



Chairman Mohammed Mujumder – District Manager: William Rivera

NYCHA & Housing Committee Meeting Summary

February 4, 2025

Board Members Present: Antoinette Vereen, Syeda Ahmed

- I. **Committee Description:** The NYCHA & Housing Committee represents the community's interests with regards to housing related matters and concerns, namely in relation to NYCHA, and acts as a liaison between community members and the New York City Housing Authority as well as local property owners and management teams.
- II. **Speakers**
 - A. **John White, Senior Capital Projects Coordinator - On-going Capital Projects and Planned Projects**
 - Objectives
 - a. Overview NYCHA and our capital projects portfolio
 - b. Highlight the capital work within the developments of CB9
 - c. Clarify any questions or concerns
 - Primary Customers: Property Staff & Residents
 - A&CM activities and services fall in 3 areas: Property Modernization; Sustainability and Resiliency; and Technical Advisory and Support
 - What projects get funded and why?
 - a. Spending over \$1 billion per year of Federal, State and City funds
 - b. Funding priorities largely determined by funders and compliance requirements, and capital eligibility rules
 - c. Assets prioritized across properties based on PNA, work order, outage, other data, and input from Property Management and other Operations Staff
 - d. Any unearmarked funds mainly used to fill project funding gaps and for emergencies
 - A typical capital projects takes 4-5 years
 - a. Year 1: Plan and Engage Stakeholder; Select designer and construction manager
 - b. Year 2: Complete designs and approvals; Procure general contractor
 - a. Year 3: Plan and complete construction
 - b. Year 4: Commission, document handover and turnover; Survey residents and staff
 - A&CM implements 3 types of capital programs: Component-focused capital renovation programs; Comprehensive modernization program; and Innovation & Sustainability initiatives
 - Major Programs
 - a. Heating – decoupling, decentralized gas, geothermal and heat pump systems
 - b. Roof Replacement
 - c. Elevators
 - d. Compactors & Waste Yards
 - e. Brickwork and Local Law 11

- f. Security – CCTV, Lighting, Layered Access
- Other Programs
 - a. Green Infrastructure & Flood Mitigation
 - b. Energy Efficiency & Weatherization
 - c. Community & Senior Centers
 - d. Playgrounds & Grounds
 - e. Mechanical, Electrical & Plumbing
- Comprehensive Modernization – \$1bn+
 - a. Capital projects model using design-build approach
 - b. Large-scale rehabilitation of ~3.5K apartments
- Permanent Affordability Commitment Together (PACT)
 - a. \$5bn+ to date for ~20K apartments with 62K target
 - b. Public-Private model with property leased to partner for renovation and property management
- Public Housing Preservation Trust ('Trust')
 - a. Public-Public model with New State agency launched in 2023 – 25K apartments initial target
 - b. Trust executes renovation project
 - c. NYCHA retains property management role
- Capital Projects & Needs Tracker site
 - a. Provides a development page with physical needs and projects information
 - b. Provides detailed project scope, location and update information
 - c. Shows project team contact and vendor information
 - d. Includes planned projects
- Total Investment in Community Board 9
 - a. Completed - Since 2021 (\$229,678,461)
 - b. Construction In Progress (\$118,944,887)
 - c. Planning/Design/Procurement (\$97,890,119)
 - d. On Hold (\$7,482,981)
 - e. Planned (\$512,497)
- Boynton Ave Rehab
 - a. Current Budget: \$249,450; Fund Source: Other; Type of Work: Energy Efficiency & Weatherization; Comp. Year: 2021
 - b. Current Budget: \$176,421; Fund Source: Federal; Type of Work: Interior Compactors; Comp. Year: 2021
- Castle Hill: Planning/Design/Procurement
 - a. Current Budget: \$10,249,639; Fund Source: City, Federal; Type of Work: Gas Risers; Project Phase: Procurement; Ant. Phase End Date: 09/2021; Ant. Constr. Start: 04/2025; Ant. Contr. End: 04/2027
 - b. Current Budget: \$8,088,146; Fund Source: City; Type of Work: Waste Yards & Infrastructure; Project Phase: Planning; Ant. Phase End Date: 06/2025; Ant. Constr. Start: 10/2026; Ant. Contr. End: 02/2028
 - c. Current Budget: \$25,819,510; Fund Source: State; Type of Work: Elevators; Project Phase: Design; Ant. Phase End Date: 08/2023; Ant. Constr. Start: 06/2025; Ant. Contr. End: 04/2028
- Clason Point Gardens
 - a. Completed Since: 2021; Current Budget: \$550,000; Fund Source: State; Type of Work: Exterior Lighting; Comp. Year: 2022
- Glebe Avenue-Westchester Avenue
 - a. In progress; Current Budget: \$467,698; Fund Source: City; Type of Work: Interior Compactors; Constr. Start: 10/2024; Ant. Constr. End: 05/2026
- Monroe
 - a. In progress; Current Budget: \$4,390,911; Fund Source: City, Federal, Other; Type of Work: Center Finishes; Constr. Start: 08/2019; Ant. Contr. End: 11/2025

- b. Completed Since: 2021; Current Budget: \$47,740,256; Fund Source: Federal, State; Type of Work: Heating System; Project Phase: Design; Ant. Phase End Date: 06/2022; Ant. Constr. Start: 09/2025; Ant. Constr. End: 09/2027
 - c. Completed Since: 2021; Current Budget: \$2,320,513; Fund Source: City, Federal; Type of Work: Waste Yards and Infrastructure; Project Phase: Procurement; Ant. Phase End Date: 07/2022; Ant. Constr. Start: 03/2025; Ant. Constr. End: 03/2026\
 - d. On hold; Current Budget: \$7,482,981; Fund Source: City, Federal; Type of Work: Center Finishes; The project has been put on hold due to stakeholder, funding, staffing, site access, or other constraints.
- Sotomayor Houses
 - a. In progress; Current Budget: \$27,305,069; Fund Source: City, Federal; Type of Work: Underground Steam and Condensate Piping; Constr. Start: 05/2023; Ant. Contr. End: 08/2025
 - b. In progress; Current Budget: \$10,000,000; Fund Source: Federal; Type of Work: General Construction Work; Constr. Start: 06/2024; Ant. Contr. End: 08/2025
 - c. Planning/ Design/ Procurement; Current Budget: \$611,680; Fund Source: City, Federal; Type of Work: Playgrounds; Project Phase: Procurement; Ant. Phase End Date: 08/2025
 - d. Planning/ Design/ Procurement; Current Budget: \$3,060.376; Fund Source: City, Federal; Type of Work: Waste Yards and Infrastructure; Project Phase: Procurement; Ant. Phase End Date: 07/2022; Ant. Constr. Start: 03/2025; Ant. Constr. End: 03/2026
 - e. Completed Since: 2021; Current Budget: \$68,434,585; Fund Source: City, Federal, Other; Type of Work: Heating System; Comp. Year: 2021
 - f. Completed Since: 2021; Current Budget: \$82,176,486; Fund Source: City, Federal, Other; Type of Work: Roofs; Comp. Year: 2023
- Soundview
 - a. In progress; Current Budget: \$2,469,524; Fund Source: Federal; Type of Work: Energy Efficiency and Weatherization; Constr. Start: 01/2020; Ant. Contr. End: 07/2025
 - b. In progress; Current Budget: \$27,685,619; Fund Source: City, Federal; Type of Work: Hot Water System; Constr. Start: 02/2020; Ant. Contr. End: 10/2024
 - c. Completed Since: 2021; Current Budget: \$1,339,091; Fund Source: Federal; Type of Work: Exterior Lighting; Comp. Year: 2021
- Partnerships
 - a. Asset and Capital Management Teams, Technical Programs, Support Services, Procurement, Finance, Law, IT, RSPI, Healthy Homes, Property Staff, Residents
 - b. Find more on our website:
<https://www.nyc.gov/site/nycha/about/modernizing-properties.page>

1. New Business

A. Committee Meeting Time Revision Proposal

B. March Agenda Items

- Javier Torres, Samaritan Village

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