



The Building & Realty Institute
of Westchester & the Mid-Hudson Region

80 Business Park Drive, Suite 309, Armonk, NY 10504

Dear Robert,

Good afternoon. There have been many developments today! Here are the latest:

1.) Further revision to the Governor's Executive Order requiring businesses to decrease in-office personnel.

This morning, we shared with you the [Governor's Executive Order](#) that would require businesses to have 50% or less of their employees report for work at their workplace, with the remaining employees working from home if possible or otherwise off-site. The Governor has since [signed a subsequent executive order](#) to require businesses to decrease their in-office workforce to **25% of employees or less**. This order takes effect Friday, March 20 at 8:00 pm.

For most though not all BRI members, your business represents an "essential business or entity providing essential services or functions" **that would be exempt from this order**, including but not limited to:

- Construction
- Essential services necessary to maintain the safety, sanitation and essential operations of residences (which we and 32BJ SEIU interpret to include residential building workers as well as those

essential to the functioning of residential buildings, e.g. managing agents)

- Those that provide essential services or products to provide for the health, safety, and welfare of the public

2.) New York banks to waive mortgage payments and suspend foreclosures

In the same executive order, the Department of Financial Services issued a new directive to New York State mortgage servicers [to provide 90-day mortgage relief](#) to borrowers impacted by the novel coronavirus. The directive includes:

- Waiving mortgage payments based on financial hardship;
- No negative reporting to credit bureaus;
- Grace period for loan modification;
- No late payment fees or online payment fees; and
- Postponing or suspending foreclosures.

Eligibility for waived payments is specifically based on financial hardship. The 90 days constitutes a grace period; those who participate in the program will still owe their payments, but will be allowed to pay them at a later date.

3.) Public employees have also been restricted to 50% within the workplace, leading to consequences.

Please note that many of our members are seeing disruptions in the smooth processing of their interactions with public agencies at all levels of government, most particularly at the state, county, and local levels. In some cases, this is linked to a previous emergency measure requiring governmental bodies and public entities to reduce the employees at their workplace by 50%

The New York State Division of Housing and Community Renewal (DHCR) [has issued an advisory opinion](#) on how this will effect filing submissions, timelines for response, and other matters at the Office of Rent Administration (ORA) and the Tenant Protection Unit (TPU).

BRI and our statewide partners have heard anecdotally that municipal offices which deal with inspections, building codes, and the issuing of permits have in some cases become non-responsive, operating at irregular hours, or not operating at all. Since construction has been listed as an "essential service" by the Governor's executive order, such offices will need to be more accommodating and flexible.

If you are having trouble getting a timely response from a municipal office on a construction-related project, the BRI staff is ready to assist you. Please call our office at 914-273-0730 or email us at info@buildersinstitute.org

4.) Congress has passed and the President has signed the "Families First Coronavirus Response Act" (H.R. 6201).

Last night, President Trump signed the "Families First Coronavirus Response Act." Jackson Lewis has written up a summary of [the new employer responsibilities under the law](#), as well as an FAQ.

#

BRI is regularly updating a special page on our website for information on the outbreak of coronavirus and COVID-19 in New York State:

www.buildersinstitute.org/coronavirus

If you have a specific question or suggestion, please email us at info@buildersinstitute.org or call us at 914-273-0730.

Stay safe and be well,

-- Your BRI Staff

