

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND FOURTEENTH MEETING

### Minutes of Board Meeting

Wednesday, May 24, 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  
Derrick D. Cephas, Vice-Chair  
Jacqueline Arroyo, Member  
Zaire Z. Dinzey-Flores, Member  
Victor A. Gonzalez, Member  
Nnenna Lynch, 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, May 24, 2017**

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 26, 2017

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 24, 2017

- 1 Authorization to (i) Enter into a Long-Term Ground Lease for Three (3) Parcels of Land with Zoning Floor Area and Easements and (ii) Form a Corporate Affiliate of the Authority for the Ingersoll Houses' Transaction

Location:	Ingersoll, Van Dyke I & Mill Brook
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) enter into a ninety-nine (99) year ground lease for three (3) parcels of land with zoning floor area ("zfa") and easements for vehicular access, building separation, and/or required light and air, upon Section 18 Application approval from the US Department of Housing and Urban Development and financing commitments for low-income housing development, with (a) BFC Partners or its affiliate for a parcel of land at Ingersoll Houses, Kings County, Block 2034, Tax Lot 134, part of Zoning Lot 1 comprised of approx. 11,500 sq. ft. for construction of a building containing approx. 145 senior units, one (1) superintendent's unit and senior center with approx. 112,000 sq. ft. of zfa; (b) Dunn Development Corp. or its affiliate for a parcel of land at Van Dyke I Houses, Kings County, Block 3777, Tax Lot TBD, part of Zoning Lot 1 comprised of approx. 31,500 sq. ft. for construction of a building containing approx. 179 family units, one (1) superintendent's unit and community center with approx. 191,450 sq. ft. of zfa; and, (c) West Side Federation for Senior and Supportive Housing or its affiliate for a parcel of land at Mill Brook Houses, Bronx County, Block 2548, Tax Lot TBD, Zoning Lot 2 (formerly part of Lot 1) comprised of approx. 31,700 sq. ft. for construction of a building containing approx. 158 senior units, one (1) superintendent's unit and senior center with approx. 126,000 sq. ft. of zfa; and, (ii) form a corporate affiliate of the Authority which will be used in the organizational structure of the transaction for Ingersoll Houses.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Enter into an Agreement with Towers Watson Delaware Inc.

Location:	Non-Development
Administering Department:	Finance – Risk Finance
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,196,500.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with Towers Watson Delaware Inc. for actuarial consulting services to assess casualty and workers' compensation claims liabilities and provide on-demand consulting services for insurance procurements, commencing on June 1, 2017 and continuing through May 31, 2022, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter, for the not-to-exceed amount.

**APPROVED**

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

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$5,100,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with W.W. Grainger, Inc. for the purchase of plastic garbage bags, commencing on November 25, 2017 and continuing through November 24, 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, pursuant to the terms and conditions of the NYC Department of Citywide Administrative Services Contract Number PC62993.

**APPROVED**

4 Rejection of Sole Bid for a Requirement Contract for Painter and Carpenter Carts

Location:	Various (Citywide)
Administering Department:	Operations
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. This requirement contract will not be re-bid.

**APPROVED**

5 Award of a Requirement Contract for Floor Machines and Batteries

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Capital – Federal
Amount:	\$4,193,021.00
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, W.W. Grainger, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to bid on the class award.

**LAI D O V E R**

6 Award of a Requirement Contract for Marshall Engineered Products Company-  
Manufactured Heating Supplies

Location:	Various (Citywide)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$737,510.00
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, G.S. Dunham, LLC, for the not-to-exceed amount.

**APPROVED**

7 Award of a Requirement Contract for Inspection, Testing, Repair, Alteration and  
Installation of Range Hood Fire Suppression Systems

Location:	Various (Bronx North)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$403,438.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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**

8 Award of a Requirement Contract for Inspection, Testing, Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Bronx South)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$397,918.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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 Inspection, Testing, Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Brooklyn East & Brooklyn South)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating - Federal
Amount:	\$397,918.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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 Award of a Requirement Contract for Inspection, Testing, Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Brooklyn West)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$400,678.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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**

- 11 Award of a Requirement Contract for Inspection, Testing, Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Manhattan North)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$410,798.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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**

12 Award of a Requirement Contract for Inspection, Testing, Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Manhattan South)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$404,358.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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**

13 Award of a Requirement Contract for Inspection, Testing, Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$403,438.15
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company, 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**



14 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Campos Plaza II
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$18,863,000.00
Projected Section 3 Hires:	7

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

**APPROVED**

15 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$55,695,000.00
Projected Section 3 Hires:	12

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

**APPROVED**

16 Authorization to Amend an Agreement with AECOM USA, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carey Gardens, Coney Island I (Sites 4 & 5), Gravesend & Haber
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$12,087,748.29
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with AECOM USA, Inc. for professional construction management as agent services related to the Hurricane Sandy Recovery Program, authorized by Board Resolution 15-3/25-4 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the additional assigned work during the remainder of the five-year term, which commenced on August 17, 2015 and is continuing through August 16, 2020.

**APPROVED**

17 Award of a Requirement Contract for Replacement of Roof Water Tanks

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal & Mixed Finance
Amount:	\$15,772,490.88
Projected Section 3 Hires:	3

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Rosenwach Tank Co. LLC, for the not-to-exceed amount.

**APPROVED**

- 18 Authorization of a Change Order to Contract No. BW1512340 Awarded to Roma Scaffolding, Inc.

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$19,596,721.50
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Roma Scaffolding, Inc. for exterior restoration and emergency sidewalk sheds, authorized by Board Resolution 16-3/30-20 for an initial 730-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services for additional assigned work, during the remainder of the initial term and additional term, which commenced on April 29, 2016 and is continuing through April 29, 2019.

**APPROVED**

- 19 Authorization to (i) Rescind Board Resolution 17-2/22-1 and (ii) Award of a Contract for Building Envelope Restoration

Location:	Breukelen
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – Federal & City
Amount:	\$31,513,725.08
Projected Section 3 Hires:	5

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Authorization is requested to (i) rescind Board Resolution 17-2/22-1, which authorized award of this contract to the lowest bidder, APS Contractors Inc. ("APS"), due to APS being deemed non-responsible after a review of its Vendor Name Check; and (ii) award this contract to the lowest responsive and responsible bidder, Neelam Construction Corporation.

**WITHDRAWN**

20 Authorization to (i) Rescind Board Resolution 17-2/22-2 and (ii) Award of a Contract for Building Envelope Restoration

Location:	Breukelen
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – Federal & City
Amount:	\$26,493,233.00
Projected Section 3 Hires:	6

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Authorization is requested to (i) rescind Board Resolution 17-2/22-2, which authorized award of this contract to the lowest bidder, APS, due to APS being deemed non-responsible after a review of its Vendor Name Check; and (ii) award this contract to the lowest responsive and responsible bidder, Pro-Metal Construction, Inc.

**WITHDRAWN**



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Vilma Huertas  
Corporate Secretary



# **NYCHA Board Calendar Meeting**

**Chair's Report**

**May 24, 2017**



# Overview

- ❑ NextGen NYCHA 2 Year Anniversary
  
- ❑ Updates
  - NextGen Neighborhoods
    - Holmes Towers
    - La Guardia
  
  - 100% Affordable
    - Fulton Houses
  
- ❑ Federal Budget Update



# HAPPY

# NEXTGEN VERSARY



# NextGen NYCHA 2-Year Anniversary

**Operate:** Over \$4M saved through the use of digital tools including myNYCHA app, Online Recertification and Handhelds.



**Engage:** Over 6,000 NYCHA residents have been connected to jobs through the NYCHA Resident Training Academy.



Chair Olatoye attended a **Safety and Security** Training with Teamsters Local 237 on May 19<sup>th</sup>



**Sustainability :**  
Recycling bins installed at all 326 NYCHA developments, LED lighting retrofits installed at 18 Brooklyn developments





# NextGen NYCHA 2-Year Anniversary

**GOTHAMGAZETTE**  
The Place for New York Policy and Politics

*“This is not about politics or parties, it’s about dismantling the future of public housing and jeopardizing the progress we’ve made on our long-term plan NextGen NYCHA”*

- NYCHA Board Members Jacqueline Arroyo, Jacqueline Young and Victor Gonzalez

NYCHA Board Members write OpEd for Gotham Gazette



City Hall invests \$335 million to address crumbling facades



# NextGen NYCHA Update



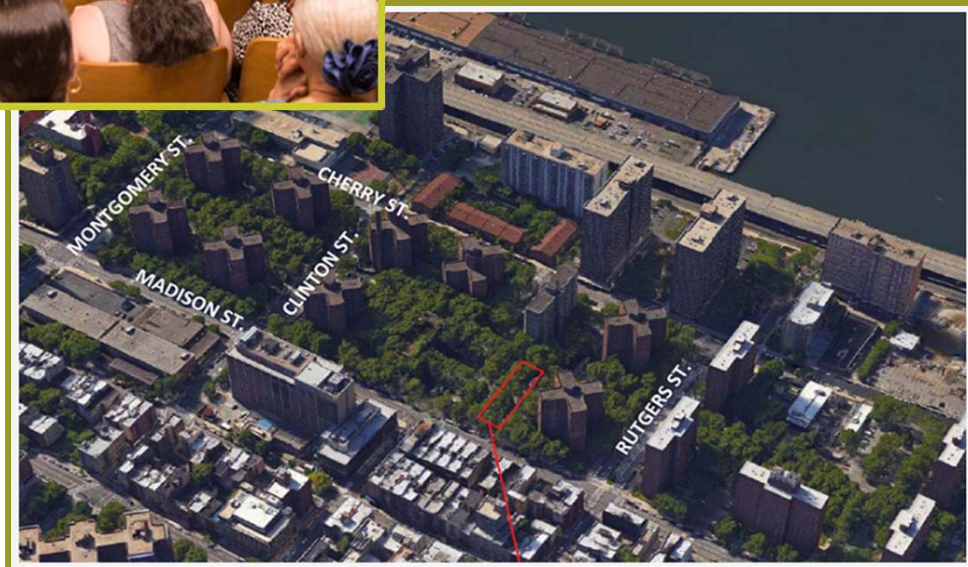
# NextGen Neighborhoods: La Guardia Houses

## The Facts:

La Guardia has **over \$70M** in unmet capital needs

New units will be **50% affordable** and **50% market rate**

**All families will stay** in their homes and new development **will not change their rent**



# *Update!* NextGen Neighborhoods: Holmes Towers



- Fetner Properties selected as developer
- Projected to bring \$25M to NYCHA (\$12.5M investment going back to Holmes Towers)
- A new **community center**, new **playground**, new **seating areas**, **lighting** and **planting**
- Permanent jobs** for NYCHA residents (50% of permanent jobs at facility intended for NYCHA residents)



Rendering of future development at Holmes Towers

# Creating More Affordable Housing at Fulton

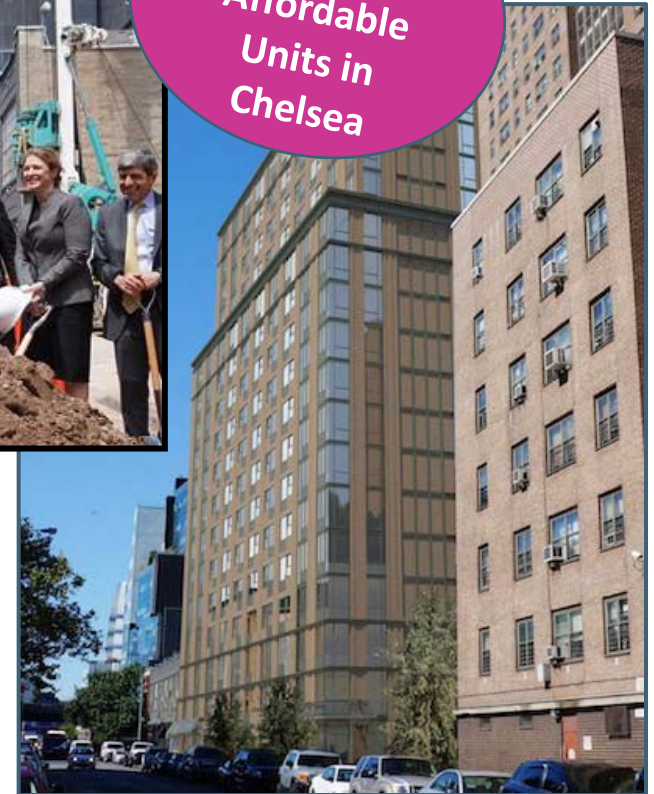
NYCHA residents will have a preference for 25% of the units

Includes studios, one-bedroom and two-bedroom units

Affordable for individuals earning \$33,400 and families of three earning \$42,950



160 Permanently Affordable Units in Chelsea



# President's Proposed FY18 Budget

## -\$6.2 Billion FY18 HUD CUTS

*Would eliminate or cripple programs by slashing funding*

### PUBLIC HOUSING (-\$2 Billion)

**CAPITAL**  
**68% Cut**

National Cut: -\$1.3B

\$200M Loss

**OPERATING**  
**11% Cut**

National Cut: -\$500M

\$80-130M Loss

### SECTION 8

**HAP**

**5% Cut**

National Cut: -\$800M

\$160M Shortfall =  
13,000 Voucher Loss

Total ≈ btw. \$450-500M NYCHA Cut/Shortfall

# Proposed Regulatory Changes

- ❑ Raising Residents' Rent – Paying More for Less
  - From 30% to **35% of income** towards rent
  - An average increase of **over \$100/month** for NYCHA households
  
- ❑ Increase in Utilities for Section 8 Residents **ONLY**

# Next Steps

- National Advocacy
- 2018 Budget Planning





# **NYCHA Board Calendar Meeting**

**General Manager's Report**

**May 24, 2017**



# Agenda

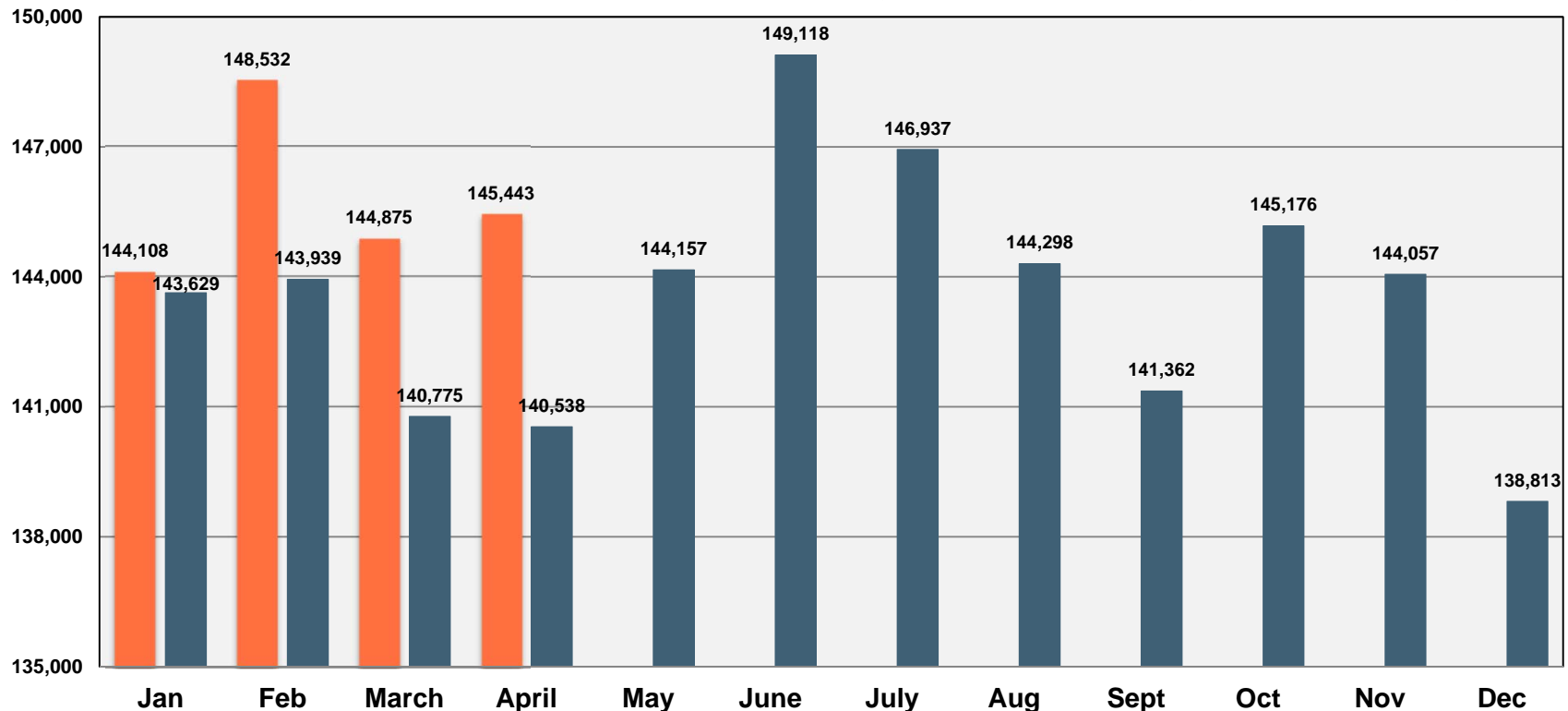
- NYCHA Key Performance Indicator (KPI) Report
- Flexible Operations

# 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 April 2017, there were 145,443 open work orders which was higher than March 2017 (144,875) and April 2016 (140,538).
- ❑ In the past 12 months, NYCHA created 2.8 million work orders or 233,040 per month; 53,631 per week; 7,662 per day.
- ❑ NYCHA closed 2.6 million work orders or 215,346 per month; 49,559 per week; 7,080 per day.

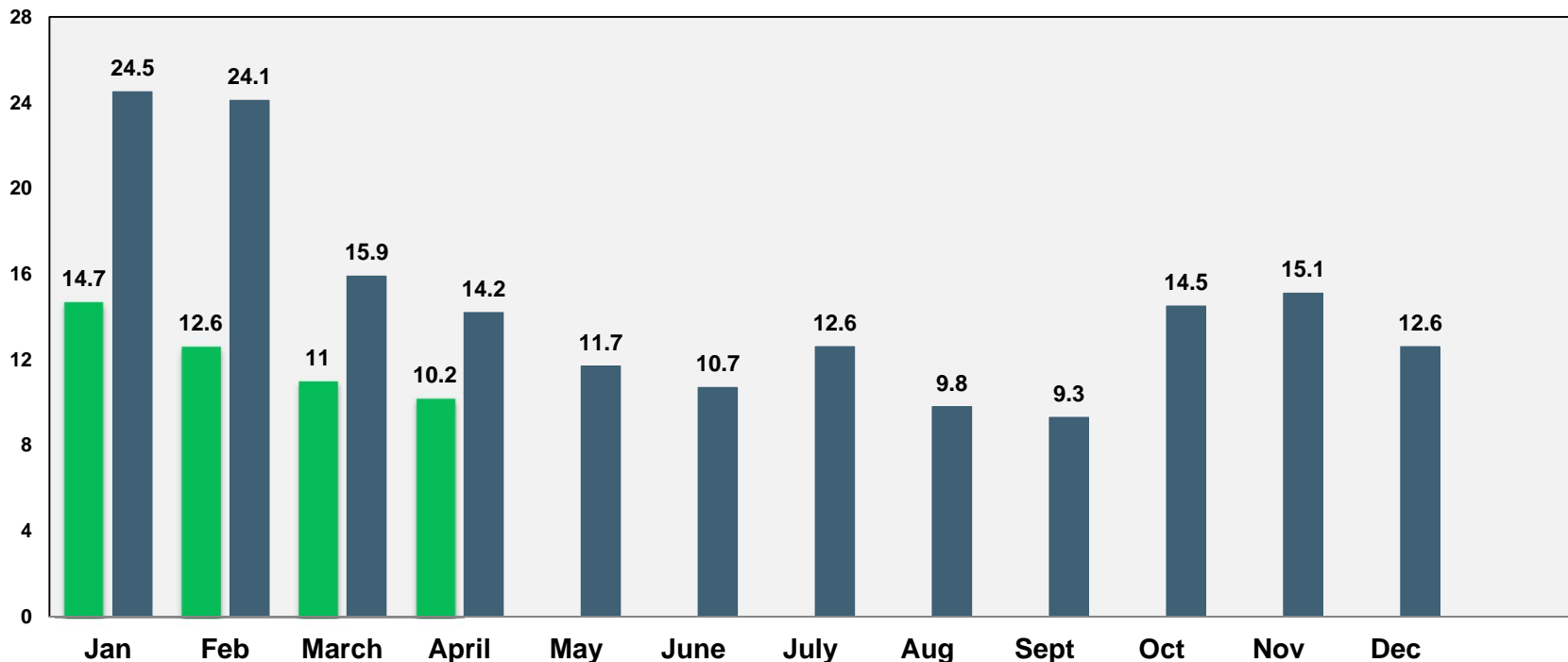


■ 2017 ■ 2016



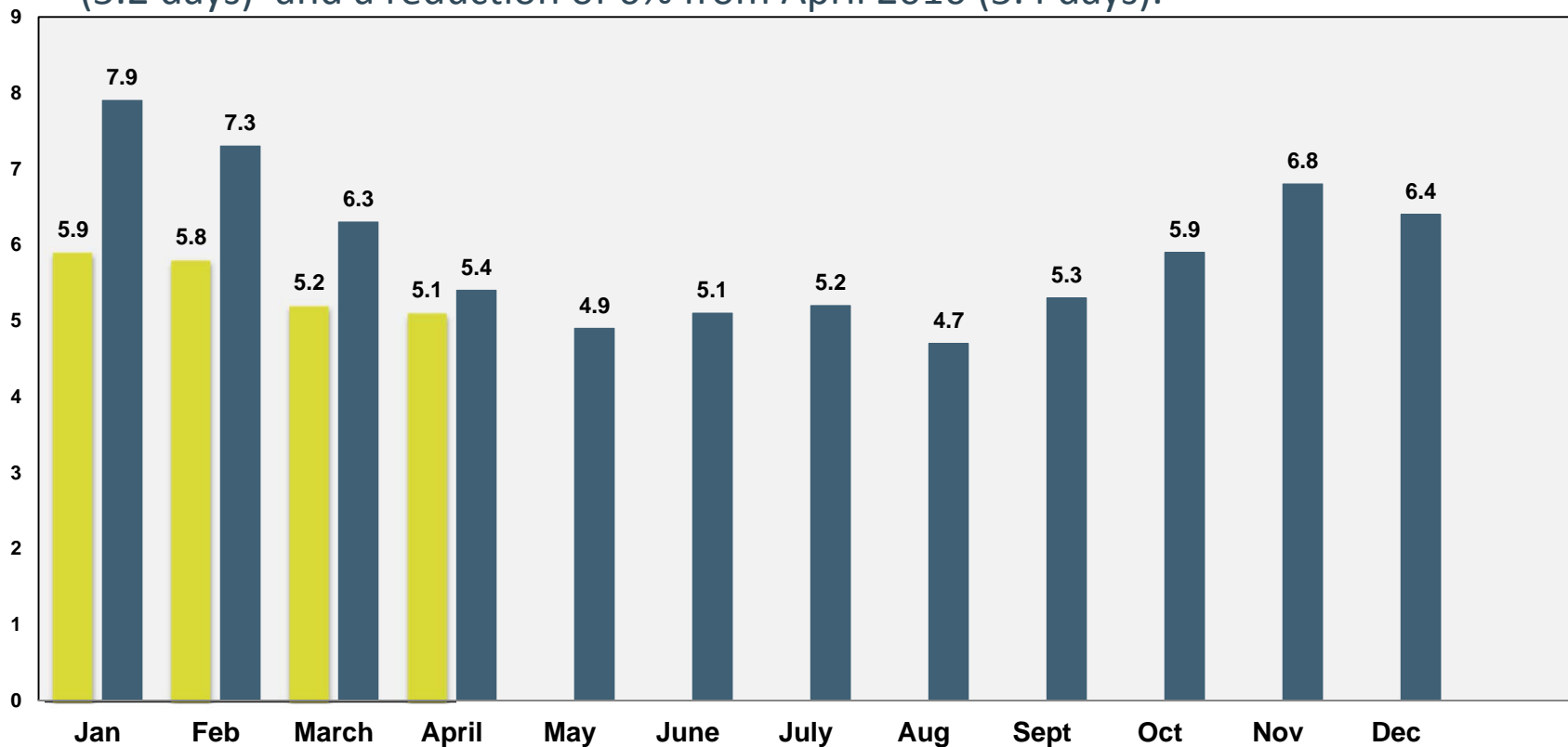
# Emergency Work Orders (in Hours)

- ❑ 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 April 2017, the average time to resolve emergencies was 10.2 hours, lower than April 2016 (14.2 hours) and within the 24 hour target.
- ❑ In April 2017, 15,408 emergency work orders were created; 13,884 (90%) were done within 24 hours and 1,524 took over 24 hours.



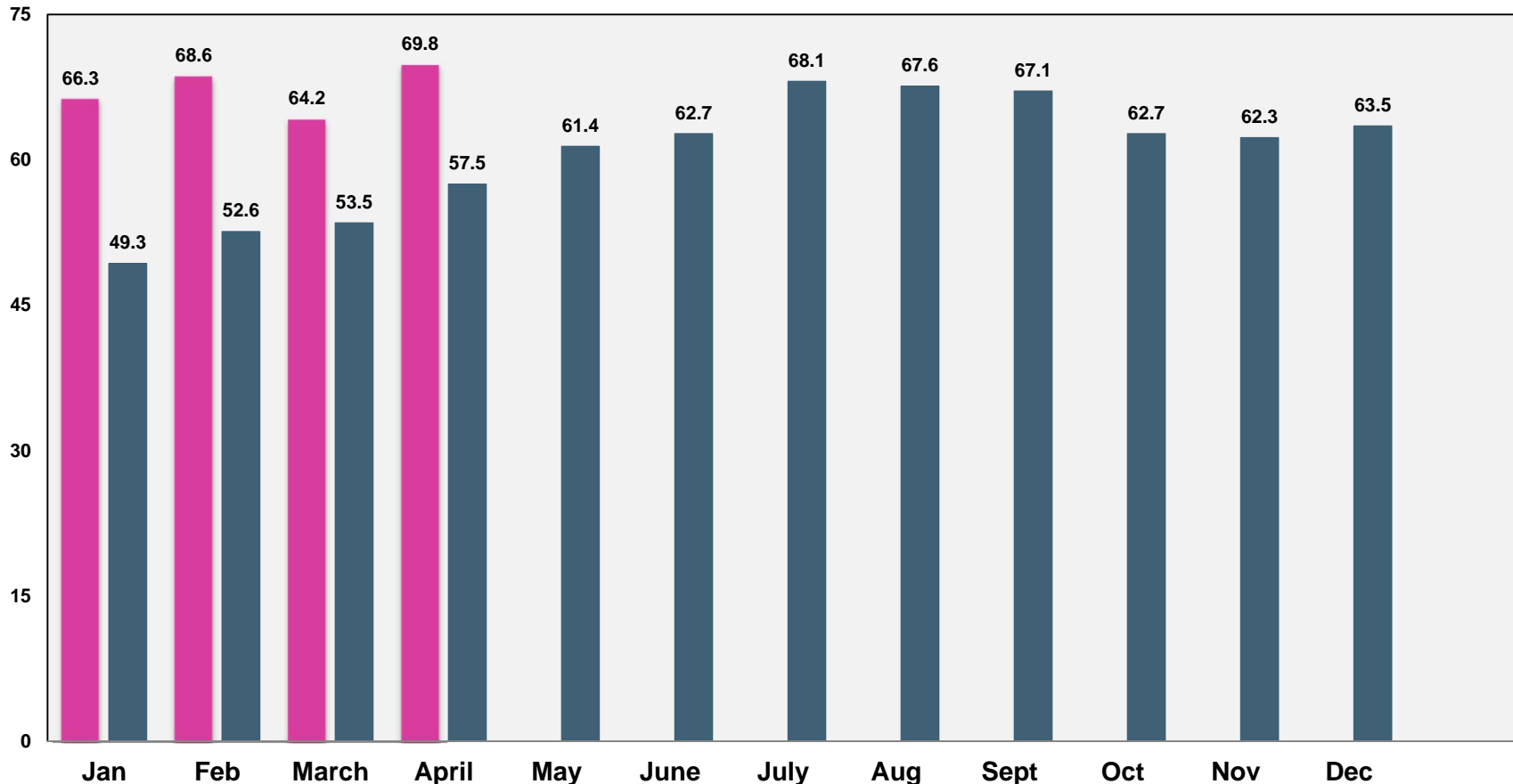
# Maintenance Work Orders (in Days)

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In April 2017, the service level was 5.1 days, showing a decrease from March 2017 (5.2 days) and a reduction of 6% from April 2016 (5.4 days).



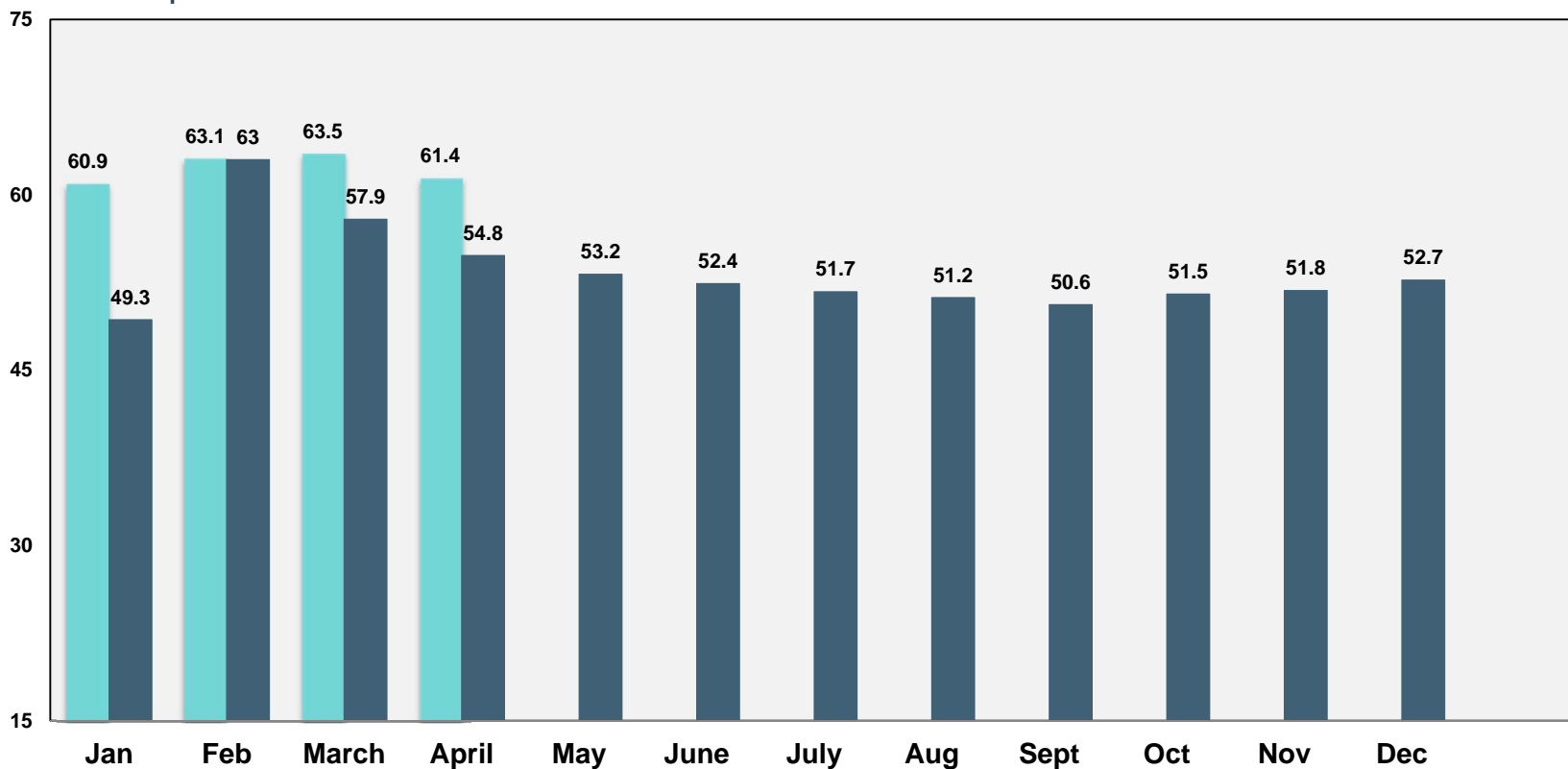
# Skilled Trades Work Orders (in Days)

- ❑ 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 April 2017 was 69.8 days, higher than March 2017 (64.2 days).



# Apartment Turnaround Time (in Days)

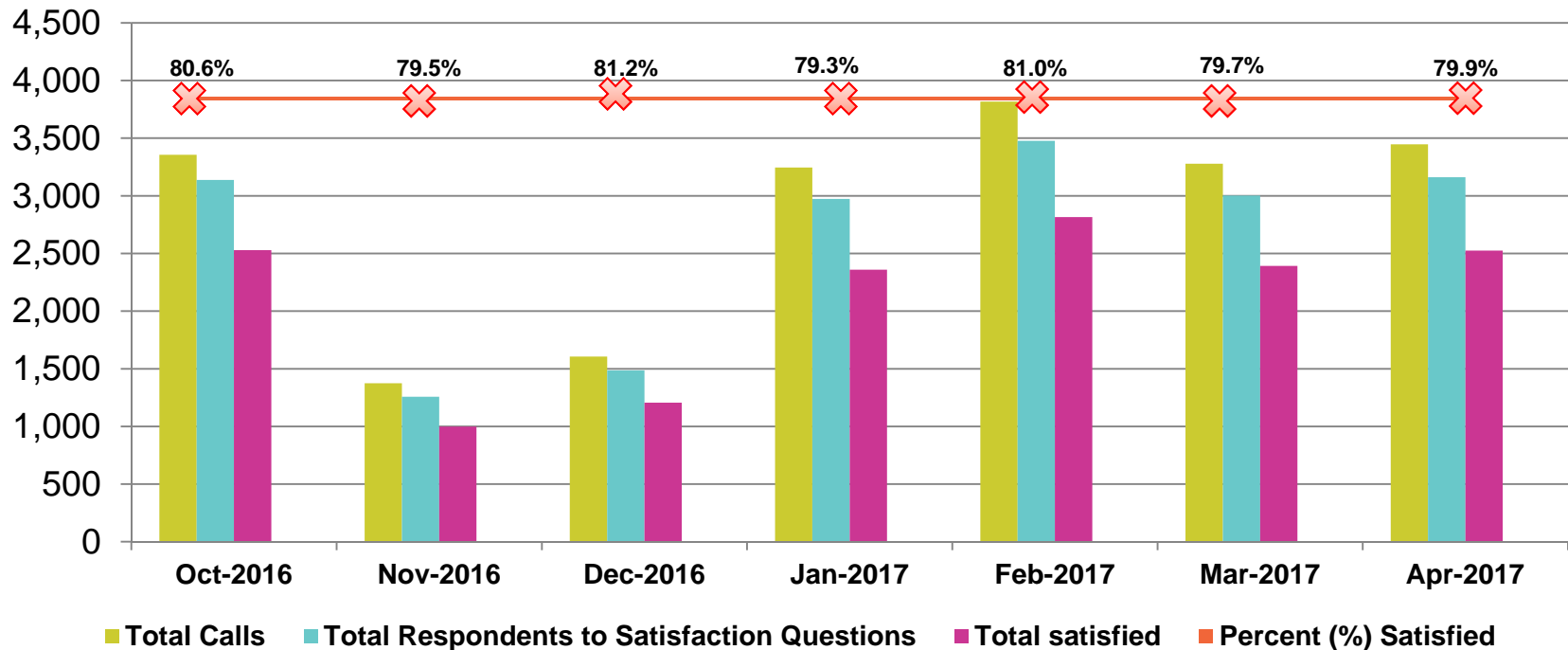
- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround for April 2017 was 61.4 days which was higher than 54.8 days in April 2016.





# 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 April 2017, 79.9% of residents reported being satisfied with their repairs.



# Flexible Operations



# Flexible Operations

- ❑ **Flexible Operations (FlexOps)** is an initiative that creates flexible, staggered shifts for property management staff to provide better customer service.
  
- ❑ FlexOps extends the hours of operations for completing routine repairs, cleaning common areas, and scheduling meetings with property management.
  - **Improved appearance and conditions of public spaces.** Residents will see cleaner spaces when they start and end the day.
  - **Extended hours for repair and maintenance work orders.** Residents can schedule routine repairs for the early evening after they arrive home from work. The last routine repair appointment of the day will be at 7:30 pm on weekdays.
  - **Expanded property management office hours.** Residents can schedule an appointment to visit their management office in the early evening one day per week.
  
- ❑ In July 2016, NYCHA launched a four-month FlexOps pilot at 12 consolidations.

# FlexOps Phase II

- FlexOps Phase II is launching on May 30<sup>th</sup> at 12 consolidations.

	Caretaker AM Shift	Caretaker PM Shift	Maintenance Worker PM Shift	Management Office PM Shift
<b>Development Name</b>	<b>6:00AM-2:30PM</b>	<b>10:30AM-7:00PM</b>	<b>11:30AM-8:00PM</b>	<b>11:00AM-7:00PM</b>
Sedgwick	X			X
Glenwood	X			X
Carey Gardens	X			X
O'Dwyer	X			X
Dyckman	X			X
Isaacs Consolidated	X			X
Grant	X	X		X
Murphy	X			X
Hammel	X			X
Ravenswood	X			X
Beach 41st	X		X	X
Queensbridge North	X			X

THREE-THOUSAND ONE HUNDRED AND FOURTEENTH MEETING

Wednesday, May 24, 2017

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:34 A.M.



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Vilma Huertas  
Corporate Secretary