

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND NINETY-FIRST MEETING

Minutes of Board Meeting

Tuesday, December 19, 2023

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
Sheena Wright, 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
Tuesday, December 19, 2023

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Thursday, November 30, 2023

APPROVED

II. Chair's Remarks

III. CEO's Remarks

IV. Reports

2024 – 2028 Proposed Financial Plan
(Report is attached hereto and incorporated herein)

V. Authority Calendar

Calendar of Regular Meeting, Tuesday, December 19, 2023

1 Authorization to Ratify the Entering into an Exigent Agreement with Fund For The City of New York, Inc. ("FNY")

Location:	Non-Development
Administering Department:	Leased Housing – Finance
Funding Source:	Operating – Section 8
Amount:	\$1,471,436.40
Projected Section 3 Hires/Labor Hours:	5,460 of 21,840 Hours

Authorization is requested to ratify the entering into this exigent agreement with FNY for housing navigator program professional services, which commenced on August 4, 2023 and is continuing through August 3, 2024. There are no renewal options.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$7,284,416.67
Projected Section 3 Hires/Labor Hours:	45,000 of 180,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Genesis Environmental Consultants Inc. The first lowest bidder and the second lowest bidder were 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 has awarded one (1) other IDIQ contract to the first lowest bidder and one (1) other IDIQ contract to the second lowest bidder. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$7,284,416.67
Projected Section 3 Hires/Labor Hours:	11,440 of 45,760 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Prime Time Companies, PC dba Prime Time Companies of New York. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

4 Authorization to Ratify the Entering into an Agreement with Simaren Corp. d/b/a Wisdom Protective Services ("WPS")

Location:	Various (Staten Island)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$1,863,000.00
Projected Section 3 Hires/Labor Hours:	4,380 of 17,520 Hours

Authorization is requested to ratify the entering into this agreement with WPS for unarmed uniformed security and fire services, which commenced on July 27, 2023 and is continuing through July 26, 2026, utilizing the terms and conditions of the New York State Office of General Services Contract Number PS68266 (Award Number 23106, Group Number 71011). There are no renewal options.

APPROVED

5 Authorization to Ratify the Entering into an Agreement with Simaren Corp. d/b/a Wisdom Protective Services ("WPS")

Location:	Various (Queens)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$4,218,000.00
Projected Section 3 Hires/Labor Hours:	5,840 of 23,360 Hours

Authorization is requested to ratify the entering into this agreement with WPS for unarmed uniformed security and fire services, which commenced on July 27, 2023, and is continuing through July 26, 2026, utilizing the terms and conditions of the New York State Office of General Services Contract Number PS68266 (Award Number 23106, Group Number 71011). There are no renewal options.

APPROVED

6 Authorization to Ratify the Entering into an Agreement with KPMG LLP ("KPMG")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Section 8 & Federal
Amount:	\$3,162,494.82
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify the entering into this agreement with KPMG for Quality Control Services for the Authority's Resident Case Management System implementation, which commenced on November 21, 2023, and is continuing through November 20, 2026, to be coterminous with and utilizing the terms and conditions of the New York State Office of General Services Contract Number PS031AA (Award Number 22772, Group Number 73600).

APPROVED

7 Authorization to Ratify a Contract Capacity Increase to the Agreement with CDW Government LLC ("CDW-G")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Section 8 & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify a contract capacity increase to this agreement with CDW-G for Information Technology Solutions and Services, authorized by Board Resolution 22-3/23-7 for an initial two-year, eleven-month and thirty-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two-year, eleven-month and thirty-day term, which commenced on September 2, 2022 and is continuing through August 31, 2025.

APPROVED

8 Authorization of a Contract Capacity Increase to the Agreement with CDW Government LLC ("CDW-G")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Section 8 & Federal
Amount:	\$25,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to approve a contract capacity increase to this agreement with CDW-G for Information Technology Solutions and Services, authorized by Board Resolution 22-3/23-7 and as subsequently amended for an initial two-year, eleven-month and thirty-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two-year, eleven-month and thirty-day term, which commenced on September 2, 2022 and is continuing through August 31, 2025.

APPROVED

9 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Electrical Controls, Lamps, Wiring and Fixtures (seventy-six (76) out of the one hundred thirty-three (133) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,156,950.40
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, AC Lighting & Electrical Supplies LLC dba Conserve Lighting & Electrical Supplies. There are no renewal options.

APPROVED

- 10 Authorization of a Contract Capacity Increase to Requirement Contract No. 2201831 Awarded to APR Industries, Inc. ("APR")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,020,276.54
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to APR for the purchase and delivery of hardware, mortise locks, parts and accessories, authorized by Board Resolution 22-4/27-1 for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on June 16, 2022 and is continuing through June 15, 2025.

APPROVED

- 11 Authorization of a Contract Capacity Increase to Requirement Contract No. 2207401 Awarded to Jamaica Hardware & Paints Inc. ("Jamaica Hardware")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,043,600.63
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Jamaica Hardware for the purchase and delivery of restricted items, which did not require initial Board authorization for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on June 3, 2022 and is continuing through June 2, 2027.

APPROVED

- 12 Authorization to (i) Amend Requirement Contract No. 2000889 Awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") ("Waste Connections") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to Waste Connections

Location:	Various (Brooklyn)
Administering Department:	Property Management - Brooklyn
Funding Source:	Operating – Federal
Amount:	\$473,433.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to (i) amend this requirement contract awarded to Waste Connections for bulk garbage carting services, authorized by Board Resolution 20-2/26-27 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by two (2) additional six-month terms; and (ii) ratify a contract capacity increase to this requirement contract awarded to Waste Connections, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second extended six-month term, which commenced on August 28, 2023 and is continuing through February 27, 2024.

APPROVED

- 13 Authorization to (i) Amend Requirement Contract No. 2000894 Awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") ("Waste Connections") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to Waste Connections

Location:	Various (Manhattan)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$672,560.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to (i) amend this requirement contract awarded to Waste Connections for bulk garbage carting services, authorized by Board Resolution 20-2/26-28 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by two (2) additional six-month terms; and (ii) ratify a contract capacity increase to this requirement contract awarded to Waste Connections, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second extended six-month term, which commenced on September 29, 2023 and is continuing through March 28, 2024.

APPROVED

- 14 Authorization to (i) Amend Requirement Contract No. 2002728 Awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") ("Waste Connections") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to Waste Connections

Location:	Various (Manhattan)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$410,718.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to (i) amend this requirement contract awarded to Waste Connections for bulk garbage carting services, authorized by Board Resolution 20-2/26-29 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by two (2) additional six-month terms; and (ii) ratify a contract capacity increase to this requirement contract awarded to Waste Connections, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second extended six-month term, which commenced on August 22, 2023 and is continuing through February 21, 2024.

APPROVED

- 15 Authorization to (i) Amend Requirement Contract No.1925884 Awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") ("Waste Connections") and (ii) Ratify a Contract Capacity Increase to the Requirement Contract Awarded to Waste Connections

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$412,204.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to (i) amend this requirement contract awarded to Waste Connections for bulk garbage carting services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by two (2) additional six-month terms; and (ii) ratify a contract capacity increase to this requirement contract awarded to Waste Connections, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second extended six-month term, which commenced on September 1, 2023 and is continuing through February 29, 2024.

APPROVED

- 16 Award of a Requirement Contract for Service and Maintenance of Advanced Boiler Systems (Hi-Tech Plants) Siemens LMV Series

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$2,884,700.00
Projected Section 3 Hires/Labor Hours:	3,750 of 15,000 Hours

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, 1st Heating Solutions LLC. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Brooklyn)
Administering Department:	Property Management - Brooklyn
Funding Source:	Operating – Federal
Amount:	\$2,226,468.75
Projected Section 3 Hires/Labor Hours:	2,749.5 of 10,998 Hours

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

APPROVED

18 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$1,179,643.50
Projected Section 3 Hires/Labor Hours:	780 of 3,120 Hours

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

APPROVED

19 Authorization to Enter into an Agreement with Hampden Engineering Corporation ("HEC")

Location:	Non-Development
Administering Department:	Heating Management & Services
Funding Source:	Capital – Federal
Amount:	\$1,264,073.33
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to enter into this agreement with HEC for the establishment of training centers surrounding various mechanical systems, commencing on January 1, 2024 and continuing through December 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Operations Support Services and continuing for two (2) years thereafter, which includes an initial one-year term and one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 20 Authorization to Enter into an Agreement with Garner Environmental Services, Inc. ("Garner")

Location:	Various (Brooklyn, Manhattan & Queens)
Administering Department:	Emergency Services
Funding Source:	Operating – Federal
Amount:	\$55,934,579.95
Projected Section 3 Hires/Labor Hours:	900 of 3,600 Hours

Authorization is requested to enter into this agreement with Garner for flood protection deployment services and maintenance of deployable and fixed components, commencing on January 1, 2024 and continuing through December 31, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Operations Support Services 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

- 21 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services for Heating

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$17,000,000.00
Projected Section 3 Hires/Labor Hours:	9,375 of 37,500 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsible for poor performance on an Authority contract awarded to it in 2023. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

22 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Longfellow Avenue Rehab
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$4,542,982.28
Projected Section 3 Hires/Labor Hours:	3,718 of 14,872 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, A.B.C.D. Construction Corp.

APPROVED

23 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Mill Brook
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$8,711,000.00
Projected Section 3 Hires/Labor Hours:	1,680 of 6,720 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc.

APPROVED

24 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Lincoln
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$19,219,709.60
Projected Section 3 Hires/Labor Hours:	34,300 of 137,200 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, AMB Construction Inc.

APPROVED

25 Authorization of a Contract Capacity Increase to the Agreement with LiRo Program and Construction Management, PE P.C. ("LiRo") Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East, Red Hook West (Bldgs 1-4), Red Hook West (Bldgs 15-25)
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,500,000.00
Projected Section 3 Hires/Labor Hours:	3 Hires

Authorization is requested to approve a contract capacity increase to this agreement with LiRo for professional construction management as agent services, authorized by Board Resolution 15-7/29-14 and as subsequently amended for an initial five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the extended 507-day term, which commenced on August 12, 2022 and is continuing through December 31, 2023.

APPROVED

- 26 Authorization of a Contract Capacity Increase to the Agreement with AECOM USA, Inc. ("AECOM") Related to the Response to and Recovery from Hurricane Sandy

Location:	Carey Gardens, Coney Island I (Sites 4 & 5), Gravesend & Haber
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$2,474,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this agreement with AECOM for professional construction management as agent services, authorized by Board Resolution 15-3/25-4 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 578-day term, which commenced on September 1, 2022 and is continuing through March 31, 2024.

APPROVED

- 27 Authorization of a Contract Capacity Increase to the Agreement with Kohn Pederson Fox Associates P.C. ("KPF") Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East, Red Hook West (Bldgs 1-4) & Red Hook West (Bldgs 15-25)
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$2,200,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this agreement with KPF for architectural and engineering services, authorized by Board Resolution 15-2/25-12 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 184-day term and the extended 614-day term, which commenced on October 25, 2021 and is continuing through December 31, 2023.

APPROVED

- 28 Authorization of a Contract Capacity Increase to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. ("Kordun") Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,459,576.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18 and as subsequently amended for an initial two-year and seven-month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers, during the remainder of the extended one-year and twenty-five day term, which commenced on November 21, 2023 and is continuing through December 15, 2024.

APPROVED

- 29 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity Contract for Interior Compactor Replacement

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
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 not be re-bid.

APPROVED

30 Authorization to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2024 – 2028

Location:	Non-Development
Administering Department:	Financial Planning & Analysis
Funding Source:	Capital – Federal, City, State & Private
Amount:	\$8,213,055,099.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2024-2028.

APPROVED

31 Authorization to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2024-2028

Location:	Non-Development
Administering Department:	Financial Planning & Analysis
Funding Source:	Operating – Federal, City, State & Grants
Amount:	\$4,995,883,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2024-2028.

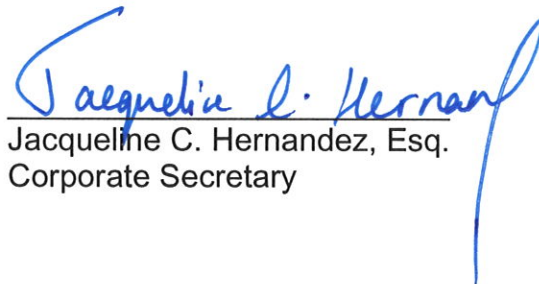
APPROVED

32 Authorization of a Contract Capacity Increase to the Agreement with FJC Security Services, Inc. ("FJC")

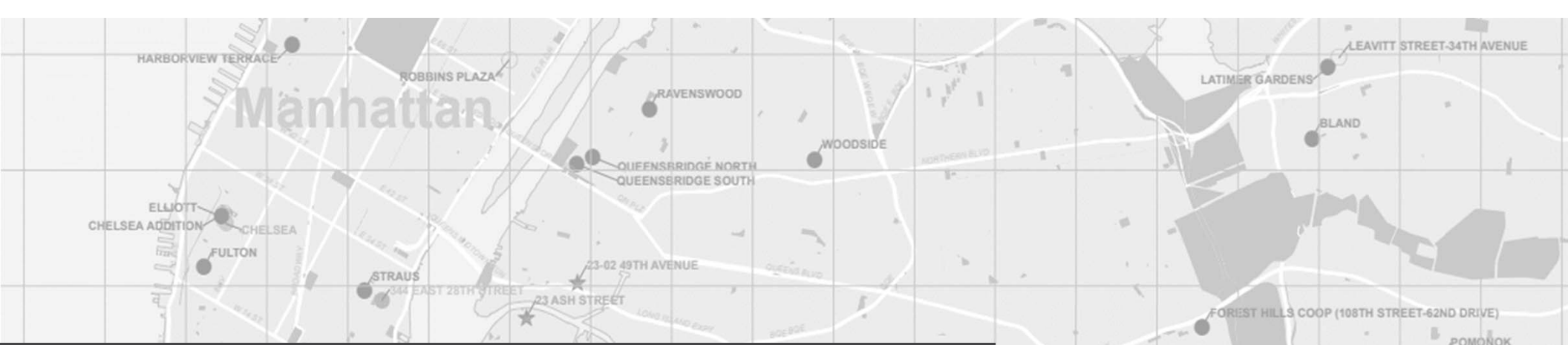
Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$35,005,416.30
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this agreement with FJC for security guard and fire watch services, authorized by Board Resolution 19-9/25-24 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 initial three-year term, the first one-year renewal option term and four (4) months of the second one-year renewal option term, which commenced on November 19, 2019 and is continuing through March 18, 2024.

APPROVED



Jacqueline C. Hernandez, Esq.
Corporate Secretary



NYCHA Board Meeting
December 19, 2023

2024-2028 Proposed Financial Plan

Annika Lescott-Martinez, EVP & Chief Financial Officer



NEW YORK CITY
**HOUSING
AUTHORITY**



Agenda

1. 2023 Preliminary Results

- Tenant Rent Arrears
- The Cost of Compliance
- Public Housing Per Unit Headcount
- Overtime Expenses
- Reforecast

2. Proposed Five-Year Operating Plan

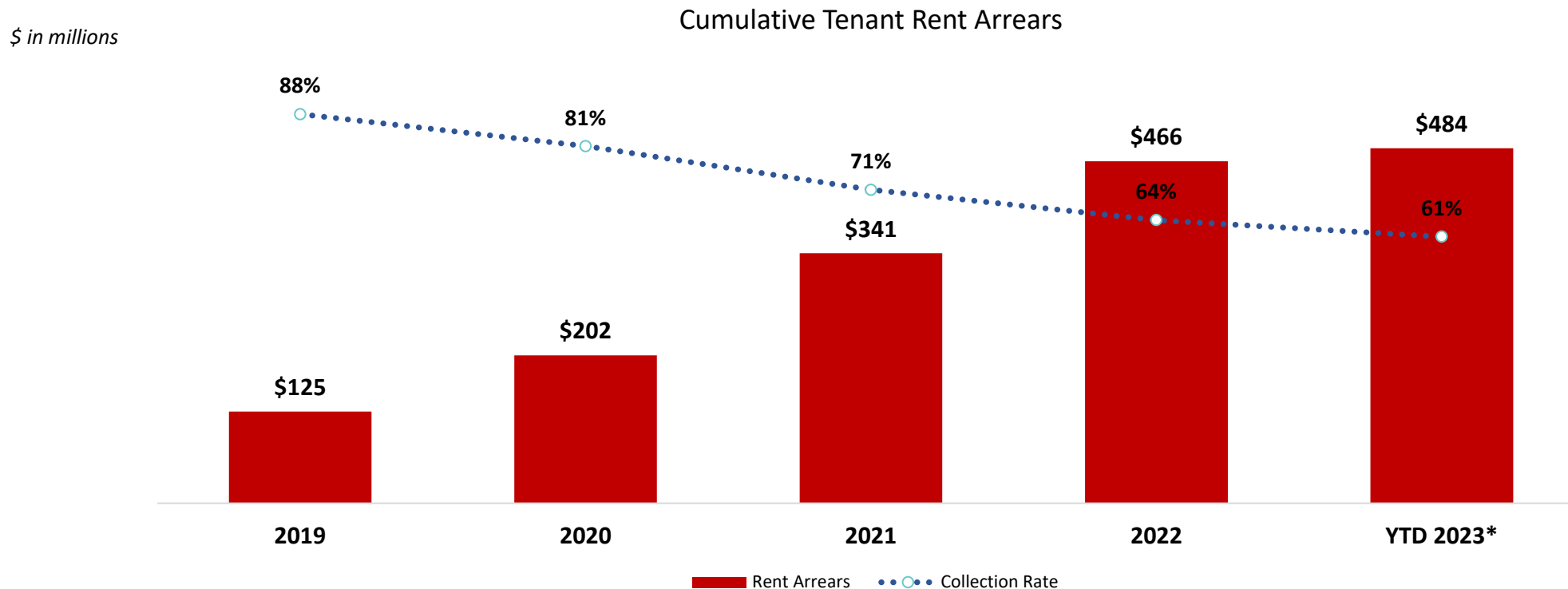
- Funding Requests
- Proactive Measures
- 2024 Sources and Uses
- Five-Year Sources and Uses

3. Proposed Five-Year Capital Plan

- Five-Year Sources and Uses
- Five-Year Strategic Investments

Tenant Rent Arrears

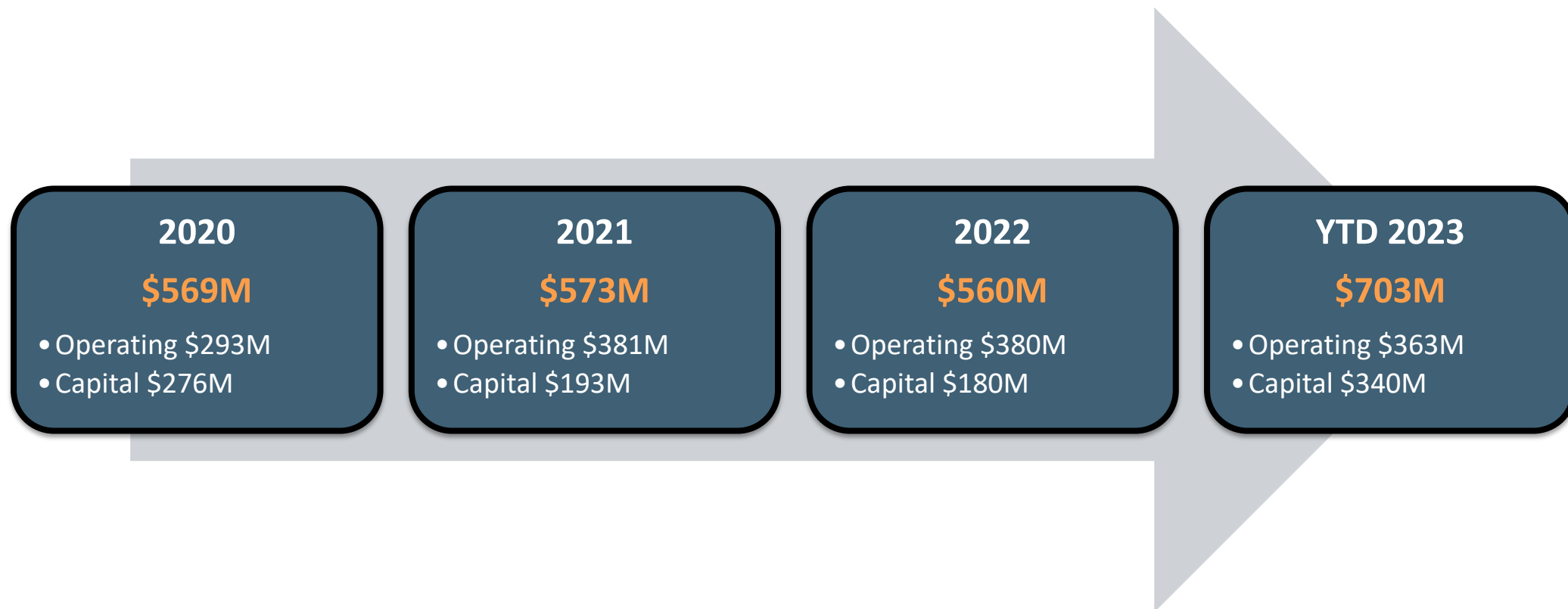
- Tenant rent arrears **total \$484 million across 71,000 households** as of November 30, 2023 – \$359 million increase from 2019.
- NYCHA has received **\$100 million of Emergency Rent Assistance Program (ERAP) funding** from New York State as of December 13, 2023. \$63 million has been applied to tenant accounts as of November 30, 2023, and is reflected in the 2023 arrears balance below.
- NYCHA is only collecting 61% of the rent charged (including arrears) over a 12-month period. HUD expects PHAs to collect 100% of the rent charged.



*Cumulative rent collection rate is the total rent charged divided by total rent collected over a twelve-month period. The 2023 rate is as of November 30, 2023 and subject to change.

The Cost of Compliance

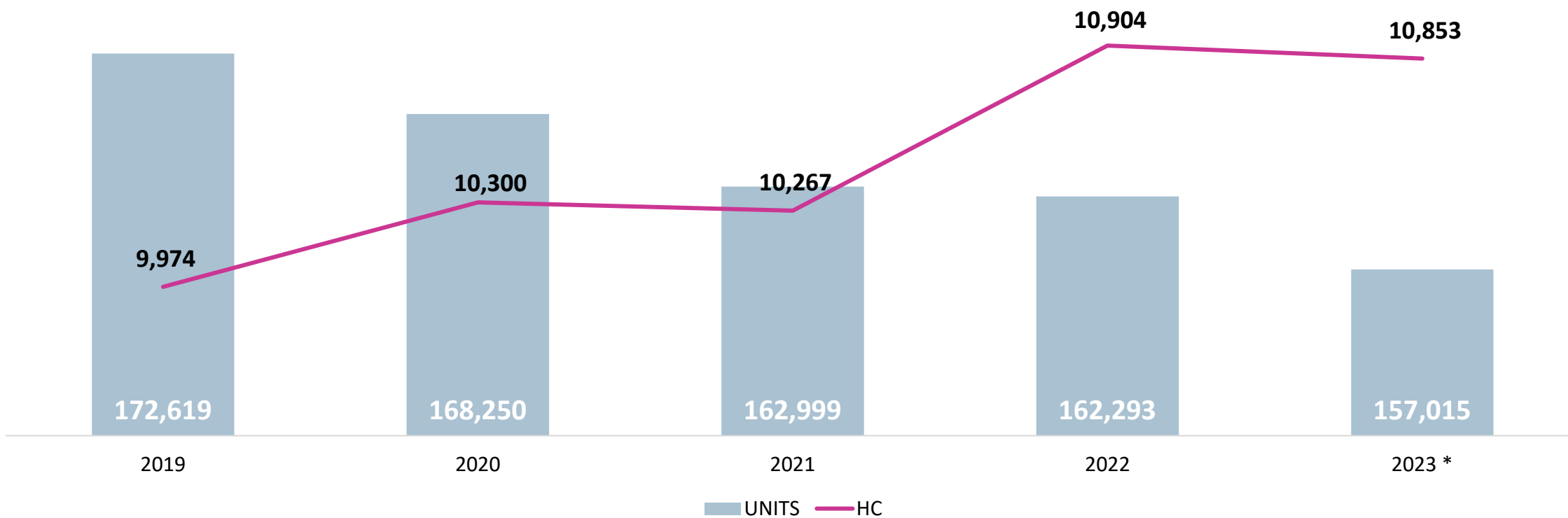
- While tenant rental revenue has decreased, we have continued to maintain our investments in the HUD/SDNY Agreement pillar areas using creative funding strategies and all available resources.
- Our actual spending in the pillar areas of heating, elevators, lead, mold, pests and waste – and the additional compliance departments is reflected below.
- As of November 30, 2023, we have spent a total of \$703 million in both operating and capital funds in fiscal year 2023.



**Above reflects actual annual spending in 2020 through 2022. 2023 figures are from January to November 2023 and subject to change. Pillar areas include heating, elevators, lead, mold, pests and waste, compliance, quality assurance, and environmental health and safety.*

Per Unit Headcount – Public Housing

- Since the execution of the HUD/SDNY Agreement in January 2019, NYCHA has made significant investments in staffing to improve conditions at the properties.
- NYCHA has hired 879 positions (9% increase) from the end of 2019 to November 2023, while the portfolio has decreased by 15,604 units (10%) due to PACT conversions.
- The ratio of Public Housing staff per unit has decreased from 17:1 to 15:1 as we try to maintain and operate our deteriorating assets.
- Our projected revenues cannot sustain continued staffing increases.



**The 2023 headcount reflects NYCHA staff on payroll through November 30, 2023, excluding the Section 8 program staff. The unit count includes all units under management in the Mixed Finance and Public Housing portfolio as of November 30, 2023.*

Overtime Expenses

- NYCHA spent \$198 million in overtime from January 1 through November 30, 2023. We are projecting an additional \$18 million by December 31, 2023.
- We are forecasting to spend \$216 million total by year end, a \$41 million increase compared to the 2022 spend of \$175 million.
- The highest overtime spending thus far has occurred in the Caretaker (\$41 million or 21%) and Maintenance Worker titles (\$20 million or 10%).

# Overtime Code	Actual Jan – Nov 2023	% of Total Overtime
1 Weekend/Holiday Scheduled OT	\$55	28%
2 No Code	\$27	14%
3 Work Order Backlog	\$26	13%
4 Environmental Issues/Response	\$13	6%
5 Special Initiatives	\$10	5%
6 DHS Vacant Apartments	\$8	4%
7 Heating/Hot Water	\$7	4%
8 Utility Outages/Water	\$7	3%
9 Utility Outages/Electric	\$6	3%
10 Move Outs	\$6	3%
All Others	\$33	17%
Total	\$198	100%

# Titles	Actual Jan – Nov 2023	% of Total Overtime
1 Caretaker (HA)	\$41	21%
2 Maintenance Worker	\$20	10%
3 Painter	\$13	6%
4 Plumber	\$12	6%
5 Carpenter	\$12	6%
6 Plasterer	\$12	6%
7 Elevator Mechanic	\$8	4%
8 Plumber's Helper	\$7	3%
9 Electrician	\$6	3%
10 Supervisor Painter	\$5	3%
All Others	\$61	31%
Total	\$198	100%

2023 Year-End Reforecast

- Based on the third quarter results, we are projecting a balanced budget– a significant achievement compared to adopted \$35 million deficit
- All year-end figures are estimates and subject to change

Sources:

- Received \$100 million in ERAP funding (as of December 13, 2023)
- Higher proration on public housing operating subsidy
- Additional Section 8 subsidy and fees to support Housing Assistance Payments and voucher administration

Uses

- High growth in overtime spending
- Emergency repair needs at the properties are driving increases in contract and supply expenditures
- Higher rate for utilities like heating gas, but lower overall consumption

(\$ in millions)



	Adopted Budget	Q3 Yearend Reforecast	Variance (Adopted Less Reforecast)
Sources			
Tenant Rental Revenue	\$850	\$984	\$134
Operating Subsidy	\$1,209	\$1,310	\$101
Section 8 Subsidy	\$1,629	\$1,733	\$104
Capital Transfer/Mgmt. Fee	\$249	\$263	\$15
City Funds	\$232	\$236	\$3
All Other	\$144	\$172	\$28
Withdraw from Reserves	\$65		(\$65)
Total Sources	\$4,378	\$4,697	\$319
Uses			
Personal Services (PS)			
Salaries	\$796	\$800	\$4
Overtime	\$100	\$216	\$116
Fringe	\$628	\$634	\$6
Total PS	\$1,524	\$1,650	\$126
Other than Personal Services (OTPS)			
Supplies	\$110	\$132	\$22
Utilities	\$604	\$628	\$24
Contracts	\$463	\$502	\$39
Section 8 HAP	\$1,455	\$1,541	\$86
Other OTPS	\$256	\$243	(\$13)
Total OTPS	\$2,889	\$3,047	\$158
Total Uses (PS & OTPS)	\$4,413	\$4,697	\$284
Surplus/(Deficit)	(\$35)	\$0	\$35

Proposed Five-Year Operating Plan 2024- 2028

2024 Funding Requests Received/Approved

- Received \$550 million in funding requests to continue status quo operations and/or expand programmatic initiatives.
- 42% of the requests (\$176 million) support the pillar areas of the HUD/SDNY Agreement.
- Approved \$211 million, of which \$104 million is operating funds and \$107 million in capital funds. Capitably-eligible items are included in the Proposed Capital Plan.

**Pillar Areas
\$82 million
approved**

**Property
Operations
\$111 million
approved**

Funding Areas	Requested	Approved
Addressing Environmental Hazards (i.e., lead-based paint, mold, and asbestos)	\$104	\$44
Investments in Heating, Elevators, Pest & Waste Management	\$70	\$37
Other Compliance Requests (net)	\$2	\$1
Extraordinary Maintenance for the Properties	\$147	\$29
Additional Contracts, Supplies & Equipment for Property Management	\$11	\$0
Administration of the Section 8 Program	\$21	\$21
Asset and Capital Management	\$117	\$44
Real Estate Development	\$13	\$5
Information Technology necessary services and system upgrades	\$49	\$23
Authority-wide services	\$16	\$6
Total Request	\$550	\$211

Proactive Financial Measures

- The gap between operating expenses and revenues continues to widen.
- The costs of complying with the HUD/SDNY Agreement and maintaining our aging buildings continue to rise while tenant rent revenues have not returned to pre-pandemic levels.
- To mitigate the operating deficit in 2024, NYCHA has taken the following cost-cutting measures to constrain operating expenses.



CONSISTENT PROPERTY FUNDING

Prioritized stable funding for property management contracts, equipment and supplies.



RIGHTSIZING PUBLIC HOUSING HEADCOUNT

Decreasing property staff through attrition as Public Housing developments convert through PACT.



REDUCING CENTRAL OFFICE EXPENSES

Reduced central office department expenses and reallocated funding to essential services. Further reductions may be required.



OVERTIME CONTROL MEASURES

Constraining the non-emergency overtime budget. Operations will implement control measures and track progress monthly.

(\$ in millions)

	2024 Proposed
Sources	
Tenant Rental Revenue	\$959
Operating Subsidy	\$1,310
Section 8 Program Subsidy	\$1,879
Capital Transfer/Mgmt. Fee	\$263
City Funds	\$205
All Other	\$344
Total Sources	\$4,961
Uses	
Personal Services (PS)	
Salaries	\$869
Overtime	\$111
Fringe	\$665
All other Salaries	\$13
Total PS	\$1,659
Other than Personal Services (OTPS)	
Leases	\$60
Supplies	\$109
Utilities	\$643
Contracts	\$414
Section 8 Landlord Payments	\$1,901
All Other OTPS	\$209
Total OTPS	\$3,337
Total Uses (PS & OTPS)	\$4,996
Surplus/(Deficit)	\$(35)

Proposed 2024 Sources and Uses

- Projecting \$959 million in tenant rent revenue as rent collection losses continue. Assuming \$58 million of additional ERAP funding
- \$4.96 billion in revenue from local and federal sources
- \$5.00 billion in expenses
 - \$1.66 billion for PS provides over 12,000 full-time positions
 - \$3.34 billion for OTPS
- Anticipating \$35 million deficit in 2024
- We will closely monitor the deficit and provide a mid-year update to the NYCHA Board

Proposed Five-Year Sources and Uses

(\$ in millions)

NYCHA is anticipating a \$35 million deficit in 2024 with deficits growing in the outyears. We will closely monitor spending and implement additional cost saving measures as needed.

	2024	2025	2026	2027	2028
Sources					
Tenant Rental Revenue	\$959	\$896	\$895	\$896	\$915
Operating Subsidy	\$1,310	\$1,350	\$1,321	\$1,369	\$1,400
Section 8 Program Subsidy	\$1,879	\$2,234	\$2,439	\$2,568	\$2,699
Capital Transfer/Mgmt. Fee	\$263	\$263	\$263	\$263	\$263
City Funds	\$205	\$207	\$210	\$211	\$211
All Other	\$344	\$279	\$166	\$156	\$151
Total Sources	\$4,961	\$5,229	\$5,295	\$5,465	\$5,639
Uses					
Personal Services (PS)					
Salaries	\$869	\$875	\$907	\$902	\$902
Overtime	\$111	\$110	\$108	\$108	\$108
Fringe	\$665	\$676	\$694	\$715	\$732
All other Salaries	\$13	\$13	\$13	\$13	\$13
Total PS	\$1,659	\$1,673	\$1,723	\$1,738	\$1,755
Other than Personal Services (OTPS)					
Leases	\$60	\$62	\$62	\$64	\$64
Supplies	\$109	\$107	\$106	\$105	\$105
Utilities	\$643	\$641	\$579	\$579	\$579
Contracts	\$414	\$407	\$403	\$400	\$400
Section 8 Landlord Payments	\$1,901	\$2,197	\$2,314	\$2,436	\$2,558
All Other OTPS	\$209	\$195	\$169	\$165	\$165
Total OTPS	\$3,337	\$3,610	\$3,634	\$3,749	\$3,872
Total Uses (PS & OTPS)	\$4,996	\$5,283	\$5,358	\$5,487	\$5,627
Surplus/(Deficit)	\$(35)	\$(54)	\$(64)	\$(22)	\$12

Proposed Five-Year Capital Plan 2024- 2028

2024-2028 Proposed Capital Sources and Uses



- The proposed five-year plan addresses \$8.2 billion of the estimated \$80 billion needed for capital repairs. \$3.1 billion total will be available in 2024.
- **Federal Capital:** \$706 million in unspent funding and \$752 million annual grant.
- **City Capital:** \$1.8 billion of the \$2.2 billion for the HUD/SDNY Agreement, and \$1.3 billion of Mayoral funds.
- **State Capital:** \$336 million left to be committed of the \$750 million awarded by the State for the heating and elevator improvements.
- NYCHA has achieved \$1+ billion in capital expenditures in 2023 at a rate of about \$140 million each month Authority-wide.

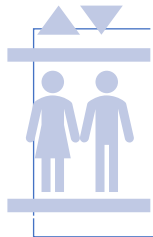
(\$ in Millions)

Sources	2024 *	2025	2026	2027	2028	Total 2024 - 2028
Federal Public Housing Capital	\$1,458	\$752	\$752	\$752	\$752	\$4,465
City Capital	\$1,107	\$926	\$672	\$304	\$173	\$3,182
State Capital	\$336	-	-	-	-	\$336
Federal Disaster Recovery	\$166	-	-	-	-	\$166
Community Development Block Grant (via City)	\$21	-	-	-	-	\$21
Emergency /Safety & Security Grants	\$19	-	-	-	-	\$19
Other	\$24	-	-	-	-	\$24
Total Sources	\$3,131	\$1,678	\$1,424	\$1,056	\$924	\$8,213
Uses						
Asset and Capital Management	\$2,328	\$1,110	\$823	\$448	\$360	\$5,069
Transfer to Operating & Mgmt Fee	\$278	\$263	\$263	\$263	\$263	\$1,331
Operations-Managed Capital Projects	\$116	\$15	\$12	\$20	\$4	\$169
Property Emergencies	\$27	\$27	\$27	\$27	\$27	\$137
Healthy Homes	\$199	\$128	\$135	\$134	\$106	\$701
Information Technology	\$57	\$14	\$15	\$15	\$15	\$115
All Other (Debt Service, Contingency, etc.)	\$126	\$120	\$149	\$149	\$149	\$691
Total Uses	\$3,131	\$1,678	\$1,424	\$1,056	\$924	\$8,213

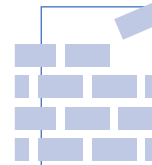
* 2024 Budget includes \$1,597 million in unspent fund from prior years.

2024-2028 Strategic Investments

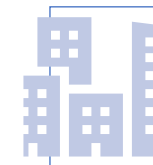
The proposed five-year plan makes strategic investments to replace and repair major capital assets across the NYCHA portfolio.



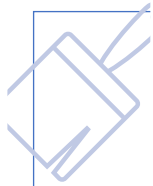
\$427 million to support the replacement of elevators



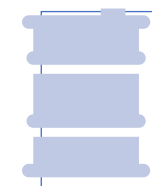
\$389 million for brickwork repairs and to maintain existing Local Law 11 shedding



\$740 million to repair roofs



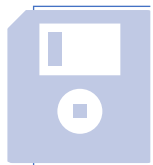
\$698 million for lead and asbestos abatement and mold



\$1 billion to upgrade heating systems



\$1.1 billion for Comprehensive Modernization projects



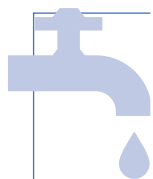
\$115 million to improve Information Technology



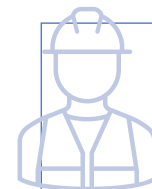
\$2.0 billion for Fees, Debt Service Payments & Management improvements



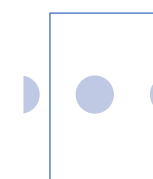
\$194 million for Interior & exterior Compactors



\$110 million for plumbing upgrades



\$549 million for General Construction



\$891 million for all others

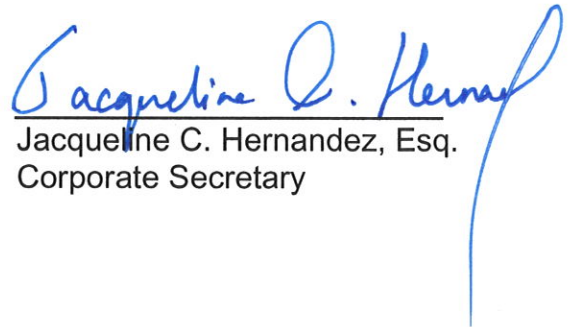
**Amounts represent major investments planned with all capital funds for 2024-2028 funds.*

Questions

THREE-THOUSAND ONE HUNDRED AND NINETY-FIRST MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:14 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary