

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTY-SEVENTH MEETING

Minutes of Board Meeting

Wednesday, March 31, 2021

The meeting was held remotely.* A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, Chair
Joseph Adams, Member
Paula Gavin, Member
Matt Gewolb, Member
Victor A. Gonzalez, Member
Jacqueline Young, Member
Vito Mustaciuolo, General Manager
Jacqueline C. Hernandez, Esq., Corporate Secretary

*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Wednesday, March 31, 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, March 31, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 24, 2021

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 31, 2021

1 Authorization to Enter into an Agreement with Simon Meyrowitz & Meyrowitz, P.C.

Location:	Non-Development
Administering Department:	Financial Accounting and Reporting Services
Funding Source:	Operating – Federal
Amount:	\$3,500,000.00
Projected Section 3 Hires:	3

Authorization is requested to enter into this agreement with Simon Meyrowitz & Meyrowitz, P.C. for debt collection services, commencing on April 7, 2021 and continuing through April 6, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Financial 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 the expiration of the expiring term.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization of a Funding Increase to the Retainer Agreement with Herzfeld & Rubin, P.C.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$350,000.00
Projected Section 3 Hires:	3

Authorization is requested to approve a funding increase to this retainer agreement with Herzfeld & Rubin, P.C. for outside counsel services, which did not require initial Board authorization and as subsequently amended for the duration of the litigation, to increase the not-to-exceed amount, in order to fund the continued provision of services, which commenced on June 29, 2018 and is continuing through the duration of the litigation.

APPROVED

- 3 Authorization to Rescind Board Resolution 20-7/29-20

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 20-7/29-20, which authorized the award of this Indefinite Delivery, Indefinite Quantity (“IDIQ”) contract to Green Builders Group NY Corp., (“Green Builders”) for all-inclusive maintenance, repairs and environmental services in move-out apartments and court cases, because Green Builders defaulted on the IDIQ contract due to vendor integrity issues.

APPROVED

4 Authorization to Rescind Board Resolution 20-7/29-22

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 20-7/29-22, which authorized the award of this Indefinite Delivery, Indefinite Quantity ("IDIQ") contract to Green Builders Group NY Corp., ("Green Builders") for all-inclusive maintenance, repairs and environmental services in move-out apartments and court cases, because Green Builders defaulted on the IDIQ contract due to vendor integrity issues.

APPROVED

5 Authorization to Rescind Board Resolution 20-7/29-21

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 20-7/29-21, which authorized the award of this Indefinite Delivery, Indefinite Quantity ("IDIQ") contract to Green Builders Group NY Corp., ("Green Builders") for all-inclusive maintenance, repairs and environmental services in move-out apartments and court cases, because Green Builders defaulted on the IDIQ contract due to vendor integrity issues.

APPROVED

6 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$40,318,000.00
Projected Section 3 Hires:	59

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Liberty One Construction LLC D/B/A Liberty One Group. The first lowest bidder was deemed non-responsive for failure to submit the required signed Letters of Assent for its subcontractors, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$38,454,000.00
Projected Section 3 Hires:	54

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Liberty One Construction LLC D/B/A Liberty One Group. The first lowest bidder was deemed non-responsive for failure to submit the required signed Letters of Assent for its subcontractors, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 8 Authorization to Award an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance, Repairs and Environmental Services in Move-Out Apartments and Court Cases

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	16

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Liberty One Construction LLC D/B/A Liberty One Group. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 9 Authorization to Enter into an Agreement with W.W. Grainger, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,396,374.04
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with W.W. Grainger, Inc. for the purchase and delivery of textiles, commencing on April 1, 2021 and continuing through September 30, 2022, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Administrative Officer and continuing for one (1) year and six (6) months thereafter, utilizing the terms and conditions of the New York State Office of General Services Contract Number PC67235 (Award Number 22918, Group Number 39000). There are no renewal options.

APPROVED

10 Authorization to Enter into an Agreement with Garner Environmental Services, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Emergency Services
Funding Source:	Operating – Federal
Amount:	\$34,583,403.84
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with Garner Environmental Services, Inc. for products, services and equipment rental for disaster response, commencing on April 1, 2021 and continuing through March 31, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Administrative Officer and continuing for five (5) years thereafter, utilizing the terms and conditions of the United States General Services Administration Multiple Award Schedule Category 611430ST, which includes an initial two-year term and three (3) 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 the expiration of the expiring term.

APPROVED

11 Award of a Requirement Contract for the Purchase and Delivery of Pest Control Supplies

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,167,344.72
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Pest Supply Shop Inc. dba Environmental Chemical. The first lowest bidder was deemed non-responsive for failure to submit the required State of New York Restricted Pesticides Commercial Permit and U.S. Department of Housing and Urban Development forms, as outlined in the Authority's bid documents. There are no renewal options.

APPROVED

12 Authorization to Rescind Board Resolution 20-10/28-6

Location:	Non-Development
Administering Department:	Capital Projects Division
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to rescind Board Resolution 20-10/28-6, which authorized the Authority to enter into an agreement with Q.E.D., Inc. dba QED National ("QED"), for labor compliance (certified payroll) software application, software support and maintenance, because subsequent to the Board's authorization to enter into this agreement, the Law Department identified that QED could not provide the annual subscription services required throughout the entire term of the agreement.

APPROVED

13 Authorization to Enter into an Agreement with eComply Solutions LLC

Location:	Non-Development
Administering Department:	Capital Projects Division
Funding Source:	Operating & Capital – Federal
Amount:	\$1,029,101.00
Projected Section 3 Hires:	0

Authorization is requested to enter into an agreement with eComply Solutions LLC for labor compliance (certified payroll) software application, software support and maintenance, commencing on April 14, 2021 and continuing through April 13, 2024, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Capital Projects Division and continuing for three (3) years thereafter. This agreement also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

14 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for HAZMAT

Location:	Various (Citywide)
Administering Department:	Capital Projects Division, Project Management Team 3
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$5,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to ratify the award of this IDIQ JOC to the lowest responsive and responsible bidder, Abatement Unlimited, Inc. The first lowest bidder was deemed non-responsive for failure to submit its sealed list of subcontractors, required signed Letters of Assent for its subcontractors, and the required bid bonds, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required signed Letters of Assent for its subcontractors, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to respond to the Procurement Department's request for a waiver letter indicating it would hold its bid price, since 120 days had elapsed from the bid-opening date. This IDIQ JOC also provides for two (2) one-year renewal options, to be exercised at the Authority's sole discretion.

APPROVED

15 Authorization to Enter into Two (2) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Two (2) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division, VP – Energy & Sustainability
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires:	Multiple Vendors – Multiple Plans

Authorization is requested to enter into two (2) IDIQ agreements with two (2) firms for the Authority's Mattress Recycling Program, commencing on April 16, 2021 and continuing through April 15, 2024, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Capital Projects Division and continuing for three (3) years thereafter. The IDIQ agreements also provide for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 16 Authorization to Approve a Change Order to Contract No. GR1429262 Awarded to Delric Construction Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Rangel
Administering Department:	Capital Projects Division, Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$65,343.29
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the replacement of twenty-seven (27) trees during the extended 365-day term, which commenced on September 25, 2020 and is continuing through September 24, 2021.

APPROVED

- 17 Authorization to Ratify a Change Order to Contract No. GR1429248 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	La Guardia
Administering Department:	Capital Projects Division, Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$128,787.30
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 17-3/29-6 and as subsequently amended for an initial 600-day term, to increase the amount, in order to fund the additional assigned work during the extended 180-day term and extended 366-day term, which commenced on April 13, 2019 and continued through October 9, 2020.

APPROVED

- 18 Authorization to Ratify a Change Order to Contract No. GR1429248 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	La Guardia
Administering Department:	Capital Projects Division, Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$3,508.38
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 17-3/29-6 and as subsequently amended for an initial 600-day term, to increase the amount, in order to fund the investigation of the cause of a power outage during the extended 366-day term, which commenced on October 10, 2019 and continued through October 9, 2020.

APPROVED

- 19 Authorization of a Funding Increase to the Retainer Agreement with Nixon Peabody LLP

Location:	Non-Development
Administering Department:	Capital Projects Division
Funding Source:	Capital – Federal
Amount:	\$604,000.00
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this retainer agreement with Nixon Peabody LLP for outside legal counsel services to support the Authority's Capital Projects Division and Law Department in connection with Design-Build and Construction Management at Risk Project Delivery Methods, which did not require initial Board authorization and as subsequently amended for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of legal services during the initial two-year term, which commenced on August 28, 2019 and is continuing through August 27, 2021.

APPROVED

- 20 Authorization of a Funding Increase to Requirement Contract No. 1834300 Awarded to Warren & Panzer, Engineers, P.C.

Location:	Various (Bronx)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$780,890.00
Projected Section 3 Hires:	1

Authorization is requested to approve a funding increase to this requirement contract awarded to Warren & Panzer, Engineers, P.C. for lead-based paint dust wipe inspection and testing, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on December 27, 2020 and is continuing through December 26, 2021.


APPROVED

- 21 Authorization of a Funding Increase to Requirement Contract No. 1811831 Awarded to New York Environmental Systems, Inc.

Location:	Various (Bronx)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	1

Authorization is requested to approve a funding increase to this requirement contract awarded to New York Environmental Systems, Inc. for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 18-5/30-12 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on September 10, 2020 and is continuing through September 9, 2021.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary

NYCHA Board Meeting March 31, 2021

Criminal Justice Policy Changes

Yolanda Johnson-Peterkin, Chief of Housing Community Activities

Erin Burns-Maine, Senior Director of Policy & External Affairs
Holly Martin, Deputy Director of Policy



NYCHA Changes to Policies Related to Criminal Justice

- In an effort to modernize its justice-related policies, NYCHA is changing several current admissions and occupancy policies.
- The proposed changes were released for a 30-day public comment period on September 14, 2020. The comment period was later extended to October 28, 2020.
- NYCHA's final policy changes reflect the comments we received from residents, staff, advocates, and other community members.
- NYCHA is committed to continuing to improve policies that provide fair and just access to housing while also balancing community safety goals.

Purpose and Goals

- The Bureau of Justice statistics show rearrests and reconvictions are highest in the few years after release from incarceration.
- For people returning from prison or jail, having a stable place to live reduces the chances of “recidivating,” or ending up back behind bars again.
- In 2017, more than 54 percent of all individuals released from prison to New York City were released directly to the shelter system. Multiple studies show that returning citizens experiencing homelessness in New York City are more likely to recidivate. Just providing access to stable housing can help to stabilize returning citizens and to decrease crime.

Recommendation Areas

- Criminal Background Check
- Current Use of an Illegal Substance
- Permanent Exclusion

Public Comment Period Overview

- NYCHA received 248 comments from residents, NYCHA employees, advocates, and other community members. About 8% of those comments were written by someone with who disclosed experience with the justice, child welfare, and/or shelter systems.
- NYCHA received a total of 93 comments from individuals who identified as residents, 17 from current and former NYCHA employees, 44 from advocates, and 100 from other community members or individuals who did not identify as members of a particular group.
- Only 35% of comments included specific feedback on NYCHA's proposed policies. Other commenters discussed their willingness to support admission of formerly incarcerated individuals to NYCHA, personal safety concerns, the physical conditions of NYCHA developments or individual apartments, and social service or housing assistance requests.

Criminal Background Check

Final Policy Changes:

- As proposed for public comment, before making an ineligibility determination based on criminal background, utilize an individualized review committee to conduct a holistic evaluation of any potentially disqualifying circumstances
- Incorporate commenters suggestions on individualized review committee including, among other things, that the committee receive annual training on individual, organizational, and structural racism.
- In view of aligning Section 8 and Section 9 program standards NYCHA is going to deeply investigate the list of offenses subject to CBC lookback periods as well as the corresponding lookback periods to which those offenses are subject. NYCHA will provide an update this spring in approximately 90 days.

Current Use of an Illegal Substance

Final Policy Changes:

- As proposed for public comment, before making an ineligibility determination, utilize an individualized review committee to conduct a holistic evaluation of any potentially disqualifying circumstances
- Change the inquiry posed during an applicant's eligibility interview to ask about illegal substance use in the past six months; NYCHA currently asks about past three years and proposed asking about the past year

Permanent Exclusion

Final Policy Changes:

- As proposed, Permanent Exclusion stipulations shall state that the exclusion will automatically lift after five years without involvement in the justice system (with the tenant of record's consent)
- As proposed, set a minimum age of 18 for exclusions
- As proposed, keep current Permanent Exclusion lift application available

Culture Change

Training for NYCHA Staff. Engage CCI (Center for Court Innovation) to provide an in-depth, curated procedural justice training to NYCHA staff, including attorneys, housing assistants, and investigators, as well as hearing officers. The curriculum would include presentation slides, exercises, and a facilitator's guide, along with a resource list of relevant background reading.

Increase External Communication. Engage CSH (Corporation for Supportive Housing) to bring together a diverse group of stakeholders from multiple system sectors and perspectives for quarterly meetings to facilitate open dialogue on justice-related NYCHA programs and assist NYCHA in the creation, advancement and implementation of justice-informed policies and procedures.



Capital Projects Division

Board Meeting Update
March 31, 2021



NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

Weatherization Assistance Program ("WAP")

In September 2019, Board Resolution #19-9/25-16 authorized, as solely related to Weatherization Assistance Program ("WAP") contracts,

(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, pursuant to (a) Section 7.01 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 14-9/24-38,

(b) sole source contracts that are valued in excess of \$100,000.00 that would require Authority approval as required by Section 301(b)(2) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 19-6/26-8, and

(c) change orders, as required by Section 501(a)(3) of the CPR; and

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

(a) number of contracts awarded, and

(b) change orders entered into, subsequent to the prior Board Meeting.



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
3/23/2021

Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 7 contracts totaling \$1,195,796.02 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Window work has begun
- Colon LIFHE Tower - All work completed. contract closeout will begin.
- Penn Wortman – Remaining window work is on hold.
- Ocean Hill Brownsville – contract is closed.

Schedule

Listed Projects (see chart)

- Construction commenced: **March 2020**
- Anticipated Completion: **July 2021**
- Completed Energy Audits: **Begun in October 2019, completed in January 2020. Additional audits, begun in August 2020, are ongoing**

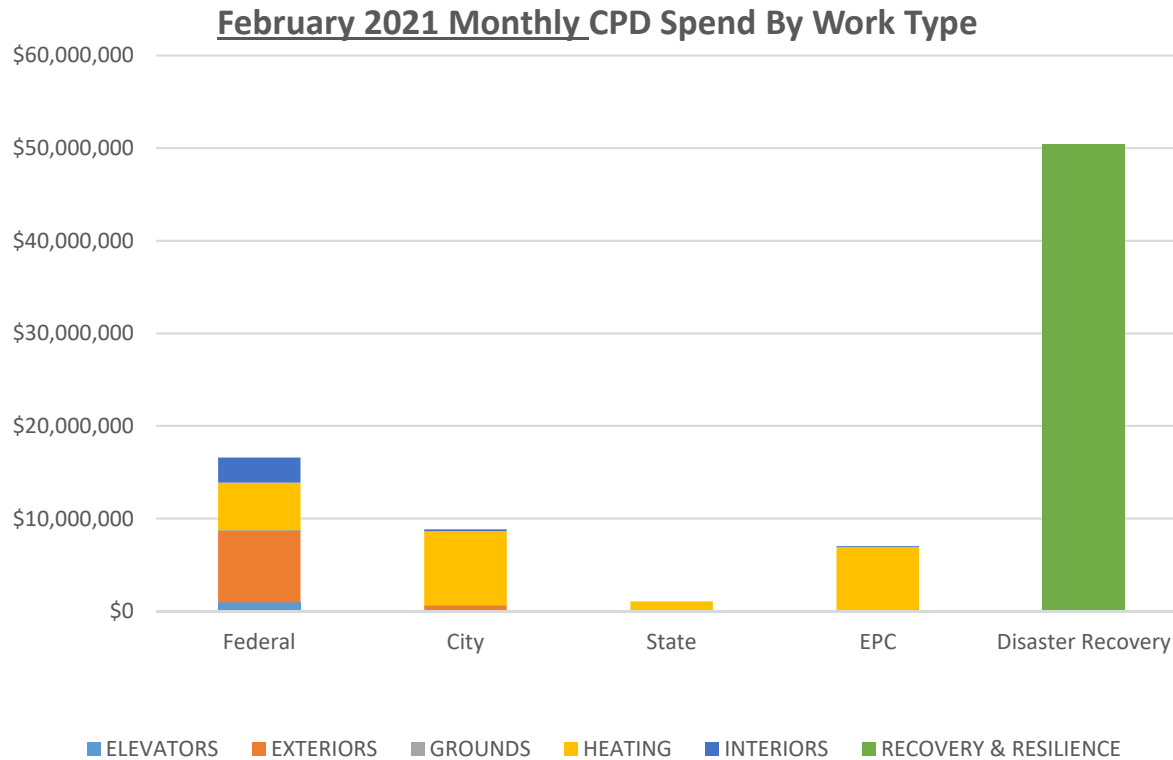
WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	206 Eldridge Street Manhattan, NY, 10002	\$198,059.40	1/14/21
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$1,195,796.02	

No new contracts awarded above \$1M, pursuant to the recently adopted Procurement Policy Manual



Capital Projects Division

February 2021 Spend



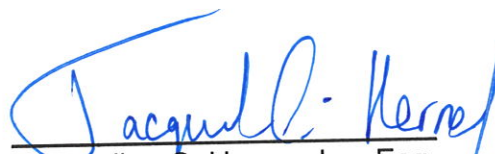
Funding Source	Spend Total
Federal	\$17M
City	\$9M
State	\$1M
EPC	\$7M
Disaster Recovery	\$50M
Total	\$84M



THREE-THOUSAND ONE HUNDRED AND FIFTY-SEVENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:50 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary