

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND SEVENTEENTH MEETING

### Minutes of Board Meeting

Wednesday, September 27, 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  
Zaire Dinzey-Flores, Member  
Victor A. Gonzalez, Member  
Nnenna Lynch, Member  
Jacqueline Young, Member  
Michael P. Kelly, General Manager  
Vilma Huertas, Corporate Secretary

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Wednesday, September 27, 2017***

I. Authority Minutes

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

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 27, 2017

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

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Federal
Amount:	\$771,600.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award the Boiler and Machinery Insurance Program Policy, including \$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, commencing on October 30, 2017 and continuing through October 29, 2020. The initial annual installment premium of \$257,200.00 is guaranteed for the entire three-year term.

**APPROVED**

*N/A = NOT APPLICABLE*

*APPROVED = UNANIMOUS*

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

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Federal
Amount:	\$9,441,467.44
Projected Section 3 Hires:	N/A

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Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$425,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2017 and continuing through October 29, 2018.

**APPROVED**

3 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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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 June 30, 2017, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

**APPROVED**

4 Authorization to Enter into an Agreement with Banc of America Public Capital Corp

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	Operating & Capital – Federal
Amount:	\$175,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) enter into an agreement (the "Agreement") with Banc of America Public Capital Corp ("BAPCC") to obtain a principal amount up to \$200,000,000.00 in general obligation financing, for the installation of energy conservation measures, pursuant to multiple energy performance contracts ("EPCs"), which includes two US Department of Housing and Urban Development ("HUD")-approved EPCs (the "ConEd BQDM EPC" and "Sandy-A EPC") with combined repayment of principal and interest not to exceed \$175,000,000 as referenced in Board Resolutions 17-9/27-5 and 17-9/27-6, commencing on October 2, 2017 and continuing through October 1, 2037, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for twenty (20) years thereafter, (ii) enter into all necessary financing and ancillary documents related to the Agreement, (iii) grant to BAPCC all security interests or encumbrances associated with the ConEd BQDM EPC and Sandy-A EPC that are necessary to secure such financing, upon HUD approval, pursuant to Section 30 of the US Housing Act of 1937, and (iv) reimburse the Authority from the BAPCC financing for certain non-HUD funds expended by the Authority to-date related to the ConEd BQDM EPC and Sandy-A EPC.

**APPROVED**

5 Authorization to Enter into an Energy Services Agreement with Constellation NewEnergy, Inc.

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Capital – Non-Federal Funds & Loans Proceeds
Amount:	\$68,158,664.00
Projected Section 3 Hires:	46

Authorization is requested to enter into this energy services agreement with Constellation NewEnergy, Inc. to implement a US Department of Housing and Urban Development-approved energy performance contract, for the installation of energy conservation measures at twenty-three (23) developments in the Consolidated Edison Company of New York, Inc.'s Brooklyn Queens Demand Management Program, commencing on October 2, 2017 and continuing through October 1, 2037, 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 twenty (20) years thereafter, for the not-to-exceed amount.

**APPROVED**

6 Authorization to Enter into an Energy Services Agreement with Constellation NewEnergy, Inc.

Location:	Various (Brooklyn, Manhattan & Queens)
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Capital – Non-Federal Funds & Loans Proceeds
Amount:	\$43,000,000.00
Projected Section 3 Hires:	46

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Authorization is requested to enter into this energy services agreement with Constellation NewEnergy, Inc. to implement a US Department of Housing and Urban Development-approved energy performance contract, for the installation of energy conservation measures at eighteen (18) developments related to the Hurricane Sandy Recovery Program, commencing on October 2, 2017 and continuing through October 1, 2037, 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 twenty (20) years thereafter, for the not-to-exceed amount.

**APPROVED**

7 Award of a Job Order Contract for Roofing

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City & Mixed Finance
Amount:	\$15,000,000.00
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, Pope Contracting, 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**

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

Location:	White & Wise Towers (LLC II)
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – Federal & City
Amount:	\$6,820,477.67
Projected Section 3 Hires:	2

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Pro-Metal Construction, Inc.

**APPROVED**

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

Location:	Smith
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – Federal
Amount:	\$7,178,238.32
Projected Section 3 Hires:	2

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

**APPROVED**

10 Award of a Contract for Community Center Renovation and Installation of Heating, Ventilating and Air-Conditioning System

Location:	White
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – City
Amount:	\$2,672,000.00
Projected Section 3 Hires:	1

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

**APPROVED**

11 Award of a Contract for Replacement of Existing Interior Gas Piping

Location:	Marcy
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$6,972,568.29
Projected Section 3 Hires:	2

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Authorization is requested to award this contract to the sole responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp.

**APPROVED**

12 Award of a Contract for Replacement of Underground Steam Distribution System and Equipment

Location:	Clason Point Gardens
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – Federal
Amount:	\$8,776,100.00
Projected Section 3 Hires:	3

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

**APPROVED**

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

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Operating & Capital – Federal & Mixed Finance
Amount:	\$9,872,848.77
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**



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

Location:	Riis II
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$25,678,000.00
Projected Section 3 Hires:	7

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

**APPROVED**

15 Authorization to Ratify a Change Order to Contract No. GR1428999 Awarded to PMY Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$244,044.14
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify a change order to this contract awarded to PMY Construction Corp. for restoration, authorized by Board Resolution 15-1/28-8 and as subsequently amended for an initial 350-day term, to increase the amount by the negotiated amount, in order to fund the additional assigned work, during the remainder of the extended 510-day term, which commenced on June 1, 2016 and is continuing through October 23, 2017.

**APPROVED**

16 Rejection of Sole Bid for a Requirement Contract for Replacement of Underground Piping

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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Rejection of this sole bid is recommended in the best interest of the Authority. This requirement contract will be re-bid.

**APPROVED**

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

Location:	Breukelen
Administering Department:	Capital Projects Division – Special Projects
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 17-2/22-1, which authorized award of this contract to the lowest bidder, APS Contractors Inc. ("APS"), due to APS being deemed non-responsible after a review of its Vendor Name Check; and (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date. This contract will be re-bid.

**WITHDRAWN**

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

Location:	Breukelen
Administering Department:	Capital Projects Division – Special Projects
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 17-2/22-2, which authorized award of this contract to the lowest bidder, APS Contractors Inc. ("APS"), due to APS being deemed non-responsible after a review of its Vendor Name Check; and (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date. This contract will be re-bid.

**WITHDRAWN**

- 19 Authorization to Amend the Agreement with D & B Engineers & Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor, Hammel & Redfern
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$4,759,540.78
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with D & B Engineers & Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the additional assigned work during the remainder of the five-year term, which commenced on April 22, 2015 and is continuing through April 21, 2020.

**APPROVED**

- 20 Authorization to Amend the Agreement with LiRo Program and Construction Management, PE P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$4,805,135.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with LiRo Program and Construction Management, PE P.C. for professional construction management as agent services, authorized by Board Resolution 15-7/29-14 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the additional assigned work during the remainder of the five-year term, which commenced on December 22, 2015 and is continuing through December 21, 2020.

**APPROVED**

- 21 Authorization to (i) Submit Documents to HUD for Approval to Release Baychester and Murphy from the DORCs, and (ii) Upon HUD Approval, Enter into Long-Term Ground Lease(s) with One or More Development Partners

Location:	Baychester (LLC II) & Murphy (LLC II)
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 documents to the United States Department of Housing and Urban Development (“HUD”) to obtain the necessary approval to release Baychester, consisting of 441 units located in the Bronx, Block 4905, Lot 360, and Murphy, consisting of 281 units located in the Bronx, Block 2944, Lot 1, which are part of the LLC II portfolio (the “Developments”), from the Declaration of Restrictive Covenants (“DORCs”) in order to retain the Developments outside of the federal public housing program and convert approximately 465 units at the Developments, which have not converted to Section 8 under the Voluntary Conversion Plan, from a Section 9 Public Housing Annual Contribution Contract to a Section 8 Project-Based Voucher Housing Assistance Payment Contract, pursuant to 2 CFR 200.311(c)(1) and/or other regulations and/or provisions prescribed by HUD, and (ii) upon HUD approval, enter into one or more long-term ground lease(s) with one or more development partners for the rehabilitation and continued use of the Developments as affordable housing.

**APPROVED**

22 Authorization to Enter into an Agreement with Claddagh Controls Corp.

Location:	Various (Citywide)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$3,040,450.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into this agreement with Claddagh Controls Corp. ("Claddagh") for Claddagh software upgrades and software installation services for traction elevators, commencing on October 2, 2017 and continuing through October 1, 2019, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations Support Services and continuing for two (2) years thereafter, for the not-to-exceed amount, with a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

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

Location:	Various (Manhattan)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$3,473,275.00
Projected Section 3 Hires:	4

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, 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**

24 Authorization to Ratify an Increase in the Not-To-Exceed Amount of the Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Brooklyn)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$951,431.30
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify an increase in the not-to-exceed amount of this requirement contract with New York Boiler, Inc. for boiler welding and repair services, by 50% as permitted by the original requirement contract, authorized by Board Resolution 15-9/30-12 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 two-year term, which commenced on November 9, 2015 and is continuing through November 8, 2017.

**APPROVED**

25 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Bronx)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$755,728.07
Projected Section 3 Hires:	N/A

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Authorization is requested to approve this increase in the not-to-exceed amount of this requirement contract with New York Boiler, Inc. for boiler welding and repair services, by 50% as permitted by the original requirement contract, authorized by Board Resolution 16-2/24-3 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 initial two-year term, which commenced on May 2, 2016 and is continuing through May 1, 2018.

**APPROVED**

26 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Queens & Staten Island)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$451,331.50
Projected Section 3 Hires:	N/A

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Authorization is requested to approve this increase in the not-to-exceed amount of this requirement contract with New York Boiler, Inc. for boiler welding and repair services, by 50% as permitted by the original requirement contract, which did not require initial 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 two-year term, which commenced on October 7, 2015 and is continuing through October 6, 2017.

**APPROVED**

27 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Manhattan)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$936,671.75
Projected Section 3 Hires:	N/A

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Authorization is requested to approve this increase in the not-to-exceed amount of this requirement contract with New York Boiler, Inc. for boiler welding and repair services, by 50% as permitted by the original requirement contract, authorized by Board Resolution 16-2/24-2 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 initial two-year term, which commenced on May 2, 2016 and is continuing through May 1, 2018.

**APPROVED**

28 Award of a Requirement Contract for Gas Range Parts

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,350,372.56
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, PDQ Supply, Inc., for the not-to-exceed amount. There are no renewal options.

**APPROVED**

29 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Installation of Bathtub Wall Surrounds

Location:	Various (Bronx)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$199,216.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve this increase in the not-to-exceed amount of this requirement contract with Matrixx Construction, Inc. for installation of bathtub wall surrounds, by 50% as permitted by the original requirement contract, which did not require initial 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 two-year term, which commenced on June 16, 2016 and is continuing through June 15, 2018.

**APPROVED**



30 Rejection of All Bids for a Requirement Contract for Various Machinery and Grounds Items

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.

**APPROVED**

31 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Administering Department:	Leased Housing – Client Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 16-9/28-2, in accordance with US Department of Housing and Urban Development regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions and eligibility, payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification of existing policies.

**APPROVED**

32 Authorization to Approve the Issuance of the Authority's Fiscal Year 2016 Single Audit Report

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

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Authorization is requested to approve issuance of the Authority's Fiscal Year 2016 Single Audit Report, in accordance with the requirements of the Single Audit Act of 1984, the Single Audit Act Amendments of 1996, and Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and US Department of Housing and Urban Development Uniform Financial Reporting Standards, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments, of which the most recent is by Board Resolution 13-9/25-6.

**APPROVED**

33 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 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 and Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to submit (i) a significant amendment to the Authority's Fiscal Year 2017 Annual Public Housing Agency ("PHA") Plan to include the retention outside the federal public housing program and conversion of eight (8) developments, which are part of the LLC II portfolio, from Section 9 Public Housing Annual Contribution Contract to Section 8 Project-Based Voucher Housing Assistance Contract, pursuant to 2 CFR Part 200; 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**

34 Authorization to Submit the (i) Authority's Fiscal Year 2018 Annual PHA Plan and (ii) PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

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

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Authorization is requested to submit the (i) Authority's Fiscal Year 2018 Annual Public Housing Agency ("PHA") Plan and (ii) PHA Certifications of Compliance with the PHA Plans and Related Regulations to the US Department of Housing and Urban Development ("HUD"), 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.

**APPROVED**



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Vilma Huertas  
Corporate Secretary



# **NYCHA Board Calendar Meeting**

**Chair's Report**

**September 27, 2017**



# Overview

- ❑ Summer in Review
  - Operate
  - (Re)build
  - Engage
  
- ❑ NextGen Now – Fall Updates
  - Federal Budget
  - Operate
  - (Re)build
  - Engage

# Summer at NYCHA



- ❑ **\$2.1M investment in 93 new LED lights** at Pelham Parkway Houses
- ❑ **New boilers** at Coney Island Houses
- ❑ **HUD Award** for Section 8 High Performance



- ❑ **Gardening program** started at Brownsville Houses
- ❑ **Citibike partnership** at Riis Houses



- ❑ **Renovated basketball courts** at Fulton Houses

# NextGen Now – Fall Updates



# NextGen Online Recertification Goal Achieved

- ❑ NYCHA has completed the rollout of online annual recertification to **all developments**
- ❑ Since going live on **January 2016, 87,000** recertifications have been completed online
- ❑ **September is “NextGen Recert Month”** to raise resident awareness of how to get online



***“Our residents deserve a modern, efficient landlord and technology overhauls, including online recertifications, are critical to better serving residents,”***

**- NYCHA General Manager Michael Kelly**



(RE)BUILD

# Sandy Recovery



Chair Shola Olatoye, Council Member Carlos Menchaca, Congress Member Nydia Velázquez, Red Hook Houses West TA President Lillie Marshall, Red Hook Houses East TA President Francis Brown and Assembly Member Felix Ortiz officially break ground on Phase I of the \$500 million Hurricane Sandy Recovery and Resiliency Project at Red Hook Houses

**\$550M Hurricane Sandy recovery project at Red Hook Houses**

Phase I will replace **all 28 roofs** at Red Hook East and West

**Benefits over 6,000 residents**

ENGAGE

# 2017 Class of NYCHA-CUNY Scholars

*23 NYCHA residents honored with scholarships to support academic pursuits at CUNY schools*



The 2017 NYCHA-CUNY Resident Scholars with NYCHA Chair and CEO Shola Olatoye, the Levine Family and the Hormeku Family

# NYCHA's Federal Outlook

## □ Working with **Elected Officials**

- Traveled to D.C. to meet with key **Members of Congress**
- Working with Congressmembers Serrano, Meng and Velázquez to **preserve capital funding** for public housing
- Met with Congressional Hispanic Caucus and House Minority Leader Nancy Pelosi on the importance of public housing nationwide

## □ Working with **Partners**

- Coordinating with **public housing authorities** nationwide on promoting public health of public housing residents by increasing funding for public housing infrastructure
- Working with City Hall and mayors across the country on raising the visibility of public housing

# I am NextGeneration NYCHA



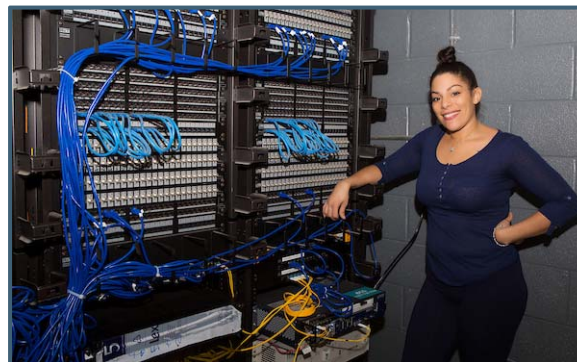
*Safe*



*Clean*



*Connected*





# **NYCHA Board Calendar Meeting**

**General Manager's Report**

**September 27, 2017**



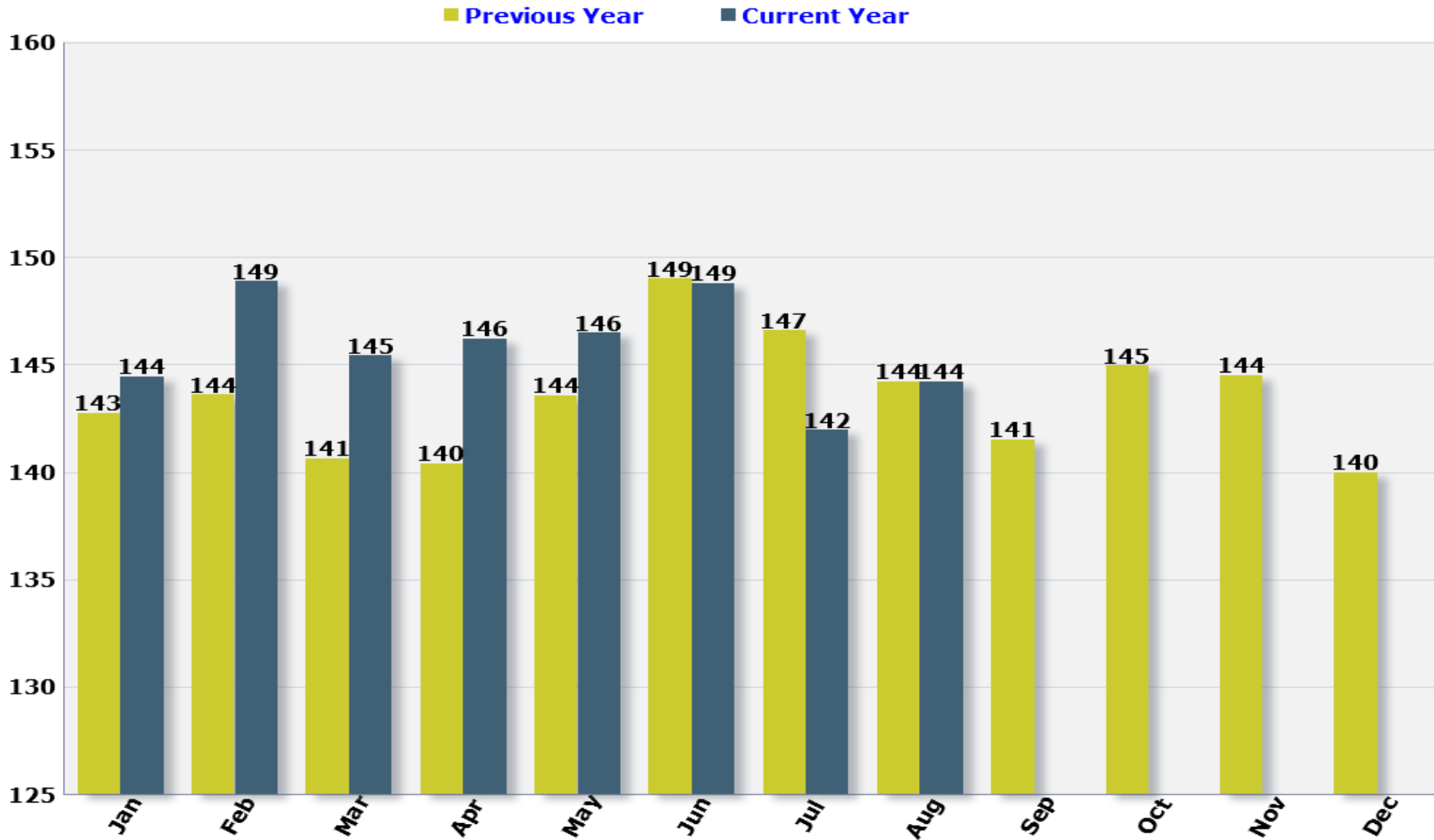
# Agenda

- NYCHA Key Performance Indicator (KPI) Report
- Heating Season

# 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)

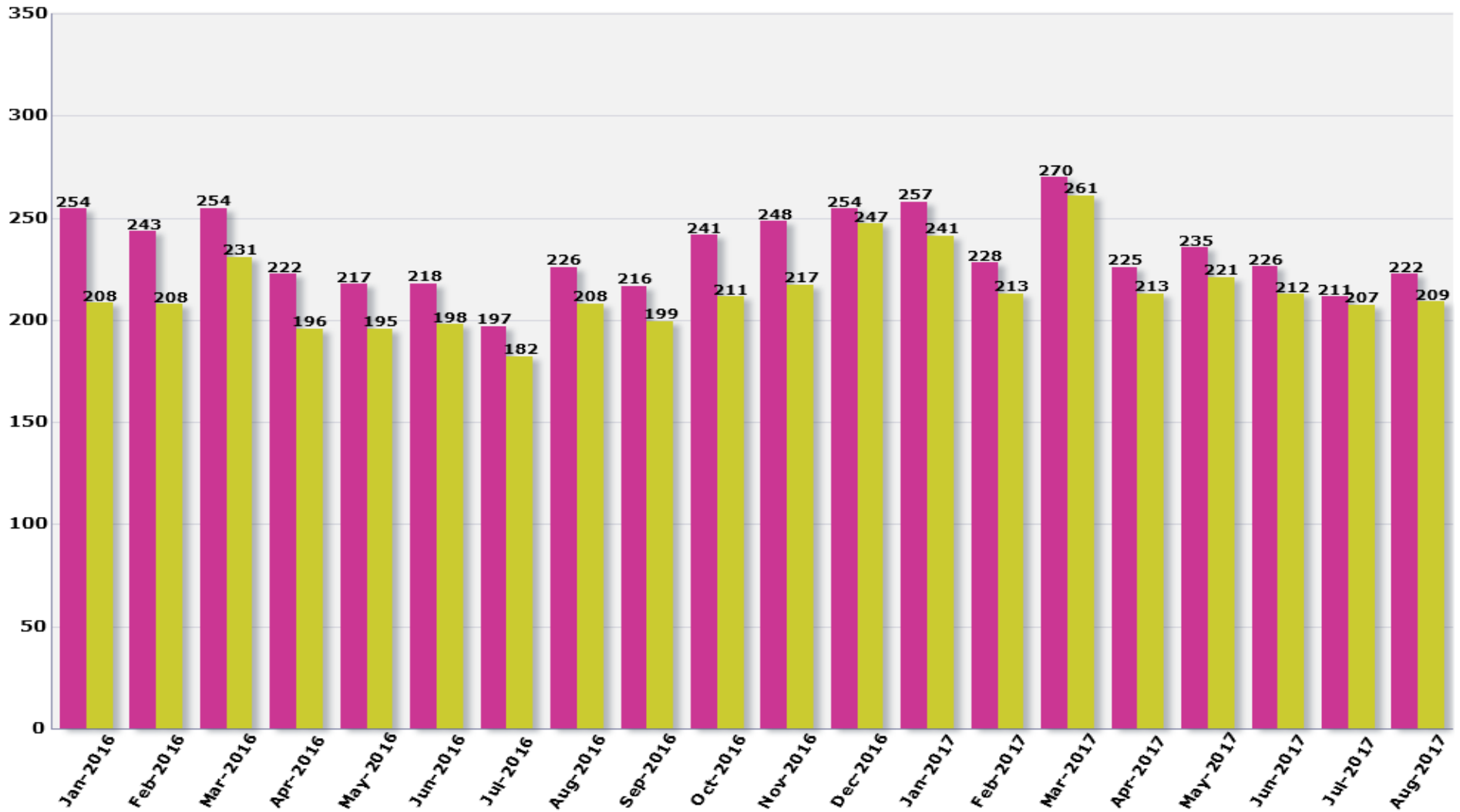
# Open Work Orders (in thousands)



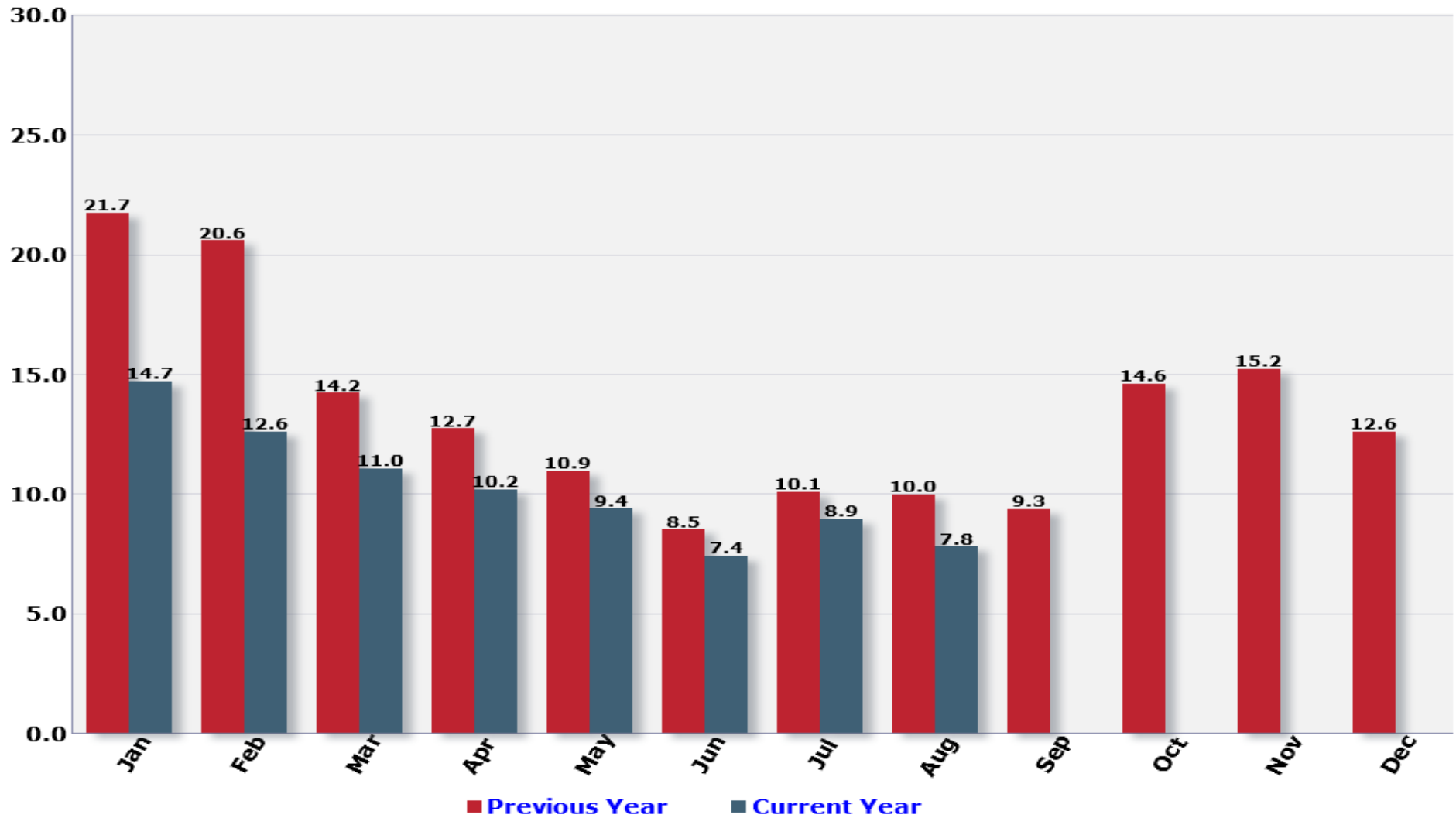


# Work Orders Overview

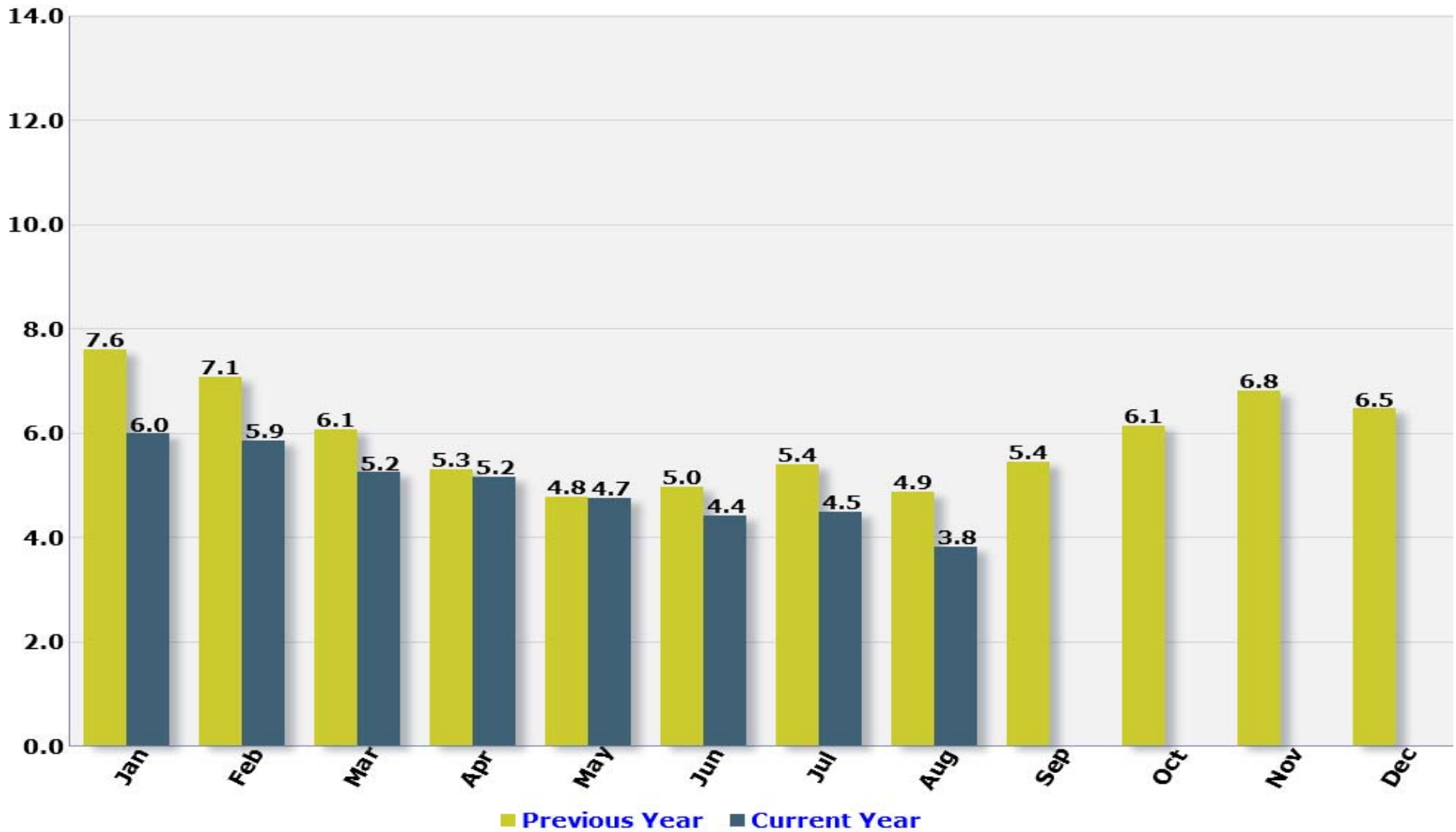
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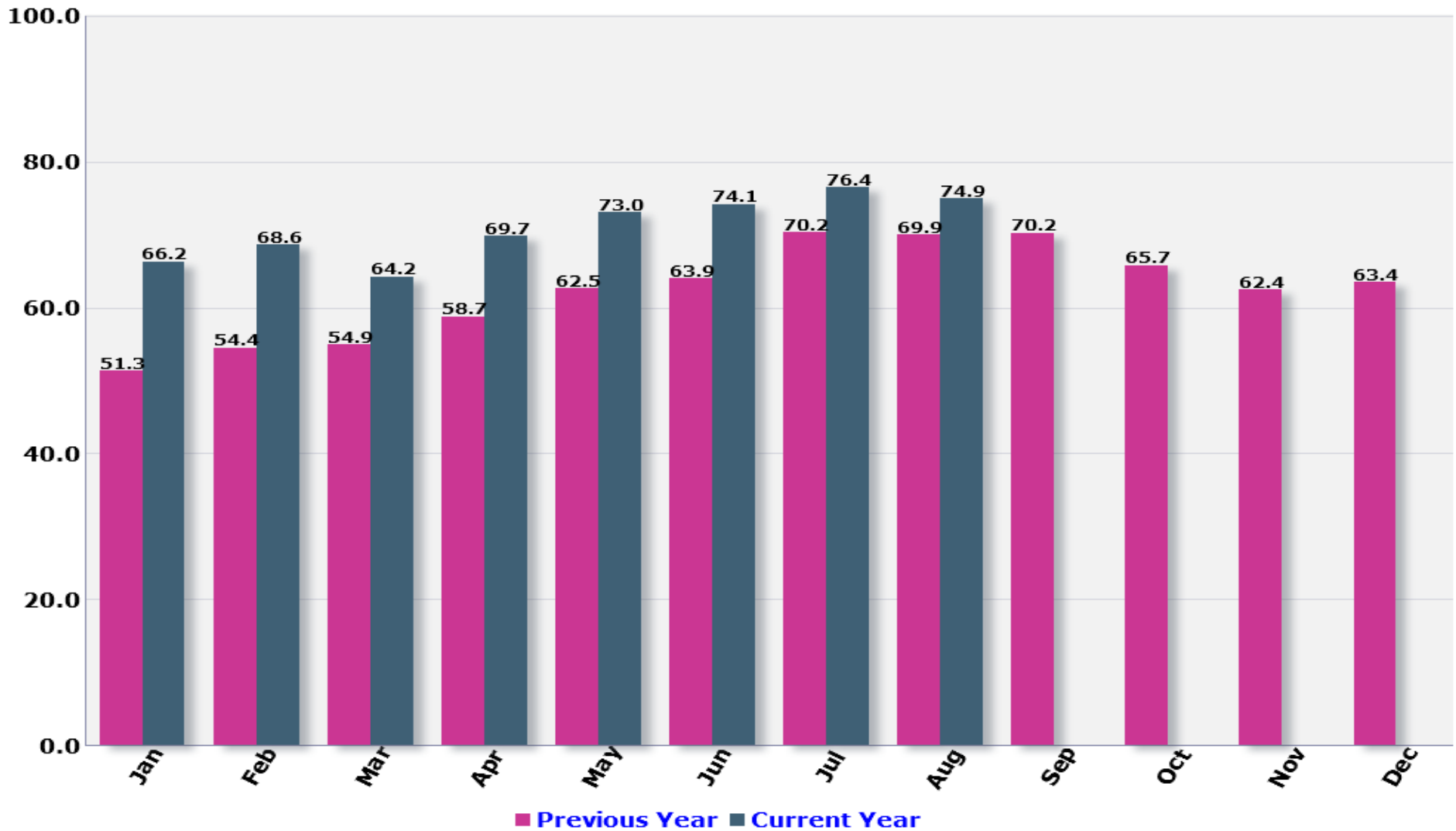
# Emergency Work Orders (in Hours)



# Maintenance Work Orders (in Days)

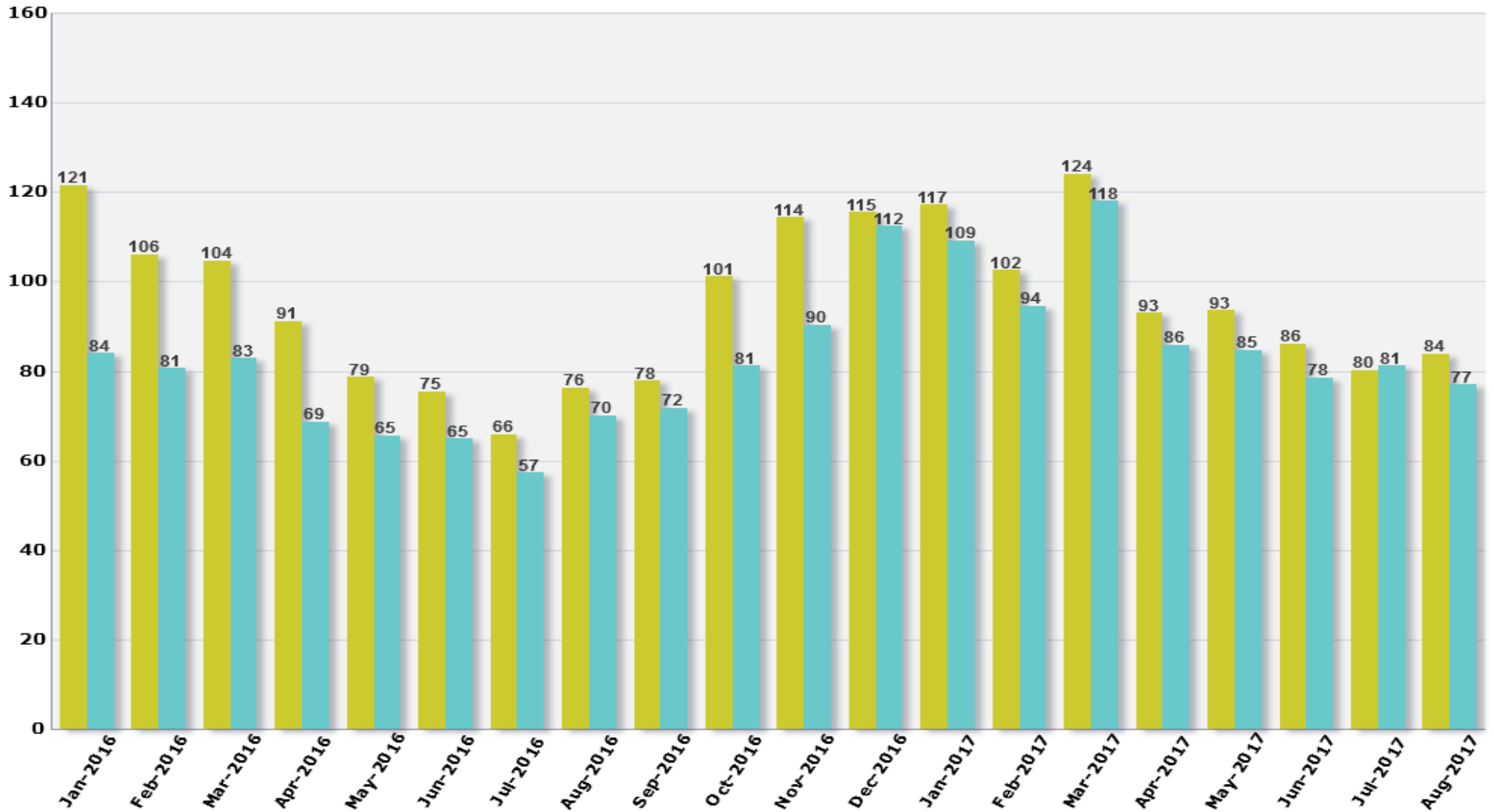


# Skilled Trades Work Orders (in Days)

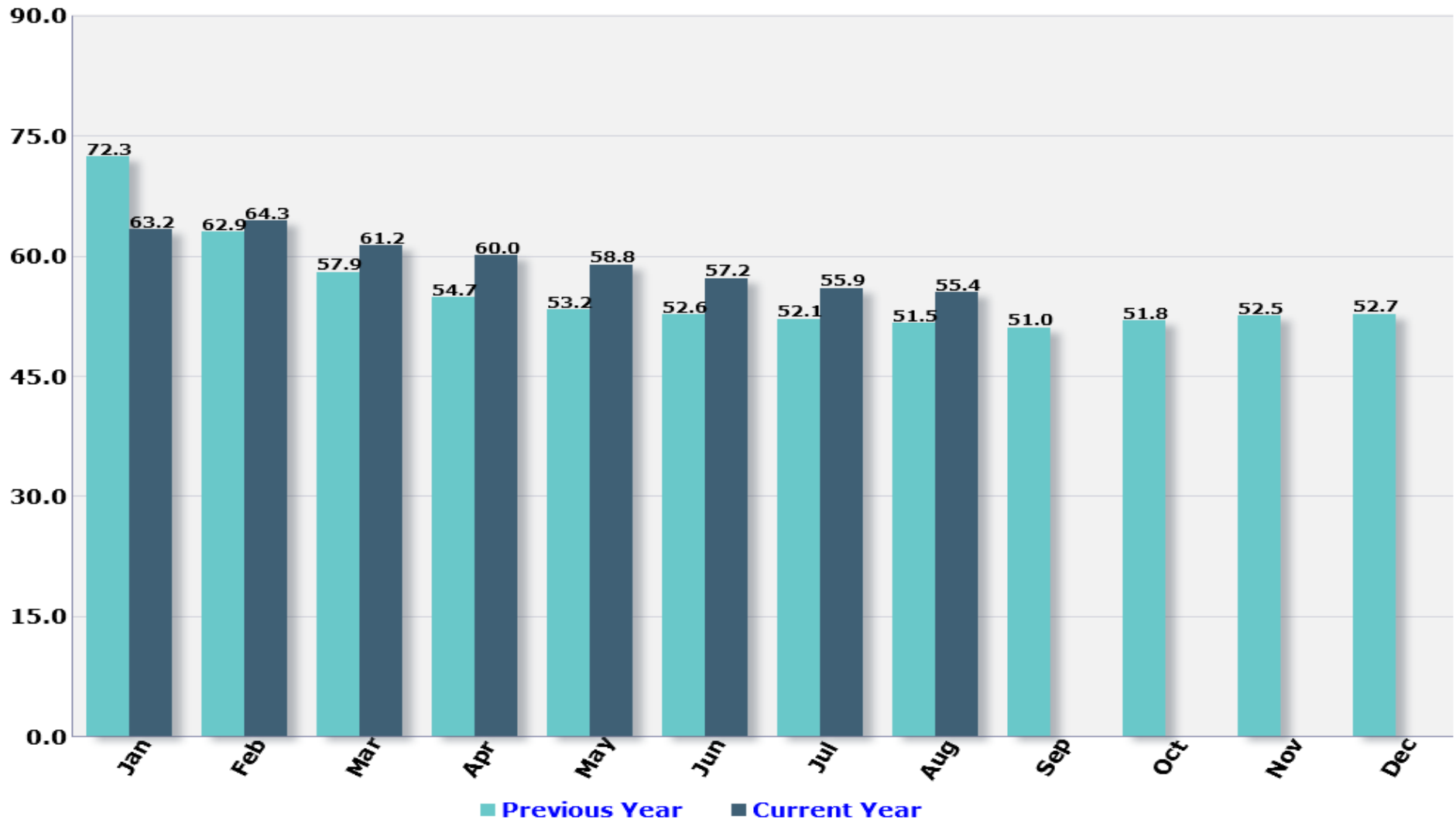


# Skilled Trades Work Orders (in thousands)

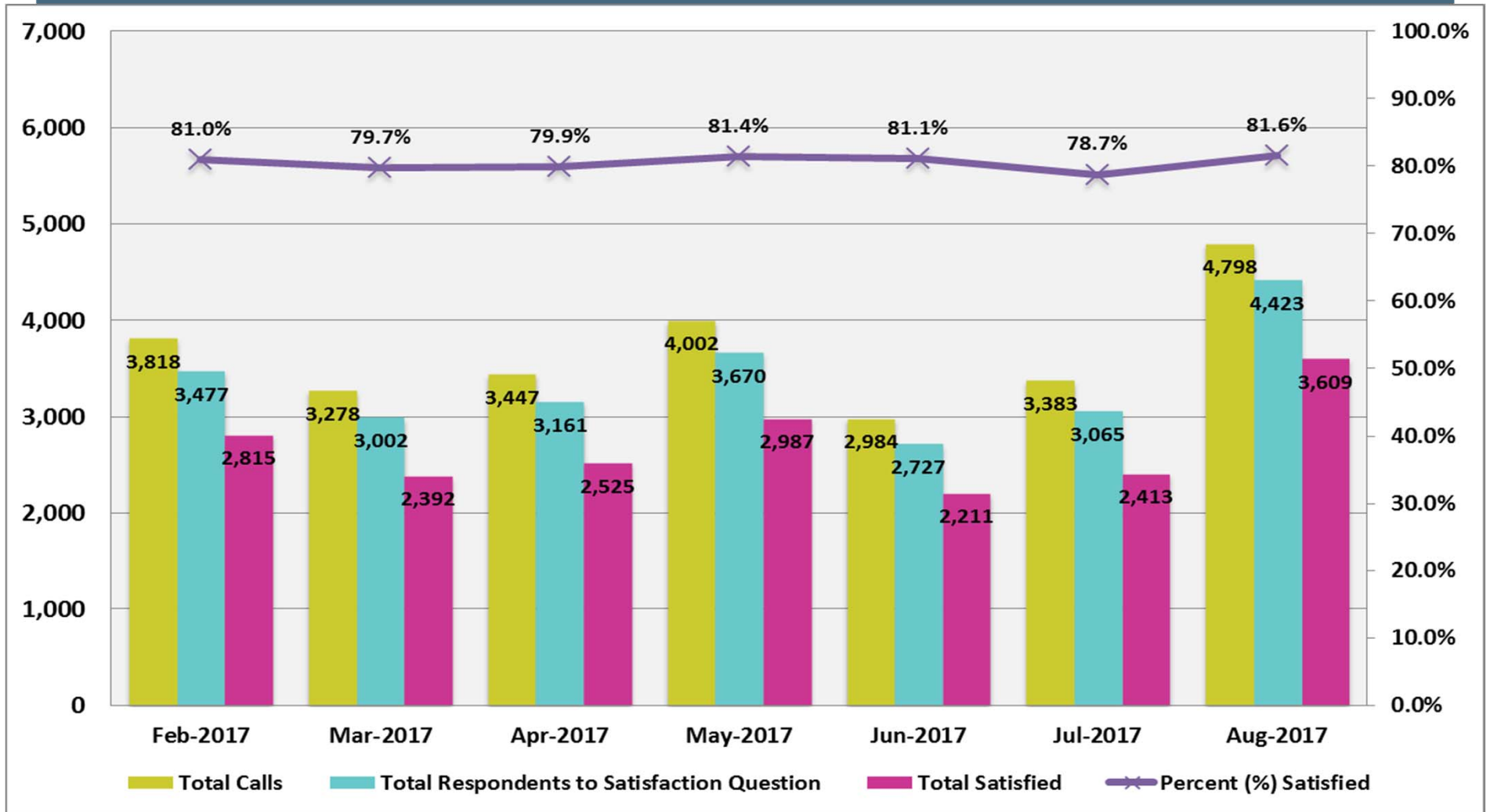
■ CREATED ■ CLOSED



# Apartment Turnaround Time (in Days)



# Customer Satisfaction



# Heating Season: October 1, 2017 - May 31, 2018

## Conventional Developments

**6:00 AM - 10:00 PM**

Outside < 60 degrees, then  
Inside  $\geq$  68 degrees

**10:00 PM - 6:00 AM**

Outside < 55 degrees, then  
Inside  $\geq$  62 degrees

## Senior Citizen Developments

**6:00 AM - 10:00 PM**

Outside < 60 degrees, then  
Inside  $\geq$  70 degrees

**10:00 PM - 6:00 AM**

Outside < 55 degrees, then  
Inside  $\geq$  62 degrees

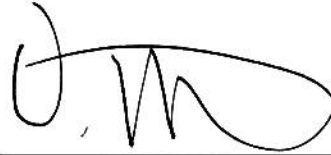


THREE-THOUSAND ONE HUNDRED AND SEVENTEENTH MEETING

Wednesday, September 27, 2017

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:44 A.M.

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

Vilma Huertas  
Corporate Secretary