

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTY-FOURTH MEETING

Minutes of Board Meeting

Wednesday, September 24, 2014

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

Present: Shola Olatoye, Chair
Diahann Billings-Burford, Member
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Cecil R. House, General Manager
Wilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, September 24, 2014

I. Authority Minutes

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

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 24, 2014

- 1 Authorization to Submit the Authority's Fiscal Year 2015 Annual PHA Plan and Fiscal Years 2015-2019 Five-Year PHA Plan and the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Non-Development
Submitting Department:	Research and Management Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit the Authority's Fiscal Year 2015 Annual Public Housing Agency ("PHA") Plan and Fiscal Years 2015-2019 Five-Year PHA Plan and the PHA Certifications of Compliance with the PHA Plans and Related Regulations to the US Department of Housing and Urban Development in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The Annual PHA Plan provides details about the PHA's current programs and the resident population served, as well as the PHA's strategy for addressing the housing needs of currently assisted families and the larger community. The Five-Year PHA Plan describes the mission of the PHA and the PHA's long-range goals and objectives for achieving its mission over a five-year period.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Award the Authority's Boiler and Machinery Insurance Program Policy

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$1,017,281.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Boiler and Machinery Insurance Program policy, including a \$100,000,000.00 per accident limit, terrorism coverage, and business interruption subject to a \$25,000.00 per accident deductible, to Continental Casualty Company ("CNA"), commencing on October 30, 2014 and continuing through October 29, 2017. The initial annual installment premium of \$334,000.00 is guaranteed for three (3) years provided the Authority's cumulative Loss Ratio during that time does not exceed 50%. If the loss ratio does exceed 50%, the maximum "not-to-exceed" premium increase for each successive year would be 5% of the existing annual premium. The annual premium guarantee is also subject to the continued use of the Authority's preferred subcontracted provider of CNA to conduct external inspections of the Authority's boilers.

The recommendation to award is being made to the second lowest bidder, CNA, since the lowest bidder could not deliver required service for the quoted price based on the Authority's estimate and past experience.

APPROVED

3 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$13,017,793.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to the following insurers to provide \$425 million (M) of property insurance subject to a \$10M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$100M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2014 and continuing through October 29, 2015: Allied World National Assurance Co. Inc., Lloyd's of London, XL Insurance (Ins.) Company (Co.) of New York, Inc., National Fire & Marine Ins. Co., AXIS Surplus Ins. Co., Lexington Ins. Co., Brit Global Specialty Ins. Co. (US) (Lloyd's), Endurance Worldwide Ins. Ltd., Ironshore Specialty Ins. Co., Liberty Surplus Ins. Co., Alterra Excess & Surplus Ins. Co., Arch Specialty Ins. Co., Aspen Specialty Ins. Co., Maxum Indemnity Co., Hiscox Ins. Co. Inc., Landmark American Ins. Co., Lloyd's of London - KLN510, AXIS Specialty Europe SE, Great Lakes Reinsurance (UK) PLC, Lloyd's of London - TMK1880, First Specialty Ins. Corporation, Liberty Mutual Fire Ins. Co., Lloyd's of London - BAR1955, Lloyd's of London - HIS33, Lloyd's of London - SII1945, Lloyd's of London - TUL1301, Lloyd's of London - RNR1458, Partner Re Ireland Ins. Ltd., Steadfast Ins. Co., Westchester Surplus Ins. Co., Lloyd's of London – AML, and Scottsdale Ins.

APPROVED

4 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Division for the Quarter Ended June 30, 2014, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

5 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Submitting Department:	Leased Housing
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 13-7/31-25, in accordance with the US Department of Housing and Urban Development regulation 24CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) consolidate the Public Housing Agency's admission preferences from nine (9) to seven (7) categories and revising the description for each; and, (ii) address minor edits to provide better clarification of existing policies.

APPROVED

- 6 Authorization to (i) Convey Six (6) Project-Based Section 8 Properties Consisting of 875 Units for Rehabilitation and Property Management; and (ii) Rescind Board Resolutions 95-6/28-4, 98-3/4-14 and 98-7/22-3

Location:	Various (Citywide)
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) convey six (6) project-based Section 8 properties (Bronxchester Houses, located at Bronx County, Block 2359, Lot 210; Campos Plaza 1, located at New York County, Block 395, Lots 9 and 22; Milbank-Frawley Houses, located at New York County, Block 1622, Lot 17; Saratoga Square, located at Kings County, Block 1495, Lots 1 and 13; East 120th Street Rehab, located at New York County, Block 1807, Lot 30; and, East 4th Street Rehab, located at New York County, Block 387, Lots 47 and 48) (the "Section 8 Portfolio") to a nominal owner entity to be formed that will be comprised of an affiliate of NYCHA and an affiliate of Triborough Preservation Partners LLC, for the rehabilitation and property management of the Section 8 Portfolio; and, (ii) rescind Board Resolutions 95-6/28-4, 98-3/4-14 and 98-7/22-3, which obligated operating and replacement reserve funding (\$3,845,000.00 and \$11,858,000.00), and up to \$2,889,111.00 from project cash flow for maintenance and rehabilitation of the Section 8 Portfolio.

APPROVED

- 7 Authorization to Enter into an Agreement with WEX Bank

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$2,800,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with WEX Bank ("WEX") for authorized employees to obtain fuel from any authorized gasoline station that accepts the Sunoco Suntrack card and the Universal card issued by WEX (collectively, the "Cards") throughout the tri-state area and North America, commencing on September 26, 2014 and continuing through September 25, 2015, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Administrative Officer and continuing for one (1) year thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the Commonwealth of Pennsylvania Contract 4400009775.

APPROVED

8 Authorization to Enter into an Agreement with Universal Technologies, LLC

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$5,527,700.12
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Universal Technologies, LLC for a Storage Area Network, commencing on October 1, 2014 and continuing through September 30, 2019, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

9 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Brooklyn)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$887,976.70
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, 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

10 Award of a Requirement Contract for Asbestos Abatement Project Monitoring and Management

Location:	Various (Brooklyn)
Submitting Department:	Operations Services
Funding Source:	Capital – Federal
Amount:	\$1,018,200.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Genesis Environmental Consultants 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

11 Award of a Requirement Contract for Bathroom Cabinets

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$411,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Mirrored Products L.L.C., for the not-to-exceed amount.

APPROVED

12 Award of a Requirement Contract for Rental, Transportation and Storage of Freight Containers

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$113,300.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, PODS Enterprises, 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

13 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Brooklyn East)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,086,761.52
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, V. Barile 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

14 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Brooklyn South & Brooklyn West)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,268,685.60
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, V. Barile 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

15 Authorization to Increase the Not-to-Exceed Amount to a Requirement Contract for Inspection, Testing and Repair of Fire Standpipe and Sprinkler Systems

Location:	Various (Brooklyn South & Brooklyn West)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$788,088.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount to this requirement contract with Richards Plumbing and Heating Co., Inc. for inspection, testing and repair of fire standpipe and sprinkler systems, by 30% as permitted by the original requirement contract which was authorized by Board Resolution 12-1/18-3 for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the exercised one-year renewal option period, which commenced on March 7, 2014 and is continuing through March 6, 2015.

APPROVED

16 Authorization to Increase the Not-to-Exceed Amount to a Requirement Contract for Inspection, Testing and Repair of Fire Standpipe and Sprinkler Systems

Location:	Various (Bronx South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$671,307.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount to this requirement contract with Richards Plumbing and Heating Co., Inc. for inspection, testing and repair of fire standpipe and sprinkler systems, by 30% as permitted by the original requirement contract which was authorized by Board Resolution 12-1/18-1 for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the exercised one-year renewal option period, which commenced on March 7, 2014 and is continuing through March 6, 2015.

APPROVED

17 Authorization to Increase the Not-to-Exceed Amount to a Requirement Contract for Inspection, Testing and Repair of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan North)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$719,220.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount to this requirement contract with Richards Plumbing and Heating Co., Inc. for inspection, testing and repair of fire standpipe and sprinkler systems, by 30% as permitted by the original requirement contract which was authorized by Board Resolution 12-1/18-2 for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the exercised one-year renewal option period, which commenced on March 7, 2014 and is continuing through March 6, 2015.

APPROVED

- 18 Authorization to Increase the Not-to-Exceed Amount to a Requirement Contract for Oil Spill Clean-Up and Hazardous Waste Disposal

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$97,303.11
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount to this requirement contract with Clean Venture, Inc. for oil spill clean-up and hazardous waste disposal, by 50% as permitted by the original requirement contract, which did not require Board approval, for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the initial requirement contract period, which commenced on February 21, 2013 and is continuing through February 20, 2015.

APPROVED

- 19 Authorization to Increase the Not-to-Exceed Amount to a Requirement Contract for the Child and Adult Care Food Program

Location:	Various (Citywide)
Submitting Department:	Community Operations Administration
Funding Source:	Operating – Federal Grant
Amount:	\$2,780,347.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount to this requirement contract with The Maramont Corporation for the child and adult care food program, authorized by Board Resolution 13-10/23-12 for an initial one-year term with two (2) one-year renewal options, in order to fund the continued provision of services during the exercised first one-year renewal option period, commencing on November 1, 2014 and continuing through October 31, 2015.

APPROVED

20 Rejection of All Bids for Replacement of Interior Compactors

Location:	General Grant
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This contract will be rebid.

APPROVED

21 Rejection of All Bids for Replacement of Burners

Location:	Throggs Neck
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This contract will be redesigned to include additional needs.

APPROVED

22 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Holmes Towers & Isaacs
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$4,893,181.00
Projected Section 3 Hires:	3

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

APPROVED

23 Award of a Requirement Contract for Exterior Restoration

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$6,694,975.72
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, AAA Windows & Doors Corporation, for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond.

APPROVED

24 Rejection of All Bids for Exterior Restoration for Site Specific Developments

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This requirement contract will be rebid.

APPROVED

25 Award of a Contract for Building Entrance Improvements

Location:	Johnson
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,433,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Tycoon Construction Corp.

APPROVED

26 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Jefferson
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount	\$19,327,371.54
Projected Section 3 Hires:	7

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Neelam Construction Corporation.

APPROVED

27 Award of a Contract for Building Envelope Restoration

Location:	Park Avenue – East 122 nd & East 123 rd Streets
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,356,252.35
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, M. Bhuiyan Construction Co. Inc.

APPROVED

28 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Baruch & Riis II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$17,395,466.65
Projected Section 3 Hires:	8

Authorization is requested to award this contract to the lowest responsive and responsible bidder, P & K Contracting, Inc.

APPROVED

29 Authorization of a Change Order to Contract No. RF1222670, Awarded to Pro-Metal Construction, Inc.

Location:	Sumner
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,170,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Pro-Metal Construction, Inc., for roofing replacement, masonry repair and related work, authorized by Board Resolution 14-4/30-7. This change order is required to increase the not-to-exceed amount, in order to cover to costs for the alteration of twenty-four (24) brick incinerator stacks and the demolition of twenty-four (24) smoke rooms.

APPROVED

- 30 Authorization of a Change Order to Contract No. HE1123917 Awarded to Stevens Technical Services, Inc.

Location:	Lexington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$731,140.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Stevens Technical Services, Inc., for the replacement of boilers, authorized by Board Resolution 12-4/11-1. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of a stainless steel chimney liner, use of one (1) temporary mobile boiler and mobile boiler winterization.

APPROVED

- 31 Authorization of a Change Order to Contract No. HE1123917 Awarded to Stevens Technical Services, Inc.

Location:	Lexington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$8,852.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Stevens Technical Services, Inc., for the replacement of boilers, authorized by Board Resolution 12-4/11-1. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of a vacuum pump and tank, windows and exit doors.

APPROVED

- 32 Authorization of a Change Order to Contract No. HE1124898 Awarded to Kordun Construction Corp.

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,937,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Kordun Construction Corp., for the replacement of boilers, authorized by Board Resolution 12-5/23-4. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of a stainless steel chimney liner, use of three (3) temporary mobile boilers and mobile boilers winterization.

APPROVED

- 33 Authorization of a Change Order to Contract No. HE1124898 Awarded to Kordun Construction Corp.

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$65,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract, awarded to Kordun Construction Corp., for the replacement of boilers, authorized by Board Resolution 12-5/23-4. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of a service platform and air supply louvers.

APPROVED

34 Authorization to Amend Board Resolution 12-3/28-6

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City & Section 8
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 12-3/28-6 and as subsequently amended by Board Resolution 13-2/27-7, which authorized the award of (14) fourteen agreements to fourteen (14) firms to provide architectural and engineering services, by increasing the not-to-exceed amount, in order to cover the costs of continued services for additional assigned work.

APPROVED

35 Authorization to Amend the Agreement with Shaw Environmental & Infrastructure Engineering of New York, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8 & Other
Amount:	\$18,655,012.44
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Shaw Environmental & Infrastructure Engineering of New York, P.C. to provide program management services related to the Hurricane Sandy Long Term Repair Program, authorized by Board Resolution 14-2/26-12 for an initial three-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 for additional assigned work during the remainder of the initial agreement period, which commenced on March 14, 2014 and is continuing through March 13, 2017.

APPROVED

- 36 Authorization to Rescind Board Resolution 14-6/18-19 and Reject All Bids for Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Cassidy-Lafayette
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind Board Resolution 14-6/18-19, which authorized award of the contract to the lowest responsive and responsible bidder, New York Construction & Renovation Inc., because it failed to secure the required bond and insurance; and, (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date. This contract will be rebid to reflect revised contract documents which will include an updated cost estimate to reflect current market conditions.

APPROVED

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

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

Authorization is requested to amend Board Resolution 75-4/23-1, as amended by subsequent Board Resolutions, which authorized the Removal of and Other Disciplinary Action Against Employees, by revising Section 4(a) to (i) remove Walter McKinley Crowe, Craig Tessler, Beth Badner and William Bryk, as Trial Officers, and (ii) add Rosanne Harvey, James McKeever, Lana Flame and Edgar De Leon, as Trial Officers.

APPROVED

38 Authorization to Amend the Authority's By-Laws

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

Authorization is requested to amend the Authority's By-Laws (the "By-Laws") adopted by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws shall be effective September 24, 2014.

The amendment of the By-Laws by this Board Resolution amends and restates the By-Laws as enacted pursuant to Board Resolution 13-9/25-8 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

39 Authorization to Adopt the Programs Committee Charter

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

Authorization is requested to adopt the Programs Committee Charter (the "Charter") to govern the Programs Committee, which was established pursuant to the Authority's recently amended By-Laws, adopted pursuant to Board Resolution 14-9/24-38. The Charter shall be effective September 24, 2014.

APPROVED

- 40 Authorization to Approve the Chair's Appointment of Diahann Billings-Burford as Chair and Victor A. Gonzalez as Co-Chair of the Audit Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Audit Committee of the New York City Housing Authority, as established by Board Resolution 03-6/18-18, and as subsequently amended, to approve the Chair's appointment of Diahann Billings-Burford as Chair and Victor A. Gonzalez as Co-Chair of the Audit Committee.

APPROVED

- 41 Authorization to Approve the Chair's Appointment of Kyle Kimball as Chair and Beatrice Byrd as Co-Chair of the Finance Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Finance Committee of the New York City Housing Authority, as established by Board Resolution 13-10/23-29, to approve the Chair's appointment of Kyle Kimball as Chair and Beatrice Byrd as Co-Chair of the Finance Committee.

APPROVED

- 42 Authorization to Approve the Chair's Appointment of Richard Baron as Chair and Willie Mae Lewis as Co-Chair of the Programs Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Programs Committee of the New York City Housing Authority, as established by Board Resolution 14-9/24-39 to approve the Chair's appointment of Richard Baron as Chair and Willie Mae Lewis as Co-Chair of the Programs Committee.

APPROVED

- 43 Board Member Billings-Burford moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary



Board Calendar Meeting Chair's Report

September 24, 2014





Overview

1. Mayor's Action Plan (MAP) for Neighborhood Safety
2. FEMA Announcement
3. NextGeneration NYCHA



Mayor's Action Plan (MAP) for Neighborhood Safety



- Announced July 8 at Wagner Houses to improve public safety at **15** developments with some of NYC's highest violent crime rates
- Since program inception, violent crime decreased **2%** in the **15** developments compared to the same time period last year



Mayor's Action Plan (MAP) for Neighborhood Safety



- **105** Community Centers with extended hours
 - Served **23,300** this past summer
- Light towers –
 - **184** temporary
 - Permanent repairs scheduled
- CCTV 2014 goal: **49** developments
 - **22** completed
 - **21** in construction
- Citywide **10,898** CCTV cameras at **165** developments
- **26,000 ft.** of shedding removed by Sept. 30
- Increased police protection deployed to target developments, **150** additional police officers on the ground each week
- Officers also stationed at **105** community centers with extended summer hours



FEMA Announcement



- **\$108** million from FEMA to repair Sandy damage and make Coney Island Houses resilient
- Funds to cover boilers, electrical and mechanical equipment, etc. in **5** buildings
- Funding model will help expedite FEMA funding approval for recovery repairs at **13** additional NYCHA developments impacted by Super Storm Sandy



NextGeneration NYCHA Visioning Kickoff



- Preserving and maintaining NYCHA for the next generation
- Engaging residents in sharing ideas for changing how NYCHA
 - Is funded
 - Operated
 - (Re)built



NextGeneration NYCHA Visioning Kickoff



- Visioning meetings comprised of **3** sessions each at:
 - Van Dyke, Mill Brook, Ingersoll
- Currently underway
- Over **650** participants of varied ages at **6** sessions thus far, providing creative ideas
- Diverse stakeholders: residents, business owners, city agencies, non-profits



NextGeneration NYCHA Visioning Kickoff



Responses have included:

“It starts with building people, not buildings.”

“It’s about strength in numbers!”

“This is the only place I have to live...we have to build community. We’ve got to work together to make things happen for us.”



General Manager's Report to the Board of Commissioners

New York City Housing Authority
September 24, 2014



NYCHA SECTION 3 PROGRAM UPDATE

SEPTEMBER 24, 2014

Commitment to Opportunity for Residents

NYCHA, through its **Office of Resident Economic Empowerment & Sustainability's ("REES")**, measurably supports residents to increase their income and assets through programs, policies and collaborations in four key areas:



- Employment and Advancement
- Adult Education and Training
- Financial Literacy and Asset Building
- Resident Business Development

Source: New York City Housing Authority



Federal Regulations & Policies Associated with Section 3 Employment

- **Section 3** requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide economic opportunities for low- or very-low residents in connection with projects and activities in their neighborhoods.
 - Who are Section 3 Residents?
 - Public Housing Residents
 - Low and very low income persons
- **Section 3 Hiring Goals:** Thirty-percent (30%) of the aggregate number of new hires.



Federal Regulations & Policies Associated with Section 3 Employment

Section 3 residents are further defined below in the following order of priority:

- **Category 1 resident:** Residents of the housing development(s) for which the Section 3 covered assistance is being expended.
- **Category 2 residents:** Residents of other housing developments managed by the housing authority for which the Section 3 covered assistance is being expended.
- **Category 3 residents:** Participants in HUD Youthbuild programs being carried out in the metropolitan area in which the Section 3 covered assistance is being expended.
- **Category 4 resident:** Other low-income or very low-income residents of the metropolitan area in which the Section 3 covered assistance is being expended.

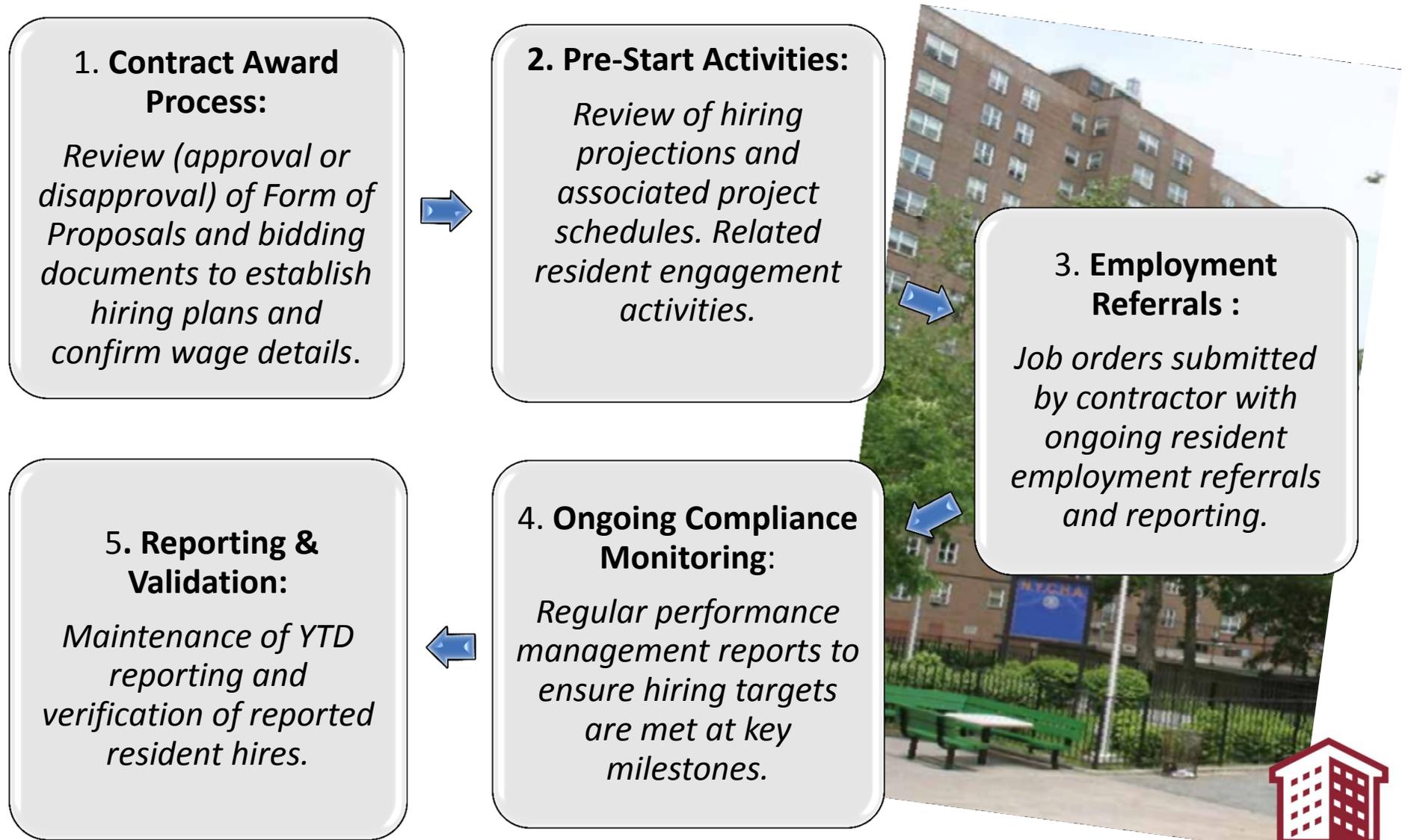


Federal Regulations & Policies Associated with Section 3 Employment

- **Resident Employment Program (“REP”)**: NYCHA sponsored policy that was established in January 1, 2001 to create more meaningful employment opportunities.
- **REP Numerical Goals**: REP requires that ***15% of the total projected labor cost***, on capital and modernization contracts that are awarded in excess of \$500,000, be expended on resident hires (categories 1 & 2)
- **REP** requirements are in addition to Section 3. REP also applies to non-federally funded contracts to ensure resident hiring opportunities are generated through all applicable NYCHA work.



Section 3 Hiring & Compliance Monitoring Process



Resident Registration and Referral Process

NYCHA provides resident information sessions at the REES central office in Brooklyn twice per week. Information sessions are also scheduled offsite at NYCHA developments on a routine basis.



During an information sessions residents will:

- ✓ Obtain overview of NYCHA's Section 3 program and services offered through REES and partner providers.
 - ✓ Complete a 1:1 assessment and be connected to relevant programs and opportunities.
 - ✓ Complete an intake form to disclose information related to skills, experience, licenses, interests, etc.
 - ✓ Register for interest in future Section 3 opportunities (resident databank) and leave a resume on file.
- NYCHA is currently developing web-based self-service options in order to automate the resident intake and registration process.

Resident Training Opportunities

- The NYCHA Resident Training Academy (NRTA) is a partnership among NYCHA, the Robin Hood Foundation, and some of New York City's best in class training providers.
- Since program inception in 2010 to date, there have been over **1098** residents enrolled in the NRTA with **90%** of graduates placed into jobs directly with NYCHA, and in various construction-related positions with NYCHA contractors and external affordable housing developers.



Resident Outreach and Communication

In an effort to increase resident access to information, NYCHA launched the **OpportunityNYCHA.org** website in May 2013. OpportunityNYCHA provides timely information on economic opportunity services and current programs offered through REES.

- ✓ Over 30,000 unique visitors to OpportunityNYCHA since the site's launch.
- ✓ Bi-weekly OpportunityNYCHA E-Newsletter with over 35,000 subscribers.
- ✓ Routine flier distribution and local outreach at NYCHA developments
- ✓ Resident hotline available Mon-Fri from 9am -5pm



Section 3 Business Opportunities

A Section 3 Business Concern is a business:

- That is at least 51% or more owned by Section 3 residents, or
 - Whose permanent full-time employees include persons, at least 30% of whom are currently Section 3 residents, or within 3 years of the date of first employment with the business concern were Section 3 residents, or
 - That provides evidence of a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications in either of the two preceding qualifications.
- Section 3 Business Concerns can register with NYCHA through a newly launched online **Section 3 Business Concerns registry**. NYCHA is actively marketing its registry to existing and new vendors, including current MWBEs.
 - NYCHA resident-owned businesses also have access to technical assistance and other business development services through REES partner providers.



2013 Job Placement and Training Outcomes

NRTA – NYCHA Resident Training Academy – 2013 Enrollment – Placement Summary

NRTA Training Tracks	Total Enrolled	Total Completed	% Completed	Total Placed	% Placed
Construction & Janitorial Training Tracks	234	212	81.5%	203	93.5%

2013 Resident Job Placements*

Placement Type	Total
Section 3 Contractors	416
Other Direct Placements	622
Grand Total	1,038

Other Vocational Training Enrollments

Class Type	Total Enrolled	Total Completed	% Completed
Adult Education & Vocational Training	374	299	80%

Jobs-Plus Placements	955
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* 2013 Federal Fiscal Year



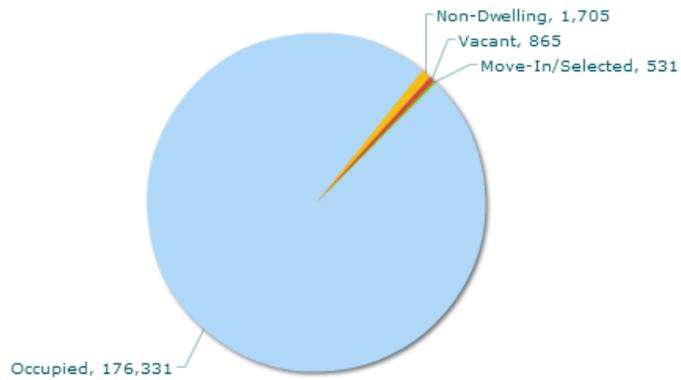


**Standard NYCHA
Key Performance Data
September 2014**

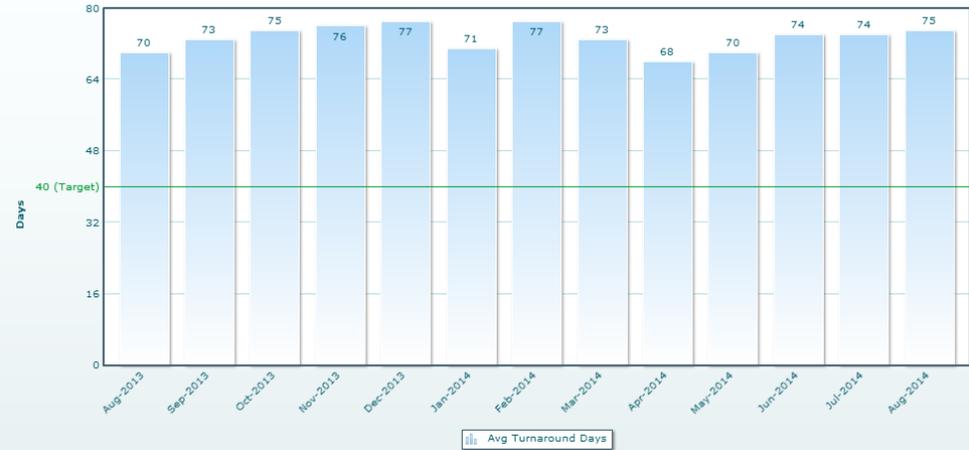
NYCHA METRICS: Public Housing Occupied and Vacant Apartments



Occupied and Vacant Apartments



Average Turnaround Days to Re-occupy Vacant Apartments



Occupied and Vacant Apartments



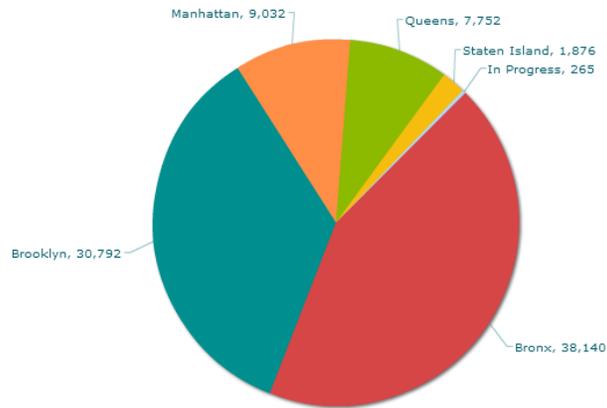
Public Housing Waiting List



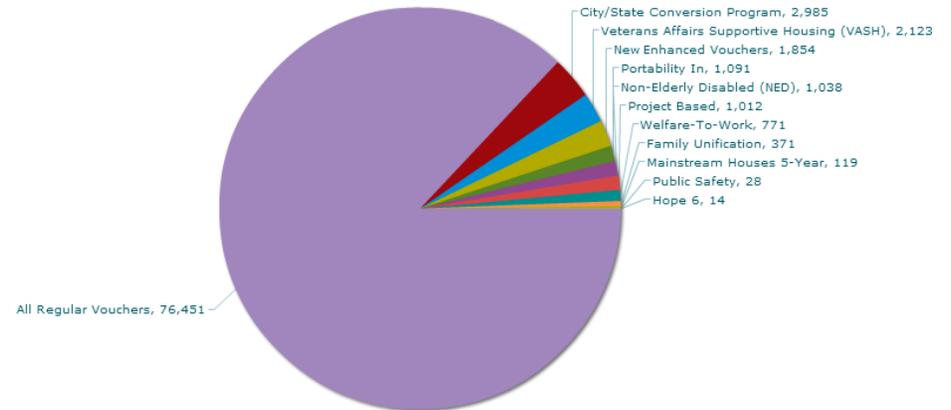
LEASED HOUSING: Monthly Metrics



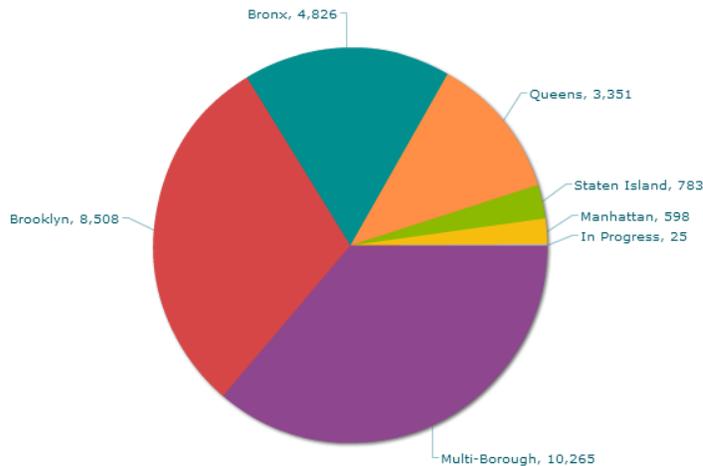
Section 8 Units Lease By Borough



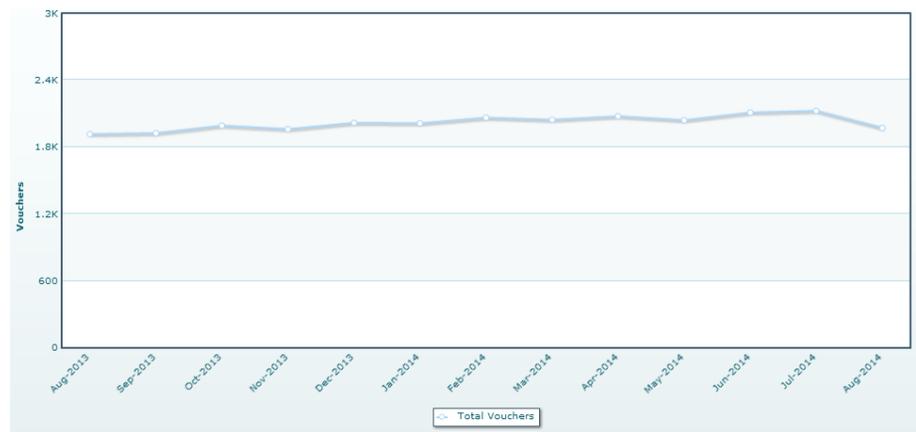
Section 8 Units Under Lease By Voucher Type



Number of Section 8 Owners by Borough



Veterans Affairs Supportive Housing (VASH)



This chart shows how many apartments are rented by families with Section 8 VASH vouchers, which are available to veterans. You can compare how many there were for each month of the past year.

NYCHA METRICS: Repair & Maintenance Plan



Service Level Performance (Days) by Trade

Trade	Prior Year	Current	Above/Below Target
BRICKLAYER	35	18	●
CARPENTER	162	52	●
ELECTRICIAN	66	20	●
EXTERMINATOR	8	5	●
GLAZIER	127	11	●
MAINTENANCE	108	7	●
PAINTER	129	48	●
PLASTER	215	70	●
PLUMBER	78	38	●
ROOFER	23	14	●
VENDOR	538	153	●

This chart shows the average number of days it takes different types of NYCHA workers to complete a repair. You can compare current wait times to last year's and see if NYCHA is meeting its service response goal.



This chart shows how many days, on average, it takes NYCHA to complete repairs. You can compare how NYCHA is doing for each month of the past year.

Service Level Performance (Days) by Repair Category

Category	Prior Year	Current	Trend
COMPACTOR	4	5	●
DOOR	10	14	●
INTERCOM	14	9	●
LEAKS	39	6	●
MILDEW	9	8	●
PUBLIC SPACE LIGHT	20	20	●
ROOF FAN	10	19	●

Reports NYCHA's repair requests response rate measured in days by service category. Currently, NYCHA responds to repair request within 10 days and the response rate has improved as compared to the same time period in the previous year.

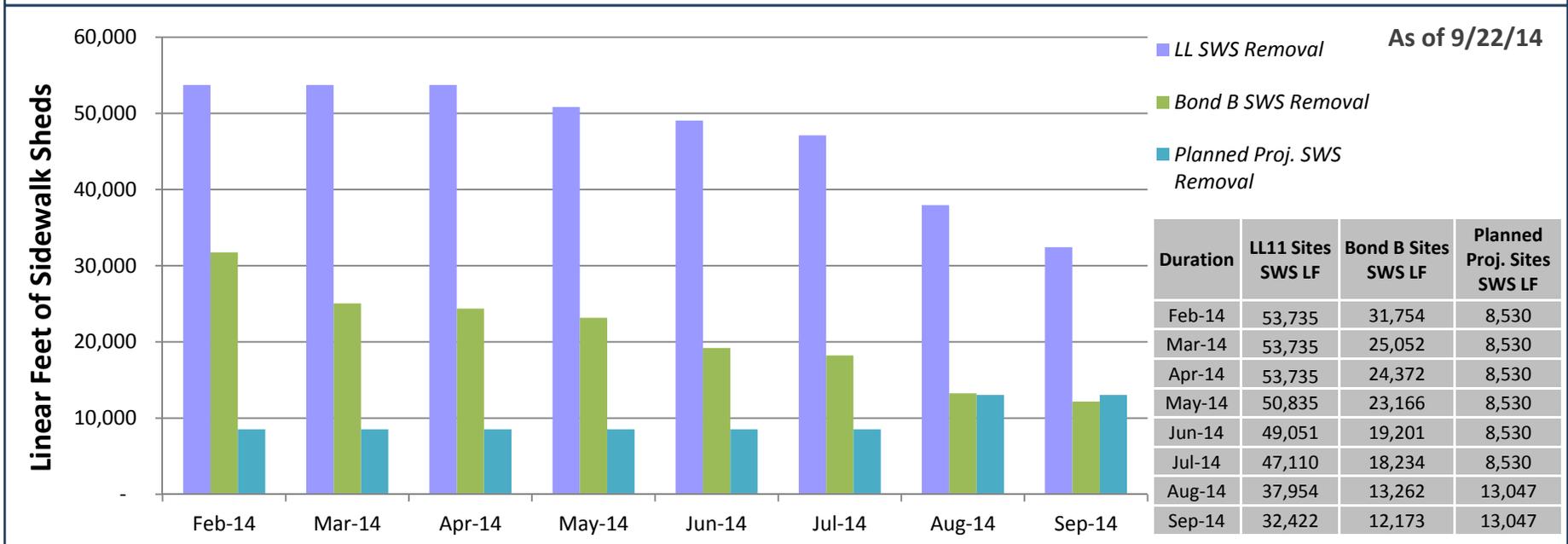


This chart shows how many new repair requests (work orders) were placed every month for the past year, and how many requests were closed or cancelled.

NYCHA METRICS: Sidewalk Shed Removal Plan



Borough	Number of Developments	Buildings With Sheds	LF of Shedding	LF in Construction	LF Bond B	LF Local Law 11 Emergency	LF of Fencing	Bldgs With Sheds in Place Greater Than 3 Years	Bldgs With Sheds in Place Between 2 and 3 Years	Bldgs With Sheds in Place Less Than 2 Years	Sheds Removed	LF of Shedding Removed	Locations Where Sheds Cannot be Removed Due to AC Violations	LF of Sheds Related to AC Violations
Bronx	23	82	36,336	27,496	4,094	4,746	2,388	16	2	64	40	12,273	4	258
Brooklyn	49	199	79,258	22,944	21,905	34,409	9,629	62	8	129	167	55,974	1	310
Manhattan	28	94	28,568	4,672	10,094	13,802	4,935	19	2	73	50	17,555	0	0
Queens	8	45	18,870	3,200	7,647	8,023	6,848	13	1	31	32	13,732	0	0
Staten Island	4	6	3,845	1,854	1,991	0	0	3	0	3	3	1,446	0	0
Report Total:	112	426	166,877	60,166	45,731	60,980	23,800	113	13	300	292	100,980	5	568

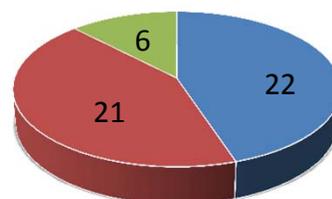


NYCHA METRICS: CCTV Installations



Borough	No. of Projects in Construction	No. of Projects Completed	No. of Projects Not Started	Total No. of CCTV Projects
Bronx	10	8	0	18
Brooklyn	5	6	0	11
Manhattan	6	4	6	16
Queens	0	4	0	4
Totals	21	22	6	49

Installation Progress 49 Total Sites



- Sites Completed
- Sites in Construction
- Sites Not Started

- **Sites Completed:**
44.89%
- **Sites in Construction:**
42.86%
- **Sites Not Started:**
12.24%

Completed Projects as of 9/19/14

Development	Borough	Planned Const. Comp Date	Actual Const. Comp. Date	No. of Cameras Installed
Bailey Houses	Bronx	7/11/2014	6/30/2014	8
Betances IV Houses	Bronx	8/13/2014	7/14/2014	10
Claremont-Franklin Houses	Bronx	8/1/2014	7/18/2014	5
Boulevard Houses	Brooklyn	10/8/2014	7/18/2014	17
Ira Robbins Senior Homes	Manhattan	8/25/2014	7/22/2014	4
Baisley Park Houses	Queens	10/8/2014	7/23/2014	11
Taylor Wythe Houses	Brooklyn	9/15/2014	8/5/2014	16
Latimer Gardens	Queens	9/5/2014	8/14/2014	21
Hylan Houses	Brooklyn	10/27/2014	8/21/2014	39
Middletown Plaza	Bronx	10/6/2014	8/22/2014	5
Cypress Hills Houses	Brooklyn	12/26/2014	8/22/2014	15
Vladeck Houses	Manhattan	12/18/2014	8/26/2014	54
Fort Independence	Bronx	9/5/2014	9/2/2014	67
Ocean Bay/Edgemere Apts	Queens	10/22/2014	9/5/2014	45
Farragut Houses	Brooklyn	12/12/2014	9/9/2014	40*
Davidson Houses	Bronx	9/30/2014	9/10/2014	26
Johnson Houses	Bronx	12/5/2014	9/11/2014	15
Douglass Houses	Manhattan	11/21/2014	9/12/2014	16
Tilden Houses	Brooklyn	12/19/2014	9/15/2014	46
Beach 41 st Houses	Queens	9/17/2014	9/19/2014	40
Adams Houses	Bronx	12/19/2014	9/19/2014	23
East River Houses	Bronx	9/30/2014	9/19/2014	6*

Notes

- 20 of 22 projects completed to date were accomplished ahead of schedule.
- All projects in Queens are now complete.
- There are no projects planned in Staten Island for the 2014 CCTV program.
- The 6 sites not started are WSUR-A, B, C and De Hostos, Dome Site, and Corsi Houses.
- * At Farragut Houses, all 40 existing NYPD cameras converted operations to the NYCHA Security Operations Center (SOC).
- * At East River Houses, 6 new cameras were installed and 16 existing ones were integrated into the new CCTV system.

NYCHA METRICS:

Mayor's Action Plan (MAP) for Neighborhood Safety



On July 8, 2014, the de Blasio administration announced a **\$210.5** million comprehensive safety and crime reduction plan focusing on the 15 NYCHA developments that account for nearly 20% of all violent crime in public housing.

UPDATES

Crime Rate: In the ten weeks since the initiative was launched, violent crime has decreased 2% in the fifteen target developments compared to the same time period last year (as of 9/16/14).

Light Towers: 184 towers have been installed at the 15 impact sites, 34 more than the original goal of 150 total towers. This includes 19 towers for the basketball courts lighting program. All towers are presently provided through NYCHA vendors (as of 9/23/14).

CCTV: Over 480 new cameras have been installed at 21 developments, including 17 cameras at Boulevard Houses. 30 new elevator cameras will be installed at Patterson Houses by the end of 2014 (as of 9/23/14).

Community Centers: 105 NYCHA and DYCD community centers across the City operated at extended hours over the summer until 11pm every weeknight, with many staying open until 12:30am on weekends. Participation at these centers increased each week, and in total they served 23,300 young people throughout the summer. A survey of participating youth indicated that 41% of them had not used the community centers before the extended hours began (as of 9/23/14).

SYEP: Nearly 1,000 youth from the 15 impact sites worked in summer youth employment programs throughout the city, surpassing the original goal of 850 participants (as of 9/23/14).

No.	Development	Borough	Residential Buildings	Stair Halls (Lobbies)	Current Apartments	Total Residents
1	Boulevard	Brooklyn	18	30	1,441	2,806
2	Brownsville	Brooklyn	27	46	1,337	3,294
3	Bushwick	Brooklyn	8	8	1,220	2,865
4	Butler	Bronx	6	7	1,476	4,338
5	Ingersoll	Brooklyn	20	46	1,826	3,965
6	Castle Hill	Bronx	14	14	2,024	5,017
7	Patterson	Bronx	15	25	1,790	4,386
8	Polo Grounds	Manhattan	4	11	1,614	3,947
9A	Queensbridge N	Queens	13	48	1,541	3,287
9B	Queensbridge S	Queens	13	50	1,604	3,388
10A	Red Hook E	Brooklyn	16	51	1,408	2,969
10B	Red Hook W	Brooklyn	14	50	1,470	3,248
11	St. Nicholas	Manhattan	13	14	1,525	3,482
12	Stapleton	Staten Island	6	12	690	1,934
13	Tompkins	Brooklyn	8	13	1,045	2,843
14A	Van Dyke I	Brooklyn	22	32	1,603	4,068
14B	Van Dyke II	Brooklyn	1	1	111	128
15	Wagner	Manhattan	22	22	2,154	4,879
Total			240	480	25,879	60,844

THREE-THOUSAND EIGHTY-FOURTH MEETING

Wednesday, September 24, 2014

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:54 A.M.

A handwritten signature in black ink, appearing to read 'V. Huertas', written over a horizontal line.

Vilma Huertas
Corporate Secretary