

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND TWELFTH MEETING

### Minutes of Board Meeting

Wednesday, March 29, 2017

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  
Jacqueline Arroyo, Member  
Zaire Z. Dinzey-Flores, Member  
Victor A. Gonzalez, Member \*  
Jacqueline Young, Member  
Michael P. Kelly, General Manager  
Vilma Huertas, Corporate Secretary

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Wednesday, March 29, 2017***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 22, 2017

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 29, 2017

1 Authorization to Enter into an Agreement with United Claims Service, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$2,000,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with United Claims Service, Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, commencing on March 30, 2017 and continuing through March 29, 2020, or commencing on such other date as may be determined by the General Manager or the General Counsel 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.

**APPROVED**

*N/A = NOT APPLICABLE*

*APPROVED = UNANIMOUS*

2 Authorization to Amend an Agreement with Greystone & Co., Inc. d/b/a Greystone Management Solutions

Location:	Various (Citywide)
Administering Department:	Finance – Accounting & Fiscal Services
Funding Source:	Operating – Federal
Amount:	\$737,700.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Greystone & Co., Inc. d/b/a Greystone Management Solutions for administration of the Authority's parking permit program for residents, employees and the general public, authorized by Board Resolution 13-1/9-3 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 for the second one-year renewal option, commencing on April 1, 2017 and continuing through March 31, 2018.

**APPROVED**

3 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended December 31, 2016, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

**APPROVED**

4 Rejection of All Bids for a Contract for Replacement of Existing Interior Gas Piping

Location:	Saint Nicholas
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

**APPROVED**

5 Authorization to Ratify a Change Order to Contract No. HE1428990 Awarded to Maric Plumbing & Heating, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$112,895.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify a change order to this contract awarded to Maric Plumbing & Heating, Inc. for heating, ventilating and air-conditioning restoration, which did not require initial Board approval and as subsequently amended for an initial 350-day term, to increase the amount by the negotiated amount, in order to fund the replacement of damaged components, which commenced on June 1, 2016 and is continuing through April 27, 2017.

**APPROVED**

- 6 Authorization to (i) Release the Lowest Responsive and Responsible Bidder and (ii) Award a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	La Guardia
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$19,420,000.00
Projected Section 3 Hires:	7

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Authorization is requested to (i) release the lowest responsive and responsible bidder from its bid in the best interest of the Authority, as recommended by the Authority's Bid Release Board; and, (ii) award this contract to the second lowest responsive and responsible bidder, Navillus Tile, Inc./DBA Navillus Contracting.

**APPROVED**

- 7 Authorization to Enter into an Agreement with Virginia Controls Inc.

Location:	Various (Brooklyn & Manhattan)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$147,400.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with Virginia Controls Inc. ("VCI") for VCI software upgrades and software installation services for traction elevators, commencing on April 1, 2017 and continuing through September 30, 2017, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations Support Services and continuing for six (6) months thereafter, for the not-to-exceed amount. There are no renewal options.

**APPROVED**

8 Award of a Requirement Contract for Metal Lath and Accessories

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,316,963.70
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Petson Building Supply, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

9 Award of a Requirement Contract for Hardware-Door Strikes, Plates, Knob Sets, Latches, and Rosettes

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$596,203.15
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Progressive Hardware Co., Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

10 Authorization to Ratify the Award of a Requirement Contract for Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$778,504.70
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify the award of this requirement contract to the sole responsive and responsible bidder, Cuisine Crotone, Inc., for the not-to-exceed amount.

**APPROVED**

11 Authorization to Enter into an Agreement with New York State Industries for the Disabled, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,485,990.09
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with the New York State Industries for the Disabled, Inc. for the purchase of micro enzyme wash disinfectant, commencing on April 1, 2017 and continuing through March 31, 2020, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations and continuing for three (3) years thereafter, for the not-to-exceed amount, with a one (1) one-year renewal option to be exercised at the Authority's sole discretion, pursuant to the provisions of NYS Finance Law Section 162, Preferred Sources.

**APPROVED**

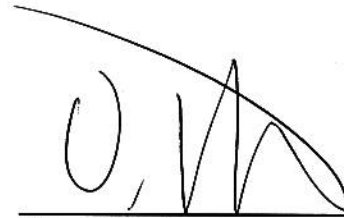
12 Rejection of Sole Bid for a Contract for Pulse Secure Appliances Licenses and Hardware

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of this sole bid is recommended in the best interest of the Authority.

**APPROVED**



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Vilma Huertas  
Corporate Secretary

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**\*While present for presentation of items 1-9, Board Member Gonzalez was absent for the vote of all items.**





# **NYCHA Board Calendar Meeting**

**Chair's Report**

**March 29, 2017**



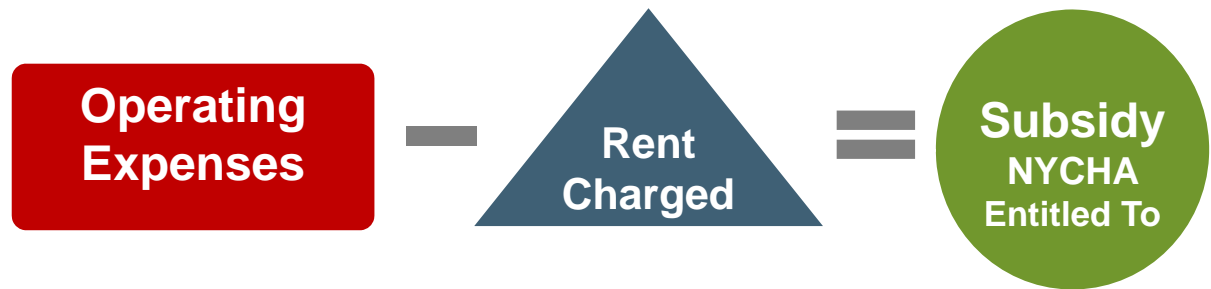
# Overview

- ❑ President's Proposed FY18 Budget
  - Public Housing—Capital Online Recertification
  - Public Housing—Operations
  - Section 8
  
- ❑ NYCHA & Allies Fighting Back

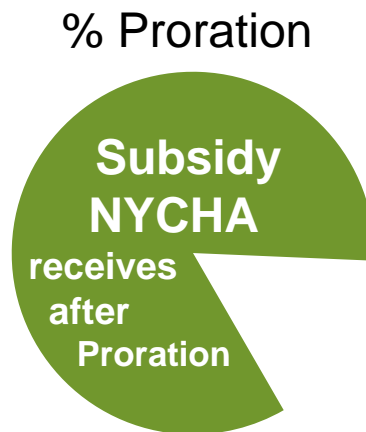
# HUD Factors Influencing Outlays to NYCHA

## 1. Appropriations from Congress

## 2. Formula



## 3. Proration



# Federal funding cuts are real, unpredictable, & already started...

In February, NYCHA received a HUD notice of a

**\$28 Million** cut in

**Public Housing**

funds...

**85%**  
Proration

...in March, NYCHA received a HUD notice of a potential

**\$31-36 Million** cut in

**Section 8**

funds...

**75-80%**  
Proration  
(Admin)

**94%**  
Proration  
(HAP)

Potential loss of  
**\$59-64 Million**  
to NYCHA

# Federal Funding Threats

## FUNDS THIS YEAR

Rest of FY17

(Apr 29, 2017-Sept 30, 2017)

- Congressional approval of Continuing Resolution (CR) to fund government thru Sept
- Additional Proration

## FUNDS NEXT YEAR

FY18

(Oct 1, 2017-Sept 30, 2018)

- Congressional approval of FY18 funds -- possible approval of President's proposed **deep cuts** to HUD
- (Possible CR for FY18)
- Additional Proration

# -\$6.2 Billion FY18 HUD CUTS

*Eliminates CDBG, HOME, Choice Neighborhoods*

## PUBLIC HOUSING (-\$2 Billion)

**68%**

National Cut: -\$1.3 B

**CAPITAL**



NEW YORK CITY HOUSING AUTHORITY

**CAPITAL**  
-\$200 Million  
**Loss**

**13%**

National Cut: -\$600 M

**OPERATING**



NEW YORK CITY HOUSING AUTHORITY

**OPERATING**  
-\$100-150  
Million Loss

## SECTION 8

**9%**

National Cut: -\$1.8 B

**SECTION 8**



NEW YORK CITY HOUSING AUTHORITY

**Loss – 7,600  
Vouchers**

Totaling **≈ -\$350 Million to NYCHA**

# Non-Stop Advocacy...

Faith Leaders Briefing– March 1



City, State, Federal Strategy Session – March 3



Caucus Briefing, Albany – March 7

# ...Non-Stop Advocacy

Congress of the United States

Washington, DC 20515

Federal  
Delegation Letter  
– March 15

March 15, 2017

Honorable Dr. Ben Carson  
Secretary  
United States Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, D.C. 20410

Honorable Mick Mulvaney  
Director  
United States Office of Management of Budget



Coalition Building, NAHRO Conference, DC – March 27





# **NYCHA Board Calendar Meeting**

**General Manager's Report**

**March 29, 2017**



# Agenda

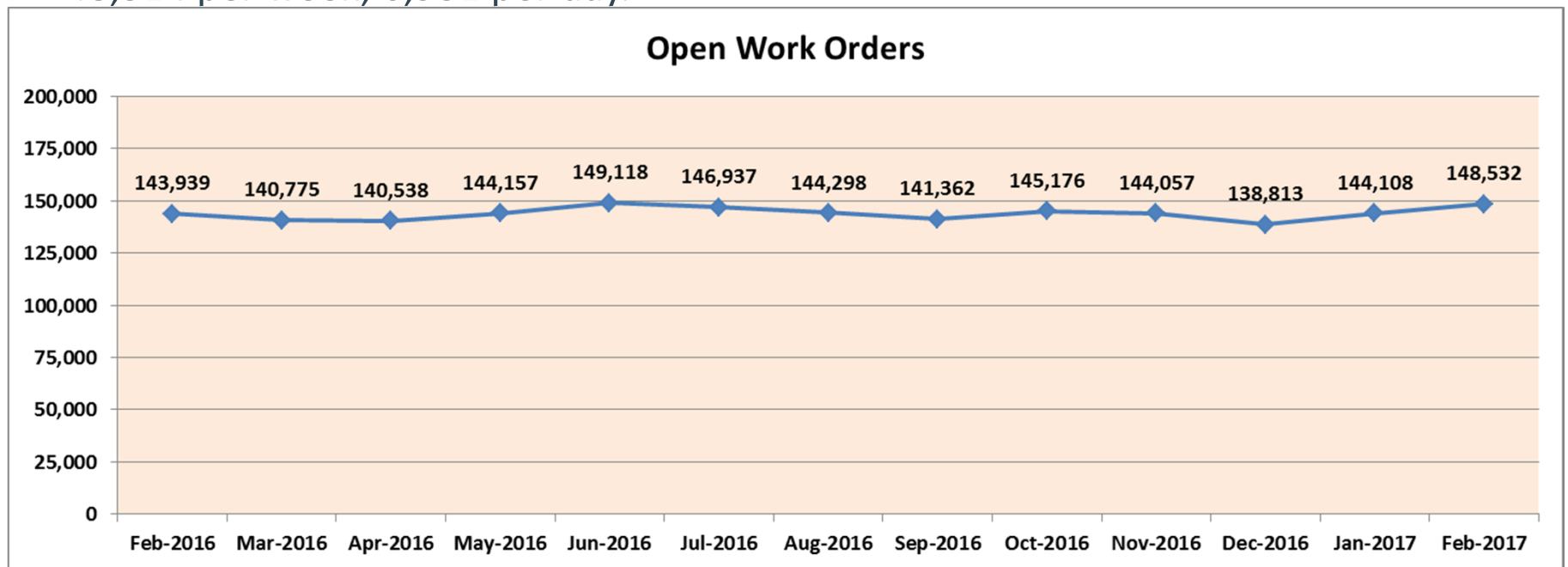
- ❑ NYCHA Key Performance Indicator (KPI) Report

# Key Performance Indicator (KPI) Report

- ❑ The Key Performance Indicator (KPI) report tracks NYCHA's performance in three main areas:
  - Work Orders (Emergencies, Maintenance and Skilled Trades)
  - Vacancies (Apartment Turnaround Time)
  - Customer Satisfaction (Residents satisfied with repairs)

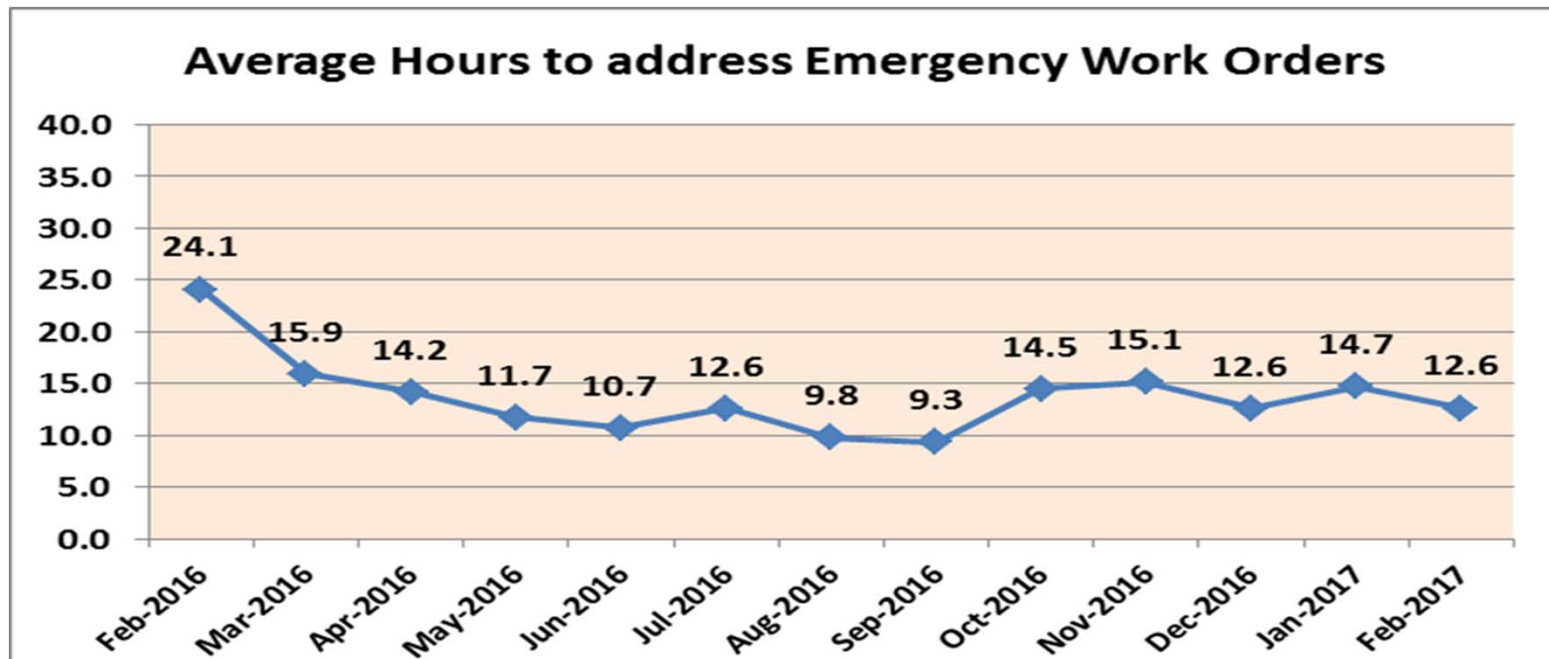
# Work Orders Overview

- ❑ As of the end of February, there were 148,532 open work orders which was higher than the previous month (144,108) and February 2016 (143,939).
- ❑ In the past 12 months, NYCHA created 2.8 million work orders or 231,524 per month; 53,137 per week; 7,591 per day.
- ❑ In the past 12 months, NYCHA closed 2.5 million work orders or 211,425 per month; 48,524 per week; 6,932 per day.



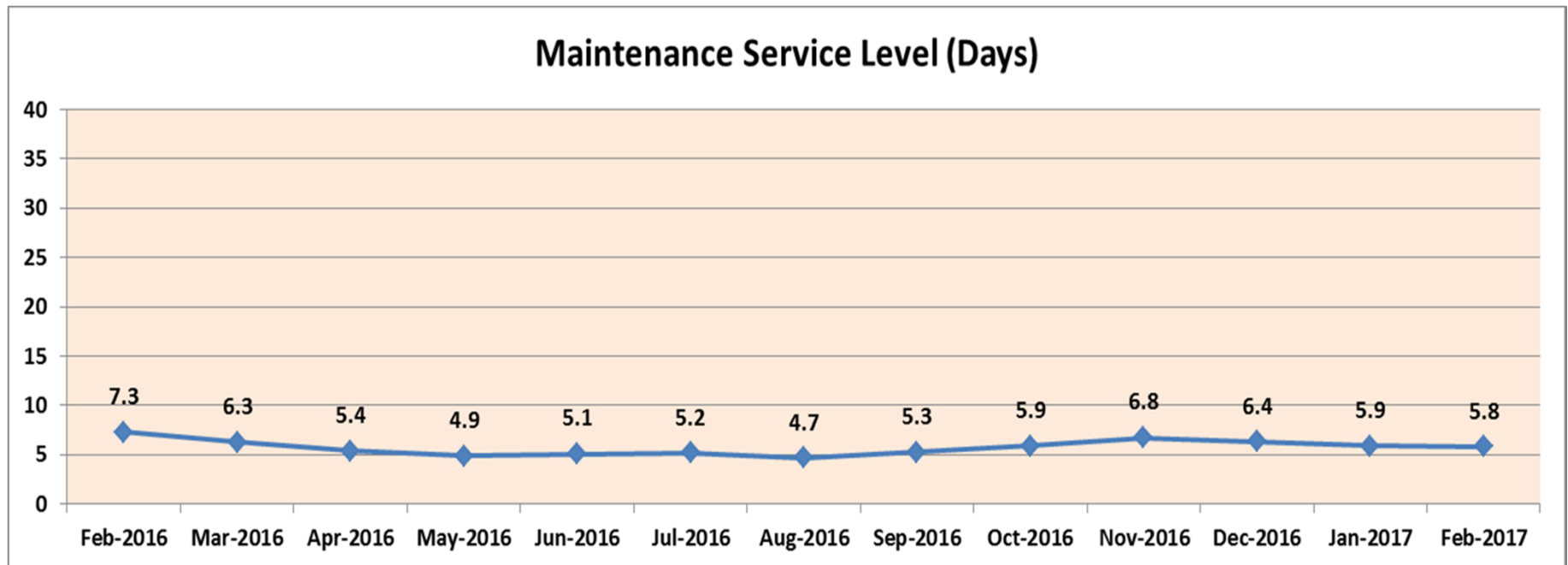
# Emergency Work Orders

- ❑ Emergency work orders are high priority items such as heat and hot water, gas, elevator outages, etc. NYCHA has a target of 24 hours to respond to these conditions.
- ❑ In February 2017, the average time to resolve emergencies was 12.6 hours, lower than last year and within the 24 hour target.
- ❑ A total of 40,396 work orders were created and 40,221 were closed. Of the total closed: 19,876 were closed without actuals and 20,345 closed with actuals. Of the 20,345 closed with actuals; 17,839 (88%) were done within 24 hours and 2,506 took over 24 hours. 304 work orders were cancelled and 258 were open at the end of the month.



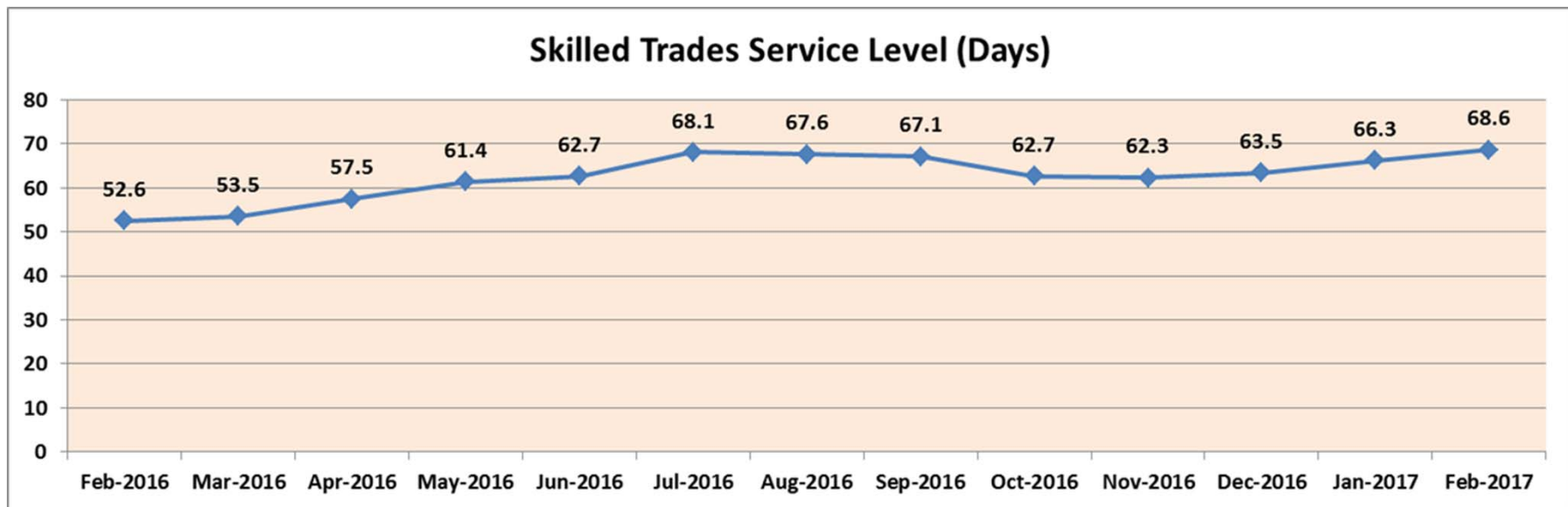
# Maintenance Work Orders

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In February 2017, the service level was 5.8 days, showing a slight decrease from the previous month (5.9 days) and a reduction of 20% from February 2016 (7.3 days).



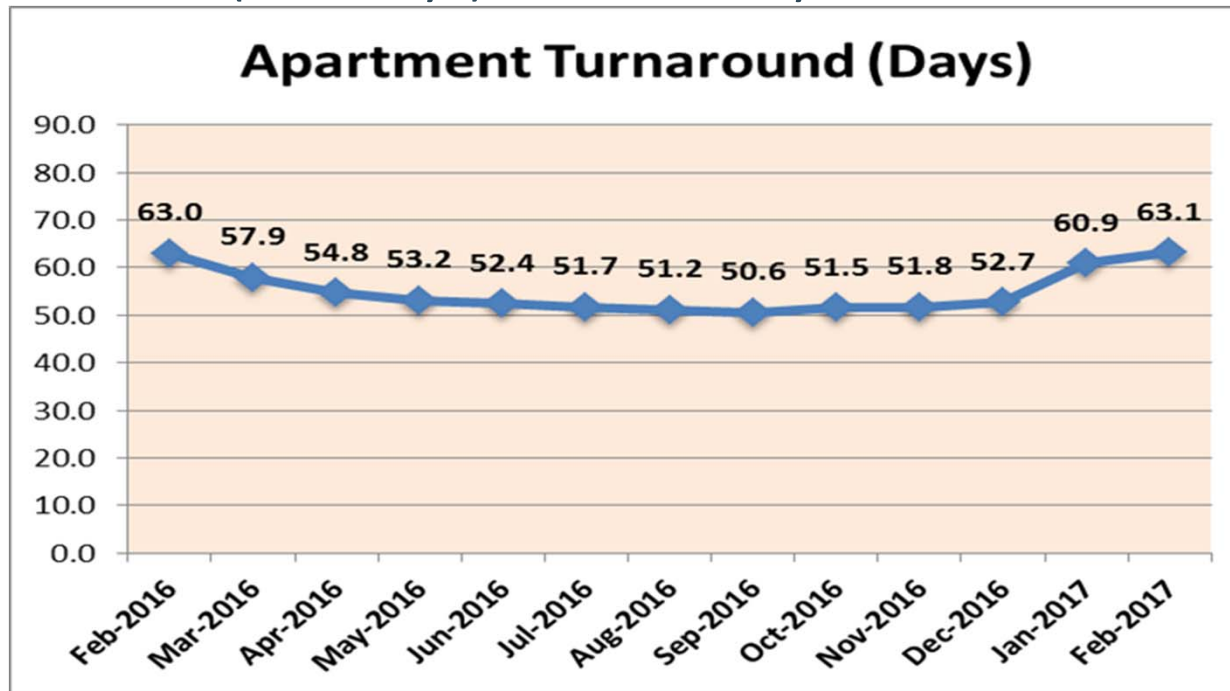
# Skilled Trades Work Orders

- ❑ The Skilled Trades Service Level measures the Authority's performance in addressing more complex repairs such as carpentry, painting and plastering.
- ❑ The service level in February 2017 was 68.6 days, higher than the previous month (66.3 days).



# Apartment Turnaround Time

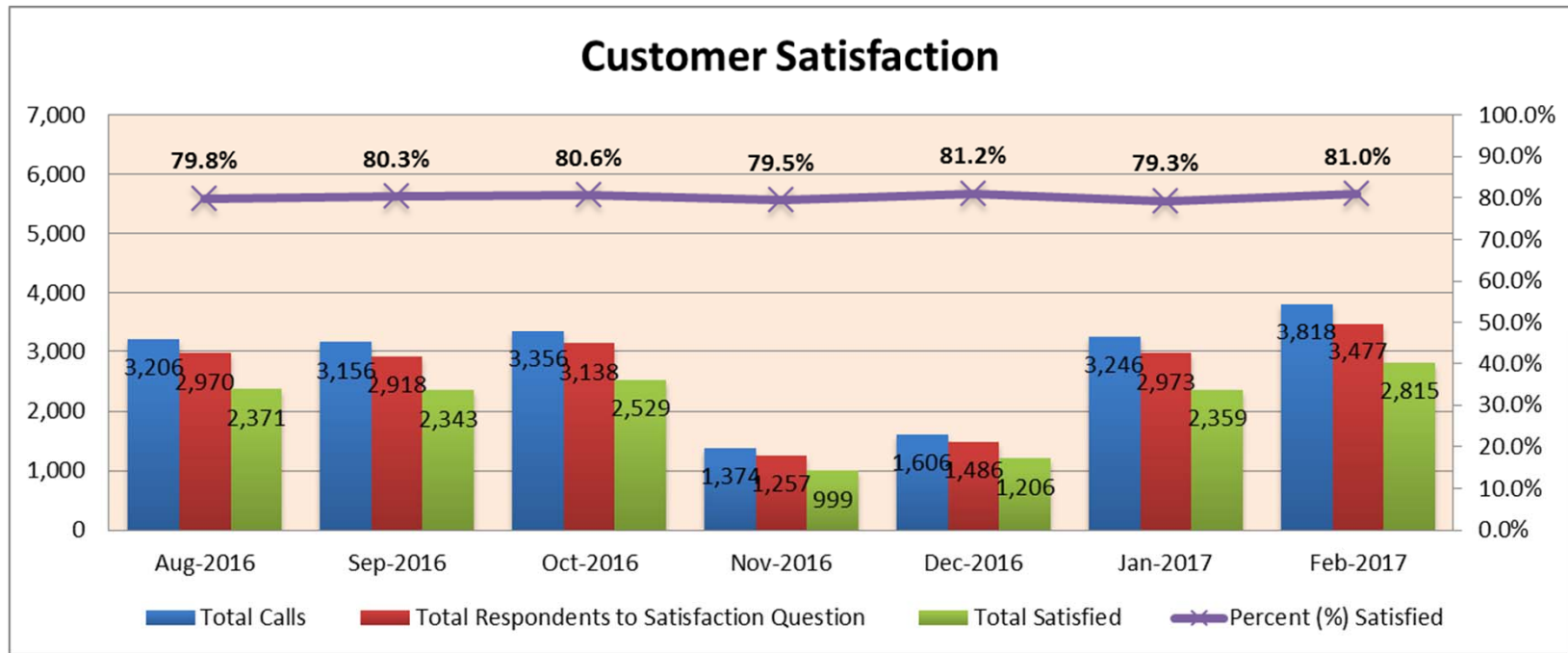
- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround for February 2017 was 63.1 days, higher than last month (60.9 days) and February 2016.





# Customer Satisfaction

- ❑ The Customer Satisfaction measures the percentage of residents satisfied with the overall experience with their repair. This information is obtained from the results of the monthly robocalls conducted by the CCC for closed work orders.
- ❑ In February 2017, 81% of residents reported being satisfied with their repair.

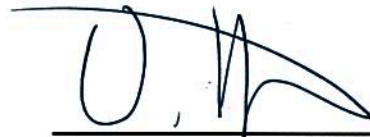


THREE-THOUSAND ONE HUNDRED AND TWELFTH MEETING

Wednesday, March 29, 2017

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:37 A.M.

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

Vilma Huertas  
Corporate Secretary