

# NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FORTY-EIGHTH MEETING

Minutes of Board Meeting

Wednesday, May 27, 2020

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

Present: Gregory Russ, Chair  
Kathryn Garcia, Vice-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, scheduled for Wednesday, May 27, 2020 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, May 27, 2020***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 29, 2020

**APPROVED**

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 27, 2020

1 Authorization to Enter into an Agreement with Direct Energy Business Marketing, LLC

Location:	Various (Citywide)
Administering Department:	Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$334,900,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to enter into this agreement with Direct Energy Business Marketing, LLC for the purchase and delivery of (i) National Grid cooking and heating gas in Brooklyn, in Staten Island, and parts of Queens, and (ii) Consolidated Edison, Inc. cooking and heating gas in the Bronx, in Manhattan, and parts of Queens, commencing on July 1, 2020 and continuing through June 30, 2024, or commencing on such other date as may be determined by the General Manager or the Chief Financial Officer and continuing for four (4) years thereafter. There are no renewal options.

**APPROVED**

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

2 Authorization to (i) Rescind Board Resolution 19-11/26-7 and (ii) Award a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	South Jamaica II
Administering Department:	Capital Projects, Project Management Team 1
Funding Source:	Capital - City
Amount:	\$18,956,350.44
Projected Section 3 Hires:	4

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Authorization is requested to (i) rescind Board Resolution 19-11/26-7, which authorized the award of this contract to the lowest responsive and responsible bidder, J & N Construction Group Corp. ("J & N"), because subsequent to the Board's authorization to award this contract, J&N requested to withdraw its bid during a review of a certification it was required to sign for award; and (ii) award this contract to the lowest responsive and responsible bidder, Neelam Construction Corporation.

**APPROVED**

3 Authorization to (i) Enter into Four (4) Design-Build Heating Contracts for Four (4) Projects to be Awarded and (ii) Provide a Status Report to the Board at the First Board Meeting Following Award of the DBH Contracts

Location:	Various (Bronx & Brooklyn)
Administering Department:	Capital Projects Division – Project Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	TBD

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Authorization is requested, in connection with the Authority's December 2019 Design-Build Heating procurement, to (i) enter into four (4) Design-Build Heating contracts ("DBH Contract(s)") for four (4) projects for design and construction of comprehensive heating systems to be awarded, in connection therewith, and (ii) provide a Status Report to the Board at the first Board Meeting following award of the DBH Contracts.

**APPROVED**

4 Authorization to Ratify the Award of a Requirement Contract for Lead-Based Paint Abatement

Location:	Bronx River
Administering Department:	Healthy Homes
Funding Source:	Capital – CDBG & City
Amount:	\$7,649,210.30
Projected Section 3 Hires:	2

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Green Builders Group NY Corp. The first lowest bidder was deemed non-responsive for failure to submit the required Environmental Protection Agency certification, as outlined in the Authority's bid documents. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

5 Authorization to Ratify the Entering into Two (2) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Two (2) Firms

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

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Authorization is requested to ratify the entering into two (2) IDIQ agreements with two (2) firms for lead-based paint inspection services, which commenced on May 4, 2020 and is continuing through May 3, 2022. These IDIQ agreements also provide for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

6 Authorization of a Funding Increase to Requirement Contract No. 1811282 Awarded to The ALC Group, LLC d/b/a ALC Environmental

Location:	Various (Queens & Staten Island)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$450,796.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to The ALC Group, LLC d/b/a ALC Environmental for lead-based paint dust wipe inspection and testing, which did not require initial Board authorization 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 April 26, 2020 and is continuing through April 25, 2021.

**APPROVED**

7 Authorization to Enter into an Agreement with National Industries For The Blind

Location:	Various (Citywide)
Administering Department:	Operations – Supply Management and Procurement
Funding Source:	Operating – Federal
Amount:	\$1,744,349.49
Projected Section 3 Hires:	Not Required

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Authorization is requested to enter into an agreement with National Industries For The Blind for the purchase and delivery of micro enzyme wash disinfectant cleaner, commencing on June 1, 2020 and continuing through May 31, 2023 (or commencing on such other date as may be determined by the General Manager and continuing for three (3) years thereafter), pursuant to the terms and conditions of the New York City Department of Citywide Administrative Services Contract No. 20201201126. There are no renewal options.

**APPROVED**

8 Award of a Requirement Contract for Electrical Repair Services on Boilers, Hot Water Heaters and/or Ancillary Control Systems

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$5,410,998.77
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, EIA Electric, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

9 Authorization to (i) Amend Board Resolution 18-9/27-25, and (ii) approve a Funding Increase to Requirement Contract No. 1824488 Awarded to Mahi Painting, Inc.

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations – Property Management, NextGen Ops1
Funding Source:	Operating – Federal
Amount:	\$2,721,784.71
Projected Section 3 Hires:	Not Required

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Authorization is requested to (i) amend Board Resolution 18-9/27-25, which authorized the award of a requirement contract to Mahi Painting, Inc. ("Mahi") for plaster restoration, for an initial two-year term with one (1) one-year renewal option, by changing the erroneously stated development coverage from Citywide, to accurately reflect developments in the following boroughs, Bronx, Brooklyn and Manhattan as they appear on the executed requirement contract, and the administering department from Management and Planning to Property Management, NextGen Ops 1; and (ii) approve a funding increase to this requirement contract awarded to Mahi, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on April 8, 2019 and is continuing through April 7, 2022.

**APPROVED**

- 10 Authorization of a Funding Increase to Requirement Contract No. 1817968 Awarded to Earth Link General Construction, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$35,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Earth Link General Construction, Inc. for cleaning of basement and crawl spaces, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on August 3, 2018 and is continuing through August 2, 2021.

**APPROVED**

- 11 Authorization of a Funding Increase to Requirement Contract No. 1912227 Awarded to Noori Construction Corp

Location:	Woodside
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$50,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Noori Construction Corp for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on October 2, 2019 and is continuing through April 1, 2021.

**APPROVED**

- 12 Authorization of a Funding Increase to Requirement Contract No. 1908602 Awarded to Amar Construction, Inc.

Location:	Senator Wagner
Administering Department:	Operations – Property Management, NextGen Ops1
Funding Source:	Operating – Federal
Amount:	\$50,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Amar Construction, Inc. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on October 21, 2019 and is continuing through April 20, 2021.

**APPROVED**

- 13 Authorization of a Funding Increase to Requirement Contract No. 1834533 Awarded to JP Handa Construction Inc

Location:	Gun Hill & Parkside
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$50,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to JP Handa Construction Inc for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization and as subsequently amended for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the six-month renewal option term, which commenced on March 12, 2020 and is continuing through September 11, 2020.

**APPROVED**



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

Location:	Various (Bronx)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$2,568,935.00
Projected Section 3 Hires:	Not Required

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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, 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 initial two-year term and the one-year renewal option term, which commenced on September 10, 2018 and is continuing through September 9, 2021.

**APPROVED**

- 15 Authorization of a Funding Increase to Requirement Contract No. 1827400 Awarded to Bhaghiana General Construction, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$85,912.84
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Bhaghiana General Construction, Inc. for repair and/or replacement of roof and rear exit doors, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on October 22, 2018 and is continuing through October 21, 2021.

**APPROVED**

- 16 Authorization of a Funding Increase to Requirement Contract No. 1829607 Awarded to Earth Link General Construction, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$689,614.05
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Earth Link General Construction, Inc. for repair and/or replacement of apartment entrance doors, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on October 22, 2018 and is continuing through October 21, 2021.

**APPROVED**

- 17 Authorization of a Funding Increase to Requirement Contract No. 1817203 Awarded to EIA Electric, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$37,252.23
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to EIA Electric, Inc. for repair and/or replacement of public space lighting, which did not require initial Board authorization 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 initial two-year term, which commenced on August 6, 2018 and is continuing through August 5, 2020.

**APPROVED**

18 Authorization of a Funding Increase to Requirement Contract No. 1813889 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, NextGen Ops 1
Funding Source:	Operating – Federal
Amount:	\$100,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, 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 May 11, 2020 and is continuing through May 10, 2021.

**APPROVED**

19 Authorization of a Funding Increase to Requirement Contract No. 1823645 Awarded to Earth Link General Construction, Inc.

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations – Property Management, Mixed Finance
Funding Source:	Operating – Federal
Amount:	\$115,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Earth Link General Construction, Inc. for graffiti removal, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on August 8, 2018 and is continuing through August 7, 2021.

**APPROVED**

- 20 Authorization of a Funding Increase to Requirement Contract No. 1800855 Awarded to Bart Elevator Services Corp.

Location:	Various (Citywide)
Administering Department:	Operations – Elevators
Funding Source:	Operating – Federal
Amount:	\$1,000,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Bart Elevator Services Corp. for the purchase and delivery of G.A.L. Manufacturing Company, LLC manufactured elevator parts, authorized by Board Resolution 18-3/28-18, and as subsequently amended for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on April 23, 2018 and is continuing through April 22, 2021.

**APPROVED**

- 21 Authorization to Ratify a Change Order to Contract No. 1923734 Awarded to Limited Enterprise, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$238,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a change order to this contract awarded to Limited Enterprise, Inc. for the purchase and delivery of four (4) mobile boilers, authorized by Board Resolution 19-10/30-8 for a 120-day term, to increase the amount, in order to fund several New York City Department of Buildings required alterations and functionality improvements to these four (4) original factory built mobile boilers.

**APPROVED**

- 22 Authorization to Ratify a Change Order to Contract No. 1909637 Awarded to Limited Enterprise, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$297,500.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a change order to this contract awarded to Limited Enterprise, Inc. for the purchase and delivery of five (5) mobile boilers, authorized by Board Resolution 19-11/26-52 for a 120-day term, to increase the amount, in order to fund several New York City Department of Buildings required alterations and functionality improvements to these five (5) original factory built mobile boilers.

**APPROVED**

- 23 Authorization to Ratify a Funding Increase to Requirement Contract No. 1824526 Awarded to Arrow Steel, Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Maintenance Repairs and Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$650,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this requirement contract awarded to Arrow Steel, Inc. for repair of exterior compactor refuse management systems, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on August 16, 2018 and is continuing through August 15, 2021.

**APPROVED**

- 24 Authorization to Ratify a Funding Increase to Requirement Contract No. 1822442 Awarded to Arrow Steel, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Maintenance Repairs and Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$625,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this requirement contract awarded to Arrow Steel, Inc. for repair of exterior compactor refuse management systems, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on July 30, 2018 and is continuing through July 29, 2021.

**APPROVED**

- 25 Authorization to Ratify a Funding Increase to Requirement Contract No. 1825748 Awarded to Arrow Steel, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Maintenance Repairs and Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$350,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this requirement contract awarded to Arrow Steel, Inc. for repair of exterior compactor refuse management systems, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on September 14, 2018 and is continuing through September 13, 2021.

**APPROVED**

- 26 Authorization to Ratify a Funding Increase to Requirement Contract No. 1903313 Awarded to Arrow Steel, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Maintenance Repairs and Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$200,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this requirement contract awarded to Arrow Steel, Inc. for repair of exterior compactor refuse management systems, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on February 25, 2019 and is continuing through February 24, 2022.

**APPROVED**


- 27 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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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, 2019, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

**APPROVED**

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary

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**\*\*Vice-Chair Garcia was absent for the vote of all items.**



# Manhattan

# Queens



**NEW YORK CITY  
HOUSING  
AUTHORITY**

**NYCHA Board Meeting  
Update on HUD Agreement**  
Daniel Greene, Chief Compliance Officer  
Eva Trimble, Executive Vice President  
May 27, 2020





# HUD Agreement Update

## Agenda

1. **General Updates on HUD Agreement Obligations**
2. **Compliance and the COVID-19 Public Health Crisis**
  - Impacts
  - Deadline Extensions
  - Our Ongoing Work Pillar by Pillar

## HUD Agreement – Institutional Changes and Organizational Plan

### NYCHA Established 3 New Departments Pursuant to the Agreement:

Environmental Health and Safety  
Patrick O'Hagan

- Conduct investigations into heat outages, mold issues and lead hazard reduction activities.
- Employee training and certification.

Compliance  
Daniel Greene

- Maintain complaint forum and conduct resident surveys.
- Report on compliance goals using data, independent monitoring and other metrics.
- Draft policies and procedures.
- Conduct trainings.

Quality Assurance  
Jay Flaherty

- Inspecting and reviewing work conducted by NYCHA maintenance staff and vendors to ensure high quality repairs are made.

***In addition, NYCHA is still working on the Transformation Plan to shift it's Operating Model, ensure a Culture of Compliance and preserve every NYCHA unit.***

## HUD Agreement – Progress on Action Plans

*NYCHA Is Obligated to Submit “Action Plans” to the Monitor, HUD and SDNY for each “Pillar Area.” NYCHA Has Made Significant Progress In the Last Six Months. Since our Last Update:*

### Complete

- ❖ PHAS Inspections (Approved 10/29/2019)
- ❖ \$450 Million State Funding (Approved 11/5/2019)
- ❖ Heat (Approved 12/5/2019)
- ❖ Elevators (Approved 1/30/2020)
- ❖ Mold and Leaks (Approved 3/11/2020)

### Pending

- ❖ Pests and Waste Management (Close to Final)
- ❖ Lead (Submitted 3/14/2020)
- ❖ City Capital (Drafts Being Exchanged w/ Monitor)
- ❖ Annual Apartment Inspections (Drafts Being Exchanged w/ Monitor)

*Even Where an Action Plan is “Complete”, the Parties May Be Negotiating “Phase 2” or Amended Action Plans to Keep The Content Up to Date.*

## HUD Agreement – Impact of COVID-19

*COVID-19 Significantly Impacted our Ability to Take Certain Actions Required by the Agreement:*

NYCHA Is Only Conducting  
Critical and Emergency In-Unit  
Work

- Paused many proactive inspections (e.g. Pest Infestation Index, XRF Initiative, Visual Assessments)
- Paused non-emergency in-unit work (e.g. Pest Targeted Relief and Clean Building Initiative).
- Paused certain capital projects (in-sink food waste disposals, temperature sensors).
- Paused any preventive maintenance that would cause a service disruption in heat, water and elevator service.

Social Distancing Requirements

- Paused in-person field trainings.
- Paused in-person workshops for the Transformation Plan.
- NYCHA cannot conduct large-scale hiring and recruitment events for new staff.
- NYCHA had to close construction sites where social distancing could not be maintained.

Focus on the Front-Lines

- Planned shifts within Operations (e.g. the establishment of a Waste Management Department) were put on hold during the crisis.
- EH&S, Compliance and QA Staff focused on monitoring new cleaning vendors and other COVID-19 priorities.
- Front-line workers focused on common area maintenance, general cleaning and other COVID-19 related tasks.

## HUD Agreement – Deadline Extensions

*NYCHA Has Been In Constant Communication with the Federal Monitor, SDNY, HUD and the City of New York, Working Together to Figure Out Next Steps:*

- 1. Immediate Deadline Extension:** The Monitor, SDNY and HUD agreed to extend all deadlines due between March 13, 2020 and May 31, 2020 in the Agreement to **June 30, 2020** due to COVID-19.
- 2. Additional Deadline Extensions:** The Monitor, SDNY and HUD will work with NYCHA, on an obligation by obligation basis, to determine which additional deadlines will need to be further extended due to COVID-19. Deadline extensions will be granted as long as the parties agree NYCHA has used its best efforts to limit delays.

## HUD Agreement – NYCHA’s Ongoing Projects (Part 1)

*NYCHA is working to limit delays by focusing on the actions it **can** take for each pillar of the Agreement. For the Mold, Heat, Pests & Waste, and Lead-Based Paint pillars:*

### **Mold**

- Conducting in-unit mold inspections and remediation.
- Conducting work in-units resulting from emergency leaks.
- Finalizing protocols for leaks, roof fans and relocations.
- Rolling out the Ombudsperson Call Center across the portfolio.

### **Heat**

- Responding to unplanned heat outages, and conducting preventive maintenance to the extent it will not lead to a service disruption.
- Continuing procurement of mobile boilers and high pressure steam.
- Working on communications plans for vulnerable residents.

### **Pests and Waste**

- Responding to in-unit rat infestations, previously identified high severity infestations for any pest and DOHMH pest-related COTAs.
- Working on Standard Procedure for Integrated Pest Management.
- Implementing IPM-related enhancements to our IT system.
- Procurement and capital planning for waste collection.
- Repairing interior and exterior compactors.

### **Lead – Based Paint**

- Conducting Lead remediation work and collecting dust wipes in units we presume have LBP where we know a CU6 resides or a component has tested positive.
- Abating units upon turnover.
- Work related to cases for elevated blood lead levels.
- IT enhancements for the biennial risk assessment, dust wipes and other initiatives.
- Abatement at Gowanus Houses in common areas.
- Updated Quick Reference Guides and Manual.

## HUD Agreement – NYCHA’s Ongoing Projects (Part 2)

*For the Elevators, PHAS/Annual Inspections, Capital and other pillars of the Agreement, NYCHA is taking the following actions:*

### ***Elevators***

- Responding to unplanned outages, and conducting preventive maintenance to the extent it will not lead to a service disruption.
- NYCHA is continuing to install air conditioners in motor rooms.
- Procuring new hoist generators, motors and controllers.
- Procuring remote elevator monitoring systems.

### ***PHAS and Annual Inspections***

- Building IT systems and dashboards for supervisory inspections, tracking work orders during an inspection and other priorities.
- Working on draft communications materials for when inspections start again.
- Procuring a vendor for additional training.
- Procuring a vendor to conduct in-unit inspections.

### ***Capital***

- Negotiating and drafting City Capital Action Plan for \$2.2 billion in funds.
- Drafting procurement and design documents for elevators, heat plants and other Agreement related projects.
- Continuing certain roof repairs, exterior compactor and heat plant related work.

### ***Other Items***

- Remote work related to the overall Organizational Plan.
- Working on live data dashboards to track our compliance with respect to heat, elevators, capital work, mold and other items.

Questions?



# COVID-19 Rent Hardship Interim Recertification Process




May 27, 2020  
Board Calendar Meeting



NEW YORK CITY  
**HOUSING  
AUTHORITY**



# Simplifying Interim Recertifications for Rent Hardship

	Areas of concern under COVID-19	Implemented Solution
<p>Method of submitting request</p> <p> Self- Service Portal (Web)</p> <p> Phone <b>*NEW*</b></p> <p> Paper</p>	<p>Residents currently have the option of completing the request via the Self-Service or requesting a paper packet.</p>	<p>NYCHA's Self-Service Portal has been simplified, making it easier than ever to submit an Interim Recertification for loss of income.</p> <p>Introduced <i>*new*</i> option for residents to complete process over the phone with a live person. Call (718) 707-7771, Select Option 5</p>
<p>Assistance for Residents on policy and process</p>	<p>Residents have limited access to the Management Office. We are currently offering the ability to call or visit the Management Office by appointment only.</p>	<p>CCC Call Takers are also available to answer questions related to Rent Hardship policies under COVID-19. Call (718) 707-7771, Select Option 5</p> <p>Publish simple instructions on the web (written and video). Visit NYCHA's webpage to find out more.</p>
<p>Providing Support Documents</p>	<p>Residents are having difficulties obtaining documentation from their employers.</p>	<p>Residents can self-certify their loss or change of income. NYCHA is using the waiver provided by HUD for instances where documents are unavailable.</p> <p>Developed easy to understand graphic Instruction for sharing documents with NYCHA. Visit NYCHA's webpage to find out more.</p>

Easily report  
a complete  
or partial  
loss of  
income

JULIE LANE

**I am Reporting a Total Loss in Income** Yes ▾

What type of income was lost? ▾  
Alimony

When did you lose your income? ▾  
2/1/2020

What was your income before the loss occurred? ▾  
\$13,000.00

How often did you receive that income? ▾  
Annually

Are you receiving unemployment insurance benefits? ▾  
N

REMOVE SAVE

**I am Reporting a Decrease in Income** Yes ▾

What type of income decreased? ▾  
Contributions

When did your income decrease occur? ▾  
3/1/2020

What was your annual income before the decrease occurred? ▾  
\$1,000.00

What is your new income after the decrease occurred? ▾  
\$500.00

How often do you now receive this income? ▾  
Annually

REMOVE SAVE

**I am reporting an additional total loss in income** Yes ▾

Income type lost: ▾  
Employment

I lost my income on: ▾  
5/1/2020

The total income lost (enter amount): ▾  
\$1,000.00

How often did you receive the income: ▾  
Monthly

REMOVE SAVE

**I am a student** Yes ▾

I am enrolled in college, university or vocational program: ▾  
Part Time

Start Date: ▾  
6/1/2019

School Name: ▾  
XYZ School

School Address: ▾  
XYZ School Address

SAVE

CONTINUE

# Complete the self-certification

We will also accept proof from an employer if it is available, but it's not necessary to complete the request.

John Doe

Do you have documents to share with us that demonstrate the change in income? No ▾

Would you like to tell us any additional information about this matter?

**Declaration of Accuracy:** I certify that the information listed on this form is accurate and complete to the best of my knowledge and belief. I authorize the New York City Housing Authority to independently verify the accuracy of all information submitted, including by using the US Department of Housing and Urban Development (HUD) Enterprise Income Verification system. I agree to provide proof of the statements I have made if requested by the New York City Housing Authority at a later date. I understand that providing false statements or information is punishable under Federal and local laws. I also understand that providing false statements or information is grounds for termination of tenancy. I understand that if there is any change in my employment situation, it is my responsibility to notify the New York City Housing Authority within 30 days of all changes in income and household composition within 30 days of the date of such change. Further, I have read or have had read to me the above statement.

I Confirm:  Signature:  Date:

John Doe

Do you have documents to share with us that demonstrate the change in income? Yes ▾

Attachments

Document Name	Document Type
img	Complete Statement.pdf



# Questions?

For more information on NYCHA's COVID-19 Rent Hardship process, please visit [on.nyc.gov/rent-hardship-assistance](https://on.nyc.gov/rent-hardship-assistance) for more details.



## COVID-19 Rent Hardship

### It Is Easier Than Ever To Apply For Rent Hardship

If your hours have been cut at work, or if you have lost your job, please fill out an Interim Recertification application immediately.

There is **NO waiting period**. To apply:



Visit NYCHA's Self-Service Portal at [selfserve.nycha.info](https://selfserve.nycha.info)



Call NYCHA's Customer Contact Center (CCC) at 718-707-7771 (select menu option "5" when prompted); OR



Call your Property Management Office to have a paper application mailed to you.

Until further notice, NYCHA residents may **SELF-CERTIFY** their income loss. Supporting documents which are usually required to submit the Interim Recertification are not required at this time.

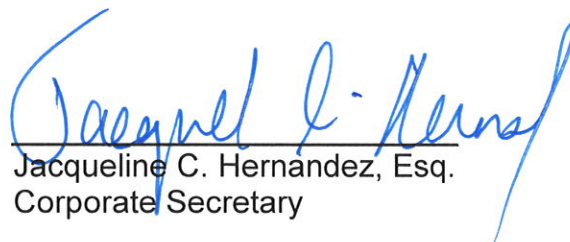
Your rent will be adjusted for the month following the submission of the application. NYCHA will accept partial rent payments until the application is processed.



THREE-THOUSAND ONE HUNDRED AND FORTY-EIGHTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:01 P.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary