

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND ONE HUNDRED AND SIXTY-NINTH MEETING

Minutes of Board Meeting

Wednesday, December 29, 2021

The meeting was held remotely.\* 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  
Matt Gewolb, Member  
Vito Mustaciuolo, Chief Operating Officer  
Jacqueline C. Hernandez, Esq., Corporate Secretary

\*Because of the ongoing COVID-19 health crisis and in relation to Chapter 417 of the Laws of 2021, the Board Meeting of the New York City Housing Authority, held on Wednesday, December 29, 2021 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

# ***NEW YORK CITY HOUSING AUTHORITY***

## ***Office of the Corporate Secretary***

### ***Minutes Regular Meeting Wednesday, December 29, 2021***

#### **I. Authority Minutes**

Adoption of Minutes of Regular Meeting, Wednesday, December 15, 2021

**APPROVED**

#### **II. Reports**

1. Temporary Suspension Update on EMCs, HPCs and WMCs, and Capital Projects Division's November 2021 Spend (Report is attached hereto and incorporated herein)
2. NYCHA 2022 Financial Plan (Report is attached hereto and incorporated herein)

#### **III. Authority Calendar**

Calendar of Regular Meeting, Wednesday, December 29, 2021

- 1 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2016511 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,250,000.00
Projected Section 3 Hires/Labor Hours:	1

---

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Richards Plumbing for general plumbing maintenance, authorized by Board Resolution 20-10/28-26 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, which commenced on December 7, 2020 and is continuing through December 6, 2023.

**APPROVED**

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

2 Authorization to Submit Initial RAD Applications to HUD for PACT Conversion

Location:	Chelsea Addition, Chelsea Houses (LLC I), Elliott & Fulton
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested, as it relates to the conversion of the following developments in Manhattan: Chelsea Addition consisting of 96 units; Chelsea Houses (LLC I) consisting of 425 units; Elliott consisting of 589 units; and Fulton consisting of 944 units to submit initial Rental Assistance Demonstration ("RAD") applications to the United States Department of Housing and Urban Development ("HUD") in anticipation of upcoming Permanent Affordability Commitment Together ("PACT") conversion (the "Project"). The Project will be presented in more detail to the Board closer to the date of the PACT conversion.

**APPROVED**

3 Authorization to (i) Submit a Section 18 Application to HUD for Disposition of a Parking Lot, Development Rights and a Parcel of Land at Manhattanville (LLC I) and (ii) Upon HUD Approval, Convey the Parking Lot, Development Rights and the Parcel of Land

Location:	Manhattanville (LLC I)
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 the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") to dispose of a 10,000 square-foot parking lot, Tax Lot TBD (the "Parking Lot"), approximately 280,000 square feet of zoning floor area (the "Development Rights"), and a 2,500 square-foot parcel of land, Tax Lot TBD, collectively, (the "Property") within Manhattanville (LLC I), located at New York County, Block 1984, Tax Lot 1, and (ii) upon HUD approval, convey the Property to 1440 Residential LLC and Lefkas Realty LLC, or their affiliate.

**APPROVED**

4 Authorization to Enter Into Eight (8) Retainer Agreements for Legal and Consulting Services with Eight (8) Law Firms

Location:	Non-Development
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$25,000,000.00
Projected Section 3 Hires/Labor Hours:	Pending Vendor Revision

---

Authorization is requested to enter into eight (8) retainer agreements with Amato Law Group, PLLC, Ballard Spahr LLP, Bryan Cave Leighton Paisner LLP, Herrick Feinstein LLP, Klein Hornig LLP, Mintzer Mauch PLLC, Nixon Peabody LLP, and Reno & Cavanaugh PLLC for legal and consulting services, regarding real estate law and real estate development matters, commencing on January 1, 2022 and continuing through December 31, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority at its sole discretion, provides written notice of its intent not to renew, prior to expiration of the expiring term.

**APPROVED**

5 Award of a Contract for Trash Hoist Replacement with Vertical Reciprocating Conveyors ("VRCs") Architectural, Structural and VRC Portion

Location:	Bay View Houses (LLC I)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Operating – Operating Reserves
Amount:	\$5,563,605.00
Projected Section 3 Hires/Labor Hours:	Approved under HUD new rule – Labor Hours

---

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Ziaur Bhuiyan/DBA Dynamic Construction Company. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond, as outlined in the Authority's bid documents. The second lowest bidder declined to hold its bid price past the 120 days from the bid-opening, which delay was due to securing additional funding above the budget to cover the costs to award this contract.

**APPROVED**

6 Authorization of a Contract Capacity Increase to the Energy Services Agreement ("ESA") with Ameresco, Inc. ("Ameresco")

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$6,938,863.00
Projected Section 3 Hires/Labor Hours:	38

---

Authorization is requested to approve a contract capacity increase to this ESA with Ameresco, for the implementation of a United States Department of Housing and Urban Development-approved energy performance contract, for the installation of energy conservation measures at twenty-six (26) developments, authorized by Board Resolution 16-4/27-21 and as subsequently amended for a twenty-year term, to increase the not-to-exceed amount, in order to fund the savings measurement and verification services during the remainder of the twenty-year term, which commenced on December 21, 2016 and is continuing through December 20, 2036.

**APPROVED**

7 Authorization of a Contract Capacity Increase to the Energy Services Agreement ("ESA") with Ameresco, Inc. ("Ameresco")

Location:	Various (Bronx, Brooklyn, Manhattan & Queens)
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	Operating & Capital – Federal
Amount:	\$12,432,032.00
Projected Section 3 Hires/Labor Hours:	30

---

Authorization is requested to approve a contract capacity increase to this ESA with Ameresco, for the implementation of a United States Department of Housing and Urban Development-approved energy performance contract, for the installation of energy conservation measures at fifteen (15) developments, authorized by Board Resolution 18-7/25-5 for a twenty-year term, to increase the not-to-exceed amount, in order to fund the savings measurement and verification services and the cost of domestic hot water heaters at Patterson during the remainder of the twenty-year term, which commenced on August 17, 2018 and is continuing through August 16, 2038.

**APPROVED**

8 Authorization of a Contract Capacity Increase to the Energy Services Agreement ("ESA") with Constellation NewEnergy, Inc. ("Constellation")

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$5,407,378.00
Projected Section 3 Hires/Labor Hours:	29

---

Authorization is requested to approve a contract capacity increase to this ESA with Constellation, for the implementation of a United States Department of Housing and Urban Development-approved energy performance contract, for the installation of energy conservation measures at twenty-three (23) developments in the Consolidated Edison Company of New York, Inc.'s Brooklyn Queens Demand Management Program, authorized by Board Resolution 17-9/27-5 for a twenty-year term, to increase the not-to-exceed amount, in order to fund the savings measurement and verification services during the remainder of the twenty-year term, which commenced on October 2, 2017 and is continuing through October 1, 2037.

**APPROVED**

9 Authorization of a Contract Capacity Increase to the Energy Services Agreement ("ESA") with Constellation NewEnergy, Inc. ("Constellation")

Location:	Various (Brooklyn, Manhattan & Queens)
Administering Department:	Capital Projects Division – Energy & Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$4,086,561.00
Projected Section 3 Hires/Labor Hours:	29

---

Authorization is requested to approve a contract capacity increase to this ESA with Constellation, for the implementation of a United States Department of Housing and Urban Development-approved energy performance contract, for the installation of energy conservation measures at eighteen (18) developments related to the Hurricane Sandy Recovery Program, authorized by Board Resolution 17-9/27-6 for a twenty-year term, to increase the not-to-exceed amount, in order to fund the savings measurement and verification services during the remainder of the twenty-year term, which commenced on October 2, 2017 and is continuing through October 1, 2037.

**APPROVED**

- 10 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925097 Awarded to WDF Inc. ("WDF")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	16

---

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to WDF for general construction, authorized by Board Resolution 20-9/30-11 for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial two-year term, which commenced on November 10, 2020 and is continuing through November 9, 2022.

**APPROVED**

- 11 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925098 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	11

---

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Jemco for general construction, authorized by Board Resolution 20-9/30-12 for a two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial two-year term, which commenced on October 27, 2020 and is continuing through October 26, 2022.

**APPROVED**

- 12 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925099 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	11

---

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Jemco for general construction, authorized by Board Resolution 20-9/30-13 for a two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial two-year term, which commenced on October 27, 2020 and is continuing through October 26, 2022.

**APPROVED**

- 13 Authorization to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2022 - 2026

Location:	Non-Development
Administering Department:	Financial Planning and Analysis
Funding Source:	Capital – Federal, City, State & Private
Amount:	\$8,055,651,893.00
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2022 - 2026.

**APPROVED**



- 14 Authorization to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2022 - 2026

Location:	Non-Development
Administering Department:	Financial Planning and Analysis
Funding Source:	Operating – Federal, State, City & Grants
Amount:	\$4,179,449,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2022 - 2026.

**APPROVED**

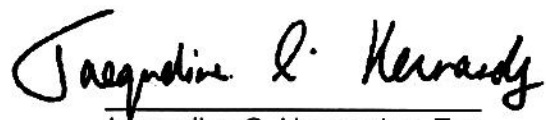
- 15 Authorization to i) submit an application to HUD, pursuant to HUD's Capital Fund Financing Program, for approval of the issuance of CFPRB, and (ii) subject to HUD's approval, execute the loan agreement and related ancillary documents

Location:	Non-Development
Administering Department:	Treasury Operations
Funding Source:	Capital – Federal
Amount:	\$410,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to HUD's Capital Fund Financing Program, for approval of the issuance of Capital Fund Program Revenue Bonds ("CFPRB"), in the not-to-exceed amount of \$410,000,000.00, by New York City Housing Development Corporation ("HDC") on behalf of the New York City Housing Authority ("the Authority"), and (ii) subject to HUD's approval of the application, execute (a) the loan agreement between the Authority, HDC and related parties, including the selected trustee, and (b) any and all ancillary documents, including those prescribed by the Master Indenture, related to the issuance and repayment of the CFPRB.

**APPROVED**



Jacqueline C. Hernandez, Esq.  
Corporate Secretary

# NYCHA Board Meeting

## December 29, 2021

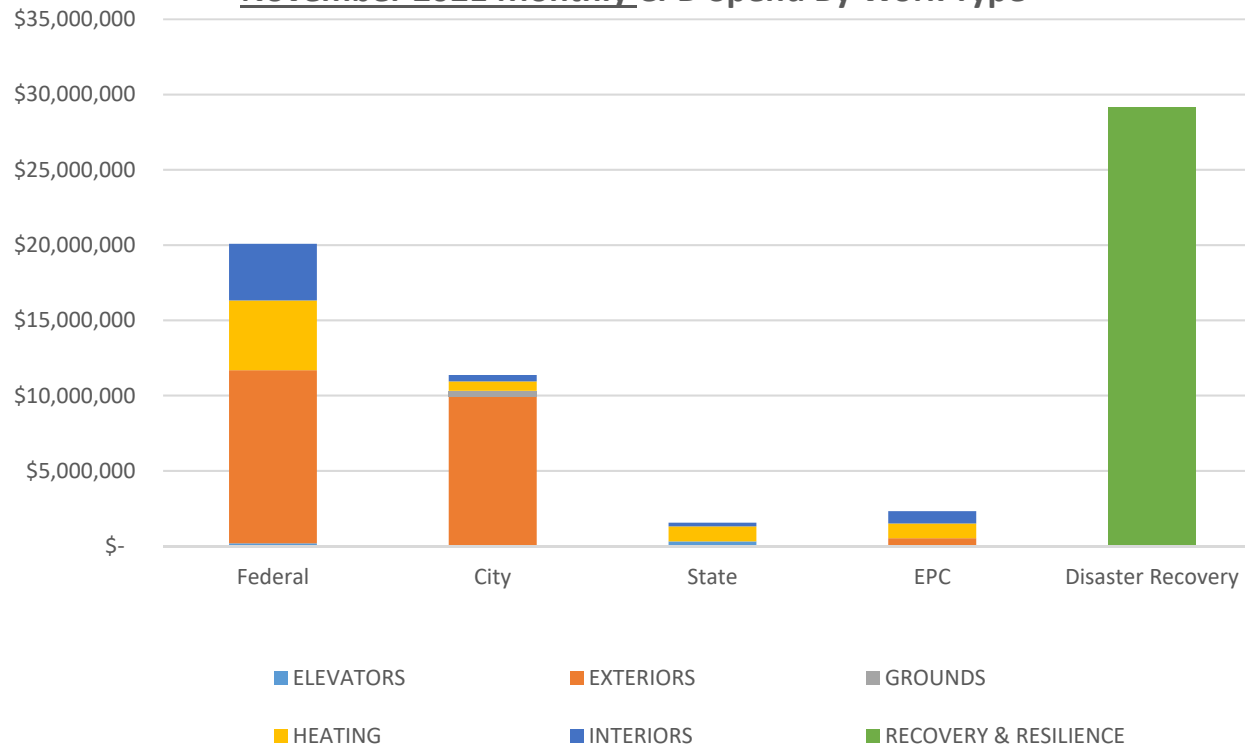
Temporary Suspension Update on EMCs, HPCs and WMCs,  
and Update on Department's Spend Rate  
By CAPITAL PROJECTS DIVISION



# Capital Projects Division

## November 2021 Spend

November 2021 Monthly CPD Spend By Work Type



Funding Source	Spend Total
Federal	\$20M
City	\$11M
State	\$1.6M
EPC	\$2.3M
Disaster Recovery	\$29M
Total	\$63.9M

# Temporary Suspension of Board Approval For Elevator Modernization Contracts (“EMCs”) Activity Since 10/27/2021 Board Meeting

**Board Resolution: 21-6/30-22**

**Suspension Period: 1286 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (For Section 3 Worker)	MWBE
Award	Nouveau Elevator Industries, LLC	Lump Sum	Coney Island I (Site 1B)	653 days	\$2,333,657.00	1	518	Non-Minority Owned
	Nouveau Elevator Industries, LLC	Lump Sum	Coney Island I (Sites 4 & 5)	471 days	\$3,750,711.00	1	901	Non-Minority Owned
	Nouveau Elevator Industries, LLC	Lump Sum	Richmond Terrace	457 days	\$6,798,308.00	2	924	Non-Minority Owned
Change Order	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Contract Capacity Increase	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

12/17/21

# Elevator Modernization Contracts (“EMCs”)

In June 2021, Board Resolution 21-6/30-22 authorized, as solely related to EMCs,

(i) the temporary suspension of prerequisite Authority approval of

**(a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) 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 21-4/28-1, and Section IV(E) of the Authority's Procurement Policy Manual (“PPM”), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

**(c) change orders and funding increases**, as required by Section V(D) of the PPM; and

(ii) at each Board Meeting, providing a EMCs report including, but not limited to, the

**(a) number of contracts awarded**, and

**(b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

In October 2021, Board Resolution 21-10/27-10 changed the frequency of providing the EMCs report to the Board from monthly at each Board meeting to quarterly.

# Elevator Modernization Contracts (“EMCs”)

## Project Status:

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
ATLANTIC TERMINAL SITE 4B	Modernization of elevators	Pending Award	Pending Award	Procurement	9/22/2022	7/24/2024	State & City
BUTLER	Modernization of elevators	Pending Award	Pending Award	Procurement	7/25/2022	5/22/2024	State & City
CAREY GARDENS	Modernization of elevators	Pending Award	Pending Award	Procurement	5/14/2022	11/18/2023	State & City
CONEY ISLAND I (SITE 1B)	Modernization of elevators	\$2,333,657.00	Pending Award	Construction (General Contract Awarded)	9/23/2023	9/23/2023	State & City
CONEY ISLAND I (SITES 4 & 5)	Modernization of elevators	\$3,750,711.00	Pending Award	Construction (General Contract Awarded)	5/10/2023	5/10/2023	State & City
HIGHBRIDGE GARDENS	Modernization of elevators	\$7,415,404.00	Pending Award	Construction (General Contract Awarded)	12/31/2022	12/31/2022	State & City
MITCHEL	Modernization of elevators	Pending Award	Pending Award	Procurement	4/13/2022	5/19/2024	State & City
QUEENSBRIDGE NORTH	Modernization of elevators	Pending Award	Pending Award	Procurement	3/28/2022	12/6/2024	State & City
RICHMOND TERRACE	Modernization of elevators	\$6,798,308.00	Pending Award	Procurement	11/9/2021	6/8/2023	State & City
UNITY PLAZA (SITES 17,24,25A)	Modernization of elevators	Pending Award	Pending Award	Procurement	8/5/2022	1/17/2024	State & City
UNITY PLAZA (SITES 4-27)	Modernization of elevators	Pending Award	Pending Award	Procurement	5/8/2022	11/28/2023	State & City
MCKINNELLY	Modernization of elevators	Pending Award	Pending Award	Procurement	1/7/2022	5/7/2023	Federal
MORRISANIA AIR RIGHTS	Modernization of elevators	Pending Award	Pending Award	Procurement	3/13/2022	2/1/2025	Federal
QUEENSBRIDGE SOUTH	Modernization of elevators	\$24,589,763.00	Pending Award	Construction (General Contract Awarded)	8/25/2024	8/25/2024	Federal

12/17/21

# Elevator Modernization Contracts (“EMCs”)

Project Status:

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
ADAMS	Modernization of elevators	Pending Award	Pending Award	Design	12/21/2021	1/30/2024	City
AMSTERDAM	Modernization of elevators	Pending Award	Pending Award	Design	3/21/2022	4/20/2025	City
DYKMAN	Modernization of elevators	Pending Award	Pending Award	Design	1/12/2022	11/29/2023	City
HERNANDEZ	Modernization of elevators	Pending Award	Pending Award	Design	12/31/2021	12/1/2023	City
HYLAN	Modernization of elevators	Pending Award	Pending Award	Procurement	7/24/2022	10/11/2023	City
MELTZER	Modernization of elevators	Pending Award	Pending Award	Design	12/21/2021	1/14/2024	City
SARATOGA VILLAGE	Modernization of elevators	Pending Award	Pending Award	Procurement	7/22/2022	10/8/2023	City
ST NICHOLAS	Modernization of elevators	Pending Award	Pending Award	Design	1/12/2022	8/7/2024	City
<b>TOTAL TO DATE</b>		<b>\$44,887,843.00</b>	<b>\$0.00</b>				

12/17/21

# Temporary Suspension of Board Approval For Heating Plant Contracts (“HPCs”) Activity Since 10/27/2021 Board Meeting

**Board Resolution: 21-6/30-23**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (For Section 3 Worker)	MWBE
Award	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Change Order	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Contract Capacity Increase	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

12/17/21



# Heating Plant Contracts (“HPCs”)

In June 2021, Board Resolution 21-6/30-23 authorized, as solely related to HPCs,

(i) the temporary suspension of prerequisite Authority approval of

**(a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) 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 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

**(c) change orders and funding increases**, as required by Section V(D) of the PPM; and

(ii) at each Board Meeting, providing a HPCs report including, but not limited to, the

**(a) number of contracts awarded**, and

**(b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

In October 2021, Board Resolution 21-10/27-11 changed the frequency of providing the HPCs report to the Board from monthly at each Board meeting to quarterly.

# Heating Plant Contracts (“HPCs”)

## Project Status:

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
AMSTERDAM	Steam, decoupling DHW	Pending Award	Procurement	1/29/2022	4/27/2024	Federal & State
BAY VIEW	Above grade, Steam, decoupling	Pending Award	Procurement	1/29/2022	3/18/2026	Federal & State
BREVOORT	Steam, decoupling DHW	Pending Award	Design	1/10/2021	4/27/2024	Federal & State
COOPER PARK	Steam, decoupling DHW	Pending Award	Procurement	2/5/2022	4/5/2024	Federal & State
GOWANUS	Above grade, Steam, decoupling	Pending Award	Procurement	3/16/2022	11/6/2024	Federal & State
JOHNSON	Steam, decoupling DHW	Pending Award	Design	12/28/2021	6/27/2024	Federal & State
LINCOLN	Steam, decoupling DHW	Pending Award	Design	1/25/2022	8/18/2024	Federal & State
MARCY	Above grade, Steam, decoupling	Pending Award	Design	12/28/2021	4/8/2026	Federal & State
MOTT HAVEN	Steam, decoupling DHW	Pending Award	Design	12/28/2021	2/26/2024	Federal & State
RAVENSWOOD	Steam, decoupling DHW	Pending Award	Procurement	2/5/2022	5/5/2026	Federal & State
ROOSEVELT I and II	Steam, decoupling DHW	Pending Award	Procurement	2/5/2022	9/4/2024	Federal & State
SMITH	Steam, decoupling DHW	Pending Award	Procurement	2/4/2022	6/13/2024	Federal & State
UPACA (SITE 5)	Steam, decoupling DHW	Pending Award	Procurement	2/4/2022	1/4/2024	Federal & State
VAN DYKE I and II	Steam, decoupling DHW	Pending Award	Design	1/10/2021	6/28/2025	Federal & State
<b>TOTAL TO DATE</b>		<b>\$0.00</b>				

12/17/21

# Temporary Suspension of Board Approval For Waste Management Contracts (“WMCs”) Activity Since 10/27/2021 Board Meeting

**Board Resolution: 21-10/27-9**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (For Section 3 Worker)	MWBE
Award	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Change Order	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
Contract Capacity Increase	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

12/17/21

# Waste Management Contracts (“WMCs”)

In October 2021, Board Resolution 21-10/27-9 authorized, as solely related to WMCs,

(i) the temporary suspension of prerequisite Authority approval of

**(a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) 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 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

**(c) change orders and contract capacity increases**, as required by Section V(D) of the PPM; and

(ii) provide a quarterly WMCs report including, but not limited to, the

**(a) number of contracts awarded**, and

**(b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

# Waste Management Contracts (“WMCs”)

## Project Status:

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion	Funding
Various Developments as per the Action Plan	JOC Delivery: Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21 and FY22)	Pending Procurement & Award	Planning/ Procurement	Quarter 1 - 2022	Quarter 2- 2024	City & Federal
Various Developments as per the Action Plan	IDIQ Delivery: Replacement of Interior Compactor Room Equipment and General Improvements of finishes and Misc. Systems (i.e. Lighting / Plumbing) (FY23 - FY26)	Pending Procurement & Award	Planning	Quarter 1 - 2022	2024/2025	City & Federal
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Planning/ Procurement	Quarter 1 - 2022	Quarter 3 - 2024	City & Federal
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	Pending Procurement & Award	Planning	Quarter 1 - 2022	Quarter 3 - 2025	City & Federal
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	Pending Procurement & Award	Planning	Quarter 3 - 2022	Quarter 4 - 2025	City & Federal
<b>TOTAL TO DATE</b>		<b>\$0.00</b>				

12/17/21

Manhattan

Queens



NYCHA Board Meeting  
December 29, 2021

NYCHA 2022 Financial Plan

G. Russ, Chair & CEO

A. Lescott, Chief Financial Officer

# Agenda

---



## Five-Year Operating Plan

- I. 2021 Year-End Reforecast
- II. Monthly Rent Collection
- III. Investments in HUD/SDNY Agreement Pillar Areas vs. Rent Collection
- IV. Proposed Operating Budget
  - 2022 Sources and Uses
  - 2022 New Investments
- V. Operating Reserve Impact
- VI. Five-Year Sources and Uses

## Five-Year Capital Plan

- I. Sources and Uses
- II. Strategic Investments

## 2021 Year-end Reforecast



(\$ in Millions)

### Sources

	Adopted Budget	Q3 Yearend Reforecast	Variance (Adopted vs Reforecast)
Tenant Rental Revenue	\$1,008	\$889	\$(118)
Operating Subsidy	\$1,015	\$1,116	\$101
Section 8 Revenue	\$1,352	\$1,376	\$24
City Funds for Staffing Costs	\$120	\$121	\$1
City Funds for Other Initiatives	\$128	\$165	\$37
Capital Fund Management Fee & Transfer	\$290	\$296	\$6
Other Revenues	\$146	\$203	\$57
<b>Total Sources</b>	<b>\$4,059</b>	<b>\$4,166</b>	<b>\$107</b>

### Uses

#### Personal Services (PS)

Salaries	\$783	\$774	\$9
Overtime	\$90	\$167	\$(77)
<b>Total PS</b>	<b>\$1,444</b>	<b>\$1,573</b>	<b>\$(129)</b>

#### Other than Personal Services (OTPS)

Supplies	\$105	\$94	\$11
Contracts	\$612	\$518	\$94
Utilities	\$513	\$559	\$(46)
Section 8 HAP	\$1,185	\$1,206	\$(21)
Other OTPS	\$225	\$216	\$9
<b>Total OTPS</b>	<b>\$2,640</b>	<b>\$2,593</b>	<b>\$47</b>

<b>Total Uses (PS &amp; OTPS)</b>	<b>\$4,084</b>	<b>\$4,166</b>	<b>\$(82)</b>
-----------------------------------	----------------	----------------	---------------

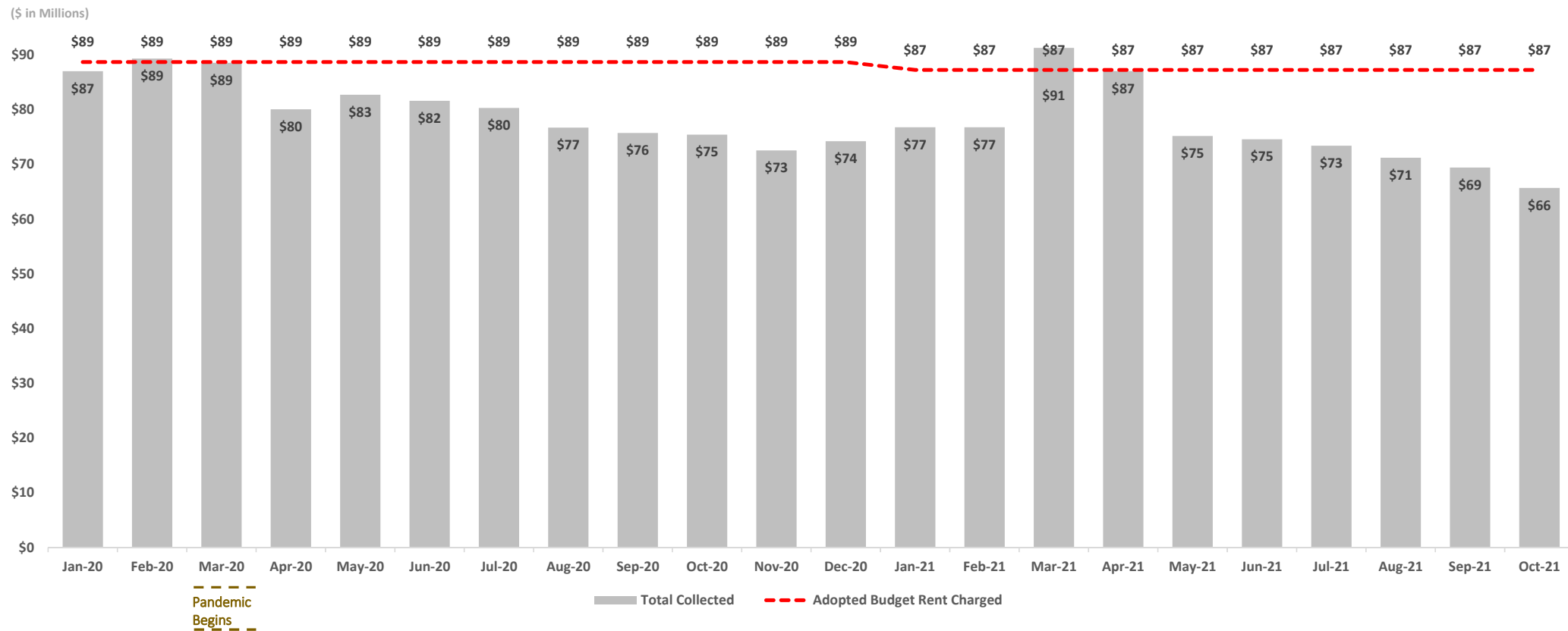
<b>Surplus/(Deficit)</b>	<b>\$(25)</b>	<b>\$0</b>	<b>\$25</b>
--------------------------	---------------	------------	-------------

- Estimating that we will balance the budget in 2021 – an improvement from the \$25 million deficit NYCHA adopted for the fiscal year
- Decreases in tenant rent revenue are offset by funding from Federal and City partners, and revenue from development deals
- High overtime costs are driving increased spending



## Monthly Rent Collection

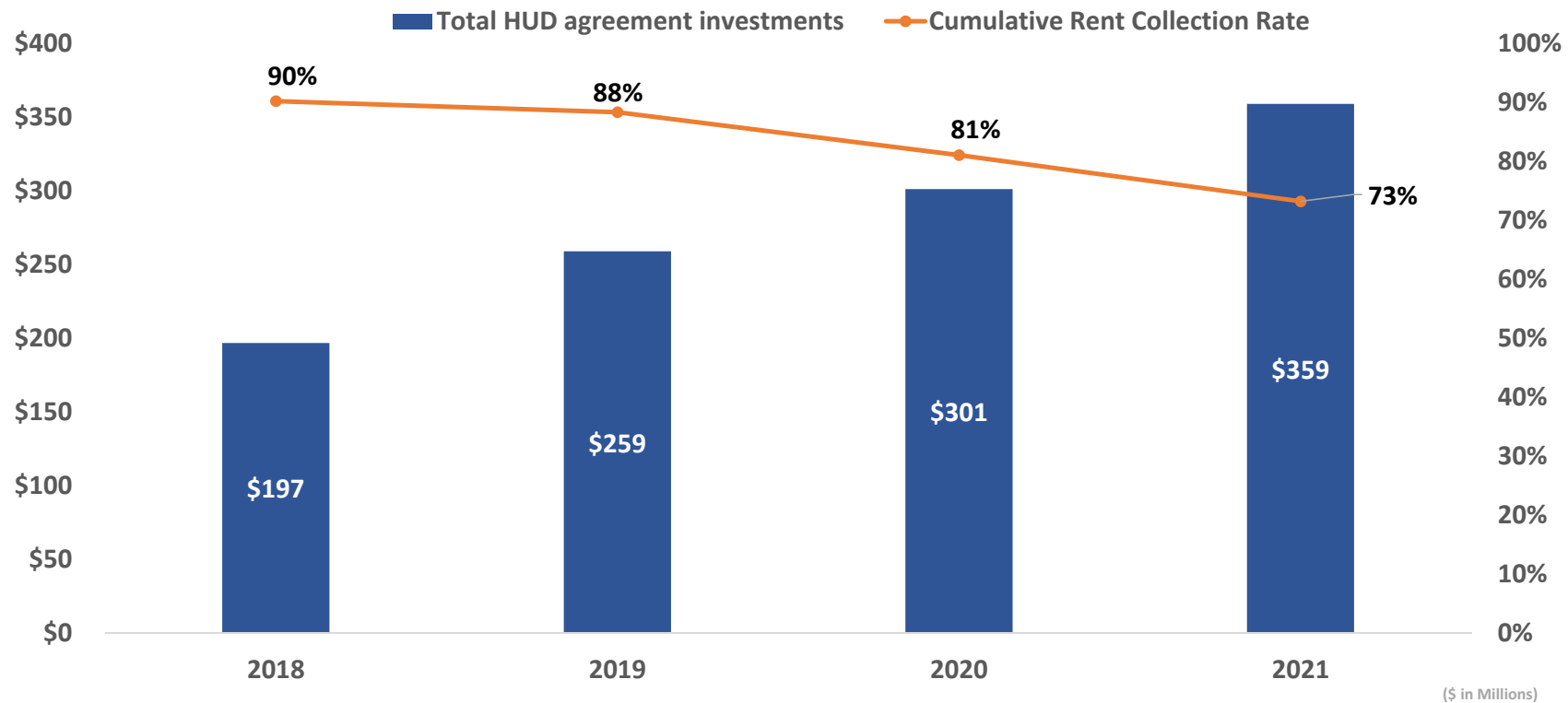
- NYCHA needed to collect an average of \$89 million per month in 2020, and \$87 million per month in 2021.
- Monthly rent collection has declined 30% since the start of the pandemic (March 2020 compared to October 2021).
- Reached its lowest point in October 2021 with \$66 million collected, and \$285 million of total tenant receivables.



Note: Monthly Rent collection rate is the total rent collected against total amount charged that month (including arrears)

## HUD/SDNY Agreement Investments vs. Rent Collection

- Over the last three years, annual investment in the HUD/SDNY Agreement pillar areas increased by \$162 million.
- At the same time, tenant rent -- a major source of operating revenue -- decreased significantly.
- Cumulative rent collection rate plummeted from 90% in 2018 to 73% in Oct 2021, and receivables currently total \$285 million.



**Notes:**

- Agreement Investments include operating funding for heating, elevators, pests and waste, mold, and compliance departments. 2018-2020 amounts are actual expenditures, whereas 2021 is based on budgeted amounts.
- Cumulative rent collection rate is the total rent charged divided by total rent collected over a twelve-month period. The 2021 rate is as of October 2021 and subject to change.

(\$ in Millions)

	2022
<b>Source</b>	
Tenant Rental Revenue	\$867
Federal Operating Subsidy	\$1,023
Utility Savings Measure (RRI at 100%)	\$53
Section 8 Subsidies	\$1,439
City Funds	\$276
Capital Management Fee & Transfer	\$245
Restricted PACT Proceeds	\$80
Withdrawal from Reserves	\$100
Other	\$61
<b>Total Sources</b>	<b>\$4,144</b>
<b>Uses</b>	
<b>Personal Services (PS)</b>	
Salaries	\$812
Overtime	\$99
Fringe	\$626
<b>Total PS</b>	<b>\$1,537</b>
<b>Other than Personal Services (OTPS)</b>	
Utilities	\$524
Supplies	\$108
Contracts	\$487
Section 8 HAP Payment	\$1,293
Other OTPS	\$231
<b>Total OTPS</b>	<b>\$2,642</b>
<b>Total Uses (PS&amp; OTPS)</b>	<b>\$4,179</b>
<b>Surplus/(Deficit)</b>	<b>(\$35)</b>

## 2022 Sources and Uses



- Baseline budget with \$137 million in new investments in the Transformation Plan and Pillar areas
  - *Note: NYCHA received over \$300 million in new needs requests which would produce a significant year-end deficit, as even a more modest increase of \$170 million would result in a roughly \$70 million year-end deficit.*
- Requires HUD approval of \$53 million Rate Reduction Incentive Waiver, and use of \$80 million of escrowed RAD/PACT proceeds.
- \$100 million withdrawal from unrestricted operating reserves
- Anticipating \$35 million year-end deficit in 2022
- Without additional revenues, NYCHA will not be able to continue this trend of increased spending.

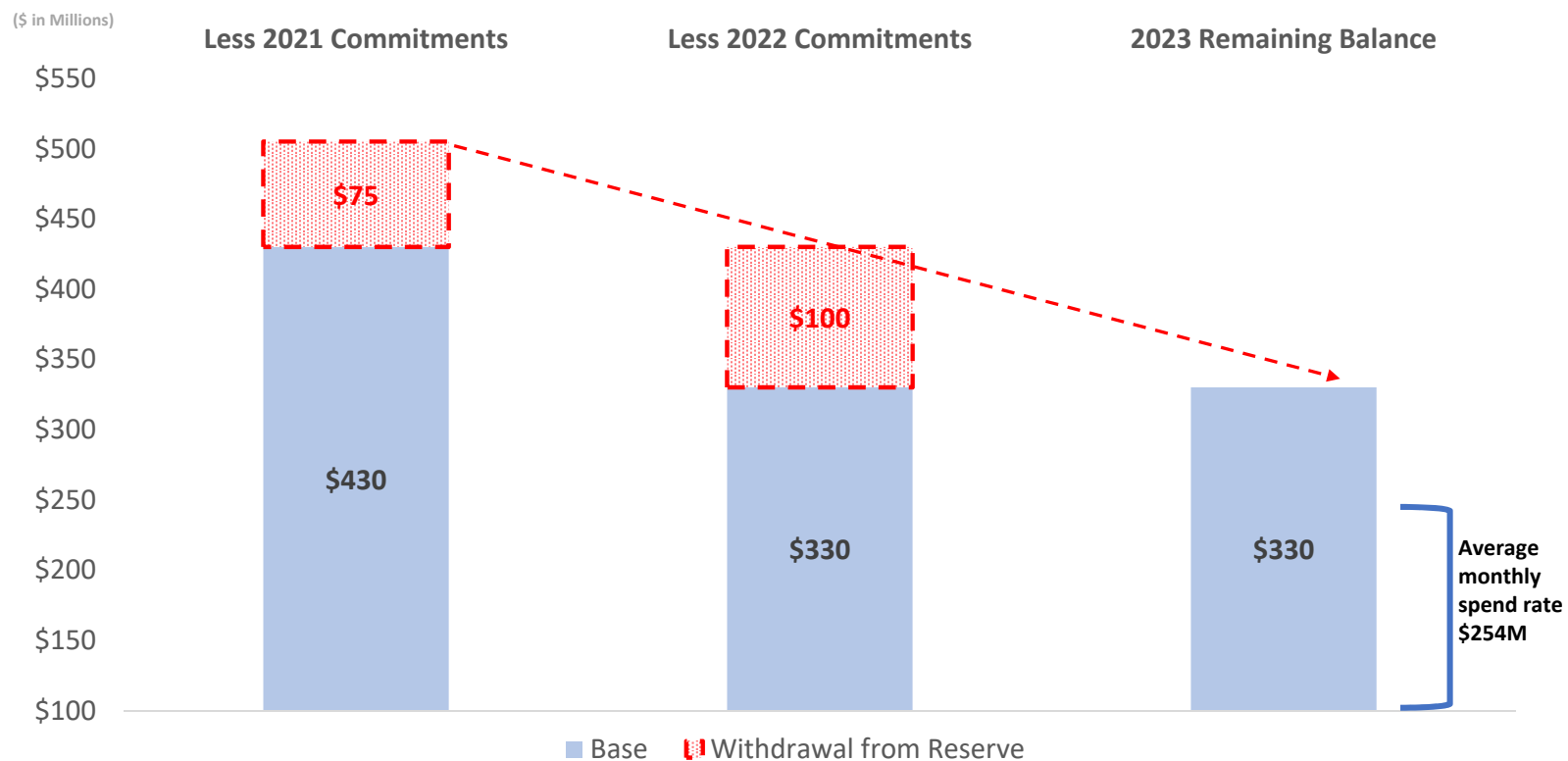
## Additional Pillar and Transformation Plan Investments

- Added \$137 million to the baseline to fund SDNY/HUD Agreement pillar areas and continue Transformation Plan implementation.

Transformation Plan \$47 M	#	Additional Operating Investments	Proposed (\$M)
	1	Skilled Trades Staff for Manhattan & Brooklyn Properties (phased hiring of 250 staff)	\$19
	2	New Janitorial Staff for the Properties (200 staff)	\$16
	3	More Supplies, Equipment, and Contracts for the Properties (requested by Property Managers via Property-Based Budgeting Trainings)	\$12
	4	Fringe Benefits for New Staff	\$21
Compliance (Agreement Pillars) \$38 M	5	Overtime to Reduce Work Order Backlog & Improve Responsiveness	\$10
	6	Comprehensive Modernization Pilot	\$13
	7	Heating Investments <ul style="list-style-type: none"><li>Mobile boiler rentals, boiler welding, and preventative maintenance</li></ul>	\$13
	8	Asbestos, Lead & Mold Abatement <ul style="list-style-type: none"><li>\$2M for asbestos work, \$2.5M for vent cleaning and mold removal team, \$1.9M for multidepartment Lead Crew, \$1.7M for lead contracts.</li></ul>	\$8
	9	Elevator Code Compliance <ul style="list-style-type: none"><li>\$1M to upgrade brake system in line with DOB code, and \$484K for additional supervision</li></ul>	\$2
	10	Pest Reduction & Waste Management <ul style="list-style-type: none"><li>\$1.5M for compactor repairs, \$202K for garbage truck pilot, and \$174K for arborist</li></ul>	\$2
	11	Fire Watch for Code Compliance	\$8
	12	All Other Investments (net) <ul style="list-style-type: none"><li>Increasing insurance and utility costs, lease construction costs, etc.</li></ul>	\$13
	Total	\$137	

## Impact on Operating Reserve

- NYCHA is using all available revenue to close budget gaps – including unrestricted operating reserves.
- NYCHA is drawing \$75 million from unrestricted reserves in 2021 and proposing to draw \$100 million in 2022.
- This leaves just over one month of reserves remaining for 2023.



*\*Reserve figures exclude \$100 million (net) of programmatic or committed funds that cannot be used to cover Public Housing Operating costs (i.e., CDBG-DR, LLC 1 and LLC 2 reserves, Emergency Housing Choice Voucher reserves, etc.). Reserve is as of October 31, 2021.*

## Five-Year Proposed Sources and Uses



- NYCHA is anticipating a \$35 million deficit in 2022. We will closely monitor spending and implement cost saving measures.

(\$ in Millions)

	2022	2023	2024	2025	2026
<b>Sources</b>					
Tenant Rental Revenue	\$867	\$881	\$807	\$744	\$718
Federal Operating Subsidy	\$1,023	\$1,090	\$1,095	\$1,055	\$1,002
Section 8 Subsidies	\$1,439	\$1,458	\$1,531	\$1,571	\$1,605
City Funds	\$276	\$221	\$221	\$221	\$221
Capital Transfer & Management Fee	\$245	\$245	\$245	\$245	\$245
Withdrawal from Reserves	\$100	\$0	\$0	\$0	\$0
All Other Revenue	\$194	\$119	\$94	\$86	\$86
<b>Total Sources</b>	<b>\$4,144</b>	<b>\$4,014</b>	<b>\$3,993</b>	<b>\$3,921</b>	<b>\$3,877</b>
<b>Uses</b>					
<b>Personal Services (PS)</b>					
Salaries	\$774	\$778	\$758	\$710	\$688
Fringe	\$626	\$635	\$678	\$686	\$700
Overtime	\$99	\$97	\$93	\$91	\$91
All other Salaries	\$38	\$38	\$37	\$36	\$36
<b>Total PS</b>	<b>\$1,537</b>	<b>\$1,548</b>	<b>\$1,566</b>	<b>\$1,523</b>	<b>\$1,515</b>
<b>Other than Personal Services (OTPS)</b>					
Leases	\$60	\$61	\$63	\$63	\$63
Supplies	\$108	\$98	\$88	\$82	\$79
Utilities	\$524	\$518	\$497	\$496	\$474
Contracts	\$487	\$451	\$427	\$414	\$407
Section 8 Landlord Payment	\$1,293	\$1,315	\$1,363	\$1,410	\$1,462
All other OTPS	\$171	\$158	\$156	\$155	\$156
<b>Total OTPS</b>	<b>\$2,642</b>	<b>\$2,602</b>	<b>\$2,594</b>	<b>\$2,620</b>	<b>\$2,641</b>
<b>Total Uses (PS &amp; OTPS)</b>	<b>\$4,179</b>	<b>\$4,150</b>	<b>\$4,160</b>	<b>\$4,144</b>	<b>\$4,156</b>
<b>Surplus/ (Deficit)</b>	<b>(\$35)</b>	<b>(\$136)</b>	<b>(\$168)</b>	<b>(\$222)</b>	<b>(\$279)</b>

## **Five-Year Capital Plan 2022 - 2026**

## 2022-2026 Capital Sources and Uses



- **\$8.1 billion of the estimated \$40 billion needed for capital repairs. \$3 billion available in 2022.**
- **Federal Public Housing Capital:** Assuming \$700 million grant per year.
- **City Capital:** includes \$1.7 billion of the \$2.2 billion for the HUD/SDNY Agreement, and \$1.6 billion of Mayoral funds. Unused City funds roll into the next year.
- **State Capital:** \$363 million left to be committed of the \$450 million awarded by the State for the heating and elevator improvements.
- Since January 2021, NYCHA has been spending \$73 million on average per month on capital projects.

Sources	Roll of Prior Funds	2022	2023	2024	2025	2026	Total 2022 - 2026
Federal Public Housing Capital	\$608	\$700	\$700	\$700	\$700	\$700	\$4,108
City Capital	\$623	\$410	\$587	\$597	\$657	\$424	\$3,298
State Capital	\$363						\$363
Federal Disaster Recovery	\$122						\$122
Community Development Block Grant (via City)	\$88						\$88
Insurance	\$65						\$65
Other	\$11						\$11
<b>Total Sources</b>	<b>\$1,881</b>	<b>\$1,110</b>	<b>\$1,287</b>	<b>\$1,297</b>	<b>\$1,357</b>	<b>\$1,124</b>	<b>\$8,056</b>

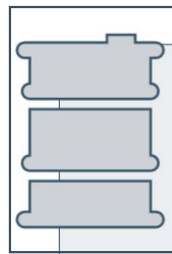
**Total Available in 2022:  
\$2,990 million**

Uses	Roll of Prior Funds	2022	2023	2024	2025	2026	Total 2022 - 2026
Construction Hard Costs	\$1,700	\$747	\$938	\$949	\$1,030	\$806	\$6,170
Construction Soft Costs	\$151	\$314	\$311	\$316	\$290	\$289	\$1,671
Energy	\$12	\$23	\$22	\$18	\$23	\$15	\$113
Information Technology	\$18	\$26	\$16	\$14	\$14	\$15	\$102
<b>Total Uses</b>	<b>\$ 1,881</b>	<b>\$1,110</b>	<b>\$1,287</b>	<b>\$1,297</b>	<b>\$1,357</b>	<b>\$1,124</b>	<b>\$8,056</b>

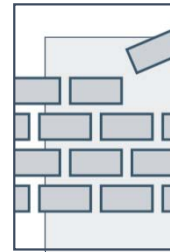


## 2022 Capital Budget Strategic Investments

- The Capital Plan proposes significant investments to fund improvements to NYCHA developments in 2022:



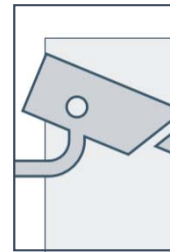
\$773 million to upgrade heating systems



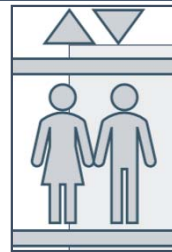
\$245 million for brickwork repairs and to maintain existing Local Law 11 shedding



\$264 million to repair roofs



\$53 million to upgrade and install new CCTV, intercoms and fire alarms



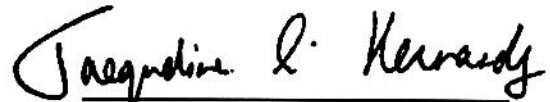
\$205 million to support the replacement of elevators

*\*Amounts represent major investments planned with funds available in 2022. Does not include work planned with 2023-2026 funds.*

THREE-THOUSAND ONE HUNDRED AND SIXTY-NINTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:14 P.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary