

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND SIXTEENTH MEETING

### Minutes of Board Meeting

Wednesday, July 26, 2017

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Shola Olatoye, Chair  
Jacqueline Arroyo, Member  
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, July 26, 2017***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 28, 2017

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 26, 2017

1 Authorization to Enter into an Agreement with LIC 73 Owner LLC

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating – Federal
Amount:	\$1,030,434,878.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into this agreement with LIC 73 Owner LLC, or its affiliate, for lease of approximately 595,029 rentable square feet of certain floors, within the building located at 24-02 49th Avenue, Long Island City, NY 11101, commencing on February 1, 2020 and continuing through September 30, 2050, or commencing on such other date as may be determined by the General Manager or the General Manager's designee and continuing for thirty (30) years and eight (8) months thereafter, for the not-to-exceed amount, with two (2) five-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

*N/A = NOT APPLICABLE*

*APPROVED = UNANIMOUS*

2 Authorization to Amend an Agreement with 90 Church Street Limited Partnership

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating – Federal
Amount:	\$432,231,666.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with 90 Church Street Limited Partnership (the "Lessor") for lease of approximately 456,000 rentable square feet of office space and 5,000 rentable square feet of ancillary space within the building located at 90 Church Street, NY, NY 10007, as authorized by Board Resolution 98-2/18-16 and as subsequently amended for an initial twenty-year term, in order to: (i) extend the term of the agreement for lease of approximately 403,625 rentable square feet of office space (the "Office Space") and 18,639 rentable square feet of ancillary space (the "Ancillary Space") for twenty (20) years and four (4) months, commencing on September 1, 2024 and continuing through December 31, 2044; and (ii) fund (a) the rent for the Office Space and Ancillary Space, (b) additional rent charges covering the Authority's proportionate share of the building's operating expenses, (c) other costs charged by the Lessor, or third-parties, pursuant to related agreements or contracts, as needed, and (d) to design, improve, furnish, equip and relocate personnel. This amendment to the agreement also provides for either a one (1) five-year or a one (1) ten-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

3 Authorization to Amend the Agreement with Trigyn Technologies, Inc.

Location:	Non-Development
Administering Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$8,900,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with Trigyn Technologies, Inc. for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as subsequently amended for an initial one-year term with renewal option periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the fourth one-year renewal option, commencing on December 5, 2017 and continuing through December 4, 2018.

**APPROVED**

4 Authorization to Amend the Agreement with IT Trailblazers, LLC

Location:	Non-Development
Administering Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$2,750,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with IT Trailblazers, LLC for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as subsequently amended for an initial one-year term with renewal option periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the fourth one-year renewal option, commencing on November 26, 2017 and continuing through November 25, 2018.

**APPROVED**

5 Authorization to Amend the Agreement with IIT, Inc.

Location:	Non-Development
Administering Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$7,350,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with IIT, Inc. for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as subsequently amended for an initial one-year term with renewal option periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the fourth one-year renewal option, commencing November 18, 2017 and continuing through November 17, 2018.

**APPROVED**

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

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$2,777,815.86
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with New York State Industries for the Disabled, Inc. for the purchase of male and female-sized winter and summer uniforms, commencing on August 1, 2017 and continuing through July 31, 2020, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations and continuing for three (3) years thereafter, for the not-to-exceed amount, pursuant to the provisions of New York State Finance Law Section 162, Preferred Sources. There are no renewal options.

**APPROVED**

7 Rejection of All Bids for a Requirement Contract for Bond Paper

Location:	Various (Citywide)
Administering Department:	Administration – Materials Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

**APPROVED**

8 Rejection of All Bids for a Requirement Contract for Birch Doors

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

**APPROVED**

9 Authorization to Ratify a Change Order to Requirement Contract No.1430344

Location:	South Jamaica I & South Jamaica II
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$12,684.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify a change order to this requirement contract awarded to Satgur Construction, Inc. for the maintenance painting of apartments, which did not require initial Board approval for an initial one-year term with a one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund services performed during the remainder of the six-month renewal option, which commenced on January 21, 2016 and continued through July 20, 2016.

**APPROVED**

10 Award of a Requirement Contract for Heating Controls

Location:	Various (Citywide)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$284,281.20
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, Krasman Supply Corporation d/b/a Dayton Supply Company, for the not-to-exceed amount.

**APPROVED**

11 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Queens)
Administering Department:	Operations Support Services - Technical Services
Funding Source:	Operating – Federal
Amount:	\$2,957,353.00
Projected Section 3 Hires:	3

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

**APPROVED**

- 12 Award of a Requirement Contract for Ultra Low Sulfur Heating Fuel Oil with 5% Bio-Diesel

Location:	Various (Bronx, Brooklyn & Queens
Administering Department:	Finance – Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$86,257,500.00
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, East Coast Petroleum, Inc., for the not-to-exceed amount.

**APPROVED**

- 13 Award of a Requirement Contract for Ultra-Low Sulfur Heating Fuel Oil with 5% Bio-Diesel

Location:	Various (Brooklyn)
Administering Department:	Finance – Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$616,125.00
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, United Metro Energy Corp., for the not-to-exceed amount.

**APPROVED**



- 14 Award of a Requirement Contract for Ultra-Low Sulfur Heating Fuel Oil with 5% Bio-Diesel and Diesel Fuel

Location:	Various (Citywide)
Administering Department:	Finance – Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$1,109,025.00
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, Sprague Operating Resources LLC, for the not-to-exceed amount.

**APPROVED**

- 15 Award of a Requirement Contract for Ultra-Low Sulfur Heating Fuel Oil with 5% Bio-Diesel

Location:	Various (Staten Island)
Administering Department:	Finance – Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$1,971,600.00
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, Rucci Oil Company, Inc., for the not-to-exceed amount.

**APPROVED**

- 16 Award of a Requirement Contract for Ultra-Low Sulfur Heating Fuel Oil with 5% Bio-Diesel

Location:	Various (Manhattan)
Administering Department:	Finance – Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$9,858,000.00
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, East River Energy, Inc., for the not-to-exceed amount.

**APPROVED**

- 17 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$3,832,763.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award the Authority's General Liability Insurance Program policies to (i) Gemini Insurance Company, a W.R. Berkley Corporation subsidiary, (ii) Lloyd's of London, (iii) XL Insurance America, Incorporated ("Inc."), a XL Group plc subsidiary, (iv) United States Fire Insurance Company, a Crum & Forster subsidiary insurance company of Fairfax Financial Holdings Ltd., and (v) Navigators Insurance Company, a Navigators Group Inc. subsidiary. The General Liability Insurance Program policies provide insurance coverage for torts above the Authority's typically \$1,000,000.00 self-insured retention in the amount of \$100,000,000.00 per occurrence and \$130,000,000.00 in the aggregate (including \$100,000,000.00 of automobile liability). The General Liability Insurance Program policies also provide the Authority with terrorism coverage. All policies will have a one (1) year term commencing on August 1, 2017 and continuing through July 31, 2018.

**APPROVED**

18 Authorization to Award the Authority's Public Officials Liability Insurance Policy, Including Employment Practices Liability Coverage

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$249,980.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award the Authority's \$25,000,000.00 Public Officials Liability Insurance Policy, including a \$12,500,000.00 sublimit for Employment Practices Liability Coverage, to Illinois National Insurance Company, a subsidiary of American International Group, in excess of the Authority's self-insured retention of \$500,000.00 for a term of one (1) year, commencing on August 1, 2017 and continuing through July 31, 2018.

**APPROVED**

19 Authorization to Amend Board Resolution 03-3/26-13

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

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Authorization is requested to amend Board Resolution 03-3/26-13, which authorized an increase in the per diem rate paid by the Authority to its Trial Officers who preside over NYS Civil Service Law Section 75 Disciplinary Proceedings and comparable General Trials under collective bargaining agreements, in order to increase the per diem rate to four-hundred (\$400.00) dollars for each day of hearing and preparation of reports, payable at the rate of two-hundred (\$200.00) dollars for each half day. The amendment shall be effective September 1, 2017.

**APPROVED**

20 Authorization to Amend Board Resolution 75-4/23-1

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

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Authorization is requested to amend Board Resolution 75-4/23-1, and as subsequently amended, which authorized the Removal of and Other Disciplinary Action Against Employees, by (i) revising Section 4(a) to (a) remove Hadley Gold and Linda March as Trial Officers and (b) add Toby Golick and Michael Lazan as Trial Officers, (ii) adding Section 4(c) entitled "Trial Officer Job Description and Requirements," and (iii) addressing necessary gender and/or clerical edits. The amendment shall be effective immediately.

**APPROVED**

21 Authorization to (i) Submit an Application to HUD for Disposition the Forest Hills Cooperative and (ii) Upon HUD Approval, Convey Title to Forest Hills Cooperative Corporation

Location:	Forest Hills Co-op (108 <sup>th</sup> Street – 62 <sup>nd</sup> Drive)
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to (i) submit an application to the US Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended, and/or other regulations and/or provisions prescribed by HUD (the "Application"), to dispose of the Forest Hills Cooperative, located at Queens County, Block 2159, Lot 2 comprised of approximately 359,923 square feet containing three 12-story buildings with 430 units, to facilitate its continued use as affordable housing; and (ii) upon HUD approval, which is contingent upon meeting all legal requirements and obtaining all necessary approvals from, but not limited to, the Forest Hills Cooperative Corporation and the NYC Department of Housing Preservation and Development, convey title to the Corporation or its successor organization, for its continued use as affordable housing.

**APPROVED**

- 22 Authorization to (i) Rescind Board Resolution 17-1/25-11; and (ii) Reject All Bids for Award of a Job Order Contract for Plumbing

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to (i) rescind Board Resolution 17-1/25-11, which authorized award of this job order contract to the lowest bidder, Ajit One Mechanical & General Contracting, Inc. ("Ajit"), due to Ajit being deemed non-responsible for failure to comply with the requirement to submit its Vendor Name Check; and (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date. This job order contract will be re-bid.

**APPROVED**

- 23 Authorization to (i) Rescind Board Resolution 17-1/25-12; and (ii) Reject All Bids for Award of a Job Order Contract for Plumbing

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to (i) rescind Board Resolution 17-1/25-12, which authorized award of this job order contract to the lowest bidder, Ajit One Mechanical & General Contracting, Inc. ("Ajit"), due to Ajit being deemed non-responsible for failure to comply with the requirements to submit its Vendor Name Check; and (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date. This job order contract will be re-bid.

**APPROVED**

24 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal & Mixed Finance
Amount:	\$10,357,715.00
Projected Section 3 Hires:	4

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

**APPROVED**

25 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal & Mixed Finance
Amount:	\$9,964,971.75
Projected Section 3 Hires:	4

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

**APPROVED**

26 Award of a Contract for Roofing Replacement and Rooftop Structure Repair

Location:	Cypress Hills
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – City
Amount:	\$14,240,159.00
Projected Section 3 Hires:	5

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc.

**APPROVED**

27 Award of a Contract for Roofing and Railing Replacement and Rooftop Structure Repair

Location:	Tilden
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – City
Amount:	\$9,294,320.00
Projected Section 3 Hires:	4

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC.

**APPROVED**

28 Award of a Job Order Contract for Plumbing

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal & Mixed Finance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

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Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

29 Authorization to Enter into an Agreement with Albireo Energy, LLC Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,832,533.00
Projected Section 3 Hires:	1

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Authorization is requested to enter into this agreement with Albireo Energy, LLC for design, procurement, construction and implementation of an Authority-wide Supervisory Control and Data Acquisition system, commencing on August 24, 2017 and continuing through August 23, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**



30 Rejection of All Bids for a Contract for Building Entrance Improvements

Location:	East 173 <sup>rd</sup> Street – Vyse Avenue
Administering Department:	Capital Projects Division – City Capital
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of all bids is recommended in the best interest of the Authority. This contract will not be re-bid.

**APPROVED**

31 Authorization of a Change Order to Contract No. HE1427059 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site IB)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$92,684.40
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of a temporary oil boiler with a temporary natural gas boiler, which did not require initial Board approval and as subsequently amended for an initial 120-day term, to increase the not-to-exceed amount, in order to cover the costs for additional work, during the remainder of the extended 24-month term, which commenced on June 18, 2017 and is continuing through June 17, 2019.

**APPROVED**

32 Authorization to Ratify an Amendment to the Agreement with MDSzerbaty+Associates Architecture LLC Related to the Response to and Recovery from Hurricane Sandy

Location:	Ocean Bay Apartments (Bayside)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$327,766.87
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify an amendment to this agreement with MDSzerbaty+Associates Architecture LLC for architectural and engineering services, authorized by Board Resolution 15-2/25-11 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund additional assigned work, which commenced on June 1, 2016 and continued through October 31, 2016.

**APPROVED**

33 Award of a Requirement Contract for Gas Piping Replacement

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects – Construction
Funding Source:	Capital – Federal, City, Mixed Finance, FEMA, CDBG-DR & Insurance
Amount:	\$13,690,674.94
Projected Section 3 Hires:	3

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp., for the not-to-exceed amount.

**APPROVED**

34 Authorization to Enter into an Agreement with E-Builder, Inc.

Location:	Non-Development
Administering Department:	Capital Projects – Construction
Funding Source:	Capital – Federal
Amount:	\$2,249,444.88
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with E-Builder, Inc. for construction project management software, software support and maintenance services, commencing on August 1, 2017 and continuing through July 31, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the US General Services Administration Contract Number GS-35F-408AA.

**APPROVED**

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

Location:	Carey Gardens
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$97,455,000.00
Projected Section 3 Hires:	42

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

**APPROVED**

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

Location: Wald  
Administering Department: Capital Projects Division – Disaster Recovery  
Funding Source: Capital – FEMA, CDBG-DR & Insurance  
Amount: \$63,873,000.00  
Projected Section 3 Hires: 22

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Navillus Tile, Inc./DBA Navillus Contracting, for the not-to-exceed amount.

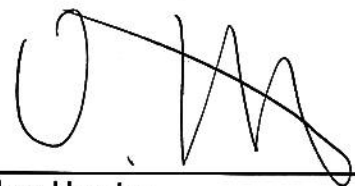
**APPROVED**

37 Authorization to Submit (i) a Significant Amendment to the Authority's FY 2017 Annual PHA Plan and (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location: Non-Development  
Administering Department: Performance Management & Analytics  
Funding Source: N/A  
Amount: N/A  
Projected Section 3 Hires: N/A

Authorization is requested to submit (i) a significant amendment to the Authority's Fiscal Year 2017 Annual Public Housing Agency ("PHA") Plan to include (a) conversion of Public Housing Subsidies ("PHS") to Project-Based Vouchers ("PBV") of Betances III-9A, Betances V (partial), Betances VI (partial), Betances II-13, Betances II-18, Betances III-18, Franklin Avenue I, Franklin Avenue III, Highbridge Rehabs (Anderson Ave), and Palmetto Gardens, as part of the Rental Assistance Demonstration Program ("RAD"), pursuant to the guidelines provided by the United States Department of Housing and Urban Development ("HUD") Office of Public and Indian Housing Notice PIH 2012-32 H-2017-03, REV-3, (b) disposition of and conversion of PHS to PBV of Twin Parks West (Sites 1 & 2), Betances II-9A, Betances III-13, Franklin Avenue II, Highbridge Rehabs (Nelson Avenue), Bushwick II (Groups A & C) and Bushwick II CDA (Group E) for the preservation of affordable housing, pursuant to HUD's Annual Plan PHA regulations at 24 CFR 903.7(h) ("24 CFR 903.7(h)"), (c) disposition of parcels of land located at Harborview Terrace, Morrisania Air Rights, Sumner and Twin Parks West (Sites 1 & 2) for the development of affordable housing, pursuant to 24 CFR 903.7(h), (d) disposition of Forest Hills Co-Op of the residential and non-residential buildings due to lease end, demolition and disposition at Ocean Bay Apartments (Oceanside) of the three (3) vacant commercial buildings and vacant parcels of land for the development of retail space, demolition at Red Hook East of one (1) mixed-use building to facilitate construction of mechanical, electrical and plumbing infrastructure, pursuant to 24 CFR 903.7(h), (e) a Smoke Free Housing Statement that the Authority will adopt a smoke-free housing policy, pursuant to HUD regulation at 24 CFR 965.655, (f) the Fiscal Year 2017 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan; and, (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

**APPROVED**



Vilma Huertas  
Corporate Secretary



# **NYCHA Board Calendar Meeting**

**Chair's Report**

**July 26, 2017**



# Overview

- ❑ Operate
  - Flex Ops Expansion
  - Tech Pilots
  - Addressing Rodents
- ❑ (Re)build
  - Construction to Begin
  - Call for Proposals
  - PACT Expansion
- ❑ Fund
  - Federal and State Funding Update
- ❑ Engage
  - Youth Leadership Council Summit
  - Financial Workshops
  - Food Business Pathways
  - Summer Programming
- ❑ Federal Budget
  - Mayors Fight for Public Housing
  - Update on Presidential Budget

# NEW FlexOps Shifts

## What is FlexOps?

Flexible Operations (FlexOps) is a pilot initiative to enable front-line staff to work flexible, staggered shifts to improve residents' quality of life and offer better customer service.

- ✓ Expanded service hours for residents
- ✓ Flexible schedules for current staff who volunteer and new hires.
- ✓ Flexibility for our employees

## Why expand FlexOps?

- ✓ Improve quality of life
- ✓ Enhance customer service
- ✓ Start and end the day earlier or later, depending on your preference

New Schedule: 2 shifts	
Regular Shift, Mon-Fri	Late Shift, 1 day / week
8:30AM – 4:30PM	11AM – 7PM

\*One-time bonus, pro-rated by evening hour rotation: \$200 if you work 1x a week; \$100 if you work 1x every two weeks; \$66.67 if you work 1x every three weeks.

New Schedule: 3 shifts		
Early Shift	Regular Shift	Late Shift
6AM – 2PM	8:30AM - 4:30PM	12PM - 8PM

\*\$1,000 one-time bonus + 10% differential for all hours worked after 4:30PM

New Schedule: 3 shifts		
Early Shift	Regular Shift	Late Shift
6AM - 2PM	8AM – 4PM	12PM – 8PM

\*\$1,000 one-time bonus + 10% differential for all hours worked after 4:30PM



Sample new shifts for Management Staff

Sample new shifts for Maintenance Supervisors

# 2017 NYCHA Tech Pilots



**The Fund for Public Housing launched 2017 NYCHA Tech Pilots at The Urban Tech Hub @ Grand Central Tech.**

10 finalists pitched why their technologies, focused on issues such as:

- Conserving energy
- Streamlining project management
- Easing resident stress

**Three companies will be selected for three-month pilot programs with NYCHA.**





# Addressing Rodents at Developments

Mayor de Blasio has announced a **\$32 million plan** to tackle **rat infestations** in areas with high concentrations



The plan includes **cementing over dirt floors** in the basements of NYCHA buildings

# Construction to Begin: 100% Affordable and PACT



As part of the **Permanent Affordability Commitment Together (PACT)** program, Ocean Bay (Bayside) will receive:

- State-of-the-art resiliency and security systems
- New roofs, elevators, and boilers
- Interior renovations of the kitchens and bathrooms

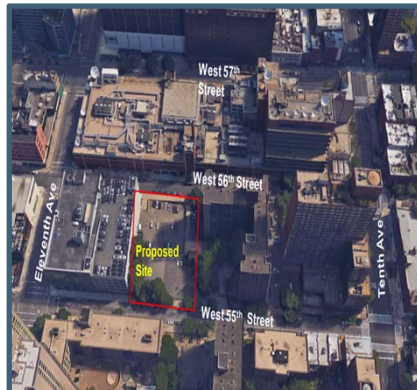
In August, NYCHA will begin construction on **Ingersoll Senior Residences** in collaboration with SAGE:

- First subsidized housing units in NYC intended specifically for LGBT elders
- 145 affordable** housing units
- On-site **community center** available to the whole Ingersoll Houses community
- Set to open in **2019**



# Call for Proposals: 100% Affordable and PACT

RFP released for new 100% affordable sites, and for second PACT bundle of 1,700 apartments part of HUD's Rental Assistance Demonstration (RAD) program.



Harborview Proposed Site

## 100% Affordable Sites

- Harborview Terrace (Manhattan)
- Morrisania Air Rights (Bronx)
- Sumner Houses (Brooklyn)
- Twin Parks West (Bronx)
- Ocean Bay Retail (Queens)

## Preservation of Public Housing: NYC's PACT (HUD's RAD)

Mostly scattered site developments with low rise buildings (less than 7 stories), spread throughout 17 developments and 59 individual buildings in Brooklyn and the Bronx



Ocean Bay Rendering

# PACT Expansion

The Permanent Affordability Commitment Together (**PACT**) program will be expanded to protect NYCHA's unfunded portfolio of 8 developments. **Over 4,000 apartments** will:

- Become Section 8 apartments
- Undergo critical repairs
- Be ensured long-term affordability



Community engagement will begin at Baychester and Murphy Houses (above, respectively) this summer. The RFP will be released in fall 2017.

# Federal and State Funding



Senators Schumer and Gillibrand announced **NYCHA will receive \$347 million** of \$398 million from FY2017-2018 HUD's Public Housing Capital Fund to help public housing across the state of New York to develop, finance, and modernize their facilities.

NYCHA will receive **\$200 million for capital improvements and projects** as part of New York State's \$20 billion plan to fight homelessness and boost affordable housing.

*"This legislation is a major step forward for New York as we strengthen our efforts to combat homelessness and expand access to quality, affordable housing for our most vulnerable men, women and children."*

– Governor Andrew Cuomo



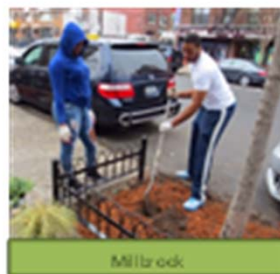
# Youth Leadership Council Summit



NYCHA teens convened for the **Youth Leadership Council Summit** this month. This group of young leaders presented their projects, put on special performances, and exchanged their ideas.



NYCHA has **10 Youth Leadership Councils** around the city, each with their own project. The program has had **hundreds sign up** and there are plans to expand to **15 Councils**.



# Financial Workshops

NYCHA residents attended a budgeting workshop at Highbridge Gardens, focusing on:

- Saving money
- Paying down debt
- Building credit



**Residents CAN!** is a program initiated by the Office of Financial Empowerment of the NYC Department of Consumer Affairs. **Direct services** are provided by **Urban Upbound** at 6 NYCHA developments.



# Food Business Pathways

BROOKLYN  
FOODWORKS

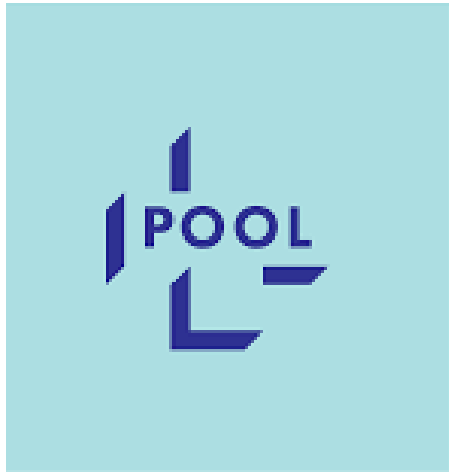
\$100,000 of the incubator Brooklyn Foodworks' startup money was earmarked for low-income applicant scholarships and of that **\$20,000 has been reserved for NYCHA residents and Section 8 voucher holders**



NYCHA resident Luquana McGriff, a 2015 graduate of NYCHA's Food Business Pathways program receives one of these scholarships and has started her own business, A Cake Baked in Brooklyn.



# Summer Programming



**Plus Pool** is offering **free swimming lessons** for kids who live in the East River, Washington, Wilson, and Lexington Houses



NYCHA residents will be eligible for **discounted Citi bike memberships** as part of the Prescribe-a-Bike program



Some NYCHA buildings are participating in the **Summer Meals program**, providing free meals for anyone 18 and under

# Mayors Fight for Public Housing

***“We are on the precipice of a public health crisis in public housing, however, this is a preventable crisis,” the letter said.***

In June, mayors of:

<b>New York, NY</b>	<b>Columbus, OH</b>
<b>Flint, MI</b>	<b>Kansas City, MO</b>
<b>Minneapolis, MN</b>	<b>Newark, NJ</b>
<b>Albany, NY</b>	<b>Portland, ME</b>
<b>Bridgeport, CT</b>	<b>Providence, RI</b>
<b>Charleston, SC</b>	<b>Vancouver, WA</b>



wrote a joint letter to HUD Secretary Carson urging the administration to reconsider the proposal to slash the public housing capital fund.

# President's Budget Release

- ❑ **Educating the Public**
- ❑ **Meeting with Partners**
  - Met with **national partner** to coordinate with other **public housing authorities**
  - Met with local **NYC organizations**
- ❑ **Working with Elected Officials**
  - Traveled to D.C. to meet with key **Members of Congress**
  - Working with Congresswoman Velázquez to **push to preserve resident rents at 30% of income**
  - Working with Congressman Serrano to **preserve capital funding** for public housing



# **NYCHA Board Calendar Meeting**

**General Manager's Report**

**July 26, 2017**



# Agenda

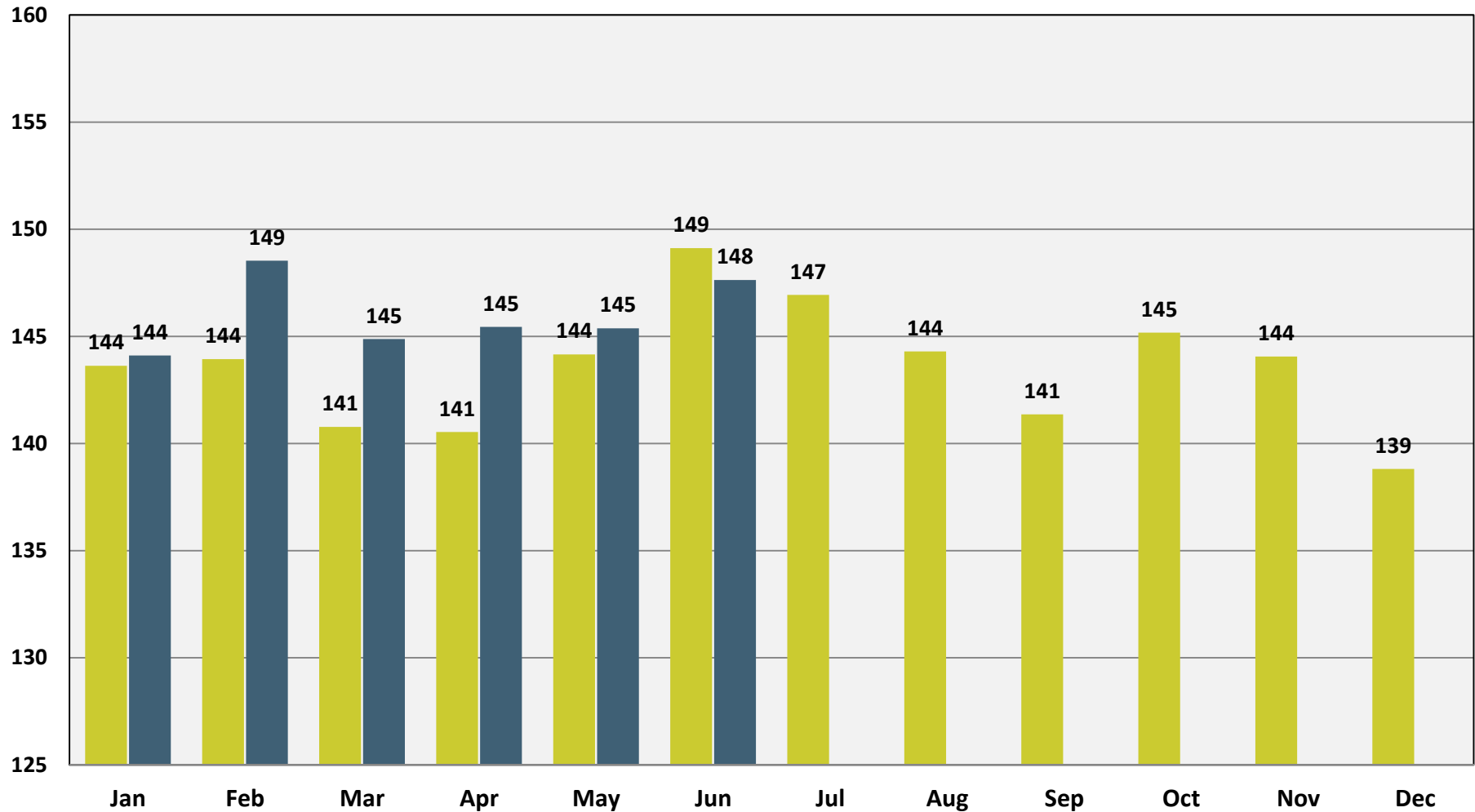
- ❑ NYCHA Key Performance Indicator (KPI) Report
- ❑ Leased Housing: Section Eight Management Assessment Program “*High Performer*”

# 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)

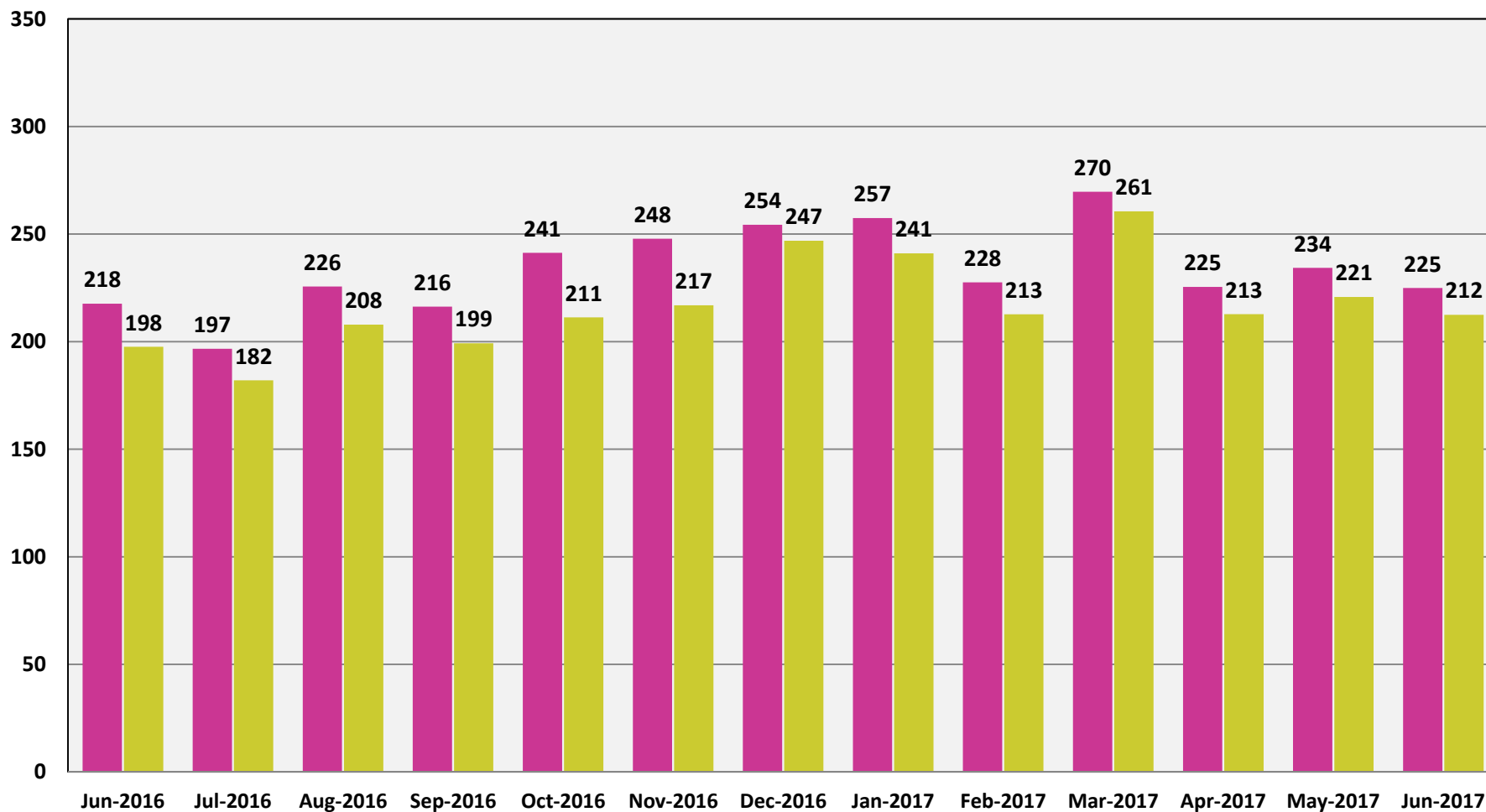
# Open Work Orders

■ 2016 ■ 2017 (in thousands)



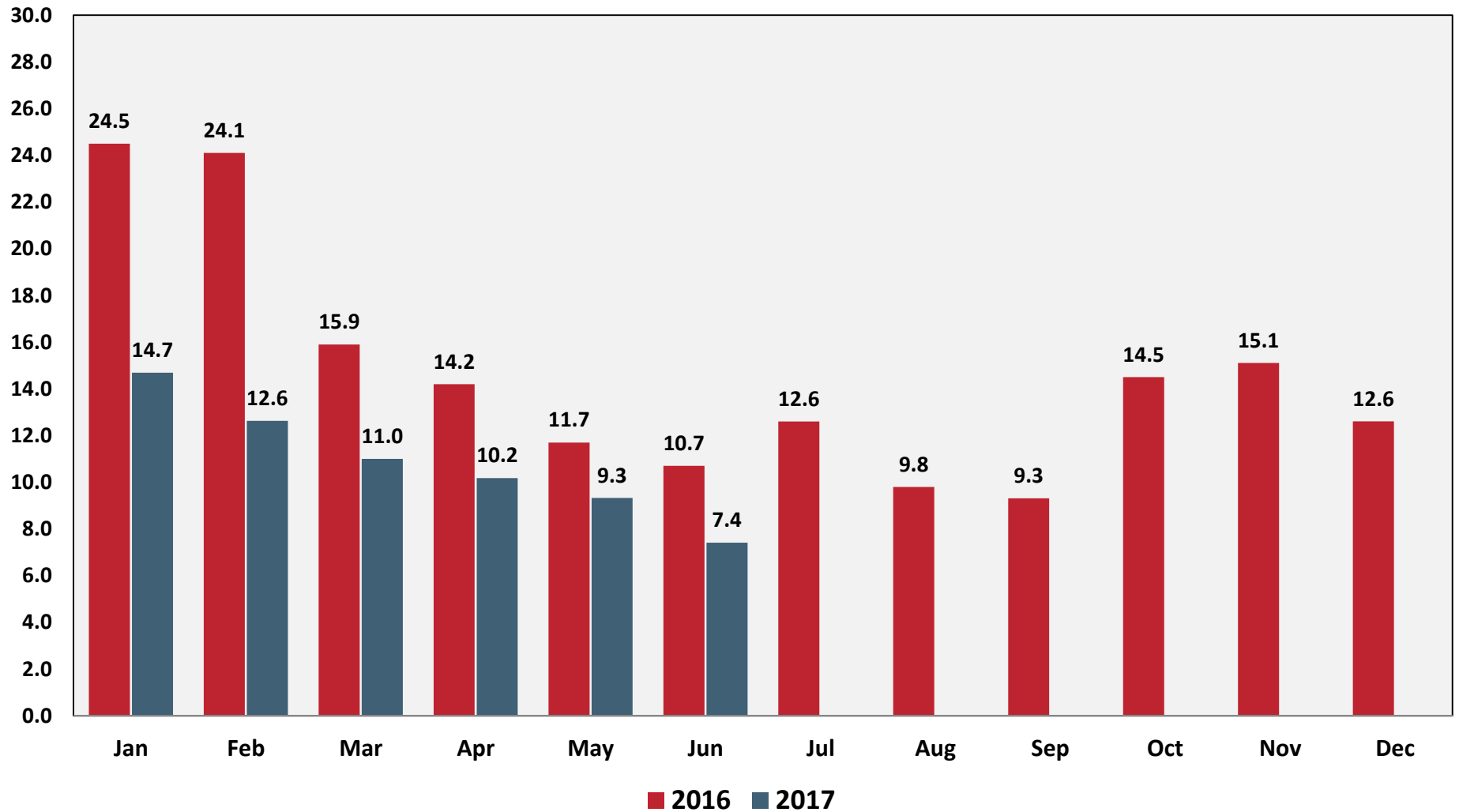
# Work Orders Overview

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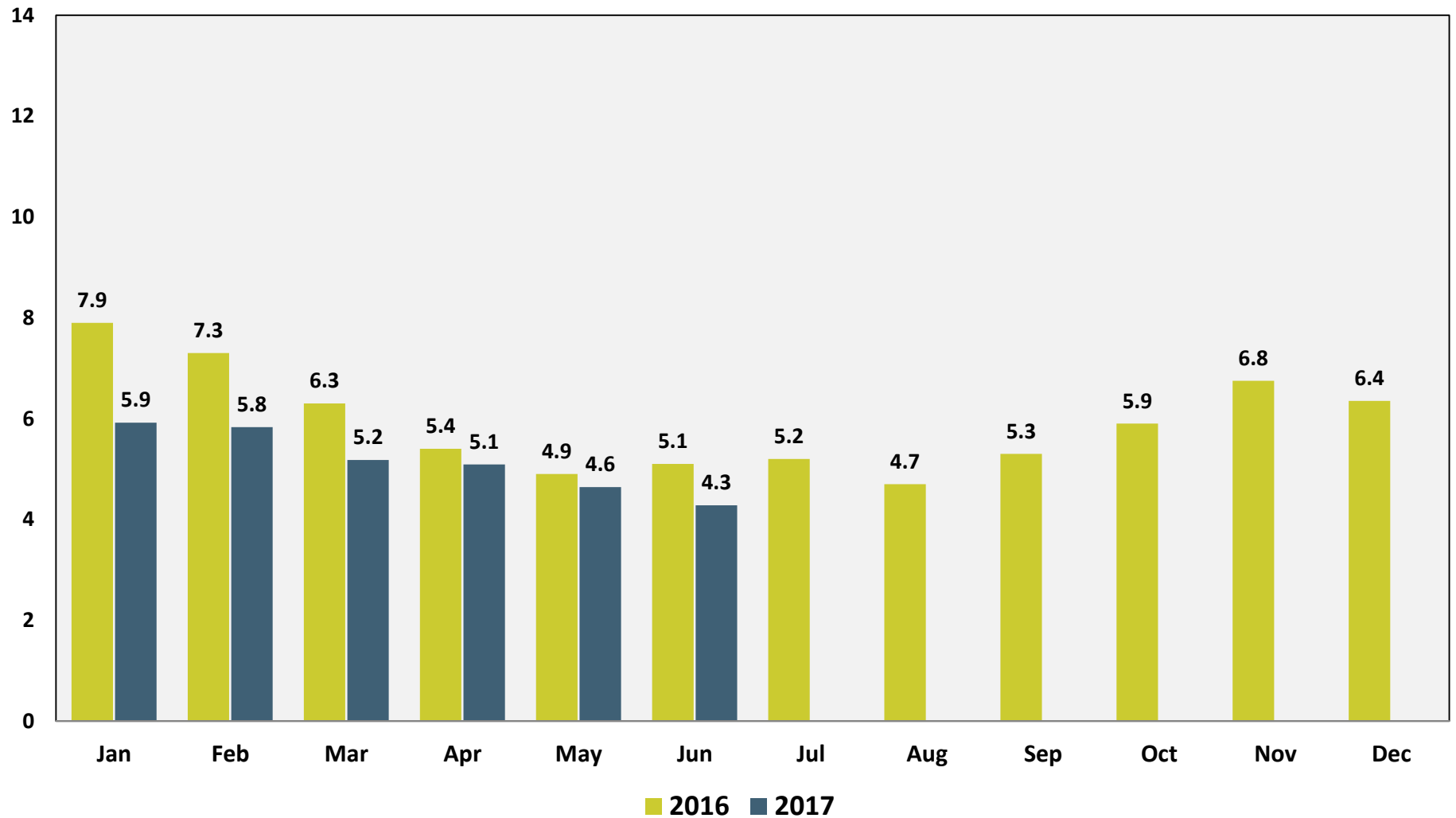




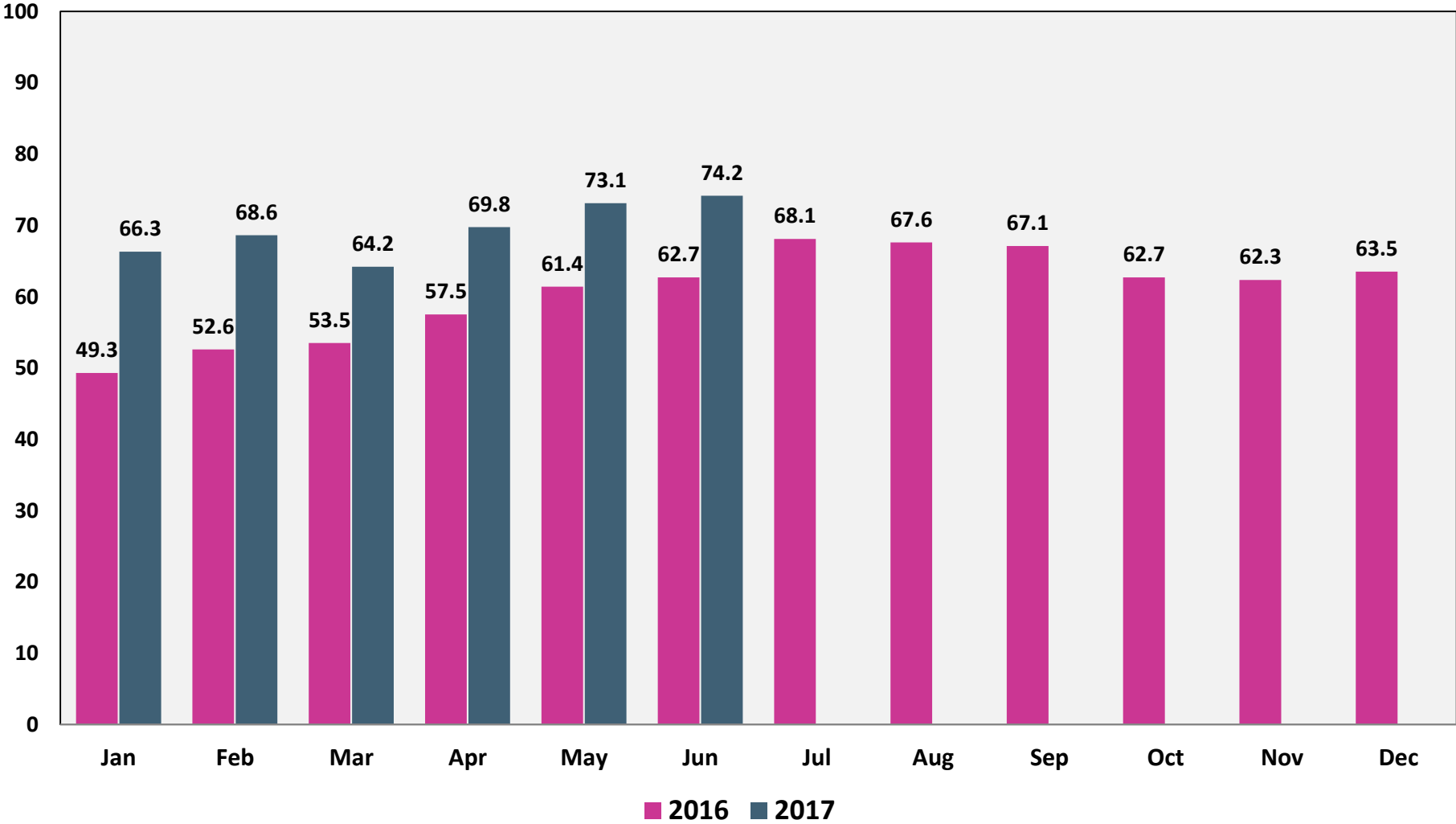
# Emergency Work Orders (in Hours)



# Maintenance Work Orders (in Days)

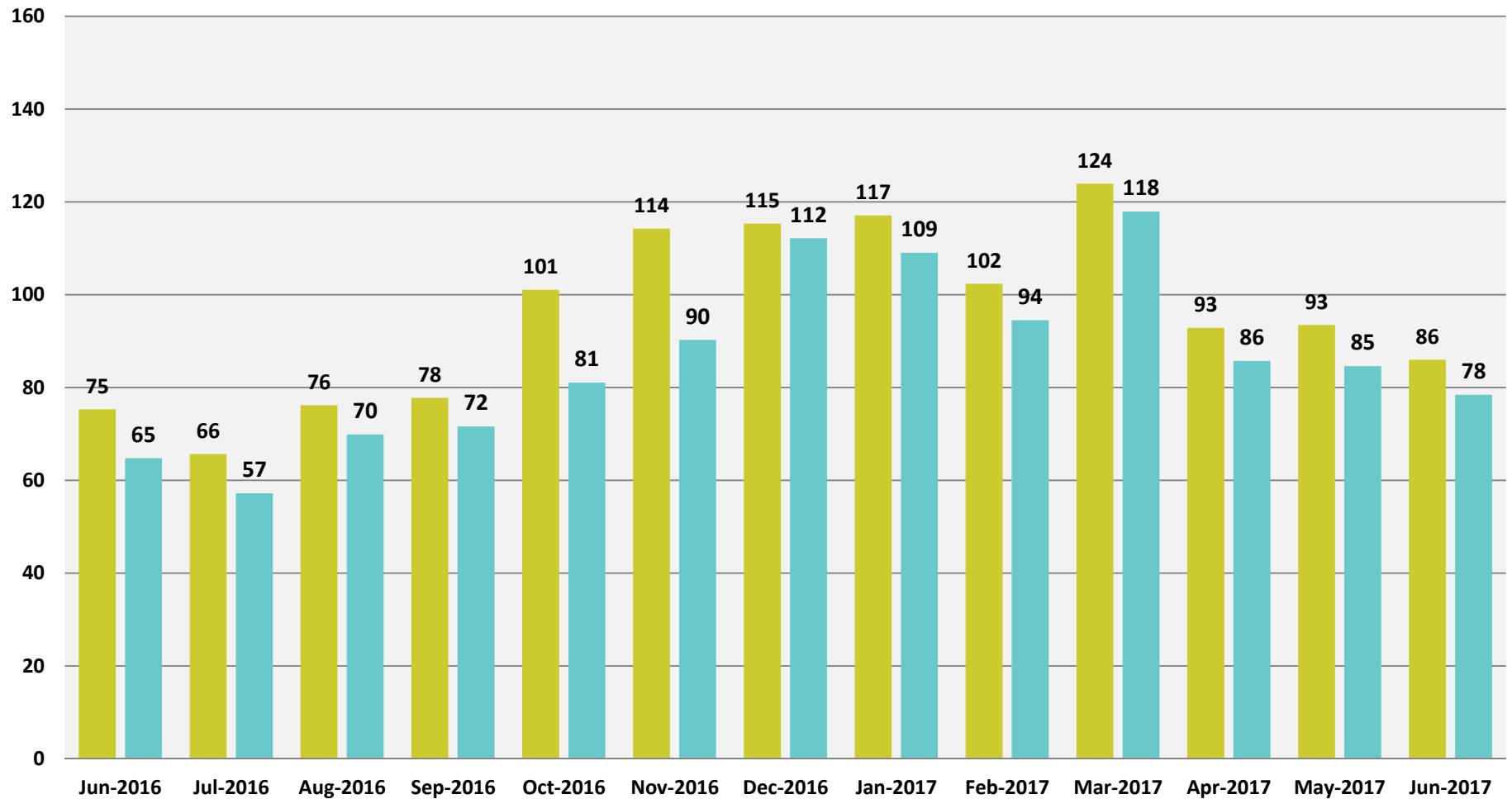


# Skilled Trades Work Orders (in Days)

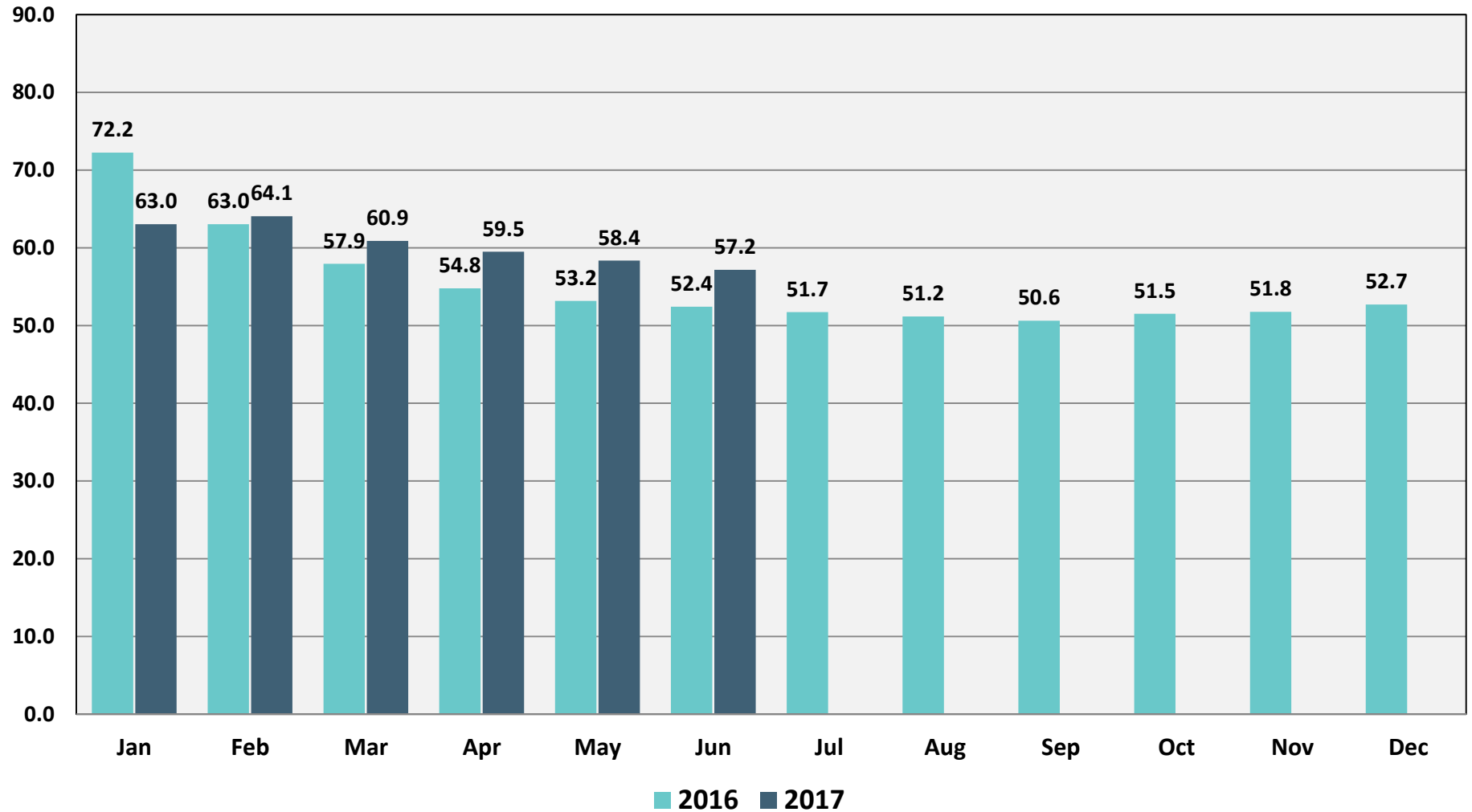


# Skilled Trades Work Orders

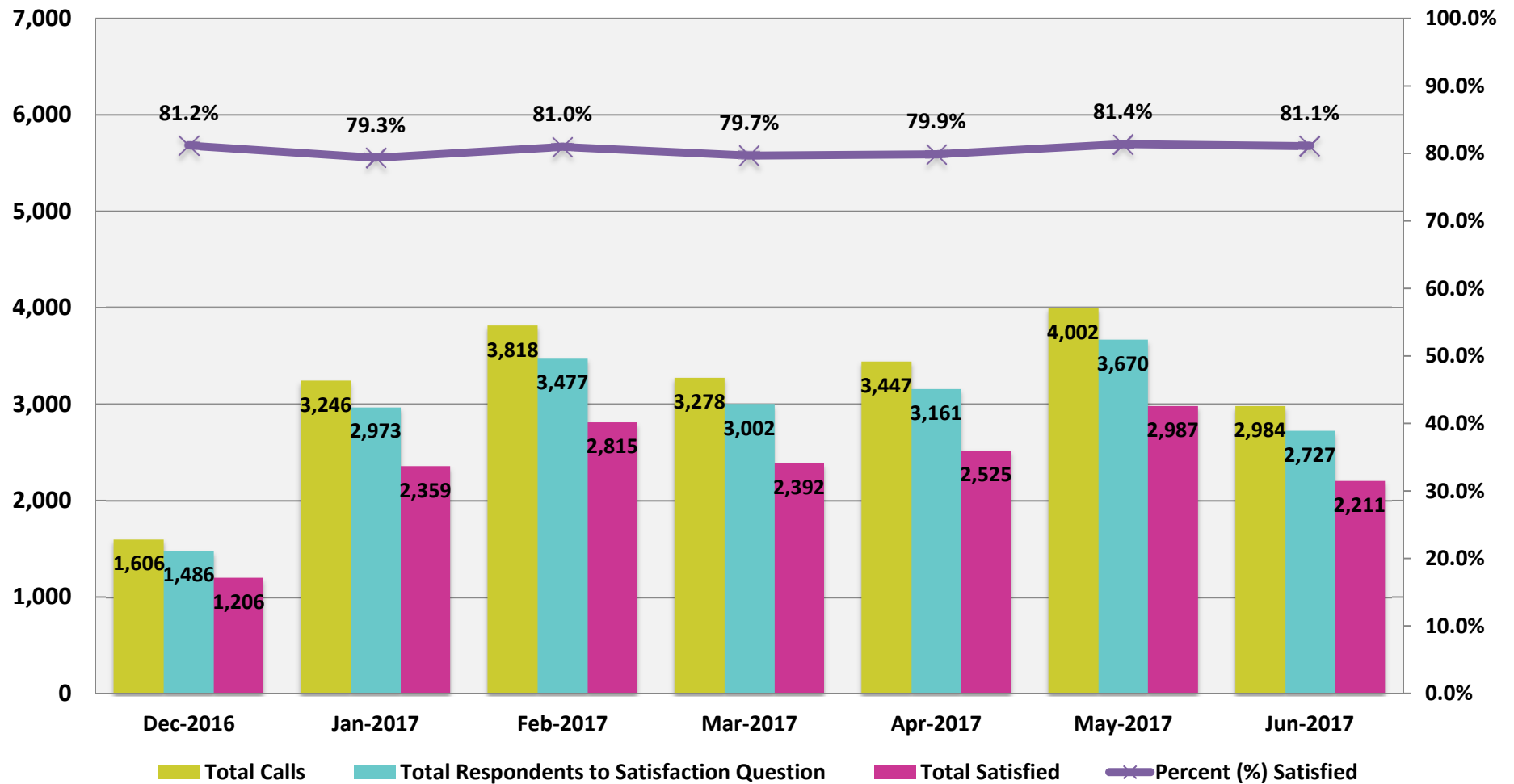
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# Apartment Turnaround Time (in Days)



# Customer Satisfaction



# Leased Housing

**Designated as *High Performer*:**  
**Section Eight Management Assessment Program**  
**(SEMAP)**

# NYCHA's Housing Choice Voucher Program

- ❑ Largest voucher program in the nation
- ❑ In 2016, NYCHA's HCVP:
  - Provided housing voucher assistance to **86,164** households and housed **205,442** people
  - Paid **\$995,192,741** to private owners
  - Completed **54,461** Housing Quality Standard inspections
  - Recertified **76,520** households



# 2016 SEMAP High Performer Status

SEMAP is HUD's annual "report card" for Section 8.

- 2nd consecutive year that NYCHA achieved *High Performer* status
- Prior to 2015, NYCHA had not earned *High Performer* status since 2004
- Highest designation possible
- Exceeds HUD standards for program management

THREE-THOUSAND ONE HUNDRED AND SIXTEENTH MEETING

Wednesday, July 26, 2017

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:59 A.M.

  
\_\_\_\_\_  
Vilma Huertas  
Corporate Secretary