

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

Minutes of Board Meeting

Wednesday, June 24, 2026

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

Present: 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, June 24, 2026

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, May 27, 2026

APPROVED

II. Vice-Chair's Remarks

Good morning, everyone.

I attended an event this past week that was long overdue, and it was a great event: NYCHA in Your Neighborhood. I had the pleasure of seeing some of my colleagues whom I had not seen in years. I think there was a positive outcome, as some of the residents who spoke to staff were actually able to see the faces of the people they had been speaking with. I think it was very admirable of NYCHA to organize this event.

The other thing is, it is summer. Enjoy summer, have a great time, and do what you do at NYCHA, but do not forget to enjoy summer. Thank you.

III. CEO's Remarks

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

The NYCHA in Your Neighborhood event last week at Johnson Houses, which Vice-Chair Gonzalez just spoke about, was a really impactful event. These events have been such a wonderful time to connect directly with residents, hear their concerns, and work together to address the issues facing NYCHA communities.

It was great to see NYCHA Board Chair Jaime Rubin and Vice-Chair Gonzalez there. Thank you both so much for joining us. I look forward to continuing these conversations when the series returns this fall, and I hope to see all of you there.

Last week, NYCHA also commemorated Juneteenth. I was honored to join the residents of Whitman Houses for a pre-Juneteenth celebration earlier this month.

APPROVED = UNANIMOUS

N/A=NOT APPLICABLE

It was a wonderful event and the first of many opportunities this summer to bring NYCHA communities together.

As always, I am especially excited about NYCHA's upcoming Family Days, which we heard about at NYCHA's last Board Meeting, and look forward to seeing NYCHA's residents, staff, and partners at events across the city.

Today, we will hear an update from NYCHA's Operations team and consider several important resolutions, including a proposal to advance new affordable housing on a vacant lot in the Rockaways.

Finally, while the crowds of Knicks fans may no longer be gathered outside 90 Church Street, New Yorkers are still celebrating a championship. Congratulations to Jose Alvarado, a proud former NYCHA resident, on his impressive performances in Games 4 and 5 of the NBA Finals and for helping bring a championship home this season.

Thank you again, and I look forward to today's discussion.

IV. Reports

1. Operations Update

Eva Trimble, Chief Operating Officer ("COO")
(Report is attached hereto and incorporated herein)

Vacant Unit Turnover

Member Gavin: I just wanted to emphasize that no matter what, NYCHA will always have three thousand (3000) vacant apartments due to transfers. That is sort of the natural level.

COO Trimble: Yes, so what NYCHA thinks of as its target would be a natural level of thirty-six hundred (3,600) vacant apartments as the steady state, based on natural exits and changes in turnover rates.

Member Gavin: I just think it is such an important point to emphasize. Thanks.

COO Trimble: Thank you.

Vacant Unit Turnover 12-Month Rolling Average Turnaround Time

Vice-Chair Gonzalez: What I wanted to comment on is, when you mentioned asbestos, NYCHA has done a tremendous job when the threshold changed and then had to go back and do all of the work.

COO Trimble: For lead, are you referring to that?

Vice-Chair Gonzalez: Yes, the lead. I am sorry. When the threshold changed, NYCHA went back and actually caught up. Kudos to everyone who had anything to do with that.

COO Trimble: Thank you so much. That change went into effect on January 1, 2022, I believe. And that actually was a big part of this backlog because there was a little bit of catch-up. So that change went into effect reducing the level of lead requirement from 1.0 to 0.5 micrograms. Turnover work had to be stopped to allow the retesting of those apartments and then re-abatement, if needed, of those apartments.

And so, there was a lag in turnovers for about six (6) months until the work caught up. And, unfortunately, a significant part of the backlog of about three thousand (3,000) units being dealt with right now is still stemming from those six months of backlog work.

Vice-Chair Gonzalez: Still, it is tremendous job. Kudos to you.

COO Trimble: Thank you. I appreciate it.

Annual Apartment Inspections

Vice-Chair Gonzalez: On these inspections, when units are part of the Permanent Affordability Commitment Together (“PACT”) Program, I have noticed that a letter is sent after the inspection. If anything is found to be wrong, a letter is sent to the resident explaining that the management company will be charged.

Has the process changed so that, instead of residents dealing with these issues directly, the management company is now responsible? Am I correct in that?

COO Trimble: Somewhat. So, for apartments under the Section 8 program, there is an annual Housing Quality Standards (“HQS”) inspection, and the HQS inspection can identify two (2) different types of deficiencies. It can be a deficiency due to management, and management has to correct that deficiency, or NYCHA will hold back its Housing Assistance Payments (“HAP”). There can also be resident deficiencies that need to be corrected. NYCHA does communicate with residents to let residents know whether there is a management issue or an issue on their end that needs to be corrected in order to bring the unit into compliance.

Vice-Chair Gonzalez: Okay, thank you.

Member Recognition of Achievements

Member Gavin: I just wanted to ask if I could recognize three (3) people today, if that is okay. First of all, Dan Green, who I read received the 2026 Sloan Public Service Award, which I thought was great. Then COO Eva Trimble received the 2026 NAACP NYCHA Award. And I also had to mention again Jose Alvarado from the Knicks. I just wanted to highlight three (3) great achievements at NYCHA. Thank you.

CEO Bova-Hiatt: Thank you.

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, June 24, 2026

- 1 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$7,228,146.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's General Liability Insurance Program Policies to (i) Obsidian Specialty Insurance Company, an Obsidian Insurance Holdings, Incorporated subsidiary; (ii) Group Ark Insurance Limited, a White Mountains Insurance Group, Limited subsidiary; (iii) Lloyd's of London; (iv) Lancashire Insurance Company Limited, a Helix Global Underwriting Partners subsidiary; (v) Cavello Bay Reinsurance Limited, a MS&AD Insurance Group Holdings, Incorporated subsidiary; (vi) SiriusPoint International Insurance Corporation, an Arcadian Risk Capital subsidiary; (vii) Endurance American Specialty Insurance Company, a SOMPO Holdings, Incorporated subsidiary; (viii) Lexington Insurance Company, an American International Group, Incorporated subsidiary; (ix) RSUI Indemnity Company, an Alleghany Corporation subsidiary; (x) Southwest Marine and General Insurance Company, a Coaction Global Incorporated subsidiary; (xi) Westchester Surplus Lines Insurance Company, a Chubb Limited subsidiary; (xii) Hamilton Re, Limited, a Hamilton Insurance Group, Limited subsidiary; (xiii) Markel Insurance SE, a Markel Corporation subsidiary; and (xiv) Somers Re Limited, a Helix Global Underwriting Partners subsidiary, to provide insurance coverage for torts above the Authority's \$5,000,000.00 self-insured retention in the amount of \$100,000,000.00 per occurrence and \$100,000,000.00 in the aggregate (including \$100,000,000.00 of automobile liability), and terrorism coverage, commencing August 1, 2026 and continuing through July 31, 2027.

APPROVED

- 2 Authorization to Enter into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with ISS Action, Inc. ("ISS")

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$60,000,000.00
Projected Section 3 Hires/Labor Hours:	15,456 of 61,823 Hours

Authorization is requested to enter into an IDIQ agreement with ISS for unarmed uniformed security and fire guard services, commencing on October 31, 2026 and continuing through October 30, 2031, or commencing on such other date as may be determined by the Chief Procurement Officer or the Vice-President for Public Safety and Security and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 3 Authorization to Enter into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Overwatch Services, LLC dba City Safe Partners Security ("Overwatch")

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$60,000,000.00
Projected Section 3 Hires/Labor Hours:	154,500 of 618,000 Hours

Authorization is requested to enter into an IDIQ agreement with Overwatch for unarmed uniformed security and fire guard services, commencing on October 31, 2026 and continuing through October 30, 2031, or commencing on such other date as may be determined by the Chief Procurement Officer or the Vice-President for Public Safety and Security and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 4 Authorization to (i) Amend Board Resolution 16-7/27-9; (ii) Submit Any Necessary Application(s) to HUD for Disposition of the Project Site; (iii) Submit a RAD Application and other documents to HUD to transfer assistance from Ocean Bay Apartments (Oceanside) to the Project Site; (iv) Upon HUD approval, convey the Project Site; and (v) Enter into conveyance and RAD transaction documents

Location:	Ocean Bay Apartments (Oceanside)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	25,000 of 100,000 Hours

Authorization is requested to (i) amend Board Resolution 16-7/27-9, which authorized the New York City Housing Authority ("NYCHA") to submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended, to dispose of an approximately 37,000 square foot parcel of land located at Ocean Bay Apartments (Bayside), Queens County, Block 15890, Lots 54, 55, 58, 62, 64, 66, and 69 to facilitate the development of a community retail building comprised of an approximately 17,700 square foot supermarket and associated retail space as well as an approximately 1,700 square foot community space to (a) correct the location of the parcel subject to disposition from Ocean Bay Apartments (Bayside) to Ocean Bay Apartments (Oceanside), as it was erroneously identified as Bayside; (b) identify Arverne Edgemere LLC as the joint venture between Asian Americans for Equality and Ocean Bay Community Development Corporation, collectively, (the "Developer") since it was not identified in Board Resolution 16-7/27-9; and (c) reflect a change in the proposed development under the proposed development plan, due to the infeasibility of the original development plan, from a community retail building comprised of a supermarket, associated retail space, and community space to a five-story building with one hundred four (104) units, and one (1) superintendent's unit, for a total of one hundred five (105) units, ground floor retail space and a community facility space; (ii) submit any necessary application(s) to 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 37,000 square foot parcel of land located in Queens County, Block 15890, Tax Lots 54, 55, 58, 62, 64, 66, and 69 (the "Project Site"), and grant of easements, if necessary, for the construction of a building with approximately one hundred four (104) units (and one (1) superintendent's unit) for households earning between thirty percent (30%) to sixty percent (60%) of Area Median Income, with approximately fifteen percent (15%) of units set aside for formerly homeless individuals and with approximately eight (8) units set aside for current NYCHA residents, ground floor retail space and a community facility space, (collectively, the "Project"); (iii) 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 Ocean Bay Apartments (Oceanside) to the Project Site (the "RAD Conversion"); (iv) upon HUD approval of the Disposition Application and the RAD Conversion, enter into the ninety-nine (99) year ground lease for the Project Site and easements, if necessary, with the Developer for the Project; and (v) 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. All other terms and conditions set forth in Board Resolution 16-7/27-9 shall remain unchanged.

APPROVED

Atenedoro Gonzalez
Senior Director of Corporate Governance



NYCHA Board Meeting

June 24, 2026

OPERATIONS UPDATE

Eva Trimble, Chief Operating Officer



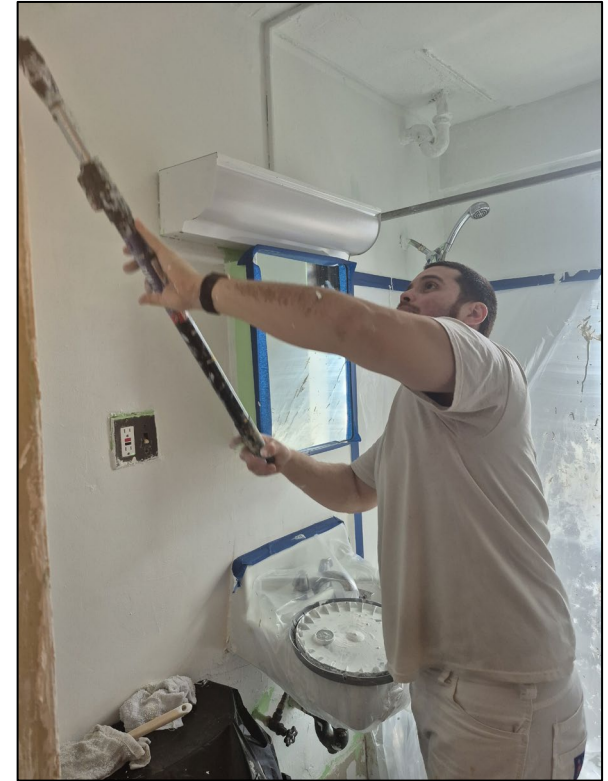


Block by Block Housing Plan – Operations Funding



- **Elevators: \$5.9M**
 - Additional Elevator Mechanic and Helper teams and equipment to install new waterproof door operators and enhanced preventative maintenance.
- **Mold & Leaks Restore & Renew (MLRR): \$10M**
 - The expansion of MLRR will continue the program into additional years and provide additional staffing to support addressing the backlog of mold and leak work orders at developments with the highest aging backlog.

MLRR Case Study: 117 North Oxford Walk 3G



Completed: Plastering 2/28/26, new kitchen cabinet 3/2/26, sink pipe fitting 3/2/26, tub enclosure 3/2/26, and painting the bathroom, kitchen and the foyer 3/7/26.



Block by Block Housing Plan – Operations Funding



- **Critical Repair Initiative (CRI): \$20M**
 - The CRI will allow residents to follow-up with repair tickets for long-standing conditions in their homes that impact habitability, including severely damaged or open walls, missing or unusable fixtures or cabinetry, significant floor or ceiling damage, or other serious deficiencies identified through inspection.
- **Vacant Units: \$111.5M capital, \$40M expense**
 - New funding will increase move-ins by 90 per month or 1,100 additional per year.



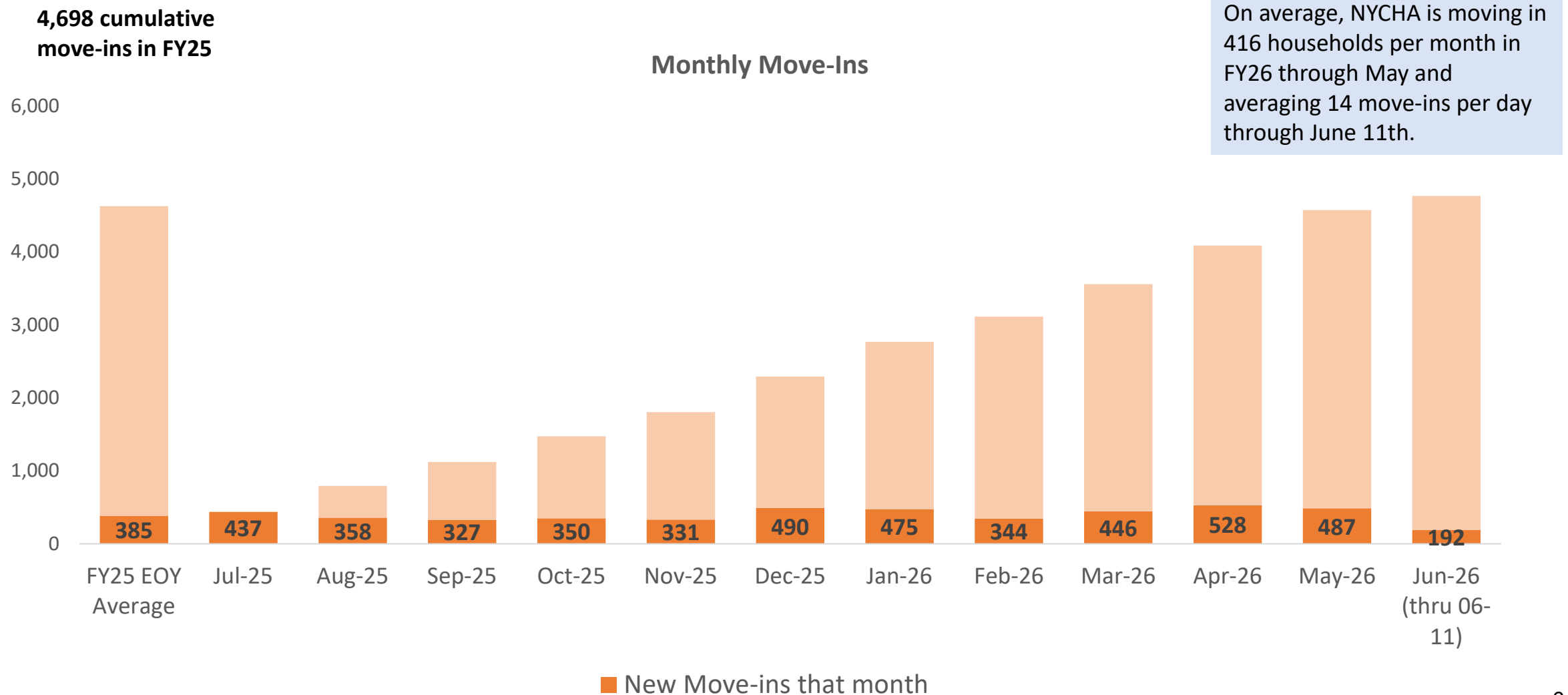
Vacant Unit Turnover



- In CFY25, NYCHA substantially increased the number of move-ins with 4,624 move-ins – a **116% increase over CFY23**
 - 2,080 new admissions with 1,020 from DHS (~50%)
 - 2,544 transfers
- Exits from NYCHA average ~300 per month – not including transfers
- Modernization programs create demand for turnovers for relocation units
- Target for CFY27 – 5,880 move-ins



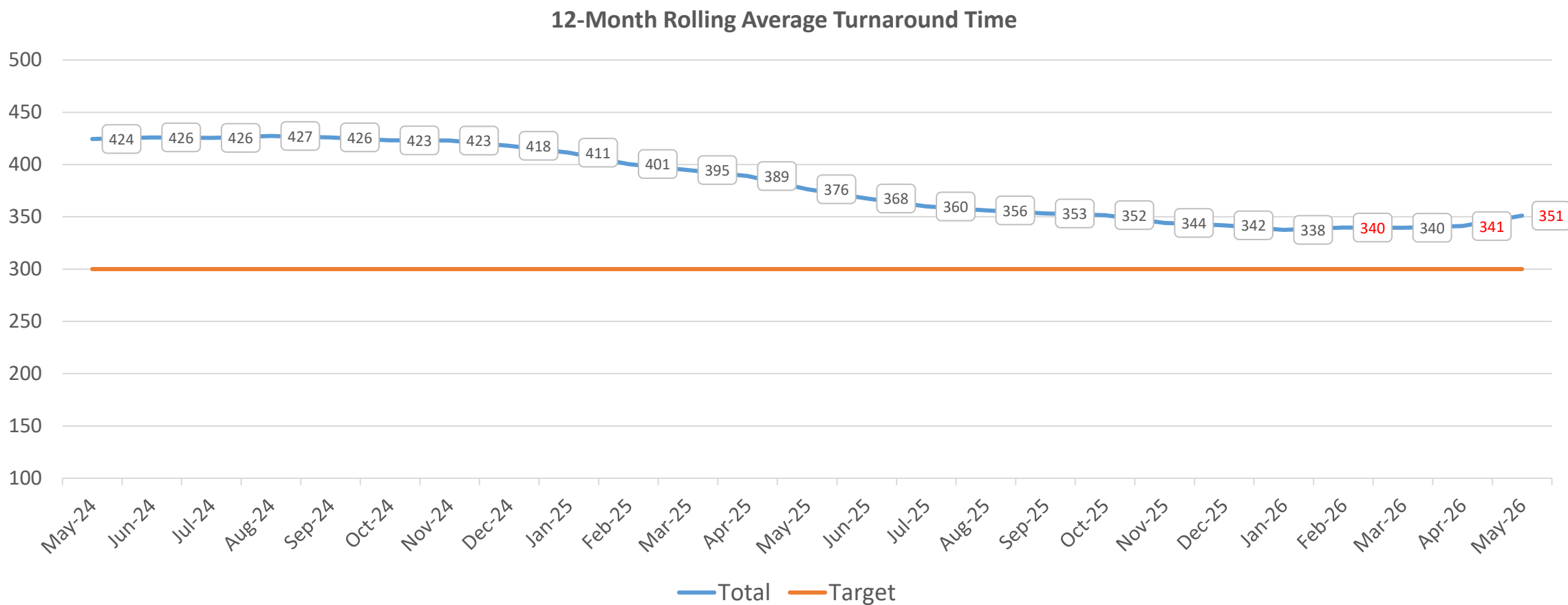
NYCHA had 4,573 move-ins from July 2025 – May 2026. There were 487 move-ins in May, 102 units more than the FY25 monthly move-in average of 385 units.



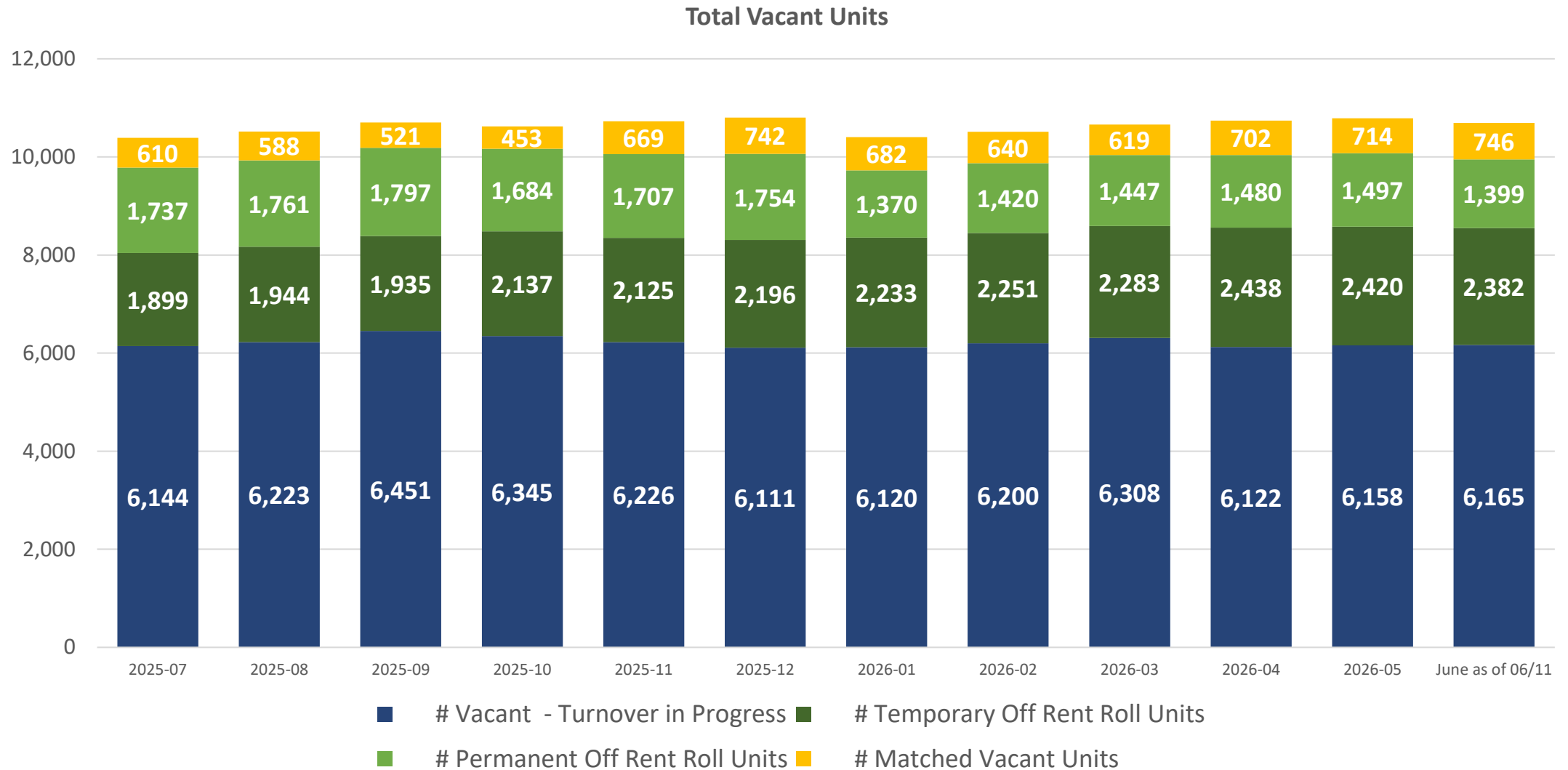
Note: June data was exported on 06/11/26, before all data for that month could be captured in the tracker.



Though the average turnaround time has seen a 25-day reduction over the past 12 months, it has begun to rise. May's average jumped up 10 days from April with Manhattan seeing the largest increase (26 days).



Vacant – Turnover in Progress units still represent 4% of the Total NYCHA Unit count



Note: June data was exported on 06/11/26, before all data for that month can be captured in the tracker.

Annual Apartment Inspections

- Under HUD's NSPIRE rule, NYCHA must inspect every apartment, every year.
- Inspections are performed by NYCHA Maintenance Workers or a trained vendor inspector.
- Inspections are conducted using a detailed checklist on the workers' handheld devices.
- The workers must complete simple repairs during the inspection

Borough	Percentage Completed <i>As of 6/16/2026</i>
Brooklyn	76.08%
Bronx	73.99%
Manhattan	72.56%
Queens/Staten Island	76.68%
<u>Total</u>	<u>74.52%</u>

NSPIRE Score Improvements



NSPIRE 2025
vs.
NSPIRE 2024
vs.
UPCS 2022/2023

*UPCS stands for Uniform Physical Conditions Standards

*NSPIRE stands for National Standards for the Physical Inspection of Real Estate

NSPIRE and UPCS Results	2025 NSPIRE	2024 NSPIRE	2022-2023 UPCS
Number of developments that passed	97 (includes 32 from 2024 that scored 80+) (80%)	64 (46%)	22 (15%)
Number of developments that failed	24	74	123
Weighted average inspection score	71.6	61	32.5

80% of properties passed their 2025 NSPIRE Inspection
So far in 2026, all 9 properties passed!!

Maintenance Cares Update

PROGRESS TO SINCE MARCH 2025 LAUNCH

Number of Open Cases	1,075
Number of Closed Cases	958

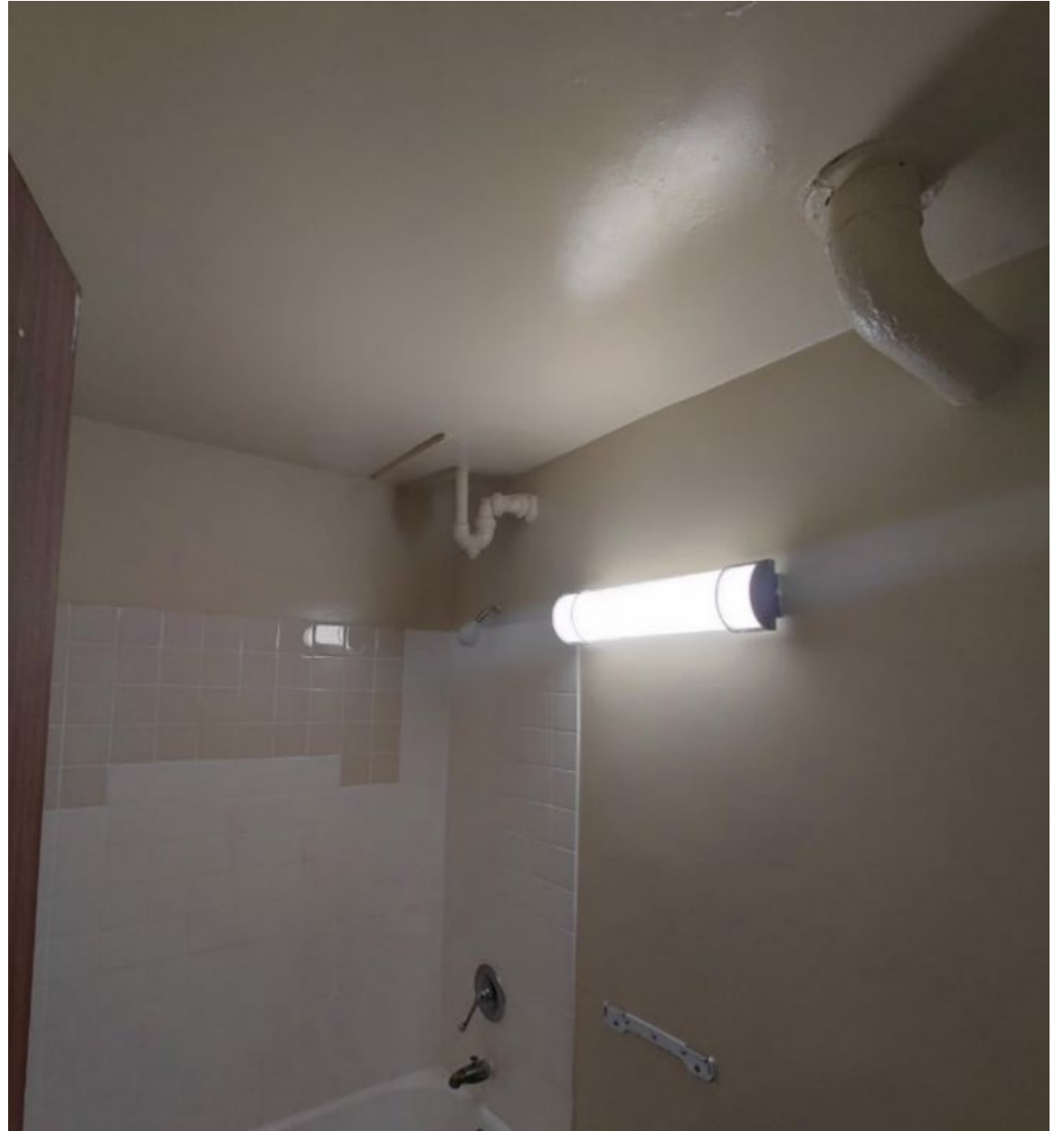
Wagner

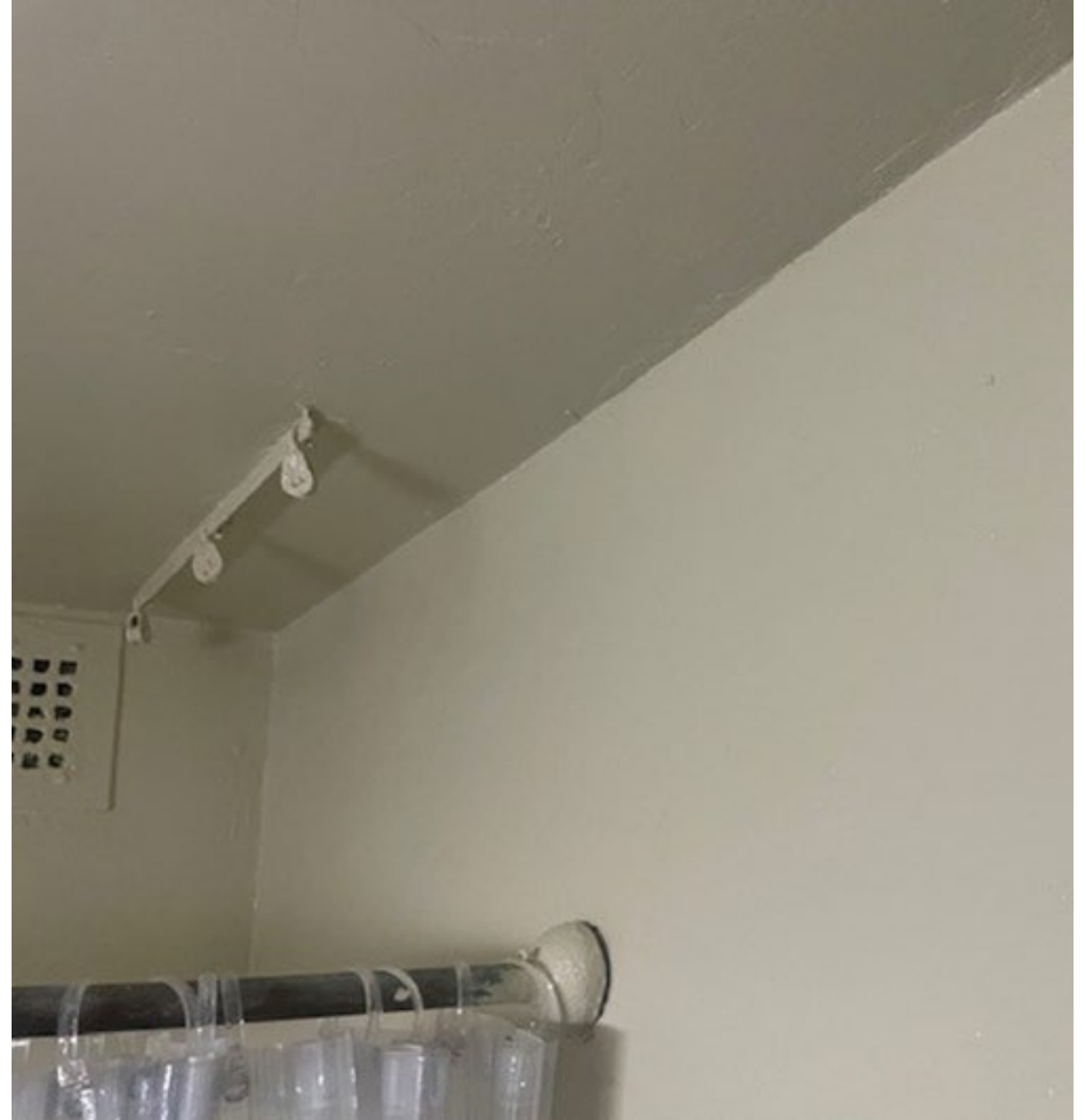


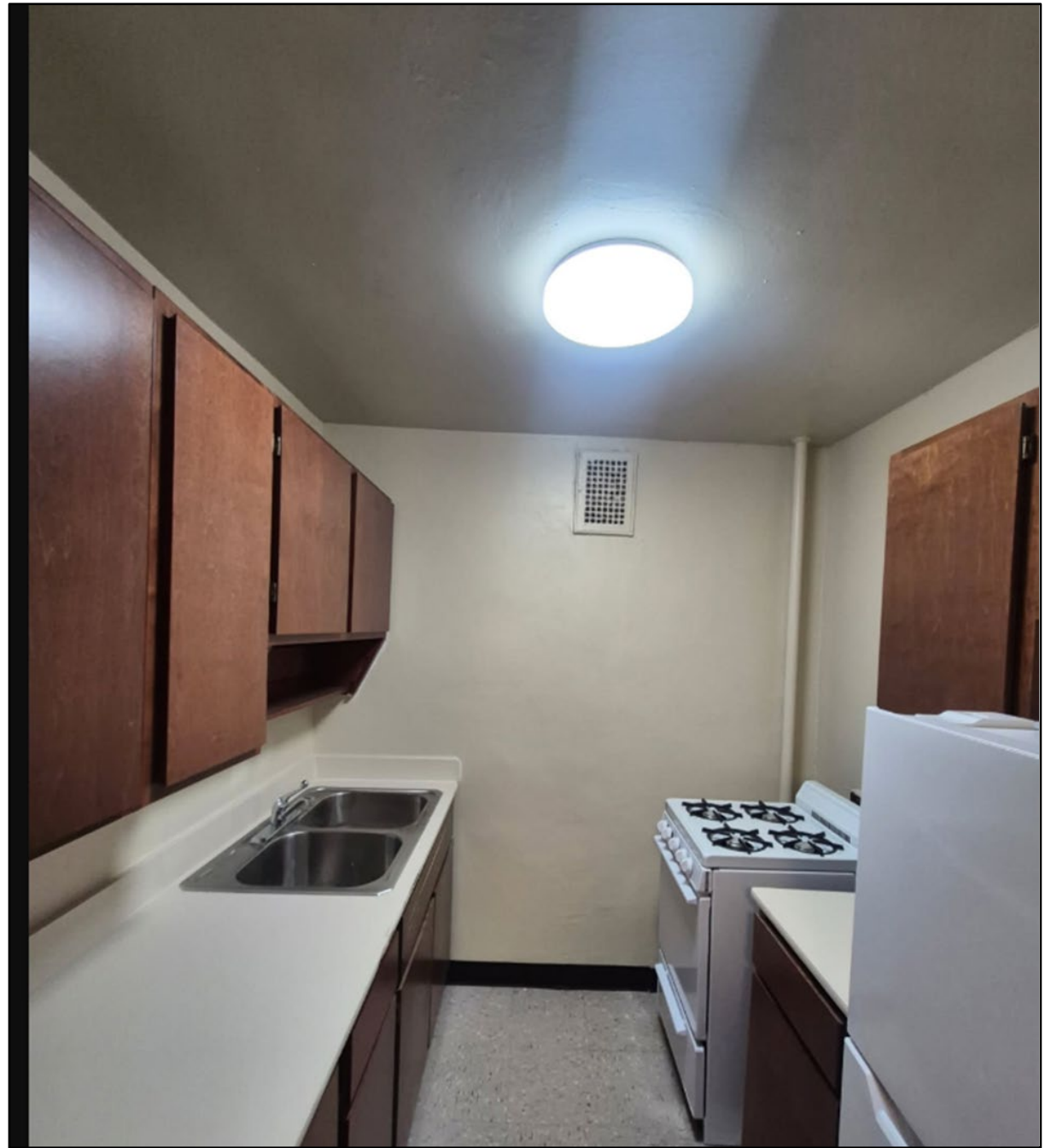
BEFORE



AFTER







THREE-THOUSAND TWO HUNDREDTH AND EIGHTEENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:44 A.M.

Atenedoro Gonzalez, Esq.
Senior Director of Corporate Governance