

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTIETH MEETING

Minutes of Board Meeting

Wednesday, May 21, 2014

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
Diahann Billings-Burford, Member
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Emily A. Youssouf, Member
Cecil R. House, General Manager
Wilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, May 21, 2014

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 30, 2014

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 21, 2014

1. Authorization to Enter into an Agreement with the New York City Department of Information Technology and Telecommunications

Location:	Various (Citywide)
Submitting Department:	City-Wide Programs
Funding Source:	Operating – City
Amount:	\$2,671,769.69
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with the New York City Department of Information Technology and Telecommunications ("DoITT"), which shall allow the Authority to provide broadband access and technology training to unemployed and underemployed Authority residents and to be reimbursed by DoITT for the Authority's costs and expenses in connection therewith for the not-to-exceed amount, commencing on May 22, 2014 and continuing through June 30, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Community Programs and Development and continuing for four (4) years, one (1) month and eight (8) days thereafter.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Enter into an Agreement with Telesector Resources Group, Inc.

Location:	Various (Citywide)
Submitting Department:	IT Infrastructure
Funding Source:	Operating – Federal
Amount:	\$5,220,608.80
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Telesector Resources Group, Inc. to provide landline and dataline services, commencing on June 1, 2014 and continuing through May 31, 2015, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for one (1) year thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the New York City Department of Information Technology and Telecommunications Contract 858-20141406032.

APPROVED

3 Authorization to Amend the Agreement with Manhattan Ford Lincoln, Inc.

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$291,517.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Manhattan Ford Lincoln, Inc. for the purchase of sixty-seven (67) 2014 Ford Escape 4x4 Sport Utility Vehicles, authorized by Board Resolution 14-3/26-12 and pursuant to the terms and conditions of New York City Department of Citywide Administrative Services Contract 20111203451, to increase the not-to-exceed amount, in order to address the difference in the unit cost.

APPROVED

4 Award of a Requirement Contract for Heating Motors and Heating Control Panels

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$617,491.25
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, G.S. Dunham, LLC, for the not-to-exceed amount.

APPROVED

5 Award of a Requirement Contract for Heating Gaskets and Radiator Parts

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$739,339.50
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, G.S. Dunham, LLC, for the not-to-exceed amount.

APPROVED

6 Award of a Requirement Contract for Heating Traps and Heating Valve Parts

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$767,688.75
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, G.S. Dunham, LLC, for the not-to-exceed amount.

APPROVED

7 Award of a Requirement Contract for Paint Materials

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,168,645.35
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Mercury Paint Corporation, for the not-to-exceed amount.

APPROVED

8 Award of a Requirement Contract for Gas and Electric Ranges

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating & Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$3,682,528.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, P.C. Richard & Son Long Island Corporation, for the not-to-exceed amount.

APPROVED

9 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Taylor Street-Wythe Avenue & Wyckoff Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$14,301,381.09
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, R.S.N. Construction Co., Inc.

APPROVED

10 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	La Guardia & La Guardia Addition
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$10,072,894.47
Projected Section 3 Hires:	7

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Structural Preservation Systems, LLC.

APPROVED

11 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Taft
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$14,470,867.06
Projected Section 3 Hires:	5

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Technico Construction Services, Inc. The first lowest bidder was deemed non-responsive for failure to comply with bid requirements and lacking the necessary experience to perform the contract work.

APPROVED

12 Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Roosevelt I
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$19,632,282.67
Projected Section 3 Hires:	7

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

APPROVED

13 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	South Beach
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$11,699,006.82
Projected Section 3 Hires:	5

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Universal Construction Resources, Inc. The first lowest bidder was deemed non-responsive for failure to comply with bid requirements. The second lowest bidder was deemed non-responsive for lacking the necessary experience to perform the contract work.

APPROVED

- 14 Award of a Requirement Contract for Exterior Restoration for Site Specific Developments and Emergency Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$29,444,803.92
Projected Section 3 Hires:	9

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc., for the not-to-exceed amount.

APPROVED

- 15 Ratification of a Change Order to Requirement Contract No. BW1009606 Awarded to Adam's European Contracting Inc.

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$953,698.35
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this requirement contract, awarded to Adam's European Contracting Inc., for installation of sidewalk sheds, authorized by Board Resolution 10-11/10-1. This change order is required to increase the not-to-exceed amount, in order to cover the costs of rental and maintenance for the remaining 9,697 linear feet of sidewalk sheds throughout the remainder of the contract term which expires on December 14, 2014.

APPROVED

- 16 Authorization of a Change Order to Requirement Contract No. GR1329574 Awarded to Polygon US Corporation Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$4,792,051.92
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to this requirement contract, awarded to Polygon US Corporation, for clean-up abatement and restoration of apartment units, authorized by Board Resolution 14-2/26-7. This change order is required to increase the not-to-exceed amount, in order to cover the costs to address the additional electrical components required throughout the contract term.

APPROVED

- 17 Authorization of a Change Order to Requirement Contract No. GR1329578 Awarded to Polygon US Corporation Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$2,727,555.01
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to this requirement contract, awarded to Polygon US Corporation, for clean-up abatement and restoration of apartment units, authorized by Board Resolution 14-2/26-8. This change order is required to increase the not-to-exceed amount, in order to cover the costs to address the additional electrical components required throughout the contract term.

APPROVED

18 Rejection of all Bids for Laundry Room Upgrade

Location:	Ingersoll
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 contract will be rebid.

APPROVED

19 Rejection of All Bids for Building Entrance Improvements

Location:	Wald
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 contract will be rebid.

APPROVED

20 Authorization to (i) Enter into a Master Development Agreement, (ii) Enter into a Ground Lease, and (iii) Lend Funding for Construction and Permanent Financing of the Phase I Project

Location:	Prospect Plaza
Submitting Department:	Development
Funding Source:	Capital – Hope VI and Replacement Housing Factor
Amount:	\$9,552,392.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) enter into a Master Development Agreement with PPD Partners LLC (the "Developer") whereby the Developer will undertake the redevelopment of the three (3) parcels of land at Prospect Plaza comprised of Kings County, Block 1458, Lot 52 (the "Prospect Plaza North Site"), Block 1463, Lots 16 and 41 (the "Prospect Plaza South Site"), and, Block 1467, Lot 35 (the "Saratoga Site") in three (3) phases (one phase for each parcel of land being disposed), pursuant to the 1999 HOPE VI Prospect Plaza Revitalization Plan, as amended, (ii) enter into a 99-year ground lease with HP PPN Housing Development Fund Corporation, an affiliate of the Developer, as nominee tenant, for the Prospect Plaza North Site comprised of approximately 61,000 square feet, and (iii) lend funding of approximately \$9,552,392.00 (\$7,362,500.00 HOPE VI grant and \$2,189,892.00 Replacement Housing Factor funds) to Oceanhill LLC, an affiliate of the Developer, for the construction and permanent financing of 110 affordable units comprised of 38 public housing units, 71 non-public housing units and one (1) superintendent's unit, pursuant to a mixed-finance proposal approved by the US Department of Housing and Urban Development (the "Phase I Project").

APPROVED

- 21 Authorization to (a) Amend Section 18 Application to Include Reduction of Affordable Housing Sites' Area to be Disposed, Disposition of Transferable Development Rights ("TDR") and Easements, and Retention of Easements; and (b) Convey Affordable Housing Sites, TDR and Easements for Affordable Housing

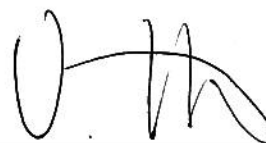
Location:	Astoria
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (a) submit an amendment to the original application, to be submitted to the US Department of Housing and Urban Development ("HUD"), as authorized by Board Resolution 13-11/20-15 and pursuant to Section 18 of the United States Housing Act of 1937 as amended, relative to the portion which requested disposition of the two (2) parcels of land comprised of an approximate 61,650 square foot parcel of land at Astoria Houses located at Queens County, Block 490, part of Lot 101 (the "Affordable Housing Sites") to Halletts A Development Company, LLC or its affiliates or assignees (the "Developer"), to now also include the (i) reduction of the Affordable Housing Sites' land area to be disposed from approximately 61,650 square feet to approximately 56,500 square feet, (ii) disposition of approximately 138,000 square feet of TDR surplus to the needs of Astoria Houses and approximately 13,700 square feet of light and air easements within the Astoria Houses campus; and (iii) retention by the Authority of approximately 3,200 square feet of light and air easements within Site 6B of the Affordable Housing Sites (collectively, the "Amended Section 18 Application"); and (b) convey the Affordable Housing Sites with the aforementioned TDR and easements to the Developer to facilitate the development of approximately 340 units of affordable housing, upon HUD's approval of the Amended Section 18 Application and Developer's proof of construction financing for each site within the Affordable Housing Sites.

APPROVED

- 22 Board Member Youssouf 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



NEW YORK CITY
HOUSING
AUTHORITY

Board Calendar Meeting Chair's Report

May 21, 2014





Listening tour in full swing

- 20 Development Tours
- 31 Elected Official Meetings
- 7 Town Halls
- Multiple NYCHA Staff Visits (250, 90, LIC)



Voices from across the City

- Need to reset relationships with tenants, employees, elected officials, advocates, and other stakeholders
- Quality of life concerns
- NYCHA pride
- Interagency coordination



Mayor's new initiatives

NYCHA's key role:

1. Supporting Universal Pre-K initiative
2. Coordinating with NYC Broadband Taskforce
3. Obtaining Sandy CDBG-DR allocation



Mayor's Executive Budget FY15

NYCHA's inclusion:

1. Allocates \$70mm from City to NYCHA for maintenance support and security enhancements.
2. Extends NYPD payment relief

General Manager's Report to the Board of Commissioners

New York City Housing Authority

May 21, 2014



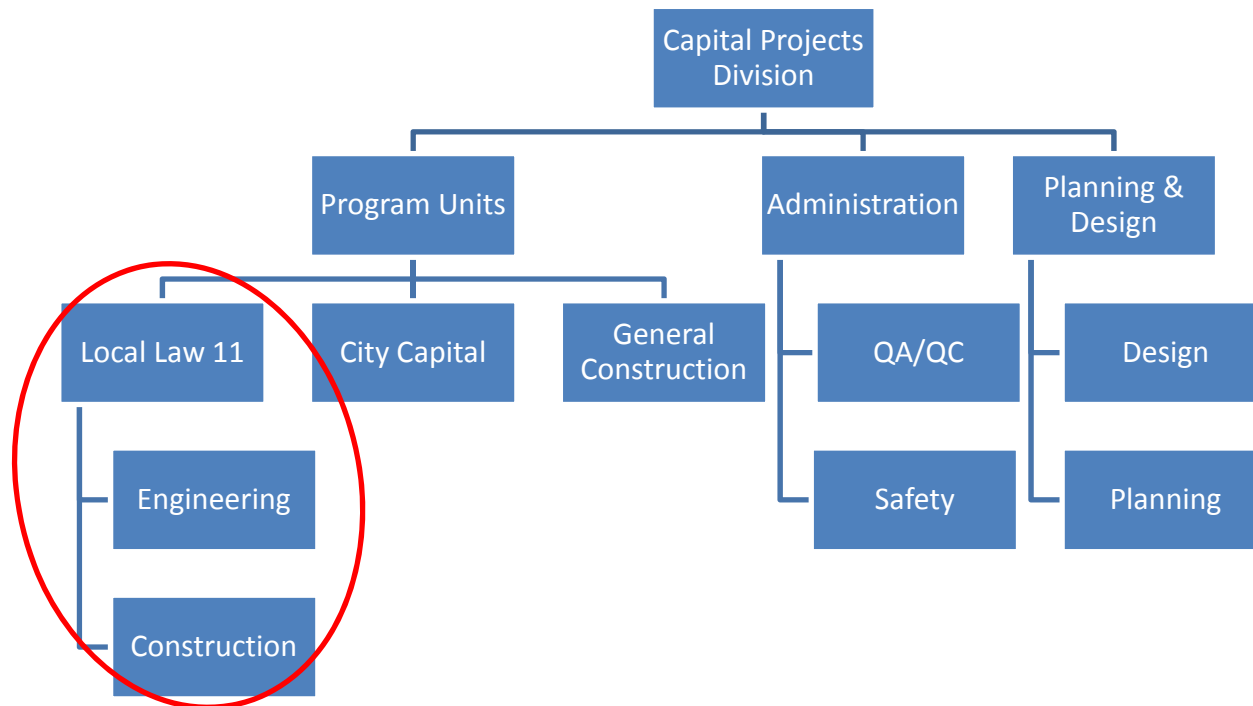


Sidewalk Shed Removal Plan

CAPITAL PROJECTS

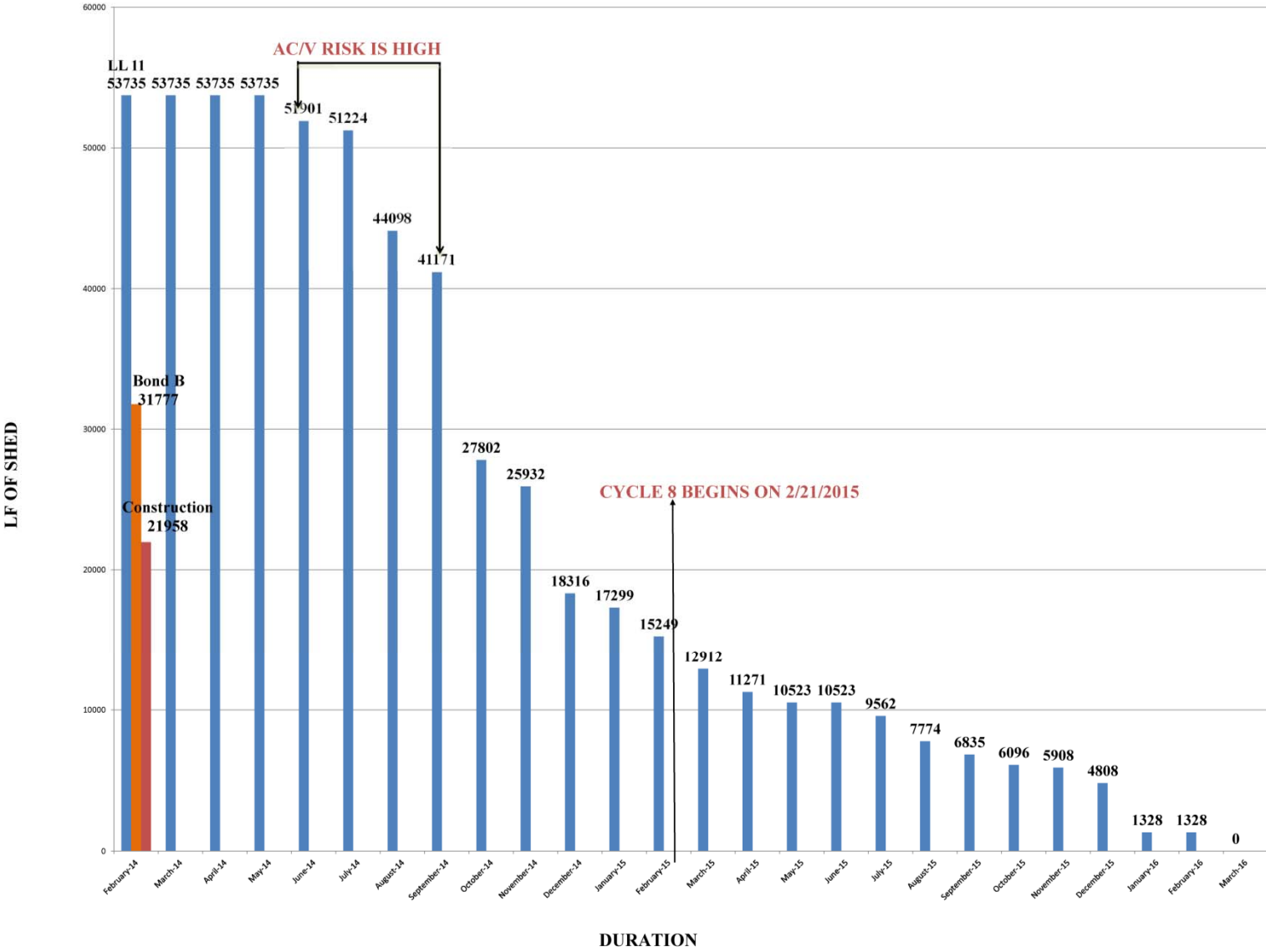
Sidewalk Shed Removal Plan

- ❑ Local Law 11 Requires all owners of buildings 7+ stories to have façades inspected every 5 years.
- ❑ Sidewalk sheds are required for immediate protection from any noted defects until permanent repairs are made.
- ❑ New CPD unit created to focus on compliance with LL11:



CAPITAL PROJECTS

Sidewalk Shed Removal Plan



Note: Total LF of sheds in february is equal to the existing LF of shed

CAPITAL PROJECTS

Sidewalk Shed Removal Plan

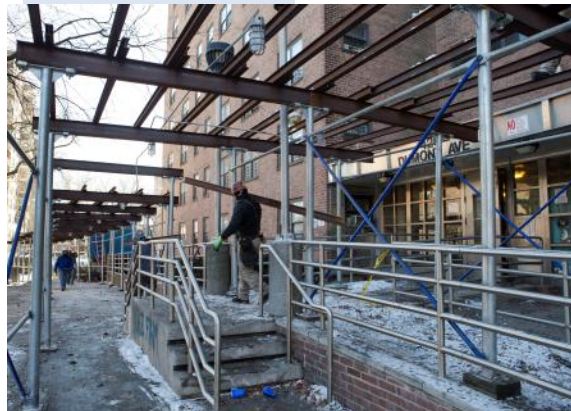
❑ **Currently we have approximately 136,000 LF of sidewalk sheds in 3 categories: active construction sheds, Bond B sites, and sites with LL11/98 or emergency (including legacy) sheds.**

Borough	Number of Developments	Buildings with Sheds	LF of Shedding	LF in Construction	LF Bond B	LF Local Law 11 Emergency	LF of Fencing	Bldgs with Sheds in Place Greater Than 3 Years	Bldgs with Sheds in Place Between 2 and 3 Years	Bldgs with Sheds in Place Less Than 2 Years	Sheds Removed	LF of Shedding Removed	Locations Where Sheds Cannot be Removed Due to AC Violations	LF of Sheds Related to AC Violations
Bronx	23	78	27,159	13,922	3,764	9,473	5,316	20	6	52	23	5,839	4	258
Brooklyn	57	183	56,864	12,684	14,268	29,912	10,419	93	36	54	56	20,226	2	670
Manhattan	28	86	30,022	2,525	7,301	20,196	6,709	22	11	53	20	6,398	2	1,104
Queens	8	44	19,081	7,419	6,258	5,404	4,940	17	1	26	17	5,775	0	0
Staten Island	3	6	2,582	0	2,582	0	0	5	1	0	0	0	0	0
Report Total:	119	397	135,708	36,550	34,173	64,985	27,384	157	55	185	116	38,238	8	2,032

Before



During



After



Shed Removal at Van Dyke Houses

January 2014



Leased Housing / Section 8 Program

LEASED HOUSING Budget & Utilization Rates

PROJECTED HAP BUDGET SHORTFALL	
Expenditures Forecast (As of March 2014)	\$1,004,255,761
Annual Budget Authority	\$991,563,077
Reserves	\$537,000
Surplus/(Need)	(\$12,155,684)
Estimated Depletion	12/14/14
Number of Units Impacted	(13,468)
Annualized Units Impacted	(1,122)

NYCHA has already submitted a funding request to HUD to ensure no deficit for this year.

UTILIZATION	APRIL 2013	APRIL 2014	Variance
Total Units Leased	92,091	89,112	-3.2%
HAP \$ Utilization Rate for Section 8 Vouchers (%)	100%	99%	-1%

LEASED HOUSING SEMAP Scores

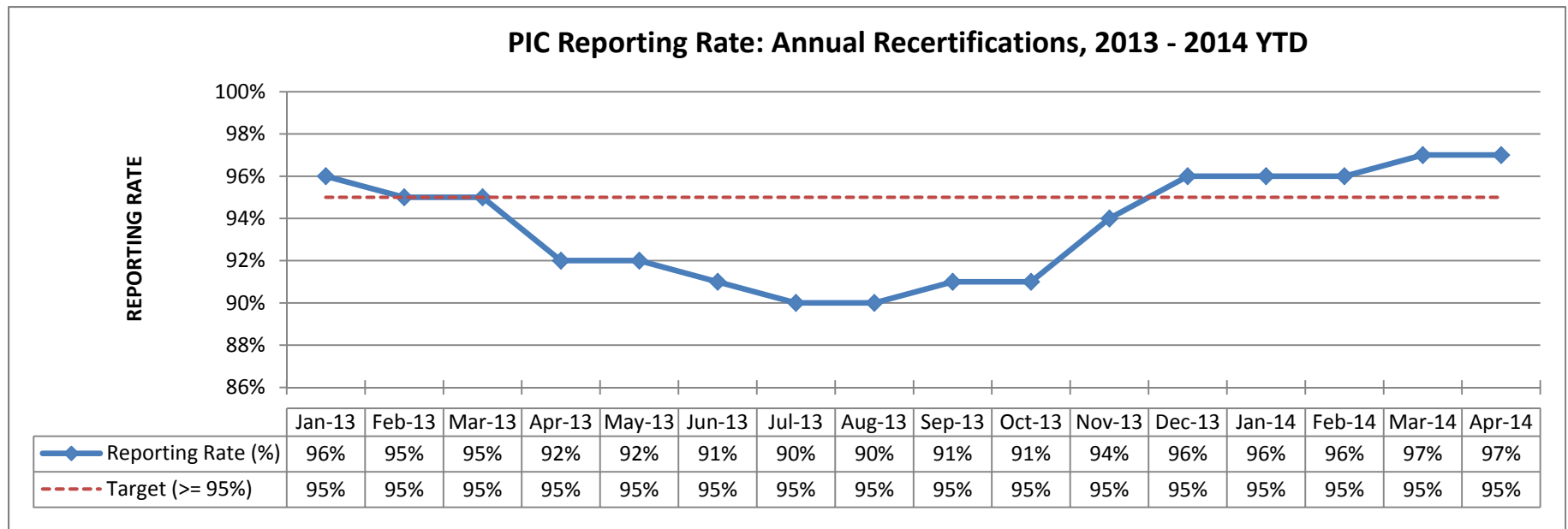
SEMAP	2012	2013	2014 YTD
1. Selection From The Waiting List (15 points, 0 points)	15	15	15
2. Reasonable Rent (20 points, 15 points, 0 points)	15	20	20
3. Determination Of Adjusted Income (20 points, 15 points, 0 points)	0	0	0
4. Utility Allowance Schedule (5 points, 0 points)	5	5	5
5. HQS Quality Control Inspections (5 points, 0 points)	5	5	5
6. HQS Enforcement (10 points, 0 points)	0	10	10
7. Expanding Housing Opportunities (5 points, 0 points)	5	5	5
8. Payment Standards (5 points, 0 points)	5	5	5
9. Annual Re-Examinations (10 points, 5 points, 0 points)	5	10	5
10. Tenant Rent Calculations (5 points, 0 points)	5	5	5
11. Pre Contract HQS Inspections (5 points, 0 points)	5	5	5
12. Annual HQS Inspections (10 points, 5 points, 0 points)	5	10	5
13. Lease-up (20 points, 15 points, 0 points)	15	20	20
14. FSS (10 points, 8 points, 5 points, 0 points)	5	5	5
BONUS. Deconcentration (5 points, 0 points)	5	5	5
Total Projected Points	95	125	115
% Rating	66%	86%	79%
Designation	Standard	Standard	Standard

**Note: 2012 numbers are final. 2013 is pending final notice from HUD. 2014 is the projected YTD score for April 2014.*

LEASED HOUSING

PIC Reporting Rate: Annual Recertifications

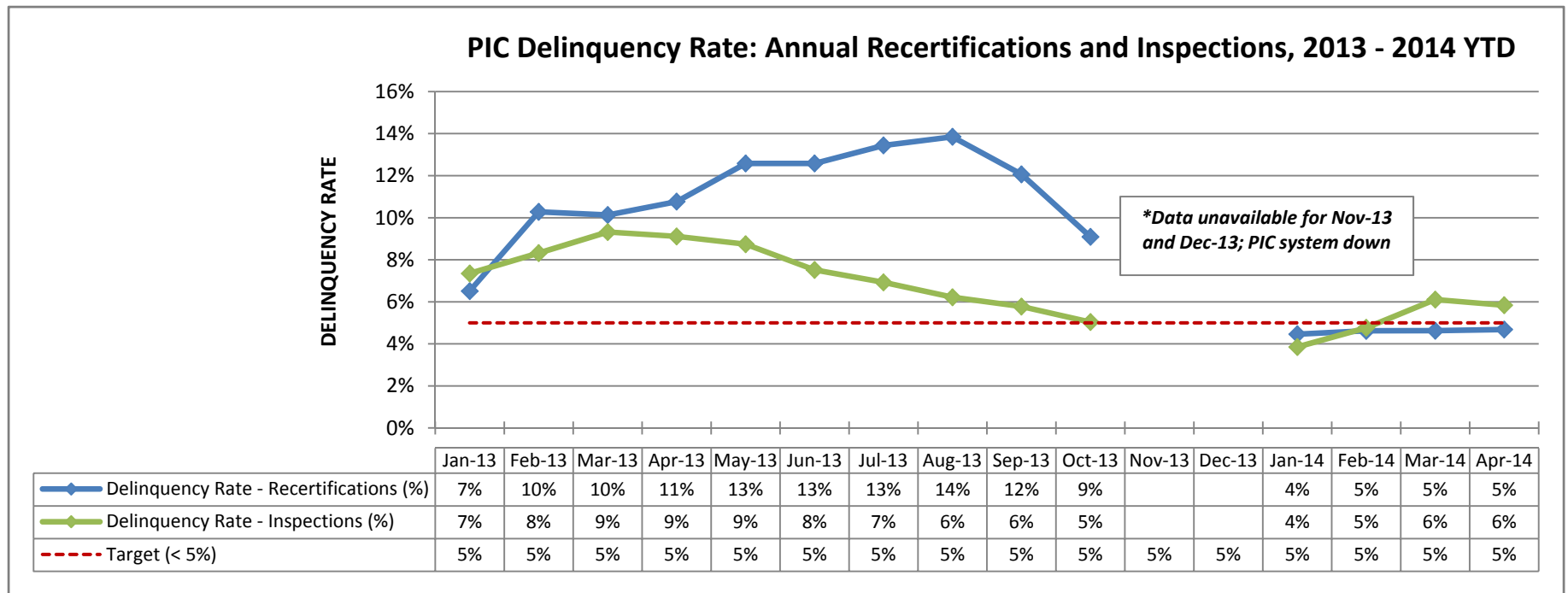
☐ The PIC Annual Recertification Reporting Rate has exceeded the target every month this year.



LEASED HOUSING

PIC Delinquency Rate: Annual Recertifications & Inspections

- In 2014, the Annual Recertification and Inspection Delinquency Rates are performing much more consistently to or near the target than in previous years.



LEASED HOUSING Suspension Activity

SUSPENSIONS	APRIL 2013	APRIL 2014	VARIANCE
# of Cases with Active Suspensions	5,236	3,517	-33%
# of Cases with Active Suspensions >90 days	2,111	1,406	-33%
# of Cases with Active Suspensions >120 days	1,920	1,153	-40%
# of Cases with Active Suspensions >180 days	1,391	751	-46%