

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND TWO HUNDREDTH AND SEVENTEENTH MEETING

Minutes of Board Meeting

Wednesday, May 27, 2026

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair
Victor A. Gonzalez, Vice-Chair
Greg Belinfanti, Member
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Joan Tally, Member
Lisa Bova-Hiatt, Chief Executive Officer (“CEO”)
Atenedoro Gonzalez, Esq., Senior Director of Corporate Governance

NEW YORK CITY HOUSING AUTHORITY

Office of the Corporate Secretary

Minutes

Regular Meeting

Wednesday, May 27, 2026

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 29, 2026

APPROVED

II. Chair's Remarks

Just briefly, I am sure CEO Bova-Hiatt will probably say something about the event yesterday, so I do not want to steal her thunder. I will just say that Mayor Mamdani's housing plan was unveiled yesterday, and I hope everyone had a chance to see it. You should definitely read it. It contained a lot about NYCHA, which is not something that NYCHA is really used to seeing.

It is consistent with the level of commitment that the Mayor's Office and other housing agencies have shown to NYCHA since this mayor came into office.

That commitment predates Mayor Mamdani's administration. For example, Deputy Mayor Leila Bozorg worked in the Adams' administration and was very active with NYCHA. The support for Permanent Affordability Commitment Together ("PACT") during that time was strong. However, that support has significantly increased, and NYCHA is grateful.

CEO Bova-Hiatt, of course, was at the event yesterday and can speak to it further. The event received a lot of press coverage because NYCHA was very much out front in support of Mayor Mamdani's aggressive, public, and unequivocal support for PACT, as well as his aggressive, public, and unequivocal support for Fulton, Elliott, and Chelsea and, similar programs. It also reflected Mayor Mamdani's unequivocal support for the public developer role that NYCHA is taking on, all of which are critical to NYCHA's future, unless NYCHA somehow magically conjures up \$80 billion more federal funding.

NYCHA really appreciated that support. Mayor Mamdani did not have to provide that level of support, but he gave careful consideration, consulted his team, and ultimately reached that position. It was really a great day for NYCHA, which I am sure CEO Bova-Hiatt will speak more about.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

III. **CEO's Remarks**

Good morning, everyone. Thank you all for joining NYCHA's May Board Meeting.

Chair Rubin, I will echo your words and sentiment. It was exciting to join Mayor Mamdani yesterday at the unveiling of his administration's housing plan, entitled Block by Block.

This plan makes a major investment in NYCHA and in the residents it serves. The city will provide \$256 million to help NYCHA renovate its vacant apartments and over \$5.6 billion to improve conditions at NYCHA developments.

As Chair Rubin said, it also supports NYCHA's return to its roots as a public developer, helping NYCHA build new housing and expand opportunities for residents across all five boroughs on both public and private sites.

Just as importantly, the plan renews NYCHA's commitment to resident engagement and outlines a path toward deeper partnership with the communities NYCHA serves, shaping NYCHA's future together.

That commitment was evident last week at the first-ever NYCHA in Your Neighborhood event, which brought together partners from across government to hear directly from residents about the issues that matter most to them. Thank you to everyone who participated: NYCHA staff, fellow City employees, and of course, NYCHA's residents.

There are two (2) people here today, Leroy Williams ("Leroy") and Kathleen Corradi. I do not think Jana Pohorelsky is here, but the three (3) of them were incredibly instrumental in making what I would say was a magical event. The residents were incredibly engaged, and the NYCHA workforce was out in full force, and it was just a really collaborative and meaningful event. I received some amazing feedback from NYCHA's residents. They said that they felt heard, and that they were being met where they are.

I would encourage anyone living in a Brooklyn development to come to NYCHA's Brooklyn event, which is taking place on June 3, 2026, next Wednesday at the Van Dyke Houses Community Center. You can register here: <https://on.nyc.gov/niyn-registration>, or you can also visit NYCHA's website.

Today, we are going to hear updates on NYCHA's summer programming and its Section 3 program, both of which are critical to expanding opportunities for residents and supporting NYCHA's communities.

Thank you all again for coming and I look forward to further discussion on both of these topics.

Chair's Follow-up Remarks

Chair Rubin: How many NYCHA staff members were at the NYCHA in Your Neighborhood event?

CEO Bova-Hiatt: I would say about one hundred seventy (170) staff members.

Chair Rubin: And how many residents attended? Do we know?

CEO Bova-Hiatt: There were four hundred (400) registered, and about two hundred (200) attended.

Chair Rubin: So, roughly one (1) staff member for every resident. That is incredible. How long was the event?

CEO Bova-Hiatt: It was really amazing. It ran from 6:30 p.m. to 8:30 p.m. The doors opened at 6:00 p.m., so it was about two and a half hours.

Chair Rubin: And staff were taking issues, collecting names, following up, etc.?

CEO Bova-Hiatt: What was great was that a woman came over to me and said, "I have an issue with raccoons." I said, "I am going to take you over to our pest and waste table." There was a table for just about everything. It was really, really great.

Chair Rubin: That is excellent. Well, I am going to try to be at the event on June 17, 2026, in Manhattan. I do not know if I have anything to add, but I will certainly be there.

NYCHA is the city's largest residential landlord at this point, I think. I would challenge anyone to find a private-sector landlord that is doing this kind of outreach with residents across its properties. It is not happening. I think it is a testament to the effort to get out in front of issues, and I assume these events are just going to keep growing.

CEO Bova-Hiatt: NYCHA will have seven (7) events between now and the fall: two (2) in the Bronx, two (2) in Brooklyn, two (2) in Manhattan, one (1) in Staten Island, and one (1) in Queens. Then NYCHA will do it all over again.

Chair Rubin: Excellent. That is great. Thank you.

IV. Reports

1. 2026 Resident Services, Partnerships and Initiatives (“RSPI”) Summer Programming

Kathleen Corradi, Senior Vice-President, RSPI

(Report is attached hereto and incorporated herein)

Youth Programming- NYCHA Youth Leadership Council

Chair Rubin: How are youth selected for the Youth Leadership Council?

Kathleen Corradi: It was through an application process. We had over one hundred sixty (160) students apply, and then we did an evaluation based on those applications.

Chair Rubin: Great, I have a few questions. May I ask them?

Kathleen Corradi: Please.

Chair Rubin: The Youth Leadership Council is great. When are they meeting next? Are they continuing after August?

Kathleen Corradi: Yes, they will start again in September, and that is to coincide with the school year.

Chair Rubin: When the Youth Leadership Council begins meeting again, I would be interested in attending a meeting, wherever they meet. I imagine other Board Members might be interested as well.

Kathleen Corradi: Absolutely, that would be great. We will schedule one of those meetings.

Community Programming

Chair Rubin: Is there a way to get a count, not perfect, but a broad estimate, for a given year, say this year, of how many unique NYCHA residents participated in or were reached by the programming you described? For example, in programs like Summer Meals, how many residents were impacted or engaged? Family Day is harder to measure since it is presumably most or all residents in a building, but it would be helpful to have a total number of participants across all programs.

Kathleen Corradi: Yes, absolutely. We could work on some back-of-the-envelope counts for those, both. I would say the programming we are directly running, what is run by our partners at community centers, and then best estimates for our Family Day participation.

Chair Rubin: That would be great.

My next question is, you alluded to this already, how much of this programming is NYCHA managing versus providing directly? I would assume a lot of it is done through partners.

Kathleen Corradi: You are correct. The majority of the work for the summer, but really for RSPI, is through coordination with different partnerships. Whether that is the Department of Youth & Community Development ("DYCD"), the Department for the Aging ("DFTA"), or New York City public schools, the direct programming that we are putting together here is really the youth leadership, but even that is in partnership with the Public Housing Community Fund. Same with our work with Eagle Island. I think many hands make light work, and we take that very seriously at RSPI around resiliency of programming. A lot of our work around resident association is direct services either through our team or the neighborhood service coordinators, but really looking at ways we build in resilience, both through programs itself but certainly funding and relying on partners to get that done.

Chair Rubin: Great.

My last question is, for programs that take place in the neighborhoods, Family Day is an obvious example, but there were some others early on, to what extent are they open to people from the surrounding neighborhood who do not live in NYCHA housing?

Kathleen Corradi: It is an interesting question. Friends and families are always welcome. For our community center programming, which is our cornerstone programming in particular that is out of DYCD, there is a mandate that fifty-one percent (51%) of the participants have to be NYCHA residents, but the forty-nine percent (49%) are other community members. That goes for our older adult centers and the daycare programming. For Family Days, that is really at the discretion of the resident associations around who they are inviting into those spaces, but typically it is not a call out to the larger community to come and join those events. It is really, for us by us ("FUBU"); that is a resident association putting on that for members of their direct development community.

Chair Rubin: Family Day just came to mind, but there were a couple of other examples of community programming as well. Is there any effort to get participation from local businesses, service providers, or residents who may want to contribute? In some communities NYCHA is everywhere. In places like downtown Manhattan or downtown Brooklyn, there are significant resources in the surrounding neighborhoods, and local businesses, service providers, and residents should be invited in to help strengthen NYCHA. It is part of their world, and there is a certain amount of isolation. Has that ever happened?

Kathleen Corradi: I think that is a great idea, and I know we do a lot of work in calling and building lists of outside folks who want to participate, and Leroy spearheads that work around collecting that list and getting them connected to the developments that make the most sense. But I think it is something we have done and can certainly amplify to make stronger bridges between NYCHA developments and the communities around them. We know that dotted line is there, but wherever there could be reciprocal support, I think is absolutely worth investing resources into.

Vice-Chair Gonzalez: I have not been a Tenant Association (“TA”) president in a long time, but on the Upper West Side, since local entrepreneurs are known in the community, they are often approached to contribute, and they do so without hesitation. At one time, there was a letter provided that allowed them to receive a tax benefit. I do not know if that is still happening, but that served as an incentive for them to get involved. I am not just talking about pizza—I mean a roast; they really get involved in certain neighborhoods.

The TAs themselves can do that and help the community and NYCHA work things out together.

Chair Rubin: That is great. Perfect.

NYCHA Family Days

Vice-Chair Gonzalez: How soon can RSPI provide the schedule for Family Days to the Corporate Secretary’s Office? I attend many of them, and last year there was one in particular I wanted to attend, but the schedule was not yet available, and I had already made other plans. Can you provide an estimated timeline for when the Board will receive a copy of the schedule?

Kathleen Corradi: Yes, at the end of this week or early next week, we will make sure you have that list of Family Day sites, including the ones that are scheduled and approved.

NYCHA Farms & Gardens

Vice-Chair Gonzalez: Lastly, as we discussed earlier, I would like to meet with you to discuss the farming and gardening programs. It is a strong program, and I regularly attend the cohort graduation ceremonies and related events. However, I am concerned that we may be losing ground in some areas, and I would like to discuss that further.

Kathleen Corradi: Certainly, looking forward to it.

Question Following the Presentation

Member Gavin: Very good, terrific information. I was curious about resident association training, particularly in relation to accessing Tenant Participation Activity (“TPA”) funds. I know there has been an issue with accessing those funds, and I understand there was a pretty good balance available. I am interested in training, but also TPA funds.

Kathleen Corradi: Absolutely. Throughout the year, not only is there one-on-one support offered to resident leaders through our TPA unit, but to start the year, which is when we ask for resident associations to put a spending plan out for the year, we do dedicated trainings. For Family Days in particular, which we know are high-volume, high-spend, high-visibility area, the TPA team conducted, I believe, over ten (10) trainings for resident associations across the boroughs, both in person in this room

and virtually. And for any resident association that was not able to participate, the team actually did dedicated follow-up to those sites to make sure that if there was an issue of access, they were able to share that information. We absolutely want resident associations to have the right information to have everything we need to execute all TPA spending, particularly around Family Day, and know it is our work to make sure we are meeting folks where they are to be successful.

Member Gavin: Excellent. Thank you.

Chair Rubin: Great work.

Youth Programming- NYCHA Youth Leadership Council

Member Miller: No question, just a comment. You mentioned the Youth Leadership Council, I found that fascinating. Chair Rubin asked the question I was going to ask regarding the process, so that has been addressed. I just want to make a comment that I think what you are doing is wonderful in coordinating all these programs. I have a special place in my heart for the Summer Youth Employment Program ("SYEP"), particularly because I am, you could say, a graduate of SYEP. That is fascinating. Keep up the good work.

Kathleen Corradi: Thank you, and thanks for having me. I will say, standing on the shoulders of giants, I get to be the person who gets to represent this work. But there is a whole team at RSPI, City partners, and other NYCHA staff who are all working to make this happen, hopefully in a way that looks seamless and fun, because we know the experience is really important, and that is what keeps folks coming back to participate in programs time and time again.

Thank you all.

2. Section 3 Update

Procurement/Performance Management & Vendor Development & Support

Guy Oliveri, Vice-President of Procurement Policy & Performance Management
(Report is attached hereto and incorporated herein)

NYCHA Contractor Compliance

Chair Rubin: When NYCHA's contractors are not compliant, what happens to them?

Guy Oliveri: When NYCHA's contractors are not compliant, the first step is letting the contractor know what their performance is and monitoring that. If they consistently fail to improve their performance, then NYCHA meets with contractors. NYCHA will talk to them, and ask them about what their activities are, why they are not meeting their targets, and what the obstacles might be. Depending on the outcome of that meeting, NYCHA would either ask them to do additional activities or ask them to implement some other type of corrective action. The next step beyond that is if the requirement is for them to make best efforts. If they are making best efforts and are not achieving their benchmark but are, as stated, making best efforts, then there are no further consequences beyond that. But if they are not making best efforts, then this is where it gets a little sticky and a little difficult.

Chair Rubin: What percentage of NYCHA's contractors are not in compliance?

Guy Oliveri: Most are not meeting the twenty-five percent (25%) target, but as you saw overall, the benchmark is twenty-five percent (25%), and NYCHA is at nineteen percent (19%). NYCHA is exceeding the targeted metric across the contract portfolio. The targeted metric is five percent (5%), and NYCHA is at nine percent (9%). The percent of labor hours performed by targeted Section 3 workers across all labor hours performed by contractors has a target of five percent (5%), and NYCHA is at nine percent (9%). NYCHA is exceeding that benchmark but is falling short on the contractor piece for the overall Section 3 requirement, which includes low-income workers. NYCHA is working to move that forward.

Chair Rubin: Every time I see a contract in the agenda, and we approve a contract and it says projected Section 3 hires/labor hours, it tells me how many hours of their contract are supposed to be Section 3. Of those, whatever percentage it is, nineteen percent (19%) are posted as being in compliance, and my math says eighty-one percent (81%) are not.

Guy Oliveri: No, I guess I did not answer your question directly. I answered it a little differently. I could not tell you off the top of my head what percentage of contractors are exceeding the twenty-five percent (25%) benchmark, not exceeding the twenty-five percent (25%) benchmark, or coming close to that. But what I am telling you is that across the portfolio, NYCHA should have twenty-five percent (25%) of labor hours going to low-income workers, and NYCHA is at nineteen percent (19%) of labor hours going to low-income workers across the contractor portfolio. NYCHA is falling just short, but on the targeted metric, NYCHA is exceeding.

Member Belinfanti: Just to be clear, I think it is a denominator problem. When you say nineteen percent (19%), it is nineteen percent (19%) out of twenty-five percent (25%), not nineteen percent (19%) out of one hundred percent (100%).

Guy Oliveri: I will take a step back. So let us say in the course of a year there are about five (5) million labor hours performed by all of NYCHA's contractors that are subject to Section 3 requirements. Almost twenty percent (20%) of those labor hours, so about 1 million, are going to Section 3 low-income workers. Then about ten percent (10%) of those, and it is not an addition, it is within that, so the targeted Section 3, which are the residents and a few other categories, is part of the benchmark for those. That class has a five percent (5%) benchmark. NYCHA is achieving about nine percent (9%), or more or less about 500,000 hours. I did not tell you exactly, the question you asked directly was which percentage of contractors are meeting that. I do not have that off the top of my head, but I could tell you overall across the entire portfolio, NYCHA is close to meeting one benchmark and exceeding another. NYCHA is not too far off the one benchmark that it is not exceeding, and is improving steadily, as that chart was showing.

Member Gavin: If the number is for the low-income, where are the rest? Who are the others, the seventy-five percent (75%)?

Guy Oliveri: Just every other worker that works for the contractor.

Member Gavin: Oh, okay. It is not of the hours required under Section 3, it is their total hours.

Guy Oliveri: Yes. The metrics should have been covered, so apologies. The Section 3 regulations require that all services and all hours be reported. The only hours that are not required to be reported are professional services hours, meaning work requiring an advanced degree or professional license, such as architecture and engineering, or certain types of financial work, such as CPA or attorney services. Those hours are not required to be reported, but vendors are encouraged to include them. NYCHA communicates that if vendors hire a low-income worker or a Section 3 worker, those hours can be counted. Those hours are counted. The Asset & Capital Management team has worked extensively with professional services vendors to encourage reporting and to provide opportunities for Section 3 workers on their contracts.

Chair Rubin: I would suggest that, on the compliance piece, if it were me, what I would do is take a look at the last couple of years, figure out whether there is an 80/20 rule in operations. If most of the non-compliance is with a smaller number of vendors, meet with them and explain to them that, for a couple of years now, they are the biggest violators, which creates a problem for them and for NYCHA, and they are not meeting NYCHA's mission. NYCHA wants to know what they are going to do to fix it, or they can probably skip the next procurement.

Question Following the Presentation

Member Tally: I was going to ask about feedback from participants, especially NYCHA residents, on outcomes and impacts for them, or for a future presentation.

Guy Oliveri: Procurement has not been collecting that directly, and I can talk to NYCHA's Resident Economic Empowerment & Sustainability ("REES") partners to see if that is something NYCHA could do. I am sure they are probably already collecting some amount of feedback as well.

Thank you.

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 27, 2026

- 1 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Ventilation System Upgrade/Modernization and Maintenance

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	6,394 of 25,573 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sahara Construction Corp. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED¹

- 2 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2213454 Awarded to Abatement Unlimited, Inc. ("Abatement Unlimited")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$10,233,145.00
Projected Section 3 Hires/Labor Hours:	12,500 of 50,000 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Abatement Unlimited for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 23-1/26-28 and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first one-year renewal option term, which commenced on February 15, 2026 and is continuing through February 14, 2027.

APPROVED²

- 3 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2214039 Awarded to Cuisine Crotone, Inc. ("Crotone")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,521,445.77
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Crotone for the purchase and delivery of wooden kitchen cabinets, authorized by Board Resolution 23-1/26-12 and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first one-year renewal option term, which commenced on April 8, 2026 and is continuing through April 7, 2027.

APPROVED³

- 4 Authorization to (i) Amend Board Resolution 23-2/23-7; and (ii) Ratify a Contract Capacity Increase to the Agreement with JSM Consulting Inc. d/b/a JSM Consulting NY (“JSM”)

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$12,500,000.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to (i) amend Board Resolution 23-2/23-7, which authorized the ratification of entering into an agreement with JSM for general, professional and technical-information technology staff augmentation services, for an initial three-year term with two (2) one-year renewal options, to correct the erroneously stated term dates of the initial three-year term and the two (2) one-year renewal option terms, from January 13, 2023 through January 12, 2028, to January 19, 2023 through January 18, 2028, to accurately reflect the term dates as they appear on the executed agreement; and (ii) ratify a contract capacity increase to this agreement with JSM, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first one-year renewal option term and the second one-year renewal option term, which commenced on January 19, 2026 and is continuing through January 18, 2028. All other terms and conditions set forth in Board Resolution 23-2/23-7 shall remain unchanged.

APPROVED⁴

5 Authorization to Enter into Twenty-Seven (27) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Twenty-Seven (27) Firms

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State & City
Amount:	\$200,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

Authorization is requested to enter into twenty-seven (27) IDIQ agreements with Architecture Work Office PLLC, Claire Weisz Architects D/B/A WXY Architecture + Urban Design, Curtis & Ginsberg Architects, LLP, Gannett Fleming Engineers and Architects, Goshow Architects LLP, LiRo Architects & Planners, PC, Lothrop Associates Architects, DPC, MD Szerbaty & Associates Architecture LLC, RKTB Architects, PC, Tonab Architecture PLLC, CSA Group Ny Architects & Engineers PC, Dewberry Engineers, Inc, H2M Architects + Engineers, Lakhani & Jordan Engineers, PC, LiRo Engineers Inc, Raman & Oundjian Engineers & Architects, PC, Shenoy Engineering PC, STV Incorporated, Superstructures Engineering + Architecture PLLC, URS Architecture & Engineering - New York, P.C., Velocity Architecture & Engineering Group, PLLC, Dirtworks Landscape Architecture, PC, Future Green Landscape Architecture D.P.C, Grain Collective Landscape Architecture, MKW + Associates LLC, Nancy Owens Studio Landscape Architecture + Urban Design PLLC and Weintraub Diaz Landscape Architect for Architectural and Engineering professional services, commencing on July 1, 2026 and continuing through June 30, 2036, or commencing on such other date as may be determined by the Chief Procurement Officer or the Deputy Chief Asset & Capital Management Officer and continuing for ten (10) years thereafter, which includes an initial five-year term and one (1) five-year renewal option to be exercised at the Authority's sole discretion.

APPROVED⁵

- 6 Authorization to (i) Submit Any Necessary Application(s) to HUD for Disposition of the Project Site; (ii) Submit a RAD Application and Other Documents to HUD to Transfer Assistance from Kingsborough Extension and Kingsborough Houses to the Project Site; (iii) Upon HUD Approvals, Convey the Project Site; and (iv) Enter into Conveyance and RAD Transaction Documents

Location:	Kingsborough Extension & Kingsborough
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	117,500 of 470,000 Hours

Authorization is requested to (i) submit any necessary application(s) to the United States Department of Housing and Urban Development ("HUD"), including but not limited to pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Disposition Application"), to dispose of an approximately 25,000 square foot parcel of land located in Kings County, Block 1344, Tax Lot 180 (the "Project Site"), a subdivided lot within Block 1344, Lot 175, along with a transfer of approximately 152,000 square feet of zoning floor area and grant of easements, if necessary, for the construction of a building with approximately two hundred forty-three (243) affordable senior housing units (and one (1) superintendent's unit) for households earning between thirty percent (30%) to sixty percent (60%) of Area Median Income, with approximately thirty percent (30%) of units set aside for formerly homeless individuals and fifty percent (50%) of the remaining seventy percent (70%) of units set aside for current New York City Housing Authority residents, ground floor community facility uses, and on-site supportive services for residents provided by CAMBA, Inc., collectively, (the "Project"); (ii) submit a Rental Assistance Demonstration ("RAD") application and RAD financing plan to HUD for a RAD transfer of assistance from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under HUD Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2025-01/PIH-2025-03 (HA) (January 16, 2025), and as may be further amended from time to time, from Kingsborough Extension and Kingsborough Houses to the Project Site (the "RAD Conversion"); (iii) upon HUD approval of the Disposition Application and the RAD Conversion, enter into the ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements, if necessary, with CHV 1755 Bergen Street L.P., an entity wholly owned by CAMBA Housing Ventures, Inc., or its affiliate, collectively, (the "Developer") for the Project; and (iv) enter into the transaction documents for the conveyance and the RAD Conversion, including but not limited to a Delayed Conversion Agreement with the Developer, which allows the RAD Conversion units to remain public housing units until the new building is ready for occupancy, and any other documents necessary to effectuate the conveyance of and the transfer of assistance to the Project.

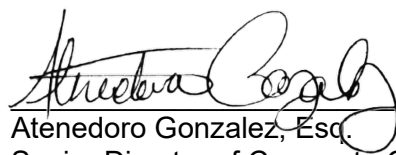
APPROVED⁶

7 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the twelve (12) months ending December 31, 2025, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED⁷



Atenedoro Gonzalez, Esq.
Senior Director of Corporate Governance

¹ Vice-Chair Gonzalez was absent from vote

² Vice-Chair Gonzalez was absent from vote

³ Vice-Chair Gonzalez was absent from vote

⁴ Vice-Chair Gonzalez was absent from vote

⁵ Vice-Chair Gonzalez was absent from vote

⁶ Vice-Chair Gonzalez was absent from vote

⁷ Vice-Chair Gonzalez was absent from vote

NYCHA Board Meeting

May 27, 2026

2026 RSPI Summer Programming

Kathleen Corradi, Senior Vice President
Resident Services, Partnerships and Initiatives





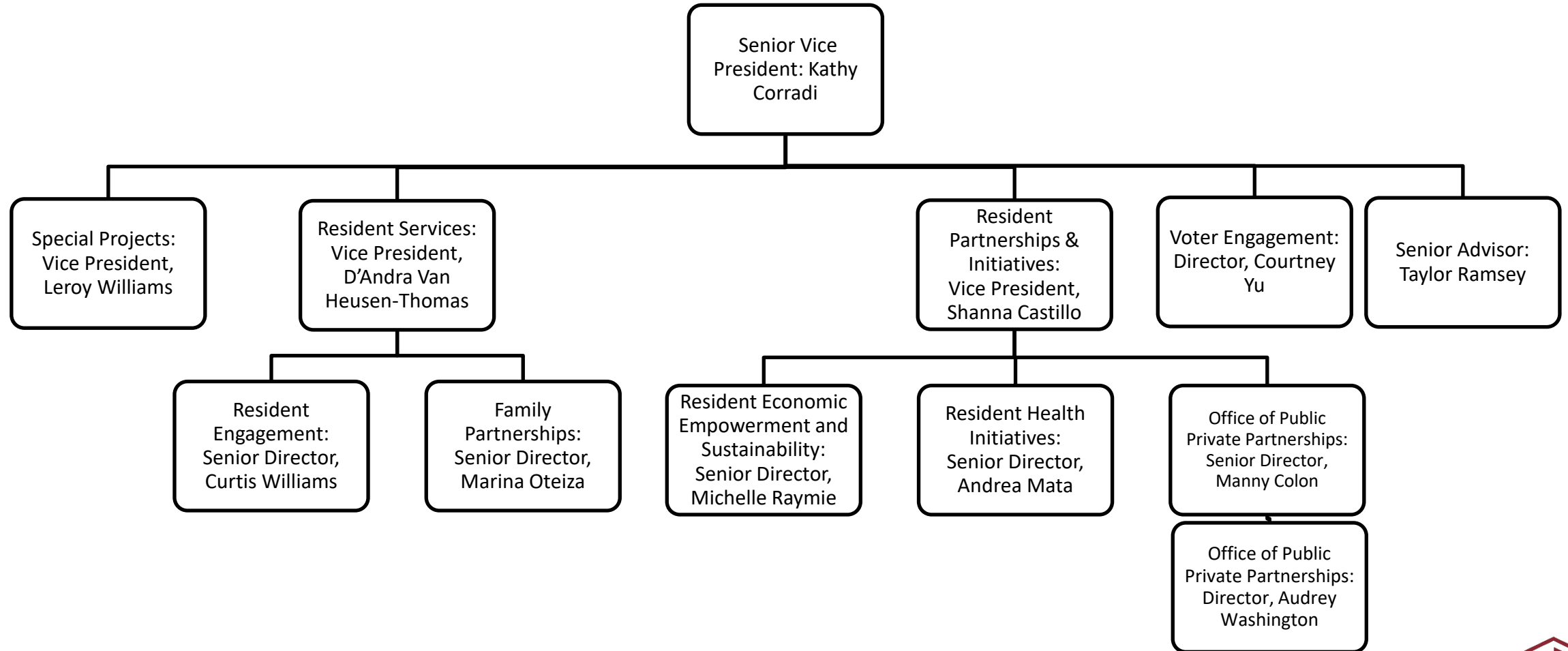
Agenda

- RSPI Updates
- Community Programming
- Youth Programming

Resident Services, Partnerships and Initiatives (RSPI) connects NYCHA residents to critical programs, services, and opportunities, and engages residents around agency and community priorities.

RSPI supports NYCHA's extensive network of resident associations and resident-led groups, and manages partnerships, programs, and initiatives.

RSPI Organization Chart





Community Programming



NYCHA Family Days

100+ Family Days planned and approved for Summer 2026!



Family Days: NYCHA Staff Support

- Coordinate with the Resident Association to determine event hours
- Neighborhood Service Coordinators will assist associations in overall planning and coordination
- Conduct trainings and refreshers on Family Day, TPA, Council funding
- Event setup and breakdown
- Host resource tables and share information about NYCHA programs and services



Community Center Programs

Day Care Centers – (NYCPS) 51 sites

- Operates programs for children ages 2 to 5
- Monday – Friday from 8am to 5pm

Community Centers (DYCD Cornerstone) 90 sites

- Operates summer day camps for youth grades K-5
 - o Monday to Friday – 8am to 6pm
- Summer Hours for grades 6-12; Young Adults/Adults
 - o Monday to Friday – 6pm to 11pm
 - o Saturdays/Sundays - 3pm to 11pm

Older Adult Centers – (NYC Aging) 80 sites

- Operates programs for older adults ages 60+
- Monday – Friday from 8am to 4pm or 9am to 5pm



Teen Expansion Program

- Program will operate from July 6th to August 28th for teens and young adults ages 13-24
- Open 7 days a week
 - 6pm-11pm Monday through Friday and 3pm –11pm Saturday and Sunday
- Projected activities and curriculum include:
 - Visual and performing arts
 - Meditation & yoga
 - Workforce development
 - Educational & personal development workshops
 - Computer labs
 - Anti-violence programming
 - Conflict resolution & mediation



Citywide Baby Shower

Healthy Start @ NYCHA's next citywide community baby shower and resource fair is **Saturday, June 27** at the Polo Grounds Community Center

The event will feature resource tabling with approximately 25 partners, educational workshops, distribution of baby essential items, and family entertainment



NYCHA Farms & Gardens

Over **200 NYCHA-based farmers, gardeners, and partners** launched the 2026 season at the Farms and Gardens Citywide Summit on April 25th

New farm builds at **South Beach (6/4)** and **Ravenswood Houses (6/5)** are scheduled for June and July



Health and Wellness

Bronx Community Mental Health Day

- Date coming soon: Summer 2026

NYCHA Health Corps Program

- 32 Corps Members will be active with special service projects this summer





Youth Programming



Summer Meals Program

Monday - Friday from June 30th to August 29th

- Meals for residents 18 years of age and younger

There will be approximately 15-25 funded sites operating on NYCHA property citywide

- Eligible developments must be at least 10 minutes from a NYC DOE school and funding allows for about one resident hire per site

Developments that are closer than 10 minutes to a school may pick up meals and distribute on a voluntary basis



Summer Youth Employment Program (SYEP)

Work and career exposure opportunities to youth ages 14 to 24

Eligible NYCHA residents receive preference across the SYEP community application process and dedicated slots at select developments through *MAP to \$uccess* and *CareerFIRST*

NYCHA as host site:

- **45 NYCHA worksites** are offering **191 work slots**



Project Move In Day

Supports college bound students with school-ready essentials including technology and dorm room supplies.

Doubled in size in 2026!

- From 60 to 120 residents

[Application](#) open and live through June 1st





Eagle Island Summer Camp

One-week, outdoor education and leadership program for girls ages 9-15 hosted at a camp on Saranac Lake (Adirondacks)

85 NYCHA residents, full scholarship

Programs run July 5- July 31 with four cohorts

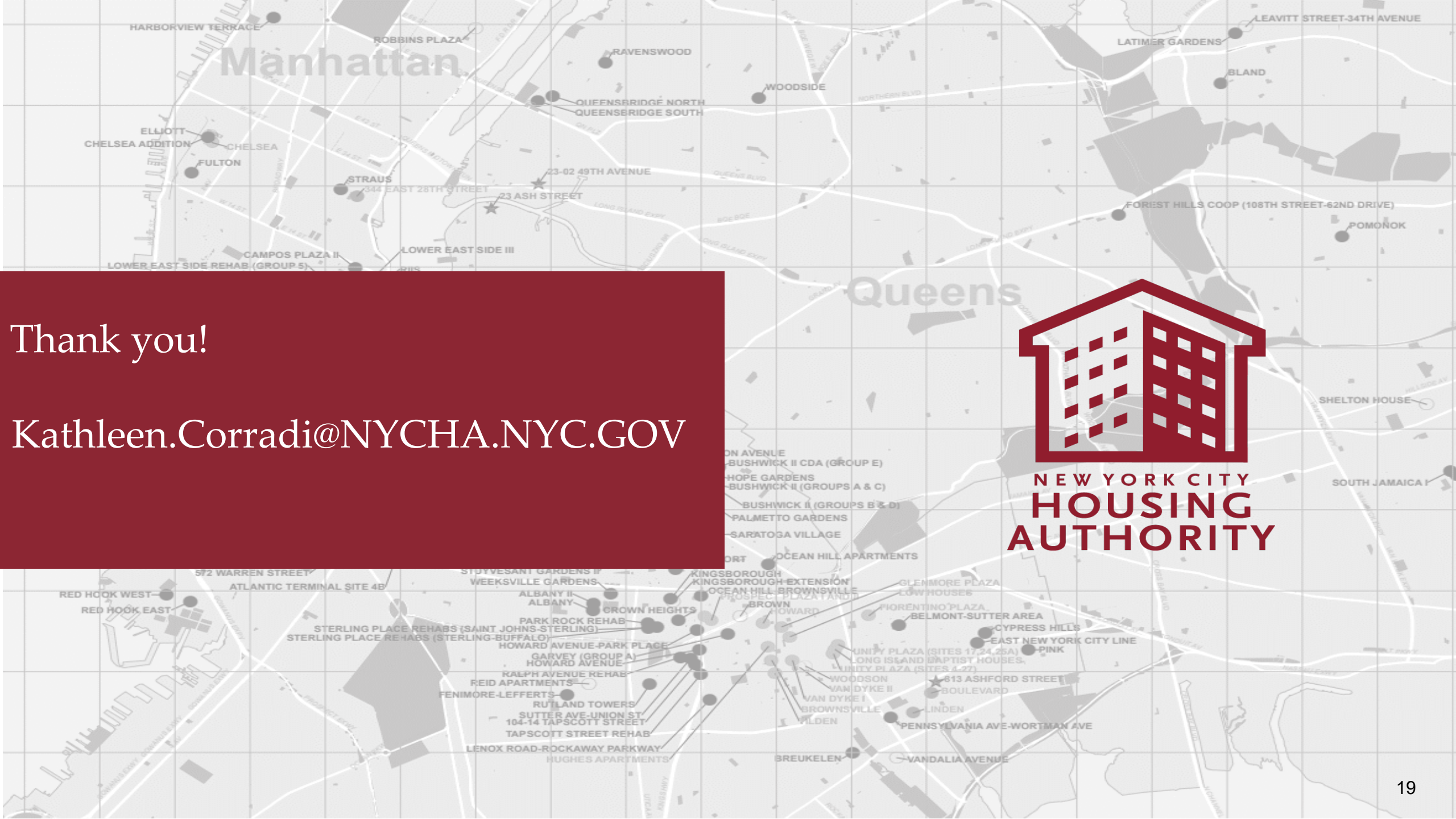
- July 5-10
- July 12-17
- July 19-24
- July 26-31



NYCHA Youth Leadership Council

- Relaunched January 2026
 - 29 residents ages 14–17, from across 26 developments
 - Cohort will pause July and August
- Participants prioritized for Project Move in Day and Eagle Island Summer Camp





Thank you!

Kathleen.Corradi@NYCHA.NYC.GOV



NYCHA Board Meeting

May 27, 2026

Section 3 Update

Procurement/Performance Management & Vendor Development & Support

Guy Oliveri – VP of Procurement Policy & Performance Management



Section 3 Update

Agenda

Section 3 Update

- NYCHA Section 3 Leadership
- Overview
- Contractor Requirements
- NYCHA Departments' Responsibilities
- Performance
- Initiatives
 - New Section 3 Standard Procedure
 - eComply
 - Contractor Compliance
 - Training
 - Section 3 Business Concern Directory and Outreach

NYCHA Section 3 Leadership

- Office of the CEO/Policy
- Resident Economic Empowerment & Sustainability (REES)
- Procurement
- Asset & Capital Management (A&CM)
- Operations
- Real Estate Department (REDD)
- Law
- Compliance
- Performance Management & Analytics



Section 3 Overview

- NYCHA and its contractors, subcontractors, and development partners, must make their best efforts to:
 - Provide employment and training opportunities to Section 3 workers.
 - Award contracts and subcontracts to business concerns that provide economic opportunities to Section 3 workers.
- It is NYCHA's policy to apply the Section 3 requirements to contracts and projects not funded with Section 3-applicable funding but with all other assistance by including equivalent requirements based on the HUD Section 3 regulations.
- The Section 3 requirements apply to NYCHA contracts including projects covered under the Project Labor Agreement (PLA).
- Professional services* contractors may, but are not required to, project and report on labor hours for Section 3 workers and/or other economic opportunities (OEO) if the scope of the contract is entirely professional services. NYCHA strongly encourages them to do so.
- The Section 3 requirements do not apply to material supply contracts.

* Professional services means non-construction services that require an advanced degree or professional licensing, including, but not limited to, contracts for legal services, financial consulting, accounting services, environmental assessment, architectural services, and civil engineering services.

NYCHA's Section 3 Requirements for Contractors*

Applicable to Construction-Related and Standard Services Contracts in Excess of \$250,000

- **Best efforts to provide employment and training:**
 - In recruiting employees to meet Section 3 goals, partner with NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) and receive referrals including those generated from REES's registry of interested residents.
 - Connect with construction labor unions for referrals.
 - Prominently place notices of training opportunities at NYCHA developments and/or other places in New York City.
 - Meet with the recognized resident organization at the development where the work is being performed.
 - Maintain a list of all residents who apply on their own or by referral and the ultimate disposition of those applications.
- **Best efforts to award subcontracts to Section 3 business concerns:**
 - Specify a target number and value of subcontracts to be awarded Section 3 Business Concerns.
 - Take specific steps to ensure that Section 3 Business Concerns are notified of pending contract opportunities.
 - Outline a strategy for achieving the targets established for awards to Section 3 Business Concerns.
- **Section 3 & Resident Economic Opportunity (REO) Plan:**
 - With its bid (or other pre-award time), complete and submit NYCHA's REO Plan through eComply, and if applicable, submit Other Economic Opportunity (OEO) Plan.

NYCHA's Section 3 Requirements for Contractors* [continued]

Applicable to Construction-Related and Standard Services Contracts in Excess of \$250,000

- Report through eComply, with each payment request (which may include certified payroll), all labor hours including all Section 3 labor hours, for the timeframe covered by the payment request.
- Complete and submit through eComply a Section 3 Worker/Targeted Section 3 Worker Self-Certification for each Section 3 resident hired.
- If applicable, the Contractor must at least submit quarterly updates on their OEO commitments through the OEO Outcome Summary module in eComply.
- Complete and submit Job Order Forms detailing job vacancy specifications to REES throughout the duration of the Contract to receive appropriate resident referrals.
- Meet as needed with NYCHA residents and staff and provide the documentation and reports required to confirm compliance.
- NYCHA may require contractors and its subcontractors to perform additional training and/or other qualitative activities if NYCHA determines the contractor is not making best efforts to meet the Section 3 benchmark.

NYCHA Departments' Responsibilities*

Applicable to Construction-Related and Standard Services Contracts in Excess of \$250,000

Procurement

- Includes Section 3 plans, terms and conditions, and other information in the solicitation documents.
- Conducts pre-bid meetings in coordination with other NYCHA departments.
- Administers eComply, NYCHA's online labor compliance system for vendors.
- Monitors Section 3 labor hour submissions and notifies contractors and administering departments of deficiencies.
- Takes administrative action on non-compliant contractors.
- Validates status of Section 3 workers reported by contractor.
- Manages Section 3 Business Concern (S3BC) Directory.

Office of Resident Economic Empowerment & Sustainability (REES)

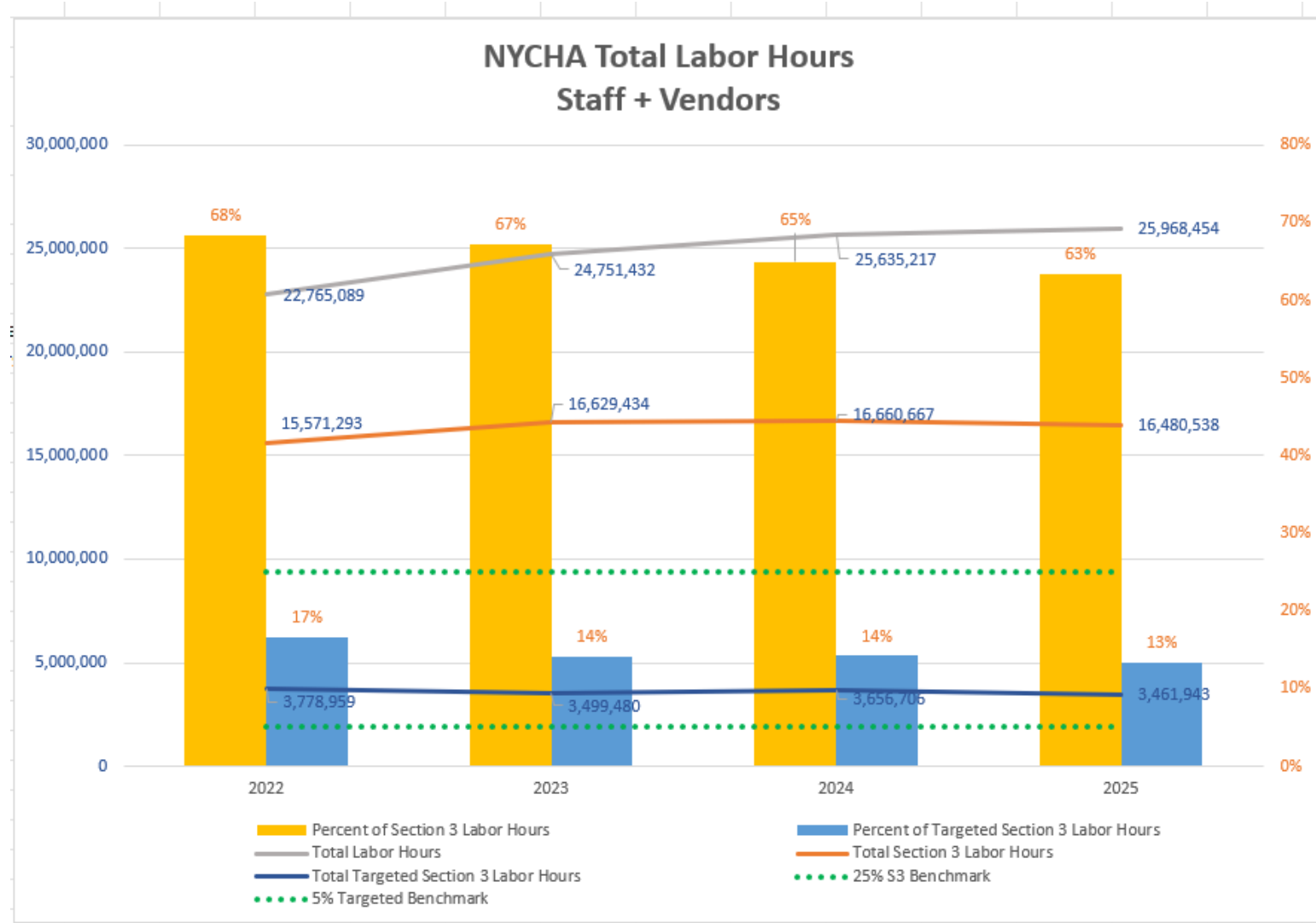
- Reviews and approves vendors' Section 3 REO and OEO Plans.
- Works with contractors to notify and connect residents to job opportunities:
 - When applicable, notifies Resident Association President of contract award.
 - Coordinate outreach and recruiting through flyer creation/distribution, events, e-notifications, social media/website posting, and REES partner referrals.
 - Facilitates resident referral process through job order forms, referral tracker, and employment verification forms.

Administering Departments

- Requests contracted services and administers contracts including Section 3 compliance.
- Conducts pre-start meeting and invites REES and Procurement.
- Coordinates across contractor, property management, resident leadership, and REES to support identification of possible resident Section 3 candidates.
- Ensures contractors submit required labor hour and other information.
- Monitors contract-level Section 3 performance at regular intervals and works with contractor to address gaps.

NYCHA Section 3 Performance

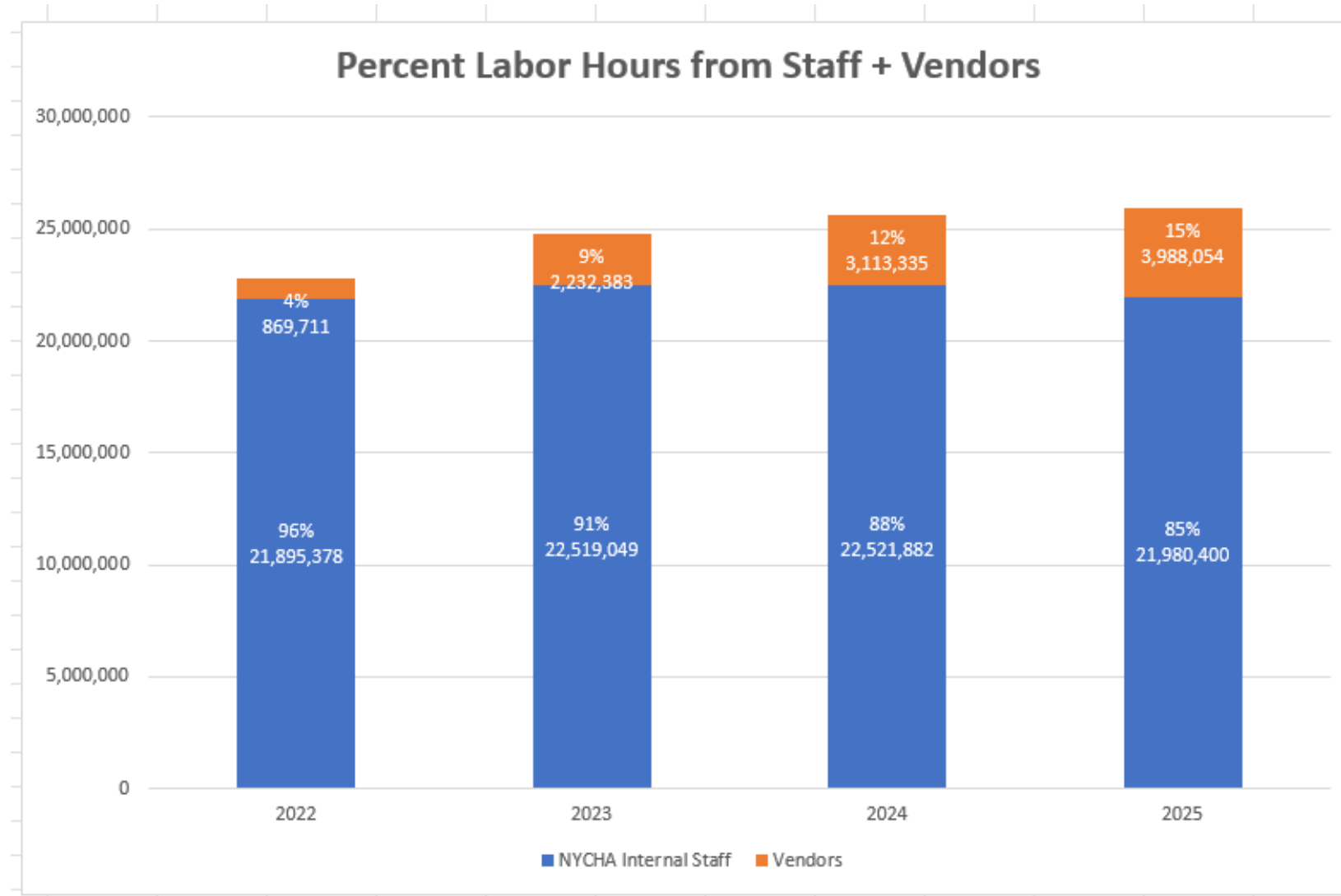
NYCHA's Section 3 performance exceeded new HUD benchmarks in latest available data.



*Section 3 data includes NYCHA direct hires/labor hours, as well as vendor hires/labor hours (excluding PACT partners, which are reported separately).
 **For more information about the Final Rule, see the [HUD Section 3 Guidebook](#).

NYCHA Section 3 Performance

NYCHA's Section 3 performance is driven by NYCHA hires, but contractor contributions are growing.

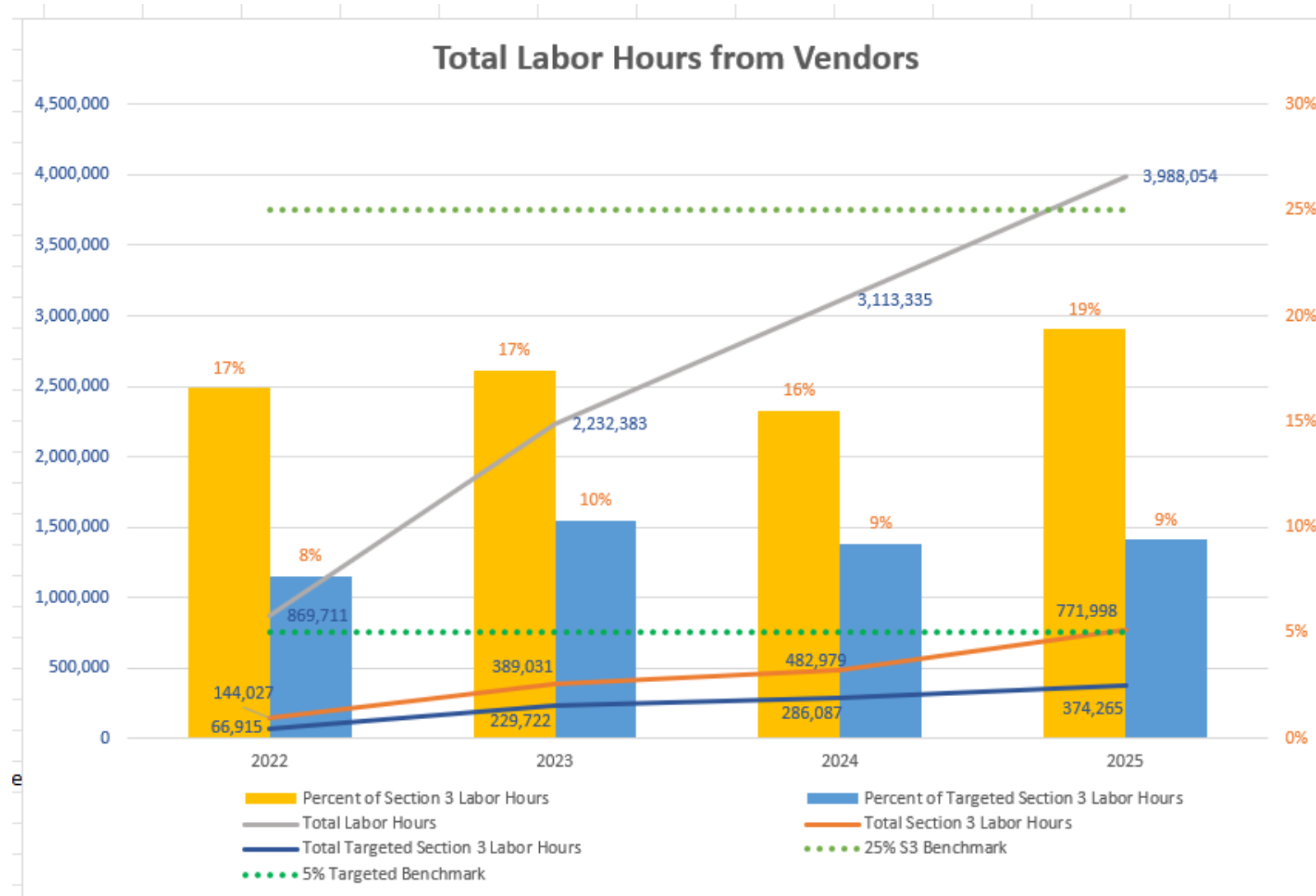


*Section 3 data includes NYCHA direct hires/labor hours, as well as vendor hires/labor hours (excluding PACT partners, which are reported separately).

**For more information about the Final Rule, see the [HUD Section 3 Guidebook](#).

NYCHA Section 3 Performance

NYCHA Contractors' Section 3 performance is improving.



*Section 3 data includes NYCHA direct hires/labor hours, as well as vendor hires/labor hours (excluding PACT partners, which are reported separately).
 **For more information about the Final Rule, see the [HUD Section 3 Guidebook](#).

NYCHA Section 3 Initiatives

- Finalizing NYCHA's Standard Procedure (SP) on Section 3 Compliance for Contractors and Development Partners. The new SP:
 - Clarifies roles and responsibilities across NYCHA.
 - Strengthens contractor monitoring and compliance.
- In 2025, NYCHA completed rollout of eComply Section 3 functionality to all NYCHA vendors.
- In 2026, NYCHA will begin quarterly performance notification to contractors to strengthen monitoring and enforcement.
- Enhance Section 3 training and communication to:
 - Staff
 - Residents
 - Vendors
- Continue to support and grow NYCHA's Section 3 Business Concern (S3BC) community.

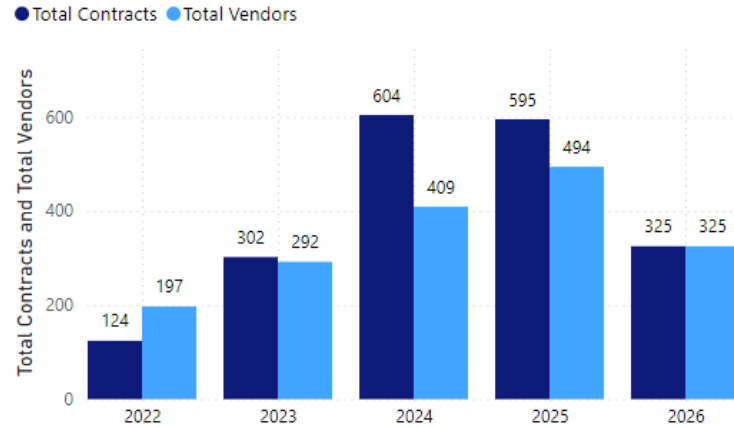
eComply – Summary and Status

- The software enables NYCHA to:
 - Collect online Section 3 Plans or ‘commitments’ from vendors on each solicitation.
 - Capture Section 3 labor hours via certified payroll submissions and other labor hour submissions.
- eComply streamlines Section 3 activities for NYCHA and its vendors, and improves NYCHA’s ability to:
 - Track compliance.
 - Take action when contractors fail to fulfill their obligations.
 - Prepare a variety of reports to meet HUD, City, NYCHA, and residents’ needs.
- The system has other benefits including:
 - Ability to build and maintain a directory of Section 3 Business Concerns.
 - Conduct outreach.
 - Ad hoc/robust reporting capabilities, including flexibility to configure NYCHA-specific data fields.
- Current Status and Next Steps:
 - In 2025, completed rollout to all contractors.
 - Implemented quarterly training for contractors with staff from all NYCHA departments.

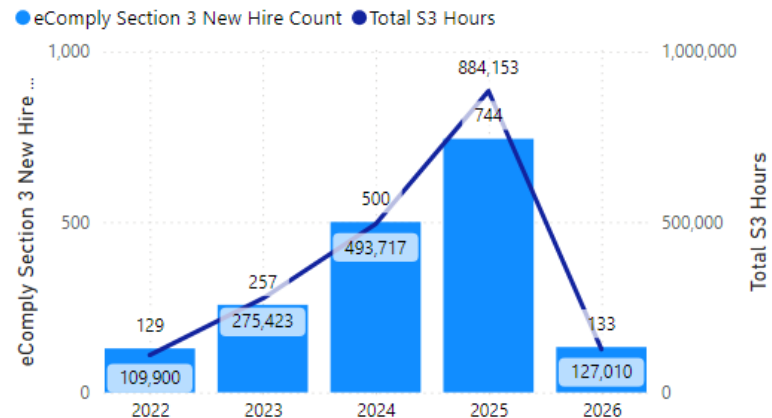
eComply Implementation

All 2026 data is YTD Q1

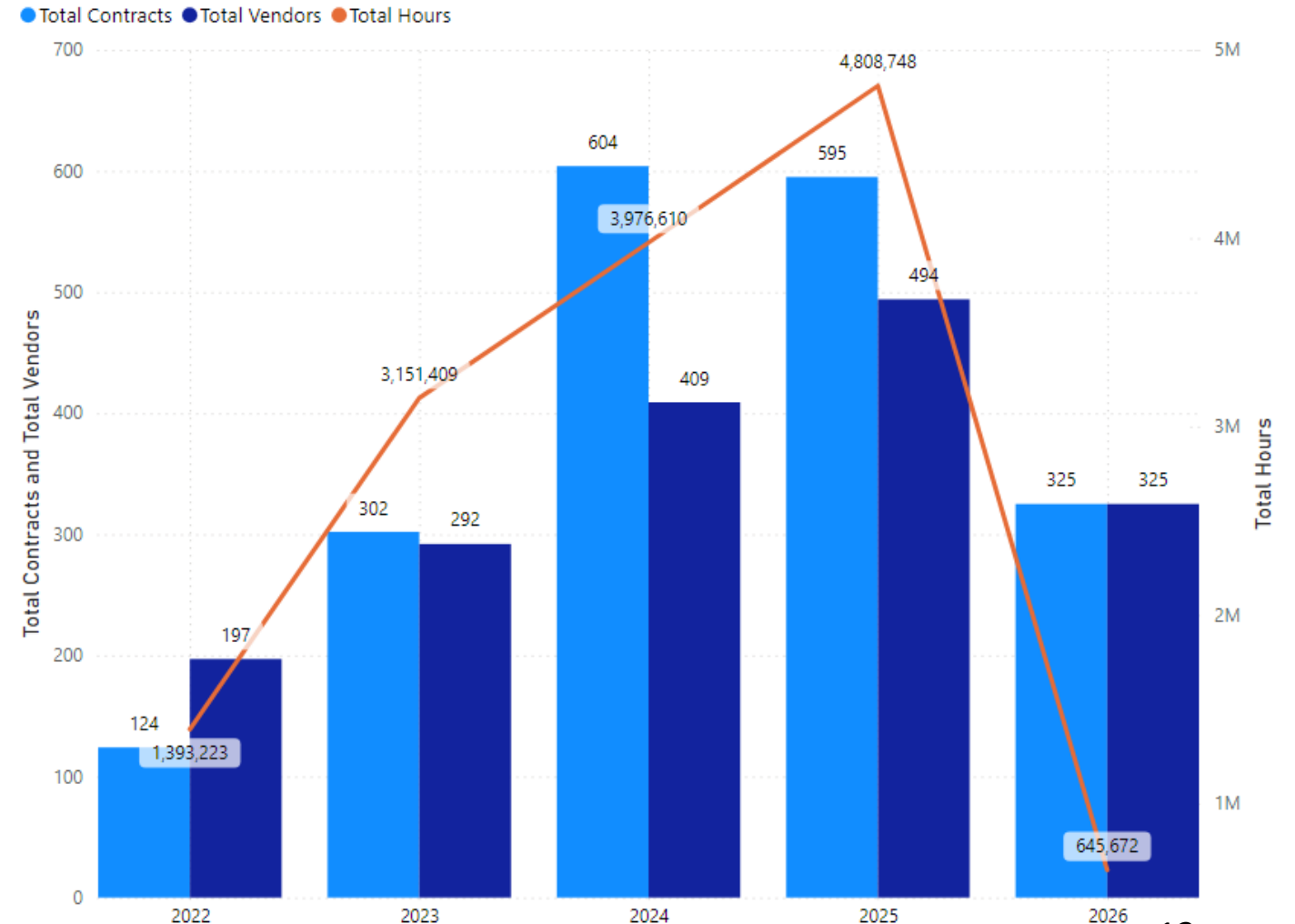
eComply Total Contracts and Vendors Reporting



eComply Total S3 Hires and Hours



eComply Total Contracts Vendors and Hours



NYCHA Contractor Compliance

- New Contractors Compliance quarterly reports for NYCHA Staff.
- Quarterly Section 3 performance notices to all contractors.



Section 3 Contractor Compliance




1,105
Total Contracts

Compliance Status

Reporting Status

All

All

Click and navigate to 'Contractor Performance' Tab for more data

PO Number

Vendor Name

Administered By

Executive Department

Admin Department

All

All

All

All

All

Contract Summary

Vendor Name	PO Number	PO Total	Start Date	End Date	Total Hours	Total S3 Hours	Total Targeted S3 Hours	Compliance Status	Reporting Status	% Invoiced Amount	CPR Wa
	00,000	5/2/2019	7/31/2026	3,504	3,504	3,504	Compliant 25% & 5%	Total Hours > S3 Hours	74%		
	00,000	10/25/2021	10/24/2026	5,668	5,668	5,668	Compliant 25% & 5%	Total Hours > S3 Hours	9%		
	12,567	7/5/2022	7/4/2027	1,718	1,718	1,718	Compliant 25% & 5%	Total Hours > S3 Hours	56%		
	50,000	12/21/2022	12/20/2026	1,498	688	688	Compliant 25% & 5%	100% Targeted Hours	33%		
	00,000	12/21/2022	12/20/2027	967	481	481	Compliant 25% & 5%	100% Targeted Hours	25%		
	50,000	10/21/2022	10/30/2027	506	192	192	Compliant 25% & 5%	100% Targeted Hours	85%		
	50,000	11/10/2022	11/30/2027	1,243	492	492	Compliant 25% & 5%	100% Targeted Hours	61%		
	00,000	3/3/2023	3/2/2028	2,412	1,032	1,032	Compliant 25% & 5%	100% Targeted Hours	40%		
	00,000	3/8/2023	3/7/2028	4,342	1,782	1,782	Compliant 25% & 5%	100% Targeted Hours	44%		
	55,680	5/24/2023	5/23/2027	1,991	1,300	510	Compliant 25% & 5%	Total Hours > S3 Hours	24%		
	00,000	8/9/2023	8/8/2026	2,540	2,540	2,540	Compliant 25% & 5%	Total Hours > S3 Hours	7%		
	00,000	2/6/2024	2/5/2029	494	494	360	Compliant 25% & 5%	Total Hours > S3 Hours	7%		
	00,000	5/27/2025	5/26/2028	736	245	245	Compliant 25%	100% Targeted	13%		

Section 3 Compliance Guide



Navigate to 'Contractor Performance' Tab for more data

Compliance Status Definitions

No.	Compliance Status	Explanation of Compliance Status
1	Compliant 25% and 5%	Compliant with both Section 3 benchmarks
2	Compliant 25% only or Compliant 5% only	Compliant with only the Section 3 or Targeted Section 3 labor hour benchmark
3	Not Compliant	Not compliant with Section 3 or Targeted Section 3 labor hour benchmark

Reporting Status Definitions

No.	Reporting Status	Explanation of Reporting Status
A	Total>S3	Total labor hours exceed the number of Section 3 labor hours reported.
B	100% S3 or 100%T	All labor hours have been reported as Section 3 labor hours or Targeted Section 3 labor hours. Reporting is incomplete and/or may be inaccurate.
C	Other	You may be underreporting or reporting may be otherwise incomplete and/or inaccurate.

Status Indicators

Compliance Status	Reporting Status			Status Indicator	Explanation
	A	B	C		
1	You are fully meeting your S3 obligations AND your reporting appears to be complete and/or accurate.	You appear to be meeting both benchmarks, BUT reporting may be incomplete and/or inaccurate.	You appear to be meeting both benchmarks, BUT reporting may be incomplete and/or inaccurate.		Successful performance.
2	You are meeting only one but not both benchmarks BUT your reporting appears to be complete and/or accurate.	You are meeting only one but not both benchmarks, AND your reporting may be incomplete and/or inaccurate.	You are meeting only one but not both benchmarks, AND your reporting may be incomplete and/or inaccurate.		Good performance, but room for improvement.
3	You are not meeting either benchmark BUT your reporting appears to be complete and/or accurate.	You are not meeting either benchmark AND your reporting is incomplete and/or may be inaccurate.	You are not meeting either benchmark AND your reporting is incomplete and/or may be inaccurate.		Partially successful performance, but that may be due to inaccurate reporting. Consult guidance and reach out for assistance.
					Performance improvement needed. Consult guidance and reach out for assistance.
					Performance improvement needed AND you may be reporting inaccurately. Consult guidance and reach out for assistance.

Section 3 Contractor Guidance and Training

- NYCHA has developed two, detailed **contractor compliance guides**, one for DECAR and other Non-Professional Services, and one for Professional Services:
 - <https://www.nyc.gov/assets/nycha/downloads/pdf/business/sec3compliance-decar.pdf>
 - <https://www.nyc.gov/assets/nycha/downloads/pdf/sec3compliance-ps.pdf>
- Quarterly, NYCHA has implemented ***live* online training** for all vendors subject to Section 3 on Section 3 requirements and eComply functionality, and has created two comprehensive training documents which are publicly posted:
 - <https://www.nyc.gov/assets/nycha/downloads/pdf/ecomply/cpr-chr.pdf>
 - <https://www.nyc.gov/assets/nycha/downloads/pdf/ecomply/ecomply-chr-oeo.pdf>
- Answers to Frequently Asked Questions (FAQs) are publicly posted and reviewed and updated after each round of training: <https://www.nyc.gov/assets/nycha/downloads/pdf/ecomply/eComply-FAQs.pdf>
- Procurement's eComply team can be reached at ecomply.support@nycha.nyc.gov for all contractor and staff report requests and for efficient routing to the best resource for problem resolution.

Section 3 Resident and Staff Training

- NYCHA has developed an online, interactive course that is mandatory annually for:
 - Executive Vice Presidents and Vice Presidents
 - Directors, Deputy Directors, and Assistant Directors
 - Operations Managers
 - Neighborhood Administrators
- NYCHA is working with HUD Consultant ICF on brochures and fact sheets for NYCHA residents, staff, and vendors.
- ICF and NYCHA have developed training materials and delivered staff 'train the trainer' sessions to facilitate ongoing learning.

NYCHA's Section 3 Business Concern Directory

Section 3 Business Concern (S3BC) Directory

<https://nycha.ecomply.us/Public/Section3Directory>

Business Name

Business Entity Type

Services Provided

Supplies Provided

Certifications

Have Contracted with Government?

Largest Contract \$\$\$ Amount Held?

Company Description

Search

Clear

Export Results

[Legacy document with list of S3BCs previously registered with NYCHA](#)

Company Name	Company Information	Year Established	Company Description	Business Type	Certification	Have Contracted with Government?	Largest \$\$\$ Amount Held?	Services Provided	Supplies Provided
6ix Catering Inc Registered Date: 10/29/2024	117 9TH AVE SUITE 5D New York, NY, 10011 646-634-8920 6ixcatering@gmail.com Additional Contacts			Corporation		Yes	\$25,000 to \$49,999.99	Professional Services Other	
A Bee R.A.G. Service, Inc. Registered Date: 10/16/2023	415 mcclellan ave, ste.2 mt. vernon, NY, 10553 718-798-4259 ecmitchell@abrag.org Additional Contacts	2006	INTERIOR RENOVATIONS PAINTING GC GYSUM BOARD	Corporation	MBE Certified	No		Painting	N/A

Section 3 Business Concerns Outreach

- Developed and launched NYCHA's publicly available **Section 3 Business Concern Directory**
 - Currently **72 certified vendors**, 30 of which are NYCHA resident-owned businesses.
- Procurement regularly assists vendors with the S3BC registration process, through:
 - One-on-one sessions.
 - Quarterly webinars.
 - Co-host Resident Business Development Orientations information sessions with REES.
- Each year, NYCHA hosts one or two live vendor events (most recent events listed below):
 - NYCHA Small Business Mentorship Event – October 2025
 - Over **100 attendees** in the carpentry, electrical, and plumbing trades attended an information session on NYCHA's first ever Job Order Contracting (JOC) Small Business Mentorship program.
 - NYCHA Networking Event for Pre-Qualified Vendors – February 2025
 - Over **200 attendees** who were approved on the Skilled Trades Pre-Qualified Lists (PQLs) or approved/pending approval on the Micro Pre-Qualified List (PQL) connected with Neighborhood Contract Managers (NCMs) and learned about upcoming micro and small purchase opportunities.
- Posted S3BC Registration Guide on NYCHA's Section 3 webpage:
<https://www.nyc.gov/assets/nycha/downloads/pdf/ecomply/s3bcguide.pdf>

Section 3 Update

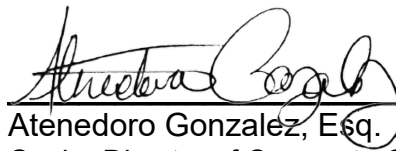
NYCHA Procurement/Performance
Management and Vendor Support &
Development

Thank You

THREE-THOUSAND TWO HUNDREDTH AND SEVENTEENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:34 A.M.

A handwritten signature in black ink, appearing to read "Atenedoro Gonzalez", is written over a horizontal line.

Atenedoro Gonzalez, Esq.
Senior Director of Corporate Governance