

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND TWO HUNDREDTH AND FIFTH MEETING

Minutes of Board Meeting

Wednesday, March 26, 2025

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
Greg Belinfanti, Member
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Joan Tally, Member
Lisa Bova-Hiatt, Chief Executive Officer (“CEO”)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, March 26, 2025

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 26, 2025

APPROVED

II. CEO's Remarks

Good morning, just a quick remark. I just want to welcome everyone to the March Board Meeting. I am very much looking forward to today's presentation from Guy Oliveri, who is the Vice-President of Procurement Policy and Performance Management, on Section 3 and Minority and Women-owned Business Enterprise ("M/WBE").

III. Report

M/WBE & Section 3 Update
Supply Management & Procurement/Vendor Diversity
Guy Oliveri, Vice-President of Procurement Policy & Performance Management
(Report is attached hereto and incorporated herein)

Member Gavin: The thirty-five percent (35%) of labor hours, which is above the goal, is that actual?

Guy Oliveri: Yes. Those are actual numbers. In full disclosure, that includes the labor hours from NYCHA employees, not just the contractors.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 26, 2025

- 1 Authorization to Ratify the 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:	12,514 of 50,057 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, AWL Industries Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, 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.

APPROVED

- 2 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2212788 Awarded to SLSCO L.P. ("SLSCO")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	17,307.50 of 69,229 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to SLSCO for general construction, authorized by Board Resolution 22-11/30-36 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 initial three-year term and the first one-year renewal option term, which commenced on January 20, 2023 and is continuing through January 19, 2027.

APPROVED

- 3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Service and Maintenance of Advanced Boiler Management Systems (Hi-Tech Plants) Burner Mate Series

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	8,126 of 32,505 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Control Systems Services Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 4 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Service and Maintenance of Advanced Boiler Management Systems (Hi-Tech Plants) Autoflame MK Series

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	8,126 of 32,505 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, CC Controlled Combustion Co., Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

5 Award of a Contract for Gas Piping Replacement

Location:	Castle Hill (LLC I)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$8,879,850.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp.

APPROVED

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Replacement of Underground Steam and Condensate Lines

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$25,000,000.00
Projected Section 3 Hires/Labor Hours:	14,250 of 57,000 Hours

Authorization is requested to award this IDIQ contract to the sole bidder, TR Pipe Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Immediate Response Restoration

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	23,469 of 93,857 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, AWL Industries Inc. The first lowest bidder and the second lowest bidder were deemed ineligible to receive award of this IDIQ JOC, as bid documents limit award of no more than one (1) IDIQ JOC of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ JOC to the first lowest bidder, and one (1) other IDIQ JOC to the second lowest bidder. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Immediate Response Restoration

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	17,500 of 70,000 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 9 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Immediate Response Restoration

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	12,500 of 50,000 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, WDF Inc. The first lowest bidder was deemed non-responsive for failure to submit the required signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. The second lowest bidder was deemed ineligible to receive award of this IDIQ JOC, as bid documents limit award of no more than one (1) IDIQ JOC of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ JOC to the second lowest bidder. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	17,500 of 70,000 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder and the fourth lowest bidder were deemed ineligible to receive award of this IDIQ JOC, as bid documents limit award of no more than two (2) IDIQ JOCs of this service to any one (1) vendor, and the Authority seeks to award two (2) other IDIQ JOCs to the first lowest bidder, and one (1) other IDIQ JOC to the fourth lowest bidder. The second lowest bidder and the third lowest bidder were deemed non-responsive for failure to submit the required bid bonds, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	15,651 of 62,571 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, AWL Industries Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ JOC, as bid documents limit award of no more than two (2) IDIQ JOCs of this service to any one (1) vendor, and the Authority seeks to award two (2) other IDIQ JOCs to the first lowest bidder. The second lowest bidder and the third lowest bidder were deemed non-responsive for failure to submit the required bid bonds, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	12,500 of 50,000 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, DIA General Construction, Inc. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	12,500 of 50,000 Hours

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, DIA General Construction, Inc. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 14 Authorization to (i) Seek the United States Department of Housing and Urban Development (“HUD”) Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Various (Bronx)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	106,814 of 427,256 Hours

Authorization is requested, as it relates to the conversion of eight (8) developments - 1010 East 178th Street; East 180th Street - Monterey Avenue; Twin Parks East (Site 9); Bailey Avenue - West 193rd Street; Fort Independence - Heath Avenue; Harrison Avenue Rehab (Group A); Harrison Avenue Rehab (Group B); and University Avenue Rehab consisting of 1,669 units in the Bronx 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-2023-08/PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority’s (the “Authority” or “NYCHA”) Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one (1) or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority; and (iii) take such further action as may be necessary to effectuate the Transaction.

APPROVED

- 15 Authorization to (i) Seek the United States Department of Housing and Urban Development (“HUD”) Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Various (Metro North & White)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	87,500 of 350,000 Hours

Authorization is requested, as it relates to the conversion of two (2) developments – Metro North Plaza and White Houses consisting of 518 units in Manhattan 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-2023-08/PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority’s (the “Authority” or “NYCHA”) Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one (1) or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority; and (iii) take such further action as may be necessary to effectuate the Transaction.

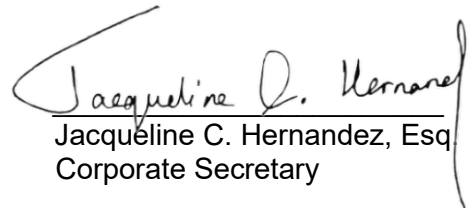
APPROVED

- 16 Authorization to (i) Submit a Section 18 Application to the United States Department of Housing and Urban Development ("HUD") for Disposition of the Property; (ii) Upon HUD Approval, Convey the Property; (iii) Submit a Rental Assistance Demonstration ("RAD") Application and Other Documents; and (iv) Enter into an Agreement for Section 8 Project-Based Vouchers

Location:	Howard
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) submit an application to HUD, pursuant to Section 18 of the United States Housing Act of 1937, as amended, to dispose of an approximately 6,200 square-foot parcel of land, a portion of Tax Lot 1 (the "Parcel") and approximately 47,000 square feet of zoning floor area (the "Development Rights," and together with the Parcel, collectively, the "Property") at Howard Houses, located at Kings County, Block 3489, Tax Lot 1; (ii) upon HUD approval, convey the Property and grant necessary easements to 1546 East New York Avenue Owner LLC (an entity controlled by Xenolith Partners LLC and/or Family Services Network of New York, Inc.), or its affiliate (the "Developer") for the development of an adjacent affordable supportive housing project at 1546 East New York Avenue, at Kings County (Block 3489 Lot 121); (iii) submit a RAD application and RAD financing plan to HUD; and (iv) enter into an Agreement for Section 8 Project-Based Vouchers with the Developer and any other documents necessary to effectuate the transfer of assistance to the Proposed Project.

APPROVED


Jacqueline C. Hernandez, Esq
Corporate Secretary

NYCHA Board Meeting

March 26, 2025

M/WBE & Section 3 Update

Supply Management & Procurement/Vendor Diversity

Guy Oliveri – VP of Procurement Policy & Performance Management



M/WBE & Section 3 Update

Agenda

- **M/WBE Update**
 - Overview
 - Performance
 - Initiatives
 - Prequalified Lists
 - 'First' Policy
 - eComply
- **Section 3 Update**
 - Overview
 - Contractor Requirements
 - NYCHA Departments' Responsibilities
 - Performance
 - Initiatives
 - eComply
 - Section 3 Business Concern Directory and Outreach
 - Training

M/WBE Update

Supply Management & Procurement/
Vendor Diversity

Overview of NYCHA's M/WBE Program

NYCHA is committed to ensuring minority and women owned businesses have full and fair access to NYCHA contracting opportunities. NYCHA's Procurement Policy Manual governs its M/WBE Program and is based on Federal, State, and City regulations and statutes, in addition to NYCHA policies.

NYCHA's M/WBE Program:

- **On contracts above \$250,000**, M/WBE subcontractor participation is 'mandated:'
 - **30% GOALS** (15% Minority-Owned & 15% Women-Owned).
- **On contracts up to \$250,000,¹ Section 3 and M/WBE First Policy** applies:
 - Purchases over \$10K and up to \$250K, NYCHA prioritizes awards to M/WBEs (and Section 3 Business Concerns) through 'three bids and a buy' small purchase rules.
 - Purchases up to \$10K, NYCHA prioritizes awards to M/WBEs (and Section 3 Business Concerns) before sourcing to non-M/WBEs.
- **On PACT development projects**, NYCHA sets goal of 25% of 'applicable' hard and soft costs.

¹ Materials above \$25,000 and DECAR above \$50,000 must be competitively solicited.

NYCHA's OneNYC Performance

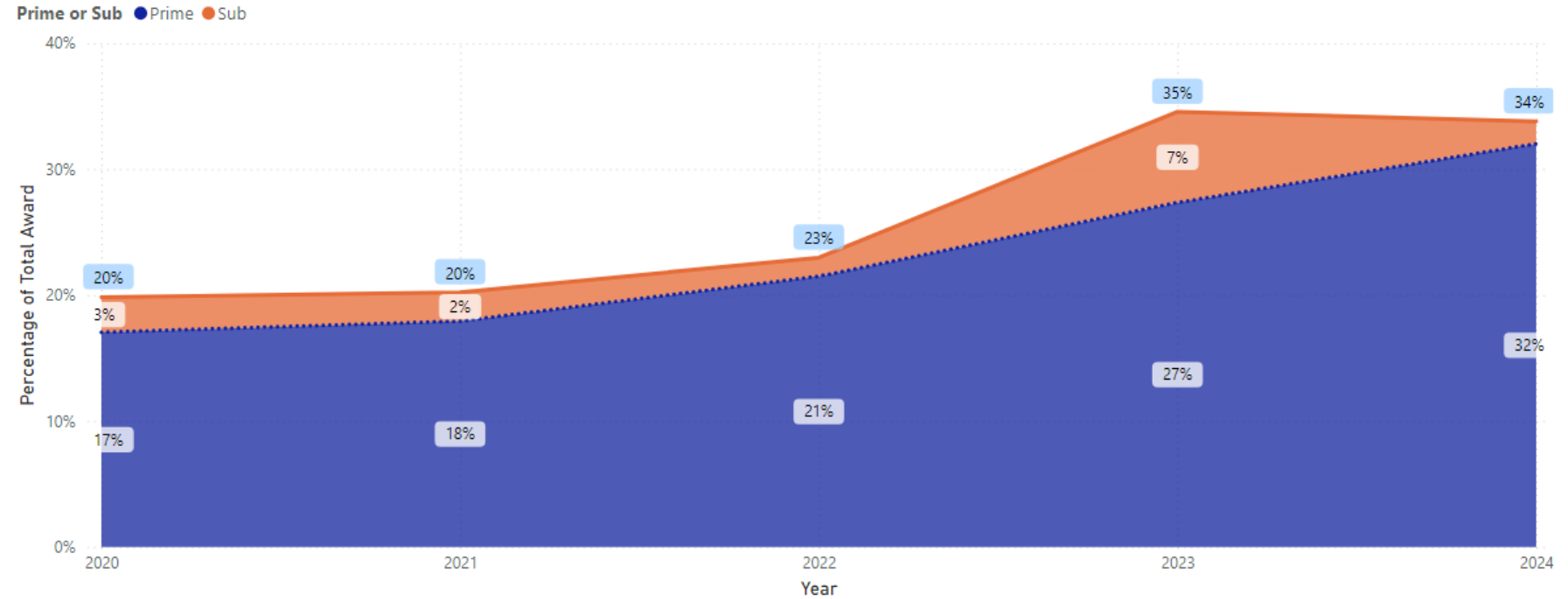
NYCHA is a significant contributor to the Mayor's OneNYC goal to award \$60 billion to M/WBEs by Fiscal Year 2030.

- As of the City's most recent published OneNYC report (aggregate of Fiscal Years 2015-2024), **NYCHA has awarded \$5.59 Billion to M/WBEs.**
- The value of NYCHA's awards is the second highest of all non-mayoral agencies and the third highest overall.

OneNYC M/WBE Bulletin City M/WBE Awards Fiscal 2015-2024

Non-Mayoral (City-Affiliated) Agencies	
Campaign Finance Board	\$26,359,206
Department of Education	\$3,239,119,549
Economic Development Corporation	\$1,810,141,596
Financial Information Services Agency	\$54,262,707
Health + Hospitals Corporation	\$2,616,925,326
New York City Housing Authority	\$5,589,900,912
Office of Collective Bargaining	\$417,505
Office of Payroll Administration	\$469,683
Office of the Actuary	\$341,342
School Construction Authority	\$8,251,578,700
Total Non-Mayoral	\$21,589,516,527
TOTAL	
Mayoral and Non-Mayoral	\$40,660,992,604

M/WBE Percentage of Total Award By Year



Prime M/WBE Amount Total, Sub M/WBE Amount Total, M/WBE Amount Total, % Prime M/WBE, % Sub M/...

BY YEAR, TOTAL AWARD AMOUNT

Year	Prime M/WBE Amount Total	Sub M/WBE Amount Total	M/WBE Amount Total	% Prime M/WBE	% Sub M/WBE	% M/WBE	Total Award Amount
2020	\$355,715,956	\$57,971,929	\$413,687,885	17%	3%	20%	\$2,086,072,443
2021	\$430,488,253	\$54,629,410	\$485,117,663	18%	2%	20%	\$2,399,811,209
2022	\$499,949,511	\$34,308,423	\$534,257,934	21%	1%	23%	\$2,325,400,791
2023	\$429,124,727	\$112,998,101	\$542,122,828	27%	7%	35%	\$1,568,988,592
2024	\$1,157,973,177	\$63,998,342	\$1,221,971,519	32%	2%	34%	\$3,615,731,756
Total	\$2,873,251,624	\$323,906,205	\$3,197,157,829	24%	3%	27%	

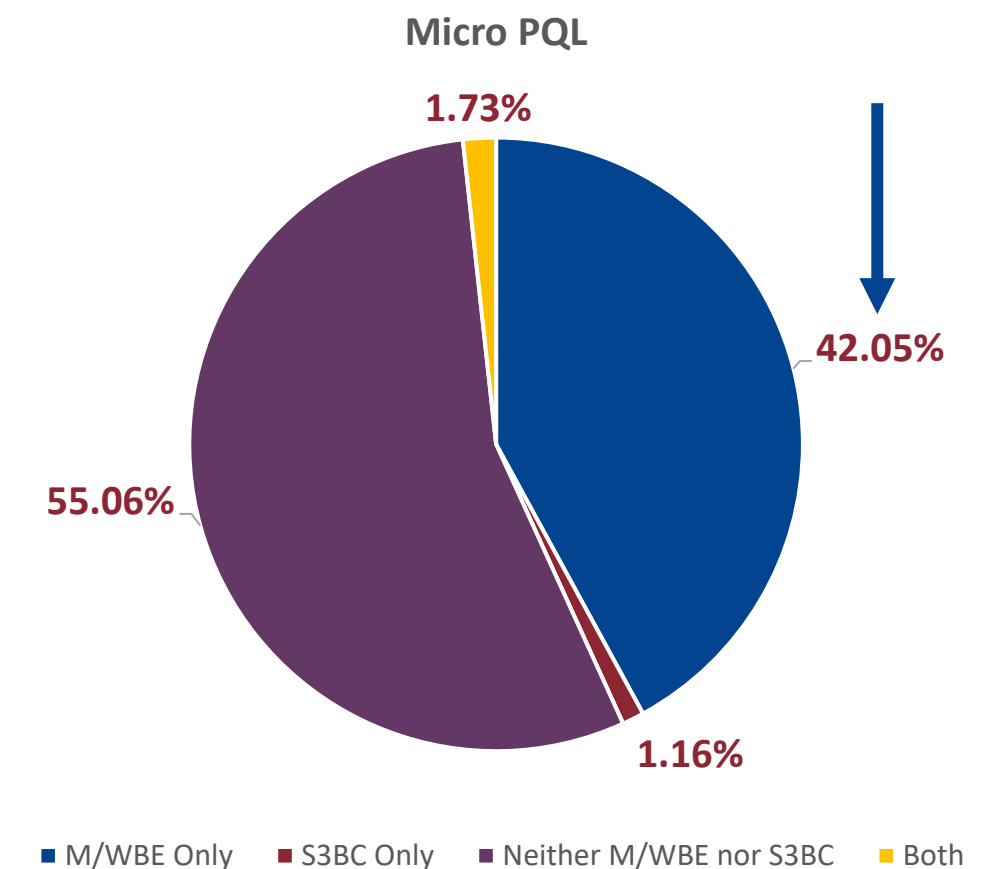
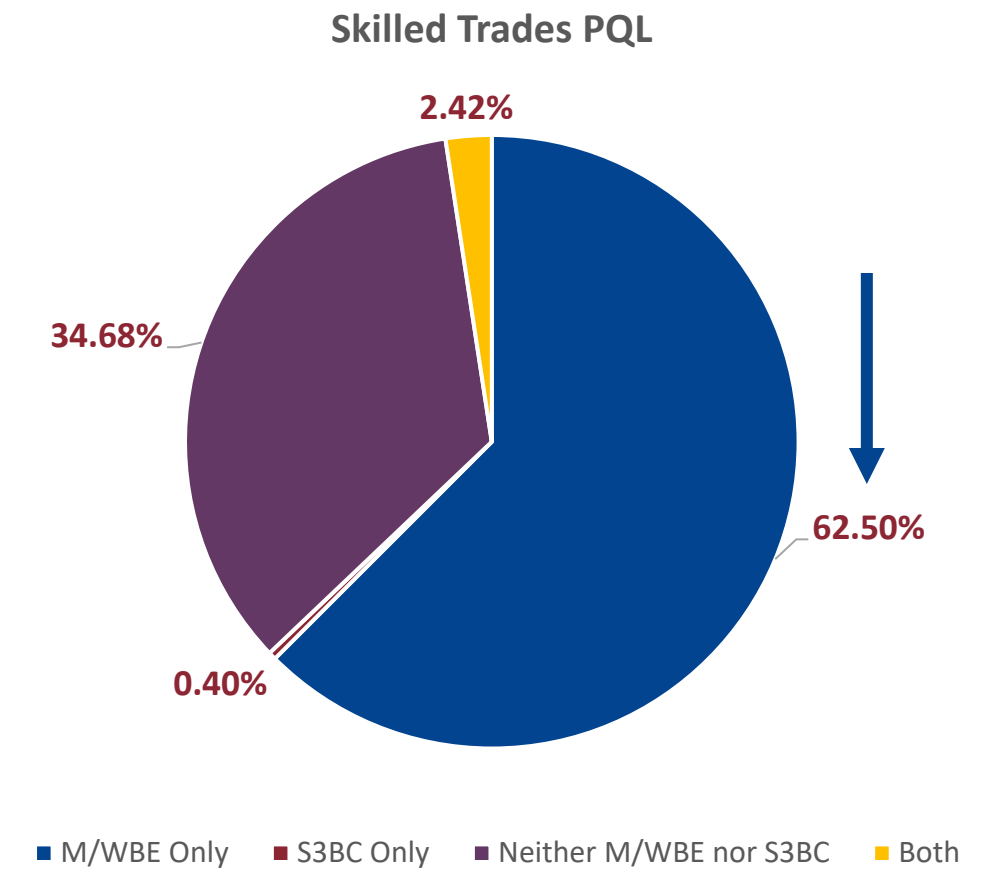
NYCHA's M/WBE Award Utilization

NYCHA's M/WBE prime utilization has increased from **17% in 2020 to 32% in 2024**, and overall utilization (prime + sub) has increased from **20% to 34%** during the same time period.

M/WBE Initiatives – Completed

- Launched M/WBE program at NYCHA with mandatory requirement to subcontract.
- Reorganized the Procurement Department and created and staffed a new unit dedicated to the M/WBE and Section 3 programs.
- Instituted and enforced the Section 3 and M/WBE First Policy that gives preference to these vendors in discretionary purchases.
- Updated the Procurement Policy Manual (PPM) to include M/WBE goals for large procurements and M/WBE preference for small procurements.
- Added RFP evaluation criteria for vendor commitment to diversity.
- Established a series of Pre-Qualified Lists (PQLs) that feature M/WBEs.
 - Over 62% of approved vendors on the Skilled Trades PQLs and over 42% on the Micro PQL are M/WBEs.
- Launched eComply for online submission of M/WBE Utilization Plans at bid submission time.
- Trained all NYCHA staff on M/WBE policies and procedures.
- Added new and important information and training materials to public facing websites.
- Launched quarterly vendor newsletter.

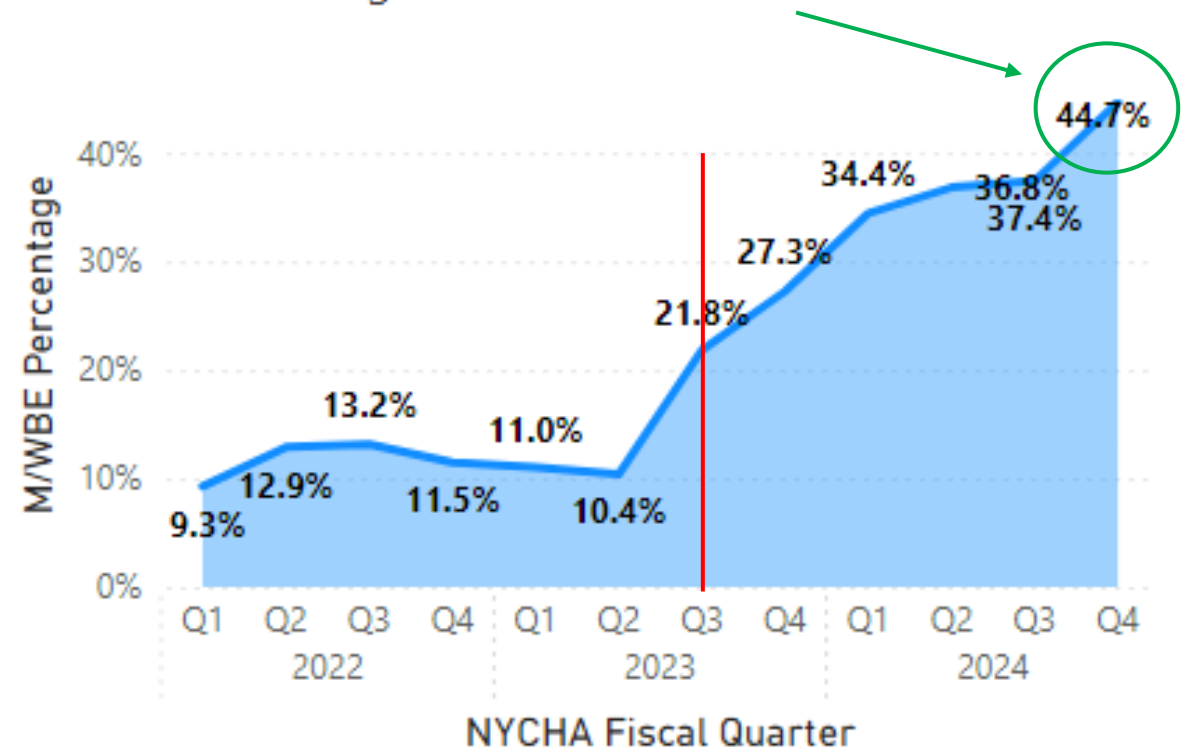
M/WBEs and Section 3 Business Concerns on the Skilled Trades and Micro PQLs



Section 3 and M/WBE 'First' Policy

- The Section 3 and M/WBE 'First' Policy states that NYCHA preferences Section 3 Business Concerns and M/WBEs over other types of business for micro and small purchases.
- The 'First' Policy is enforced via a 'tracker' which requires NYCHA business units to document their efforts.
- The process became mandatory in mid Q3 2023.
- Since then, **the % of micro purchase awards to M/WBEs went from ~10-12% to 35-40%.**

M/WBE Percentage Trend



— Enforcement of 'First' Policy

M/WBE Initiatives – Ongoing and In Progress

- eComply – In 2025, introduce requirement to NYCHA prime contractors to report payments to subcontractors. NYCHA will assess its vendors' utilization performance against their approved plans.
- Mentorship Program – Legislation authorizing NYCHA to implement a program is in effect.
 - NYCHA has submitted scopes of work to the City's centralized program.
 - NYCHA is exploring implementation of its own program as part of a Job Order Contracting (JOC) pilot with NYCHA Operations.
- Continue to host in-person events and participate in a variety of events hosted by SBS, City agencies, and others throughout the year.
 - NYCHA hosts two in-person events each year. Most recently in February 2025, NYCHA invited all prequalified vendors to NYCHA headquarters to meet Operations' staff. COO Eva Trimble gave opening remarks.
- Continue to host quarterly virtual 'office hours' for S3BCs and M/WBEs interested in doing business with NYCHA.

Section 3 Update

Supply Management & Procurement/
Vendor Diversity

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 Section 3 requirements.
- 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.
- The Section 3 requirements do not apply to material supply contracts.

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 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, complete and submit 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 quarterly submit 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 undertake additional training and qualitative activities NYCHA determines that the contractor is not on track to meet the Section 3 benchmark.

NYCHA Departments' Responsibilities*

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

Vendor Diversity

- Include Section 3 plans, terms and conditions, and other information in the solicitation documents.
- Conduct 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)

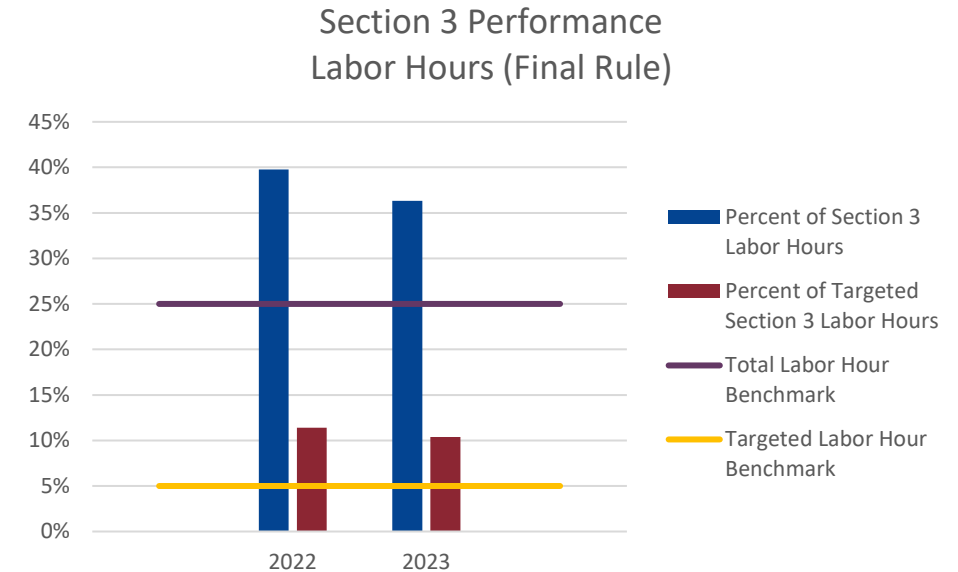
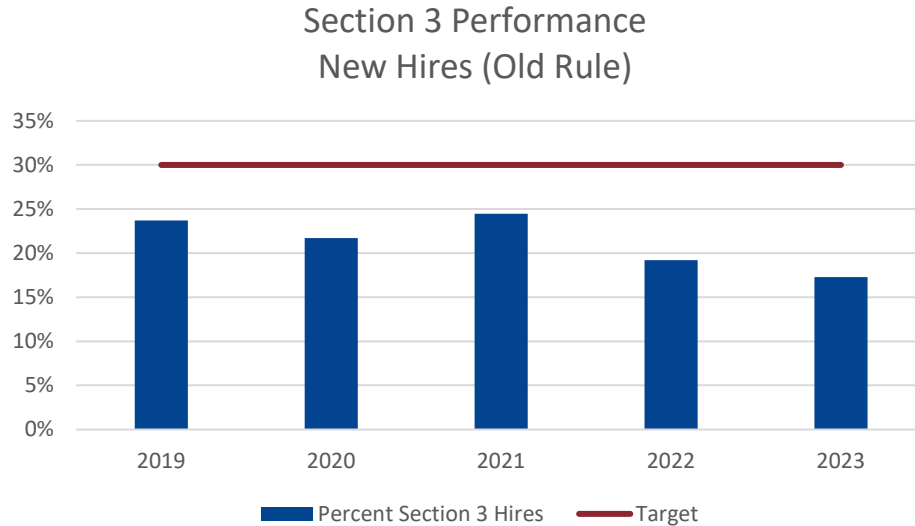
- Reviews and approves vendors' Section 3 REO and OEO Plans.
- Works with contractors to notify and connect residents to job opportunities:
 - When applicable, notifies resident association president of contract award.
 - Facilitates resident referral process through job order forms, referral tracker, and employment verification forms.

Administering Departments

- Requests contracted services and administers contracts including Section 3 compliance.
- Conducts pre-start meeting and invites REES and Vendor Diversity.
- 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.



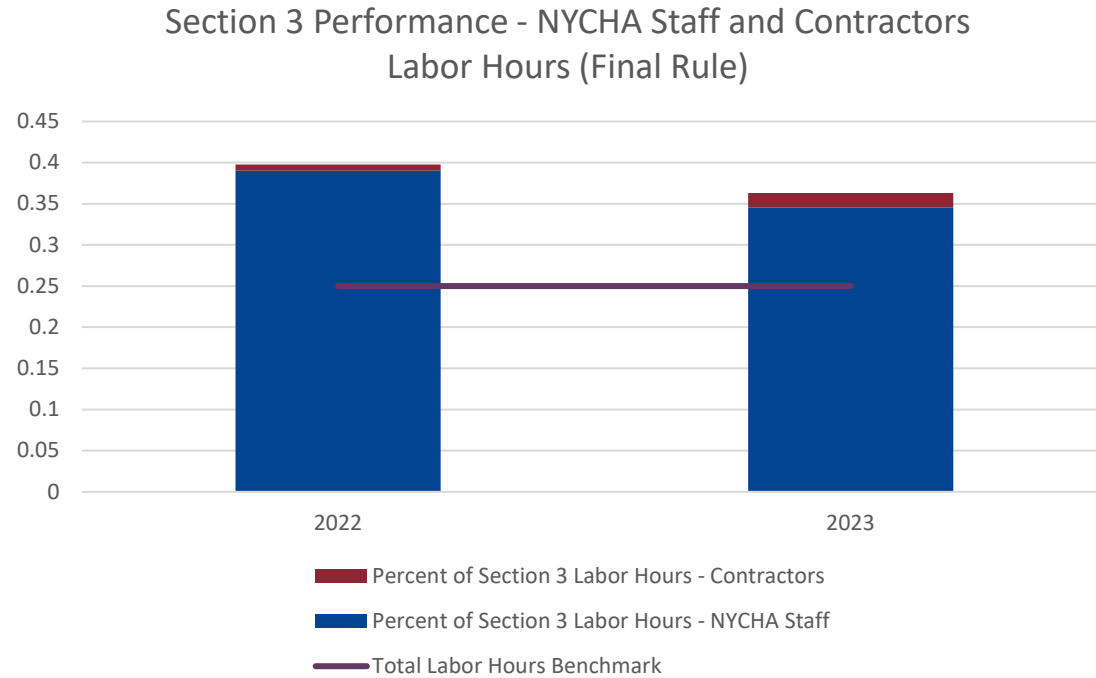
In November 2020, HUD published the Section 3 Final Rule, changing the compliance metrics from new hires to labor hours worked by S3 workers.**

NYCHA changed Section 3 reporting to comply with the Final Rule fully in 2022. However, active contracts executed prior are guided by the “old rule” new hires target.

*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 aims to improve vendor Section 3 participation, as its direct hire performance has driven the overall results.



Although NYCHA complies with Section 3 benchmarks overall, NYCHA vendors are below labor hour goals.

Going forward, NYCHA will prioritize increasing Section 3 opportunities offered by vendors.

*Excludes PACT data from partners which is reported separately.

NYCHA Section 3 Initiatives

- Complete rollout of eComply Section 3 functionality to all NYCHA vendors.
- Strengthen contractor monitoring and enforcement.
- Require contractors that are failing to meet benchmarks to conduct or support training and other economic opportunities for NYCHA residents.
- Support and grow NYCHA's Section 3 Business Concern (S3BC) community.
- Update and finalize NYCHA's Standard Procedure on Section 3 Compliance for Contractors and Development Partners.
- Enhance Section 3 policies and procedures training and communication to:
 - Staff
 - Residents
 - Vendors

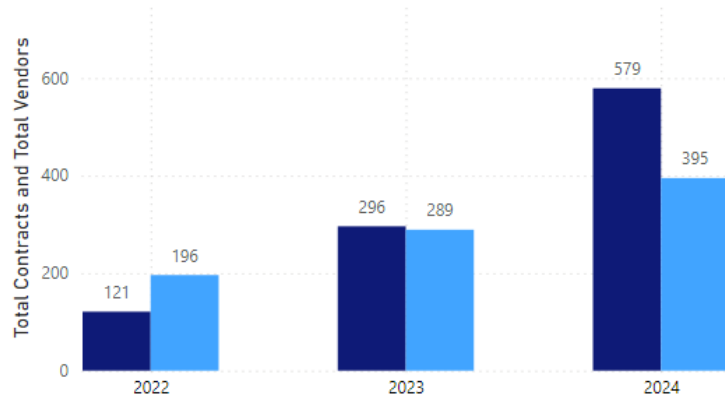
eComply – Summary and Status

- The software enables NYCHA to:
 - Collect online Section 3 and M/WBE Plans or ‘commitments’ from vendors on each solicitation.
 - Capture Section 3 labor hours via certified payroll submissions and other labor hour submissions.
 - Capture payments to M/WBE subcontractors.
- This will streamline these activities for NYCHA and its vendors, and improve NYCHA’s ability to:
 - Track compliance.
 - Alert for need to 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:
 - Technical work is completed, and all functionality is ‘live’ in the production system.
 - Develop custom reports for NYCHA staff and vendors.
 - Rollout new capabilities to NYCHA vendors.
 - Continue change management and training with staff and vendors.

eComply Implementation

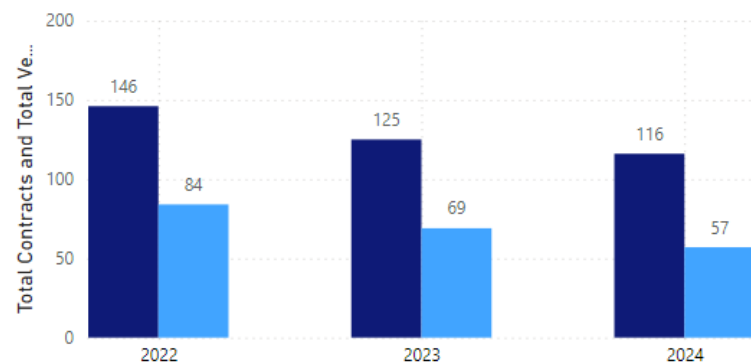
eComply Total Contracts and Vendors Reporting

● Total Contracts ● Total Vendors



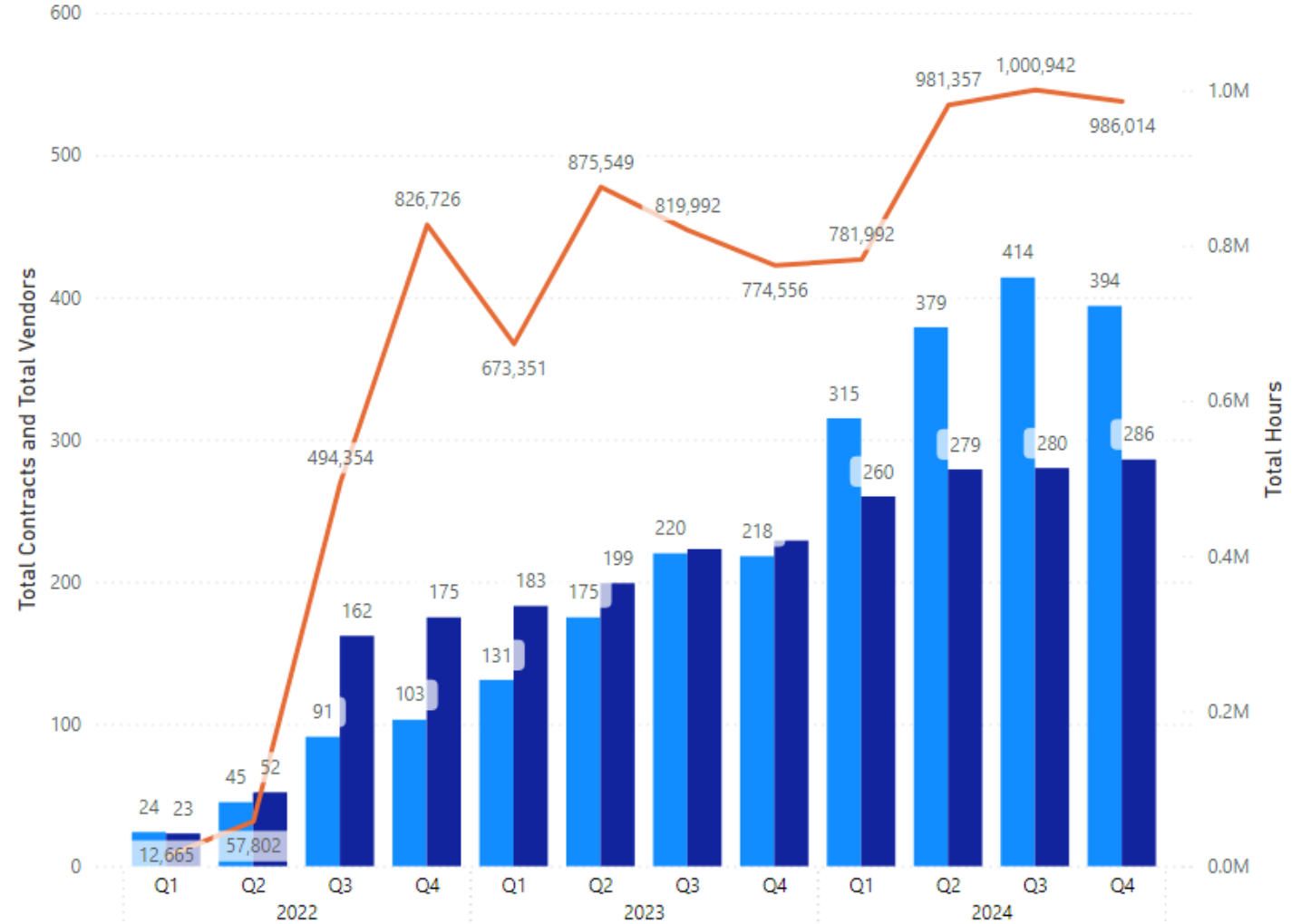
CTS Total Contracts and Vendors Reporting

● Total Contracts ● Total Vendors



eComply Total Contracts Vendors and Hours

● Total Contracts ● Total Vendors ● Total Hours



NYCHA's Section 3 Business Concern Directory

[Back](#)

Section 3 Business Concern (S3BC) Directory

Business Name

Business Entity Type

Select Some Options

Services Provided

Select Some Options

Supplies Provided

Select Some Options

Certifications

Select Some Options

Have Contracted with Government?

Select

Largest Contract \$\$\$ Amount Held?

Select Some Options

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
A Bee R.A.G. Service, Inc. Registered Date: 10/16/2023	415 mclellan 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
AA MERITSERVICES CORP Registered Date: 02/02/2024	1757 Story Avenue, Apt 7A Bronx, NY, 10473 646-867-4281 Aameritservicescorp9@gmail.com			Sole-Proprietorship		No		Demolition/Debris Removal	N/A
ABM CONSTRUCTION USA INC Registered Date: 01/10/2024	6755a 193rrd lane, fresh meadow apt 2a queens, NY, 11365 929-218-9839 abmconstructionusa@gmail.com adeelbajwa.ptcl@gmail.com	2016	ABM Construction USA Inc is a leading construction company in the United States, specializing in hi...	Corporation	MBE Certified	Yes	\$50,000 to \$99,999.99	Brick Works, Demolition/Debris Removal, Door Installation/Apt Entrance, Fence Installation, Moving Services, Painting, Small Purchase, Guard Service, Sidewalk Replacement , Ventilation, Window-Apartments, Window-Public Space	Carpentry, Painting Trade, Tools
alazio construction inc	1326 new hude park rd.	2014	AL-RAZIO construction inc we	Corporation		Yes	\$50,000 to	Doors-Public Space, Grounds &	Cementov

Section 3 Business Concerns Outreach

- Developed and launched NYCHA's publicly available **Section 3 Business Concern Directory**
 - Currently **48 certified vendors**, about half of which are NYCHA resident-owned businesses.
- Performed outreach to **2,315** firms.
- Assist vendors with the S3BC registration process, through:
 - One-on-one sessions.
 - Quarterly webinars.
 - Co-host Resident Business Development Orientations information sessions with REES.
- NYCHA hosts two live S3BC and M/WBE events per year (most recent events listed below):
 - 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.
 - NYCHA's S3BC & M/WBE Event for PACT Partners & Developers – November 2024
 - The event introduced NYCHA certified S3BCs and City-certified M/WBEs to NYCHA's PACT program and provided information on existing and upcoming PACT projects, as well as valuable resources for potential subcontracting opportunities.
- Perform ongoing outreach to vendors registered in iSupplier and vendors from the various networking events.
- Posted S3BC Registration Guide on NYCHA's Section 3 webpage.

Section 3 Training

- NYCHA is working with HUD Consultant ICF to train:
 - NYCHA Staff
 - Residents
 - Vendors
- ICF will develop materials, deliver sessions, and train NYCHA staff ('train the trainer') to deliver ongoing training to these populations.
- 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
- As part of the eComply rollout, all vendors subject to Section 3 will be trained in the Section 3 functionality and reminded of their obligations.

M/WBE & Section 3 Update

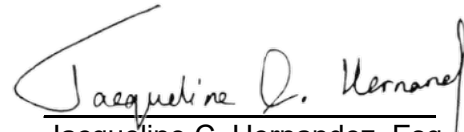
**NYCHA Supply Management & Procurement/
Vendor Diversity**

Thank You

THREE-THOUSAND TWO HUNDREDTH AND FIFTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:18 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary