

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTY- NINTH MEETING

Minutes of Board Meeting

Wednesday, February 25, 2015

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Shola Olatoye, Chair
Kyle E. Kimball, Vice-Chairman
Richard Baron, Member
Beatrice Byrd, Member
Derrick D. Cephas, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, February 25, 2015

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, January 28, 2015

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, February 25, 2015

- 1 Authorization to Submit a Section 18 Application to HUD for the Disposition of (i) A Parcel of Land; (ii) Transferable Development Rights; and (iii) Easements for the Development of Affordable Housing

Location:	Van Dyke I
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit an application to the US Department of Housing and Urban Development, pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application"), to dispose of (i) an approximately 11,562 square foot parcel of land; (ii) up to 70,000 square feet of Transferable Development Rights; and (iii) approximately 4,848 square feet of easements comprised of an approximately 4,588 square foot light and air easement and approximately 260 square foot sun shade projection easement, located at Van Dyke Houses, Kings County, Block 3794, part of Lot 1 to CAMBA Housing Ventures, Inc. or an affiliate thereof to facilitate the development of 100 units of affordable housing with supportive services and a superintendent's unit.

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N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Requirement Contract for Kitchen Stainless Steel Sinks

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$2,420,600.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Samuel Levine Plumbing and Heating Supplies, Inc., for the not-to-exceed amount.

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3 Award of a Requirement Contract for Exterior Restoration for Site Specific Developments

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, State, Mixed Finance & Other
Amount:	\$20,656,083.00
Projected Section 3 Hires:	7

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, S & N Builders, Inc., for the not-to-exceed amount.

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4 Rejection of All Bids for Exterior Restoration for Site Specific Developments

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This requirement contract will be rebid.

APPROVED

5 Rejection of All Bids for Exterior Restoration for Site Specific Developments

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority.

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6 Rejection of All Bids for Community Center Renovation

Location:	Fulton
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority.

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7 Rejection of All Bids for Clean-Up, Abatement and Restoration of Apartments Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This requirement contract will be re-packaged and advertised for bid in the near future.

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8 Rejection of All Bids for Clean-Up, Abatement and Restoration of Apartments Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This requirement contract will be re-packaged and advertised for bid in the near future.

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9 Award of a Requirement Contract for Clean-Up, Abatement and Restoration of Apartments Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Mixed Finance, CDBG, Insurance & FEMA
Amount:	\$12,239,518.45
Projected Section 3 Hires:	20

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Jemco Electrical Contractors, Inc., for the not-to-exceed amount.

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10 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, State, Mixed Finance & Other
Amount:	\$10,610,716.55
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, TR Pipe Inc., for the not-to-exceed amount.

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11 Authorization to Enter into an Agreement with MDSzerbaty+Associates Architecture LLC Related to the Response to and Recovery from Hurricane Sandy

Location:	Ocean Bay Apartments (Bayside)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, CDBG, FEMA, Insurance & Other
Amount:	\$6,279,040.00
Projected Section 3 Hires:	2

Authorization is requested to enter into an agreement with MDSzerbaty+Associates Architecture LLC, for architectural and engineering services related to the Hurricane Sandy Resiliency and Renewal Program, commencing on March 27, 2015 and continuing through March 26, 2020, or commencing on such other date as may be determined by the General Manger or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

- 12 Authorization to Enter into an Agreement with Kohn Pedersen Fox Associates P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, CDBG, FEMA, Insurance & Other
Amount:	\$6,627,000.00
Projected Section 3 Hires:	3

Authorization is requested to enter into an agreement with Kohn Pedersen Fox Associates P.C., for architectural and engineering services related to the Hurricane Sandy Resiliency and Renewal Program, commencing on March 27, 2015 and continuing through March 26, 2020, or commencing on such other date as may be determined by the General Manger or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

- 13 Authorization to Enter into 16 Agreements with 16 Firms for Architectural and Engineering Services

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, State Mixed Finance & Other
Amount:	\$60,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into sixteen (16) Indefinite Delivery, Indefinite Quantity Agreements with sixteen (16) firms to provide architectural and engineering services, commencing on March 11, 2015 and continuing through March 10, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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- 14 Authorization of a Change Order to Contract No. HE1124925 Awarded to Kordun Construction Corp.

Location:	Washington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$107,881.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-5/23-16. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the continued use of two (2) temporary mobile boilers from February 26, 2015 to May 31, 2015.

APPROVED

- 15 Vice-Chairman Kimball moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary



Board Calendar Meeting Chair's Report

February 25, 2015



Choice Neighborhoods Background

- Choice Neighborhoods Initiative is a HUD-funded grant that seeks to transform neighborhoods by revitalizing severely distressed public housing and investing in a range of resources for community members.
- Planning Grants assist communities in developing a neighborhood Transformation Plan. NYCHA was awarded a \$300K Planning Grant in 2012 and submitted a \$30M *Make Mott Haven* Transformation Plan in September 2014. An Implementation Grant application was submitted in February 2015.



Choice Neighborhoods Initiative Areas

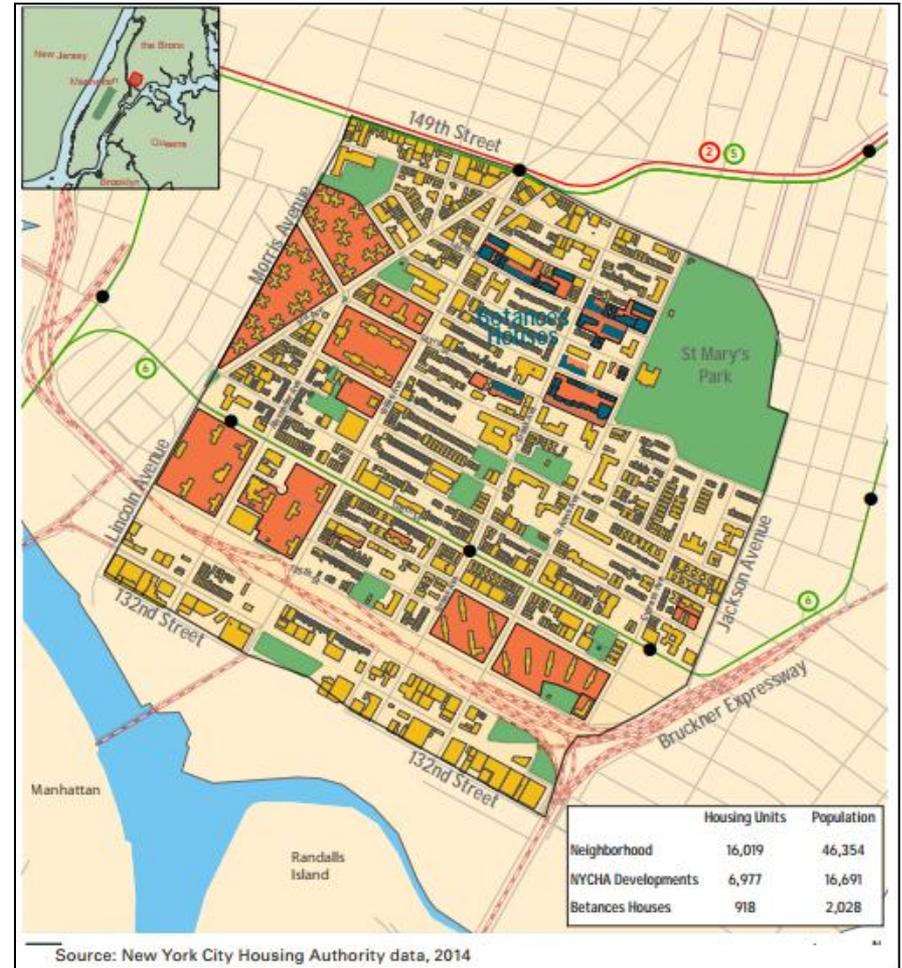
Choice Neighborhoods Initiative is focused on three areas:

- **Housing:** Replace distressed housing with mixed-income, affordable housing that is energy efficient and well managed
- **People:** Provide effective education, employment opportunities, and quality health care
- **Neighborhood:** Bring private and public investment, local amenities, effective public schools, and safety



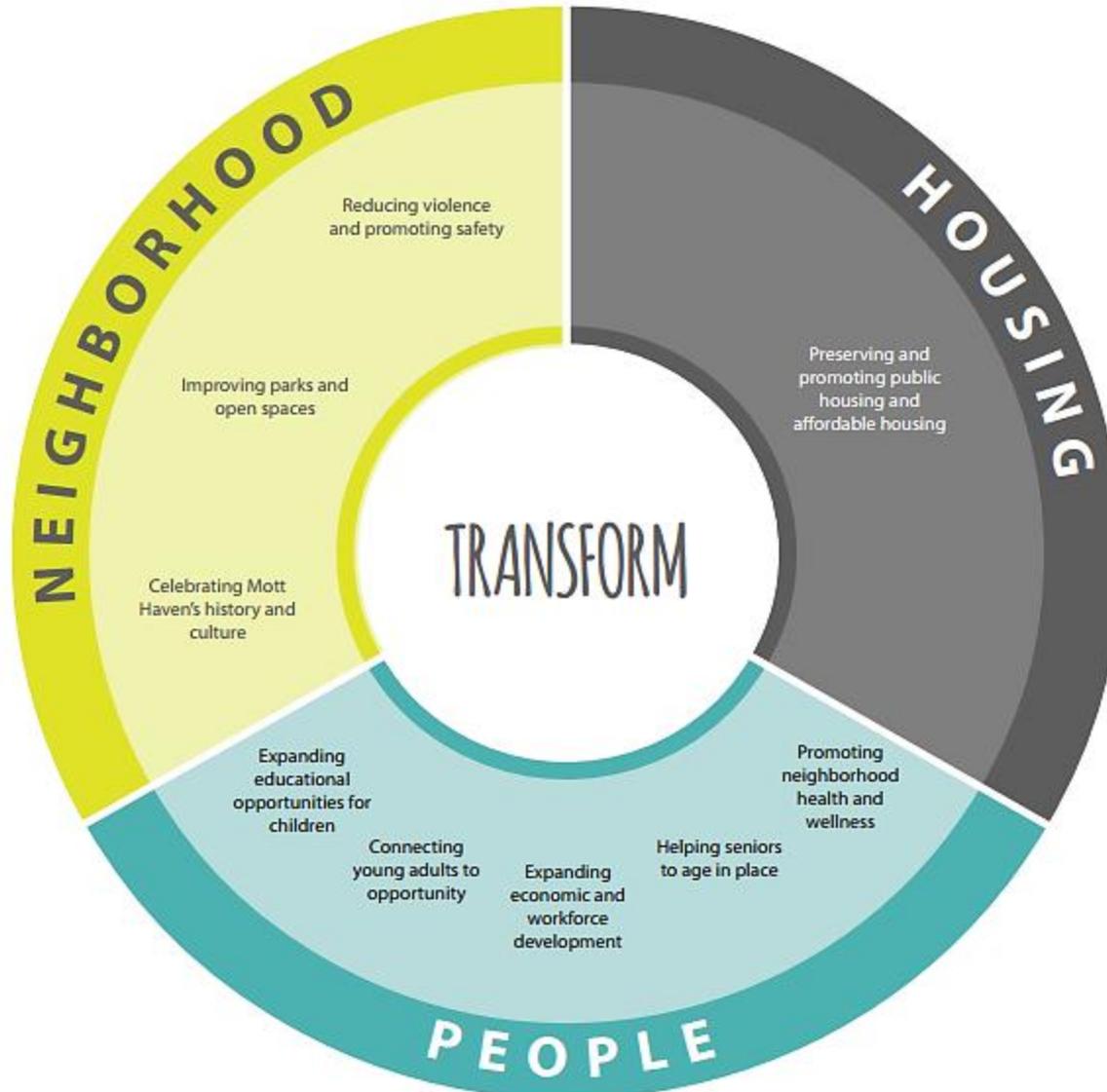
Make Mott Haven Introduction

- Located in the South Bronx, Mott Haven's boundaries for Choice, starting from the north and moving clockwise:
 - 149th Street
 - St. Mary's Park/ Jackson Avenue
 - 132nd Street
 - Lincoln Avenue/ Morris Avenue
- There are 5 NYCHA developments within the Choice catchment area:
 - Betances, Mill Brook, Mitchel, Mott Haven, and Patterson
- 32% of Mott Haven residents live in NYCHA developments
- 44% of Mott Haven's residential units are NYCHA public housing



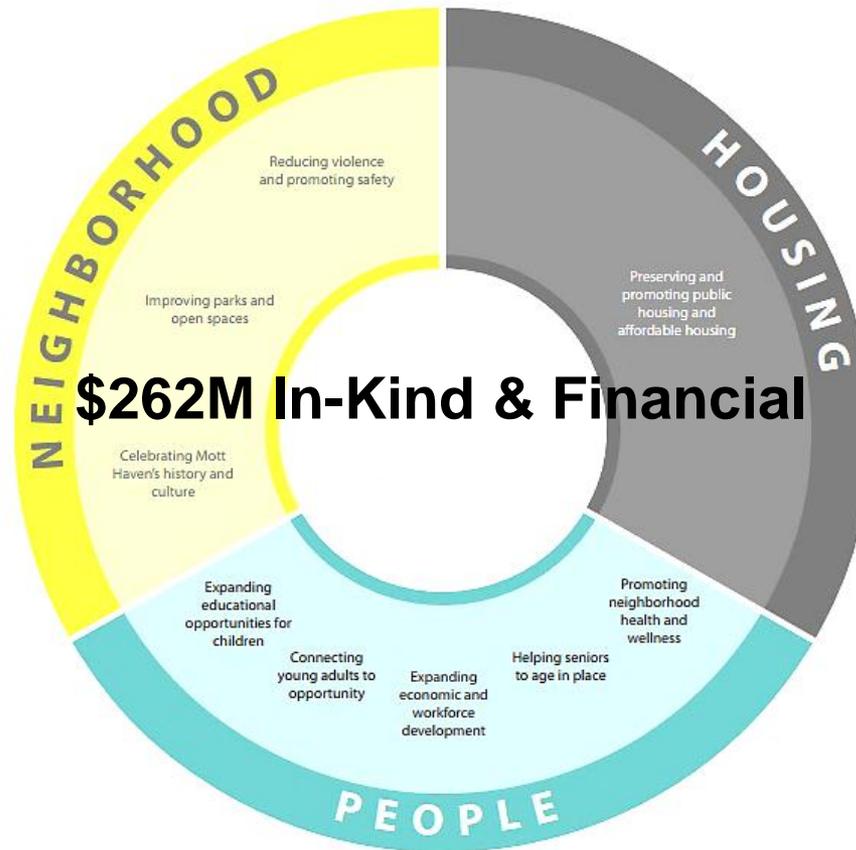


Make Mott Haven Implementation Plan





\$30M Implementation Grant



\$262M In-Kind & Financial Leverage



Housing: Rehab & New Construction

Preservation – NYCHA

- Preserve 493 units at Betances North
- Improvements include:
 - interior upgrades
 - common space and lobby upgrades
 - façade improvements
 - infrastructure improvement
 - use of sustainable design practices



Capital Improvements – NYCHA

- Four new NYCHA developments in Mott Haven: \$83M planned and in progress in capital work over five years

Mixed-Use New Construction – NYCHA





Housing: Streetscape & Public Space

Re-opened E. 146th Street – NYCHA

- Redesigned gated block for optional vehicular traffic and new bicycle route link to Randall's Island Connector
- Transparent lobbies, facade enhancements, and upgraded streetscape



Redesigned Outdoor Spaces – NYCHA

- Redesigned open spaces between buildings, active design principles
- Security cameras strategically placed in outdoor locations on Betances North grounds





Housing: Financing

- \$25M rehab of Betances North from Implementation Grant funds
- \$83M in NYCHA capital improvements to Betances South, Patterson, Mill Brook, Mott Haven, and Mitchel over five years
- New construction funded with tax exempt bonds, low-income housing tax credits, and project based vouchers, in partnership with HDC and HPD
- Rehab and capital improvements with tenants in place, no relocation plan needed



People: Education

Early Childhood – United Way, East Side House Settlement, DOE

- 15% more 3rd grade students reading at grade level over two years through ReadNYC
- More UPK seats, space needs assessment

Middle School Exploration – United Way, BronxWorks, Harlem RBI, Ghetto Film School

- Additional community school
- 5-10 additional after-school programs serving up to 1,000 youth

College & Career Ready – DOE, LISC, CUNY and Hostos College

- More schools participating in CUNY and Hostos programs
- 130 more students graduating high school with college credits over five years
- Higher School District 7 college enrollment and completion rates
- Doubled amount of students served in Bronx Opportunity Network by 2016



People: Workforce Development

Training & Job Opportunities – NYCHA REES, SBS, LISC, BronxWorks

- Online network with available opportunities
- NYCHA REES Zone maintained
- 7-10 new workforce training programs through partner organization
- New training and workforce opportunities for 300 residents over five years
- Construction jobs through NYCHA rehab and development for 50 residents; new Resident Training Academy
- NYCHApreneur Resident Food Business Pathway for 140 resident-owned businesses

Youth Internships – DYCD, Green City Force, Year Up, Ghetto Film School

- More providers of DYCD's Young Adult Internship Program; additional internship opportunities for young adults through nonprofits
- NYCHA priority for 20% of slots in Ghetto Film School production training program for young adults over two years



People: Health

Chronic Disease Reduction - DOHMH, DFTA, a.i.r. bronx, other non-profits

- Diabetes reduced by 10%, obesity by 5%, and adult asthma by 1% over two years
- NYCHA residents enrolled in disease management programs increased by a minimum of 60 new members by 2016
- 20% reduction in mold/pest related work orders in five developments over two years
- Mitchel Health Hub established
- Older adult programs expanded

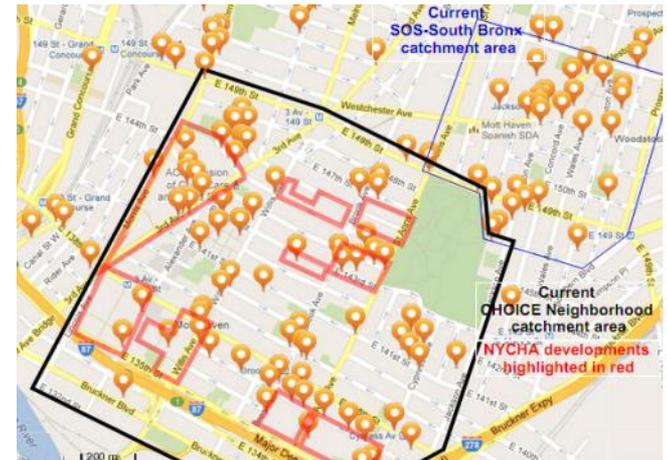
Healthy Eating/Physical Activity – Parks Dept., Shop Healthy NYC, City Harvest

- 10% more residents consume at least 1 fruit or vegetable daily within two years
- 50 stores and bodegas converted through Shop Healthy NYC within one year
- Open space per resident increased by 194% over five years
- Capacity of Mobile Markets, food demonstrations, and nutritional education courses increased

Neighborhood: Safety

MAP for Neighborhood Safety – MOCJ

- 20% decrease in gun-related crimes
- 25% decrease in crime rate target hot spots
- CureViolence Program established
- More residents report feeling safe from 24% to 50%
- Physical improvements to Patterson
- Summer Youth Employment Program for 200 youth



Hot Spots Map of Gun Violence in Mott Haven
Credit: NYCHA & Center for Court Innovation

NYPD

- Group violence intervention program launched
- PAL summer programs reinstated and Cadet Corps enrollment increased
- Police sensitivity training, civilian complaints reduced by 40%
- Additional police patrols, mobile precinct
- 40th Police Precinct upgraded

NYCHA

- Digital Information Network at Patterson



Neighborhood: Affordable Housing

New Mixed-Income & Mixed-Use Housing – WSFSSH, WHA, SoBRO

- Over 1,000 units of affordable housing committed for development
- 169 new units of affordable senior housing developed—includes expanded senior center and commercial, retail, and community spaces.
- 169 supportive housing units - WFSSSH Tres Puentes
- 22 affordable units - Workforce Housing Advisors
- 36 affordable units - SoBRO Senda Apartments
- 48 affordable units - La Central



La Central Rendering
Credit: Architects FX Fowle



Neighborhood: Economic Development

New Development – EDC, DOT, SoBRO

- Triangle Plaza Hub – Bergen Ave. and 149th Street: Fine Fare supermarket, expanded campus for Metropolitan College, a Boston Market, and other restaurants and stores. Over 150 construction jobs and roughly 200 permanent jobs created primarily for local residents
- Roberto Clemente Plaza – 3rd Avenue and 149th Street: kiosk, café style seating, benches, and public art. Includes bicycle lanes, enhanced landscaping, and expanded plaza space



Neighborhood: Open Space, Parks, & Culture

Physical Activity – NYCHA, New York Restoration Project, EDC, Parks Dept.

- NYCHA parks permanently reopened, 146th Street redesigned
- Greenway to Randall's Island, new trees in neighborhood
- Ranaqua Park and Saw Mill Playground redesigned

Cultural & Historical References – Casita Maria, Dancing in the Streets, SoBRO, Bronx Children's Museum

- South Bronx Culture Trail expanded into Mott Haven
- More cultural programming throughout neighborhood
 - film nights
 - hip hop workshops
 - greening programs at NYCHA developments
- ARTSPOT summer camp expanded at NYCHA sites





General Manager's Report to the Board of Commissioners

New York City Housing Authority

February 25, 2015



**Standard NYCHA
Key Performance Indicators
February 2015**

NYCHA METRICS: Maintenance & Repair Plan



Service Level Performance (Days) by Trade

Trade	Prior Year	Current	Above/Below Target
BRICKLAYER	21	25	●
CARPENTER	67	63	●
ELECTRICIAN	32	34	●
EXTERMINATOR	6	9	●
GLAZIER	53	17	●
MAINTENANCE	10	12	●
PAINTER	59	52	●
PLASTER	142	64	●
PLUMBER	41	46	●
ROOFER	18	26	●
VENDOR	469	126	●

This chart shows the average number of days it takes different types of NYCHA workers to complete a repair. You can compare current wait times to last year's and see if NYCHA is meeting its service response goal.

Service Level Performance (Days)



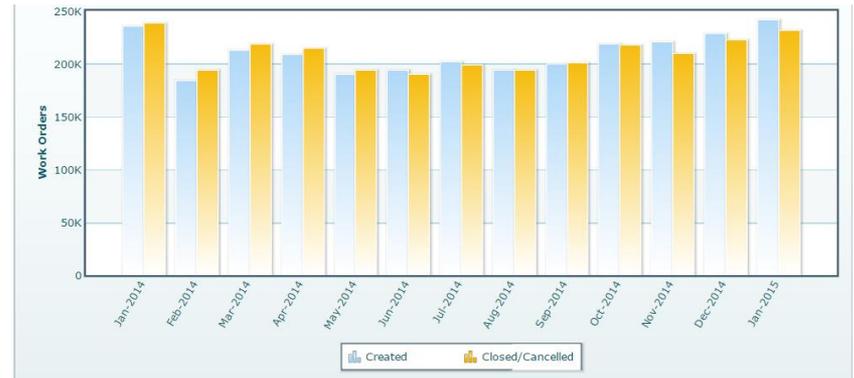
This chart shows how many days, on average, it takes NYCHA to complete repairs. You can compare how NYCHA is doing for each month of the past year.

Service Level Performance (Days) by Repair Category

Category	Prior Year	Current	Trend
COMPACTOR	4	13	●
DOOR	9	19	●
INTERCOM	8	15	●
LEAKS	5	9	●
MILDEW	6	9	●
PUBLIC SPACE LIGHT	17	22	●
ROOF FAN	17	26	●

Reports NYCHA's repair requests response rate measured in days by service category. Currently, NYCHA responds to repair request within 10 days and the response rate has improved as compared to the same time period in the previous year.

Work Order Activity



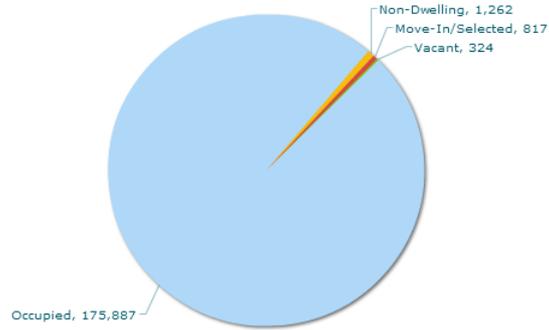
This chart shows how many new repair requests (work orders) were placed every month for the past year, and how many requests were closed or cancelled.

NYCHA METRICS:

Public Housing Occupied and Vacant Apartments



Occupied and Vacant Apartments



This chart shows how many NYCHA apartments are occupied or available to move into. It also indicates "non-dwelling" units that may be under renovation or not for residential use.

Average Turnaround Days to Re-occupy



This chart shows how many days, on average, it takes NYCHA to move a new resident into an apartment after the previous resident moved out. You can compare how NYCHA is doing for each month of the past year.

Occupied and Vacant Apartments



This chart shows how many NYCHA apartments are occupied and how many are vacant, including how many have been chosen for a family to move into (move-in/selected) and how many are being renovated or are not for residential use (non-dwelling).

Public Housing Waiting List



This chart shows how many people are on the waiting list for a NYCHA public housing apartment. You can compare how many were on the list each month of the past year.

LEASED HOUSING: Monthly Metrics



PIC Reporting	Target	Jan-15	Dec-14	Monthly Variance	2015 YTD	2014 YTD	YTD Variance
Annual Recertifications Reporting Rate (%)	95%	97%	97%	0%	97%	96%	1%
Annual Recertifications Delinquency Rate (%)	5%	3%	3%	0%	3%	4%	-1%
HQS Inspections Delinquency Rate (%)	5%	7%	3%	4%	7%	4%	3%

SEMAP Indicator Projected Scores

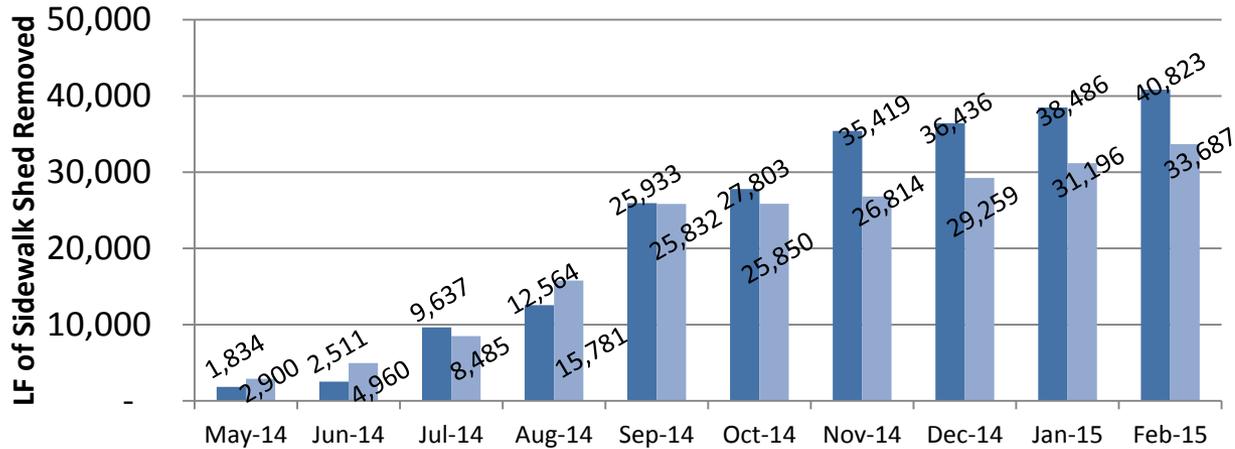
	January 2015	December 2014	Monthly Variance	2015 YTD	2014 YTD	YTD Variance
	PROJECTED POINTS	PROJECTED POINTS		PROJECTED POINTS	ACTUAL POINTS	
1. Selection from the Waiting List (15 points, 0 points)	15	15	0	15	15	0
2. Reasonable Rent (20 points, 15 points, 0 points)	20	20	0	20	20	0
3. Determination of Adjusted Income (20 points, 15 points, 0 points)	0	0	0	0	0	0
4. Utility Allowance Schedule (5 points, 0 points)	5	5	0	5	5	0
5. HQS Quality Control Inspections (5 points, 0 points)	5	5	0	5	5	0
6. HQS Enforcement (10 points, 0 points)	10	10	0	10	10	0
7. Expanding Housing Opportunities (5 points, 0 points)	5	5	0	5	5	0
8. Payment Standards (5 points, 0 points)	5	5	0	5	5	0
9. Annual Re-Examinations (10 points, 5 points, 0 points)	10	10	0	10	10	0
10. Tenant Rent Calculations (5 points, 0 points)	5	5	0	5	5	0
11. Pre Contract HQS Inspections (5 points, 0 points)	5	5	0	5	5	0
12. Annual HQS Inspections (10 points, 5 points, 0 points)	10	10	0	10	10	0
13. Lease-up (20 points, 15 points, 0 points)	20	20	0	20	20	0
14. FSS (10 points, 8 points, 5 points, 0 points)	5	0	5	5	5	0
BONUS. Deconcentration (5 points, 0 points)	5	5	0	5	5	0
TOTAL PROJECTED POINTS	125	120	5	125	125	0
Rating (%)	86%	83%	3%	86%	86%	0%
Designation	Standard	Standard	-	Standard	Standard	-

NYCHA METRICS: Sidewalk Shed Removal Plan



Borough	Number of Developments	Number of Buildings with Sidewalk Sheds	Approx. LF of Shedding	Approx. LF Sidewalk Shed for Sites in Construction	Approx. LF of Bond B Sheds	Approx. LF Sidewalk Shed LL11/Emergency	Approx. LF of Fencing	No. of buildings with Sheds in Place More Than 3 years	No. of Buildings with Sheds in Place Between 2 and 3 years	No. of Buildings with Sheds in Place Less Than 2 years	No. of Sheds Removed	Total LF of Shedding Removed
Bronx	22	34	17,217	10,448	2,729	4,040	2,128	1	1	32	116	52,887
Brooklyn	55	198	82,010	24,510	23,687	33,813	8,057	16	0	182	285	97,063
Manhattan	29	104	46,436	12,895	23,590	9,951	8,789	0	0	104	93	30,201
Queens	9	52	26,621	5,028	13,592	8,001	9,600	11	2	39	51	24,599
Staten Island	4	14	9,403	1,854	7,549	0	1,728	0	0	14	6	2,582
Report Total:	119	402	181,687	54,735	71,147	55,805	30,302	28	3	371	551	207,332

Projected vs. Actual LL Shed Removal



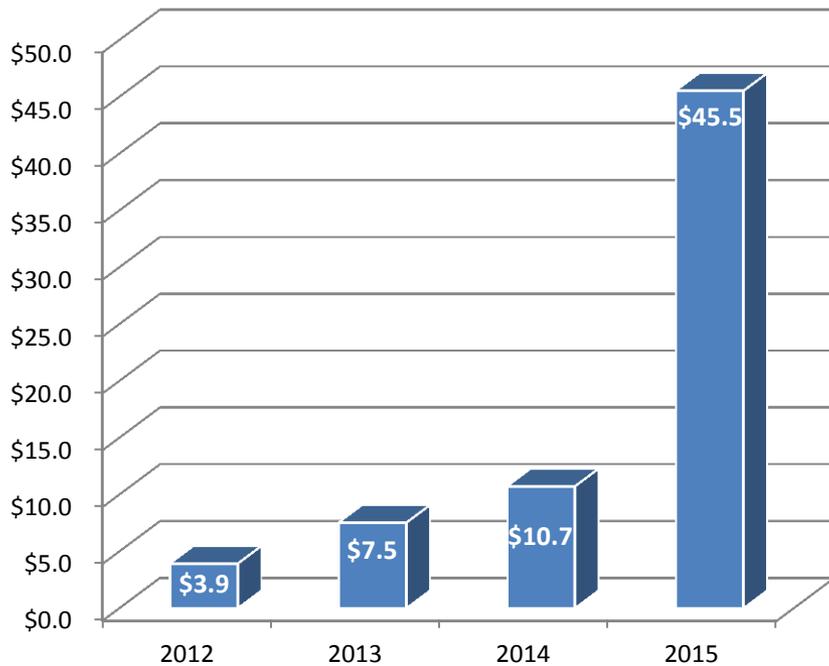
Local Law 11 Sidewalk Shed Removal (Linear Feet)

Duration	Planned Removal	Actual Removal	Remaining
May-14	1,834	2,900	50,835
Jun-14	2,511	4,960	49,051
Jul-14	9,637	8,485	47,110
Aug-14	12,564	15,781	37,954
Sep-14	25,933	25,832	32,422
Oct-14	27,803	25,850	27,885
Nov-14	35,419	26,814	26,921
Dec-14	36,436	29,259	24,476
Jan-15	38,486	31,196	22,539
Feb-15	40,823	33,687	20,048
Mar-15	42,464		

NYCHA METRICS: MWBE Contracts - YTD

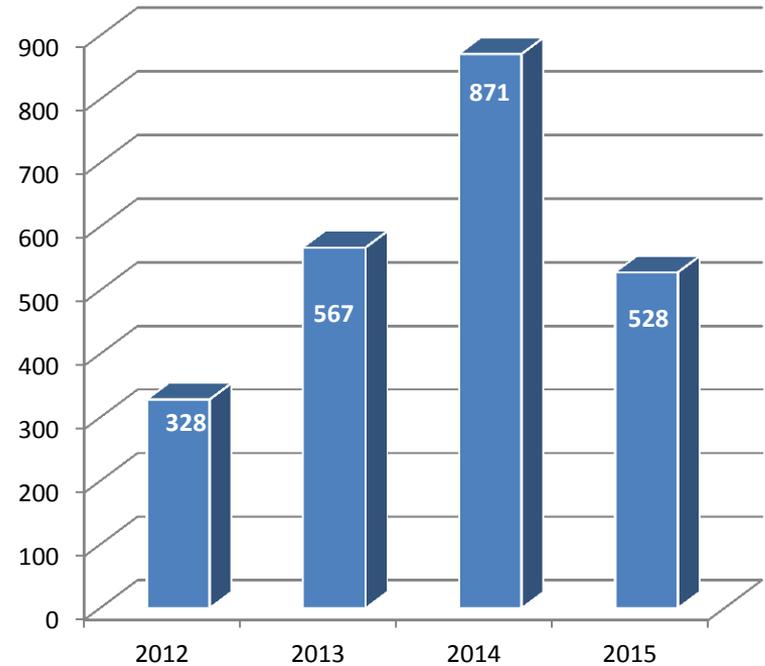


Total Dollar Amount (in MMs)¹



\$3.9 MM January 2012 YTD
\$7.5 MM January 2013 YTD
\$10.7 MM January 2014 YTD
\$45.5 January 2015 YTD

Total Number of Contracts²



328 January 2012 YTD
567 January 2013 YTD
871 January 2014 YTD
532 January 2015 YTD

1 - **53%** of all NYCHA 2015 Procurement has been awarded to MWBEs
 2 - An increase of **162%** compared to 2012

THREE-THOUSAND EIGHTY-NINTH MEETING

Wednesday, February 25, 2015

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:10 A.M.

A handwritten signature in black ink, appearing to be 'V. Huertas', written over a horizontal line.

Vilma Huertas
Corporate Secretary