

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SEVENTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, June 15, 2022

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: Gregory Russ, Chair
Victor A. Gonzalez, Vice-Chair
Joseph Adams, Member
Paula Gavin, Member
Emma Wolfe, Member
Daniel Sherrod, Chief Operating Officer
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY

Office of the Corporate Secretary

Minutes Regular Meeting Wednesday, June 15, 2022

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, May 25, 2022

APPROVED

II. Chair's Remarks

III. Reports

1. Asset & Capital Management Division – Change Program Overview
(Report is attached hereto and incorporated herein)
2. Sandy Program Update
(Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, June 15, 2022

1 Authorization to Amend the Section 8 Administrative Plan

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

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 20-7/29-53, in accordance with the United States Department of Housing and Urban Development ("HUD") regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions and eligibility, payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification of existing policies.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization to Ratify a Contract Capacity Increase to the Agreement with NYC Office of Labor Relations ("OLR")

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$448,194.88
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this agreement with OLR for employee assistance program services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with three (3) 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 three (3) one-year renewal option terms, which commenced on February 1, 2021 and is continuing through January 31, 2024.

APPROVED

- 3 Rejection of All Bids for a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Baruch Houses Addition
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Rejection of all bids is recommended in the best interest of the Authority. This contract will be re-bid.

APPROVED

- 4 Authorization to Appoint Adriane Jackson as Records Access Officer of the New York City Housing Authority

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

Authorization is requested to appoint Adriane Jackson as Records Access Officer of the New York City Housing Authority, pursuant to Board Resolution 17-6/28-26, with the authority to delegate the duties in her absence.

APPROVED

- 5 Authorization to Rescind Board Resolution 94-1/12-34 (the "1994 Board Resolution") and its subsequent amendment

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

Authorization is requested to rescind the 1994 Board Resolution and its subsequent amendment Board Resolution 08-3/19-3, which addressed the overall authority of the Executive Vice-President for Legal Affairs and General Counsel to settle all tort, general, commercial litigation, and auto liability claims.

The rescission of the 1994 Board Resolution shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to the 1994 Board Resolution prior to this Board Resolution.

APPROVED

6 Authorization to Amend and Restate the Authority's By-Laws

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

Authorization is requested to amend the Authority's By-Laws (the "By-Laws") adopted by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws shall be effective June 15, 2022, provided, however, that Gregory Russ shall remain as Chair and CEO pursuant to the By-Laws approved on April 28, 2021, until such time as a new appointment is made to the Chair and/or CEO positions in furtherance of the agreement between the United States Department of Housing and Urban Development, the Authority, and the City of New York, dated January 31, 2019 (the "HUD Agreement").

The amendment of the By-Laws by this Board Resolution amends and restates the By-Laws enacted pursuant to Board Resolution 21-4/28-1 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

The amendment to the By-Laws is requested based on the recommendations regarding the agency's governance structure detailed in the Transformation Plan, dated March 8, 2021, which comprises part of the Organizational Plan required pursuant to Paragraphs 46 and 47 of the HUD Agreement.

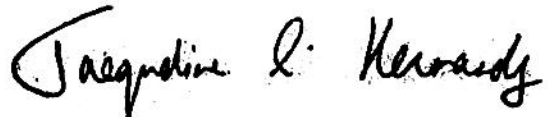
APPROVED

7 Authorization to Appoint Victor A. Gonzalez as Vice-Chair of the Board of the New York City Housing Authority

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

Authorization is requested to appoint Victor A. Gonzalez as Vice-Chair of the Board of the New York City Housing Authority (the "Authority"), pursuant to Section 1.06 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6. The appointment shall be effective June 30, 2022 through June 29, 2023.

APPROVED¹



Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Vice-Chair Gonzalez abstained from voting on this item.



NYCHA Board Meeting June 15, 2022

Asset & Capital Management Division – Change Program Overview

Shaan Mavani, Chief Asset & Capital Management Officer



Transformation Plan defines three goals for establishing an Asset & Capital Management (A&CM) Division

Transformation goals

- ✓ Integrate and align the Authority's existing capital investment plans and development, modernization and asset management focused teams
- ✓ Build stronger partnerships with residents and stakeholders, strategic, data-driven portfolio planning and more effective project delivery
- ✓ Embrace innovation in building materials, construction methods, and technology to stay in line with industry best practices

Target outcomes



Create a single pipeline for projects

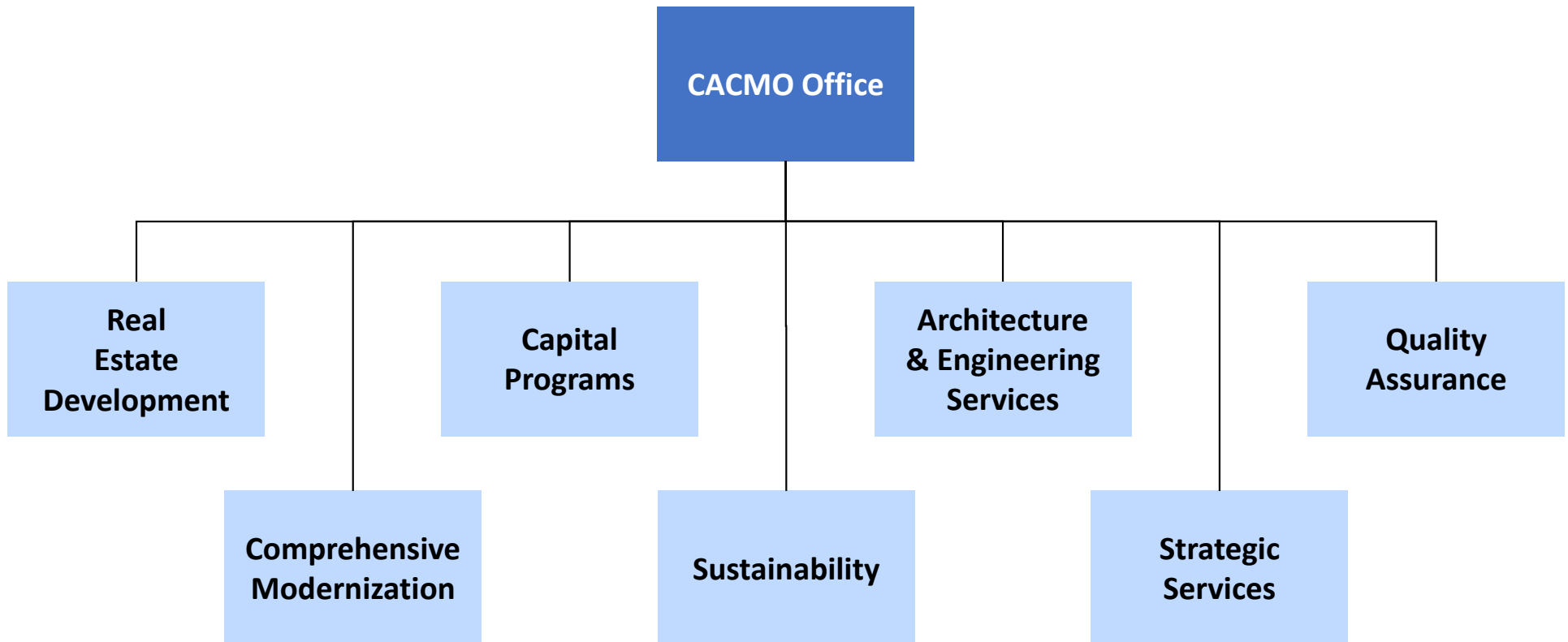


Bring comprehensive repairs to NYCHA apartments



Enhance residents' living experience and improve building performance and management































Division has been reorganized to strengthen performance, engagement and accountability to properties and residents

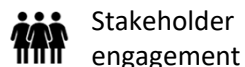


Change initiatives have also been developed in four areas

Change Areas	Initiatives by Priority Level			
	Critical	High	Med.	<i>Total</i>
1 Align portfolio planning, project scoping & design standards	2	-	4	6
2 Strengthen stakeholder, project & risk management	5	4	3	12
3 Deepen cross-divisional & partner agency collaboration	3	3	2	8
4 Enhance organizational effectiveness & shared services	5	3	1	9
<i>All Areas</i>	15	10	10	35

Example critical priority initiatives

Initiative	Initiative Type
1.1 Organize portfolio and capital projects planning around a transparent prioritization model and stakeholder priorities	   
2.1 Strengthen project KPIs, dashboards and management processes, and reporting	   
2.2 Strengthen stakeholder engagement approach through property liaison function and improved engagement practices	  
2.4 Implement risk-based scheduling templates and enhanced schedule management including tracking against original baselines, rebaselining approach and training	   
3.1 Engage partner agencies to agree priority enhancements to municipal approval policies, processes and systems	   
3.2 Strengthen Property Staff and Support Services input to project scoping, planning, design and handover for capital projects, and coordination and escalation approaches	   
4.4 Implement strengthened asset management oversight and reporting approaches	  
4.5 Strengthen people management including workforce planning, recruitment, onboarding, training, feedback and staff development	   



Stakeholder engagement



New function



Guidelines & standards



Process Improvements

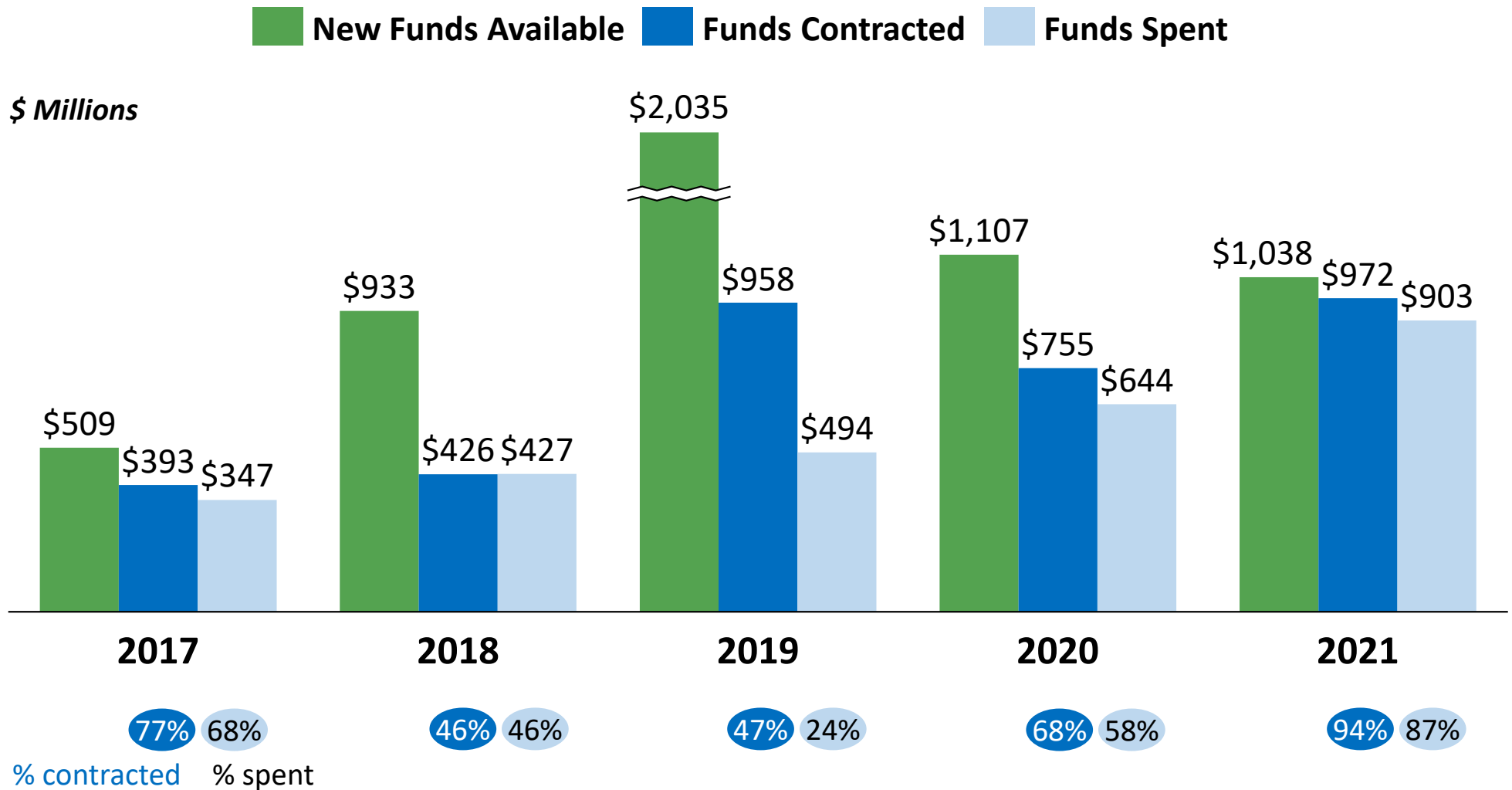


Enhanced tools or technology



Training

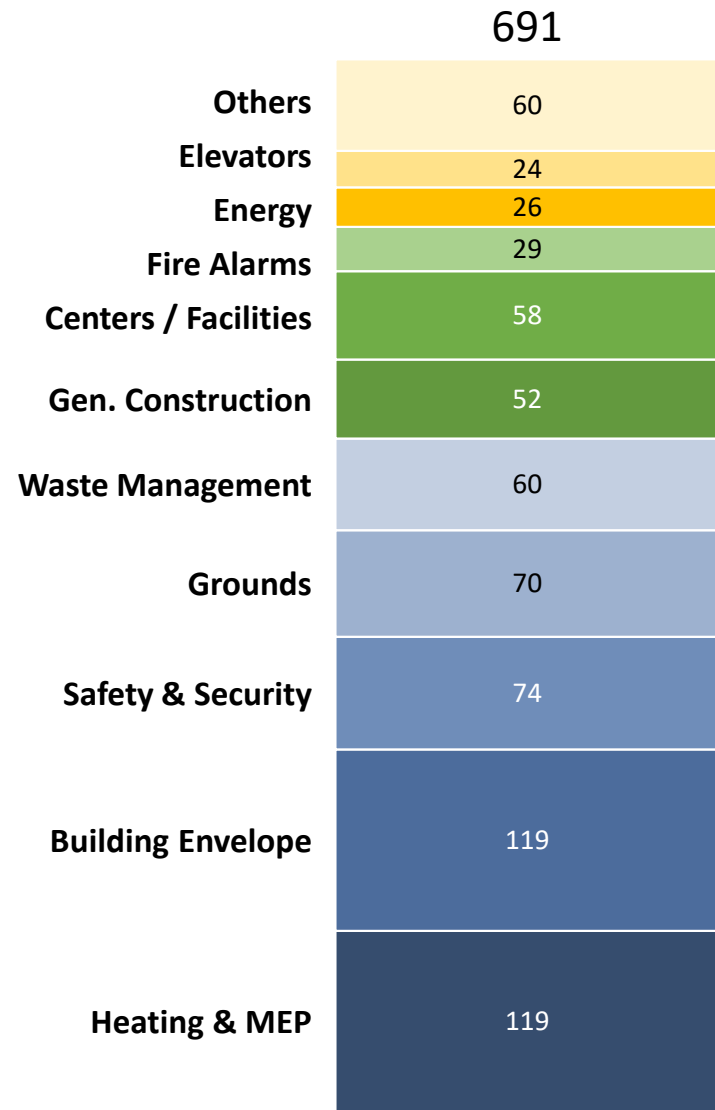
NYCHA's new funding for capital projects peaked in 2019, with funds contracted and spent annually growing through 2021



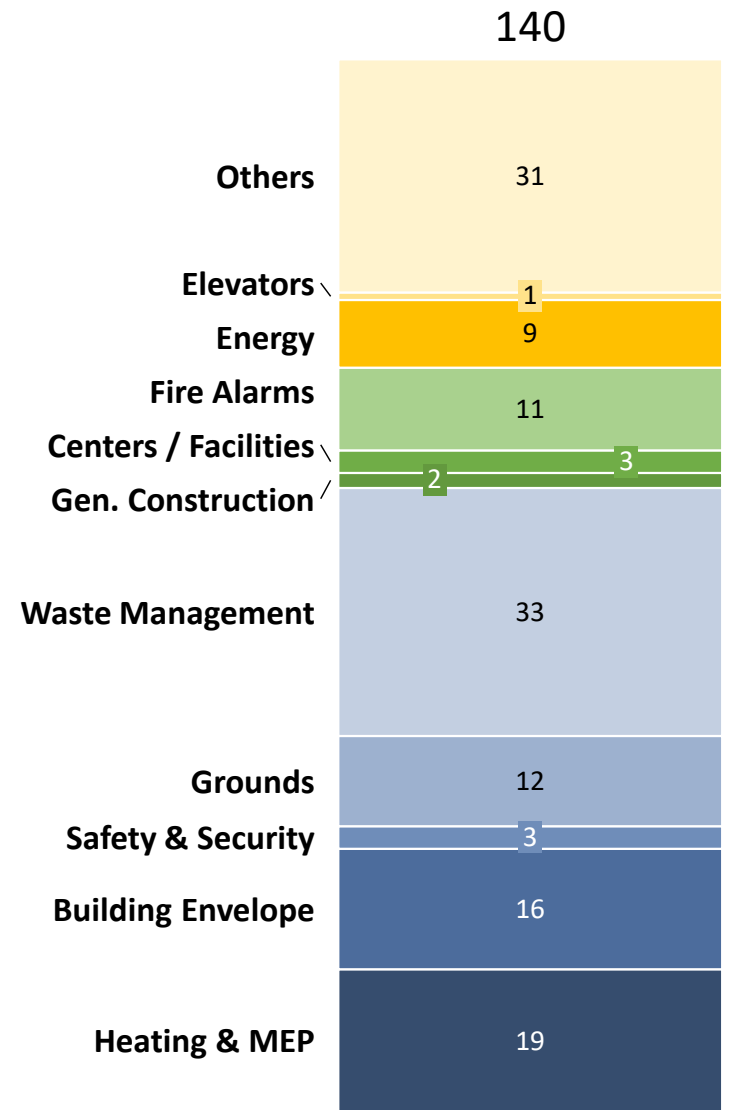
NOTES: For each year on the chart, Federal and State allocations are shown on a calendar year basis, and City funds allocations are shown on a City Fiscal Year (July – June) basis. Excludes Federal, State and City disaster relief and resiliency funding sources, and EPC funding. Data is at end of March 2022.

With greater funding, the number of Active and Completed projects significantly increased through 2021

Active Projects in 2021



Completed Projects in 2021



NYCHA's Capital Projects tracker recently went live, adding to the online trackers for Recovery & Resiliency and PACT

Main Page

Capital Projects Tracker (Beta Version)

In order to maintain NYCHA developments in good, livable conditions, we must regularly make capital investments to renovate and modernize apartments and building interiors, building systems and exteriors, site security and grounds. NYCHA typically manages more than 500 active construction projects at any time at the Authority's properties throughout the city. Learn more about the capital projects taking place at your development, in your district or borough, or throughout the city, by using this Capital Projects Tracker. Click on any project listed in the map pop-ups for each development, or in the table below, to access the details of that project including a description of the project, progress summary, budget and contact details. If you cannot find the information about a project on this site, please [Contact NYCHA](#).

Data updated as of 04/07/2022

BOROUGH

- All -

COUNCIL DISTRICT

- All -

DEVELOPMENT

- All -

PROJECT STATUS

- All -

FUNDING SOURCE

- All -

RESET FILTERS



Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contribu... Powered by Esri

Development	Capital Project	Phase
1010 East 178th Street	504 Parking Access Renovation	Construction
104-14 Tapscott Street	No capital project found	Not applicable

Project Page

830 AMSTERDAM AVENUE

Heating Systems Renovation

This project involves repair, replacement or upgrade of existing space and/or domestic hot water heating systems at the development, with technology solutions suitable for the specific site conditions and budget available. The project will also include associated electrical and plumbing work as needed. The detailed scope of work is determined based on engagement of stakeholders and the specific design for the site.

Data updated as of April 25, 2022

PLANNING

100% Complete

PROCUREMENT

100% Complete

DESIGN

100% Complete

CONSTRUCTION

8% Complete

Project Delivery Type: Design Build

Project Update

Construction is in progress, with regular updates to stakeholders during progress meetings and through other channels.

Location

830 Amsterdam Avenue
New York, NY, 10025

Project Timeline

Planning

Planned Start Date: October 2019
Actual Start Date: October 2019
Planned End Date: December 2019
Actual End Date: December 2019

Procurement

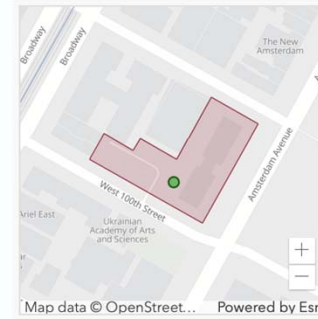
Planned Start Date: January 2020
Actual Start Date: January 2020
Planned End Date: August 2021
Actual End Date: August 2021

Design

Planned Start Date: August 2021
Actual Start Date: August 2021
Planned End Date: February 2022
Actual End Date: March 2022

Construction

Planned Start Date: October 2021
Actual Start Date: October 2021
Planned End Date: June 2024
Current Estimated End Date: June 2024



Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contribu... Powered by Esri


Project Staff

Project Contact: Kevin McCabe
[Contact NYCHA about this project.](#)

Project Budget

Estimated Budget: \$28.60 million
Funding Sources: City, Federal, State

The data shown on this site is accurate as of the date shown above, and is updated every two weeks. While the data comes from NYCHA's project management system, only a subset of capital projects are currently presented here. Excluded projects including: projects for which funds are not yet available to NYCHA, projects for which detailed schedules have not yet been developed by NYCHA, projects completed before 2017, emergency projects, projects which are funded and implemented across more than one development, Local Law 24 facade inspections and related construction, and projects recorded with data quality issues. Projects



[https://my.nycha.info/
PublicSite/CPD/](https://my.nycha.info/PublicSite/CPD/)

8



Manhattan

Queens



NEW YORK CITY
**HOUSING
AUTHORITY**

NYCHA Board Meeting June 15, 2022

Sandy Program Update

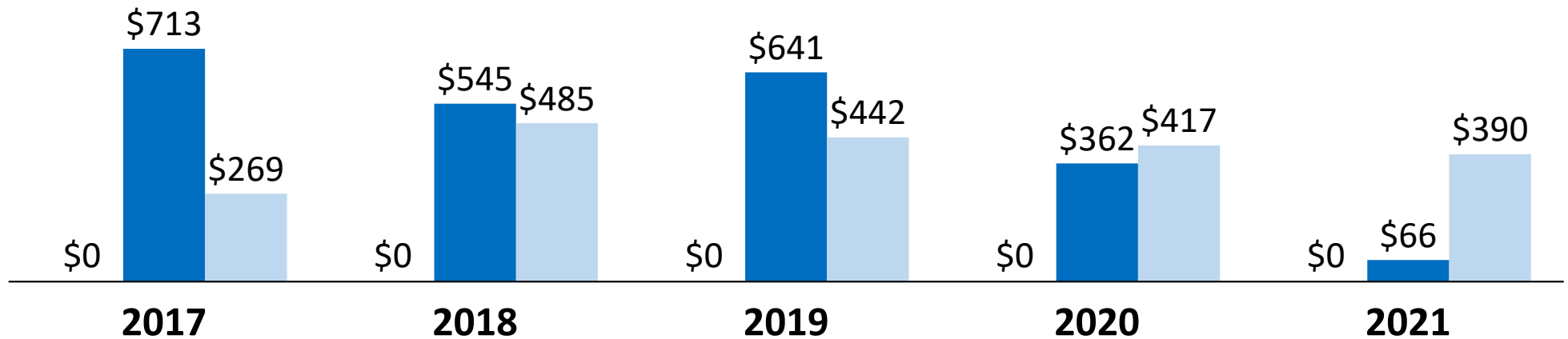
Joy Sinderbrand, Senior Vice President for Capital Programs



Recovery & Resiliency funding allocated after Superstorm Sandy has also been a major areas of expenditure in the last 5 years

■ New Funds Available
 ■ Funds Contracted
 ■ Funds Spent

\$ Millions



97% of \$3.3B funding was committed through 2021, and 75% expended

NOTES: For each year on the chart, Federal and State allocations are shown on a calendar year basis, and City funds allocations are shown on a City Fiscal Year (July – June) basis. Includes FEMA, INSURANCE, CDBG-DR funding sources. Data is at end of March 2022.

~90% of funds to be spent by the end of 2022, with substantial completion of all projects anticipated by end of 2023 (1/2)

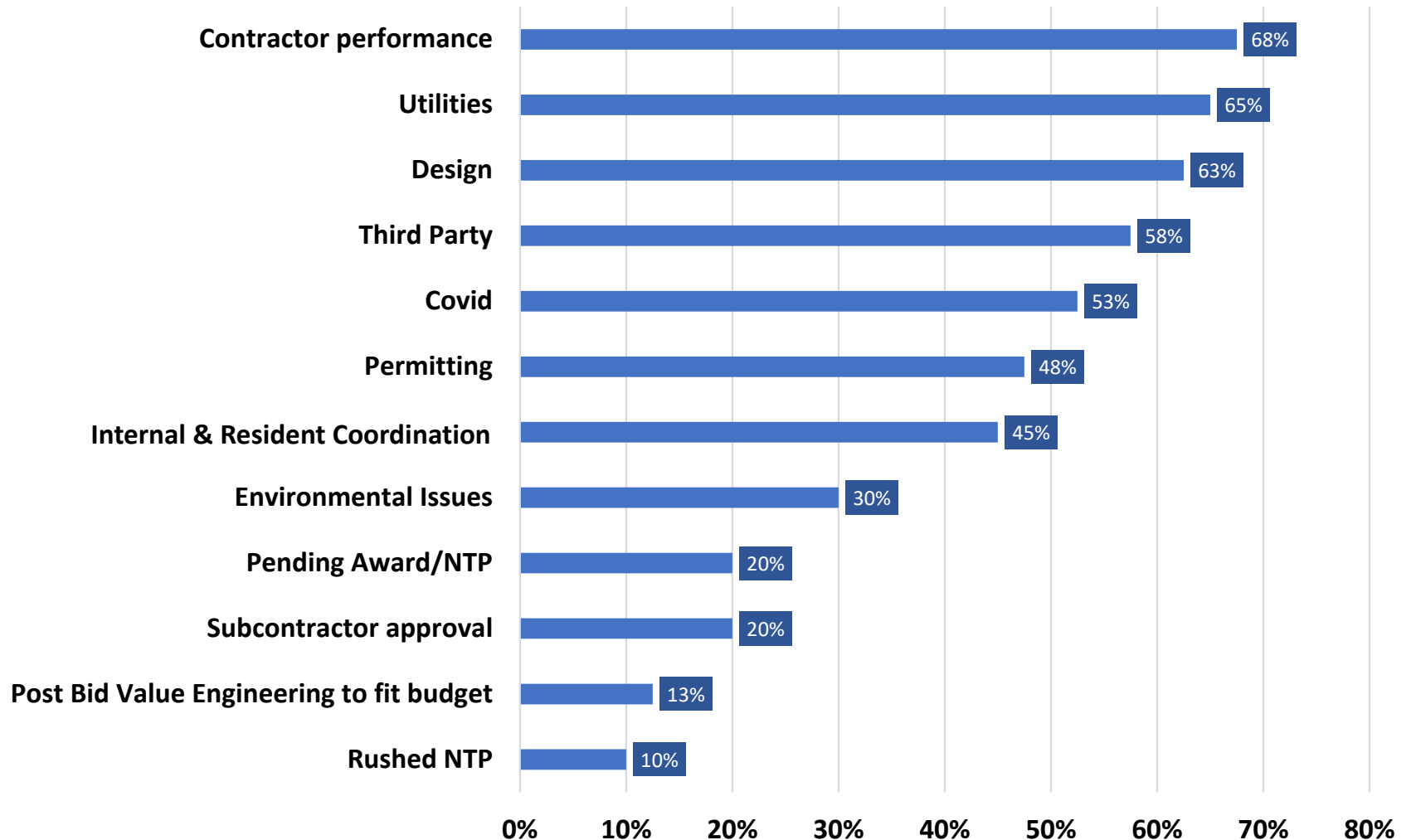
Project Name	Physical Construction Percent Complete	Actual Substantial Completion	Forecast Substantial Completion
Astoria - Phase I	99%	-	2022 - Qtr 2
Astoria - Phase II	99%	-	2022 - Qtr 2
Baruch/Lavanburg	65%	-	2023 - Qtr 1
Beach 41st	99%	-	2022 - Qtr 2
Campos II	99%	-	2022 - Qtr 2
Carey Gardens	58%	-	2023 - Qtr 3
Carleton Manor	98%	-	2022 - Qtr 3
Coney Island 1B	100%	2020 - Qtr 1	-
Coney Island 4&5	100%	2019 - Qtr 4	-
Coney Island Houses	99%	-	2022 - Qtr 2
Coney Island Sites (O'Dwyer, Surfside, & Site 8)	27%	-	2023 - Qtr 4
Coney Island Sites Roofs	100%	2020 - Qtr 1	-
Coney Island Sites Street Crossing	100%	2018 - Qtr 4	-
East River Houses	96%	-	2022 - Qtr 2
Gowanus Houses	99%	-	2022 - Qtr 2
Gravesend	97%	-	2022 - Qtr 2
Haber Houses	92%	-	2022 - Qtr 4
Hammel Houses	52%	-	2023 - Qtr 2
Isaacs Houses	98%	-	2022 - Qtr 2
LaGuardia	100%	2020 - Qtr 3	-
Lincoln	64%	-	2022 - Qtr 3

~90% of funds to be spent by the end of 2022, with substantial completion of all projects anticipated by end of 2023 (1/2)

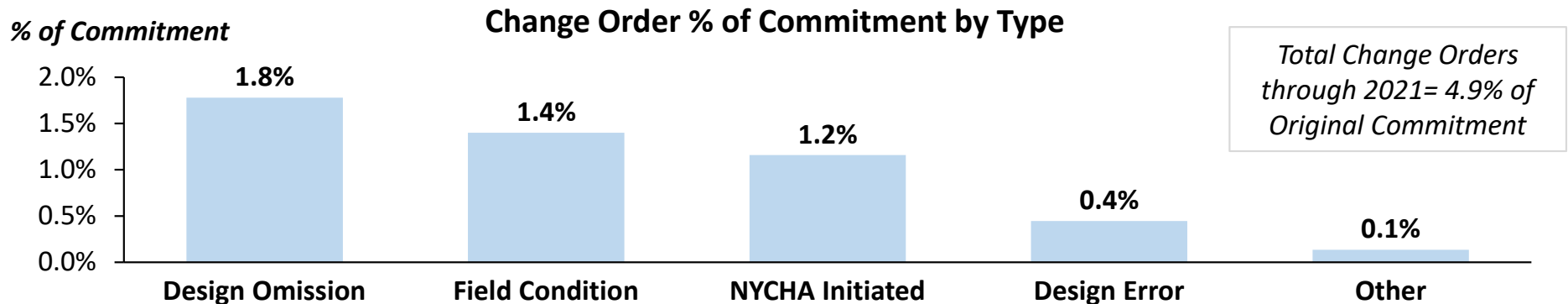
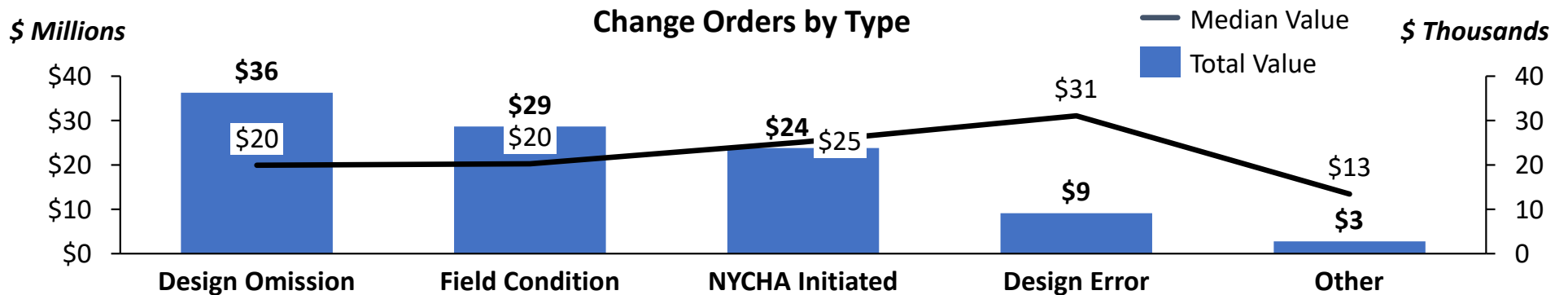
Project Name	Physical Construction Percent Complete	Actual Substantial Completion	Forecast Substantial Completion
Lower East Side Rehab (Group 5)	100%	2018 - Qtr 2	-
Metro North	90%	-	2022 - Qtr 3
New Lane	100%	2020 - Qtr 1	-
Ocean Bay Bayside	100%	2019 - Qtr 2	-
Ocean Bay Oceanside	99%	-	2022 - Qtr 2
Rangel Houses	99%	-	2022 - Qtr 2
Red Hook Building 29	100%	2019 - Qtr 1	-
Red Hook East & West	44%	-	2023 - Qtr 4
Red Hook Grounds Restoration	-	-	2023 - Qtr 4
Red Hook Roofs	100%	2020 - Qtr 2	-
Red Hook Sr. Center	100%	2019 - Qtr 2	-
Redfern	99%	-	2022 - Qtr 2
Riis I	78%	-	2022 - Qtr 4
Riis II	97%	-	2022 - Qtr 2
Smith Houses - Phase I	100%	2020 - Qtr 1	-
Smith Houses - Phase II	100%	2022 - Qtr 1	-
Two Bridges	100%	2021 - Qtr 1	-
Wald	89%	-	2022 - Qtr 2
Wald Ramps- FEMA 428	100%	2018 - Qtr 3	-

Most projects were delayed by contractor performance, utility coordination, and RFI responses

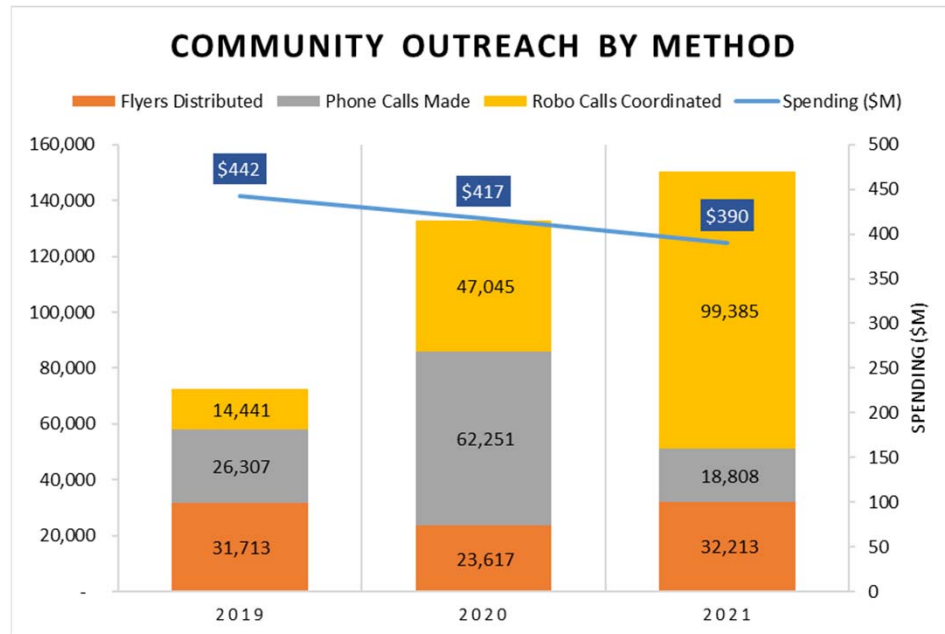
Percent of Projects affected by each Delay Category



Total construction change orders – including NYCHA requests – are under 5% of the original commitment



Sandy outreach activities have grown significantly along with major construction impacts mitigated



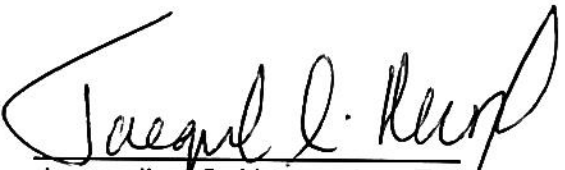
NOTES: Data is at 4/19/2022.



THREE-THOUSAND ONE HUNDRED AND SEVENTY-SIXTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:58 A.M.



Jacqueline C. Hernandez, Esq.
Corporate Secretary