

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND EIGHTH MEETING

Minutes of Board Meeting

Wednesday, November 23, 2016

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
Beatrice Byrd, Member
Derrick D. Cephas, Member
Zaire Z. Dinzey-Flores, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Nnenna Lynch, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, November 23, 2016

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, October 26, 2016

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, November 23, 2016

1 Rejection of All Bids for a Contract for Window Head Repairs

Location:	Armstrong II
Administering Department:	Capital Projects Division – Construction
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.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Contract for Replacement of Interior Stairs

Location:	Robinson
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$1,961,000.00
Projected Section 3 Hires:	2

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

APPROVED

3 Authorization of a Change Order to Contract No. RF1400003 Awarded to Structural Preservation Systems, LLC

Location:	La Guardia & La Guardia Addition
Administering Department:	Capital Projects Division – Special Projects
Funding Source:	Capital – Bond
Amount:	\$674,706.31
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Structural Preservation Systems, LLC ("SPS") for exterior restoration and roof replacement, authorized by Board Resolution 14-5/21-10, to increase the amount, in order to compensate SPS for an aggressive work schedule, additional work, increased field and project costs, and labor and materials escalation costs.

APPROVED

4 Authorization to Enter into a Long-Term Ground Lease for a Parcel of Land with Zoning Floor Area for Mixed-Income Housing Development

Location:	Fulton
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a ninety-nine (99) years ground lease with 18th Street Fulton Equities LLC, a single purpose entity of Artimus Construction, Inc., for a parcel of land located at Fulton Houses, Manhattan, Block 716, Lot 17 comprised of approximately 11,040 square feet for a mixed-income housing development comprised of one hundred and fifty-nine (159) family housing units and one (1) superintendent's unit with a total of approximately 130,000 square feet of zoning floor area, upon receipt of Section 18 Application approval from the US Department of Housing and Urban Development and construction financing commitment from the NYC Housing Development Corporation and NYC Department of Housing Preservation and Development.

APPROVED

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

Location:	Various (Brooklyn East)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,288,493.42
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid bonds. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

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

Location:	Various (Brooklyn South & Brooklyn West)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,238,233.30
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid bonds. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

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

Location:	Various (Bronx South)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,077,886.56
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid bonds. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 8 Ratification of a Change Order to Requirement Contract No. 1329047 Awarded to Airtek Environmental Corp.

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$430,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to a requirement contract awarded to Airtek Environmental Corp. for industrial hygiene and employee health and safety services, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on March 5, 2015 and is continuing through March 4, 2017.

APPROVED

- 9 Authorization to Enter into an Agreement with AvidXchange, Inc.

Location:	Various (Citywide)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$1,888,295.20
Projected Section 3 Hires:	3

Authorization is requested to enter into an agreement with AvidXchange, Inc. for a web-based Utility Management Information System and related services, commencing on February 1, 2017 and continuing through January 31, 2022, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter.

APPROVED

10 Authorization to Enter into an Agreement with immixTechnology, Inc.

Location:	Non-Development
Administering Department:	IT Infrastructure – IT Business Solutions Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$2,646,260.34
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with immixTechnology, Inc. for Kronos Private Cloud Migration Services, commencing on January 1, 2017 and continuing through December 31, 2021, 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, which includes two (2) one-year renewal options to be exercised at the Authority's sole discretion, for the not-to-exceed amount, pursuant to the terms and conditions of the US General Services Administration Contract Number GS-35F-0265X.

APPROVED

11 Authorization to Enter into an Agreement with Dell Marketing L.P.

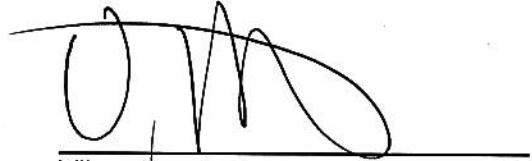
Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$5,651,250.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Dell Marketing L.P. for the purchase, implementation, maintenance and support services for 6,500 Dell Desktops with five (5) years of warranty, commencing on January 1, 2017 and continuing through December 31, 2021, 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, pursuant to the terms and conditions of the NYS Office of General Services Contract Number PM20820.

APPROVED

- 12 Board Member Lewis moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

APPROVED

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Vilma Huertas
Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

November 23, 2016



Overview

- ❑ NextGen Goals
- ❑ Updates
 - Re(build), expand and preserve public and affordable housing
 - ❖ New 100% Affordable Sites
 - Small Area Fair Market Rent
 - Engage residents and connect them to best-in-class social services
 - ❖ NYCHA's 1st Annual Youth Summit
- ❑ Public Housing Outlook
 - Looking forward to the next administration
 - ❖ NYCHA's Emerging Strategic Focus Areas

NextGeneration NYCHA Strategies

Fund

- 1) Secure relief from PILOT
- 2) Improve collection of resident rent and fees
- 3) Lease ground floor spaces
- 4) Reduce central office costs

Operate

- 5) Transform to digital organization
- 6) Localize property management
- 7) Pursue comprehensive sustainability agenda
- 8) Increase safety and security

(Re)Build

- 9) Refine capital planning strategy
- 10) Provide land to support creation of affordable housing units
- 11) Use HUD programs to preserve units
- 12) Adopt design excellence practices

Engage Residents

- 13) Transform from direct service provision to a partnership model
- 14) Leverage philanthropic dollars through a 501(c)(3)
- 15) Connect residents to quality employment

(Re)Build, Expand, and Preserve



<i>New 100% Affordable Apartments</i>	
Harborview Terrace, Midtown West, Manhattan	Sumner Houses, Bed-Stuy, Brooklyn
Morrisania Air Rights, Morrisania, Bronx	Twin Parks West, Fordham Heights, Bronx

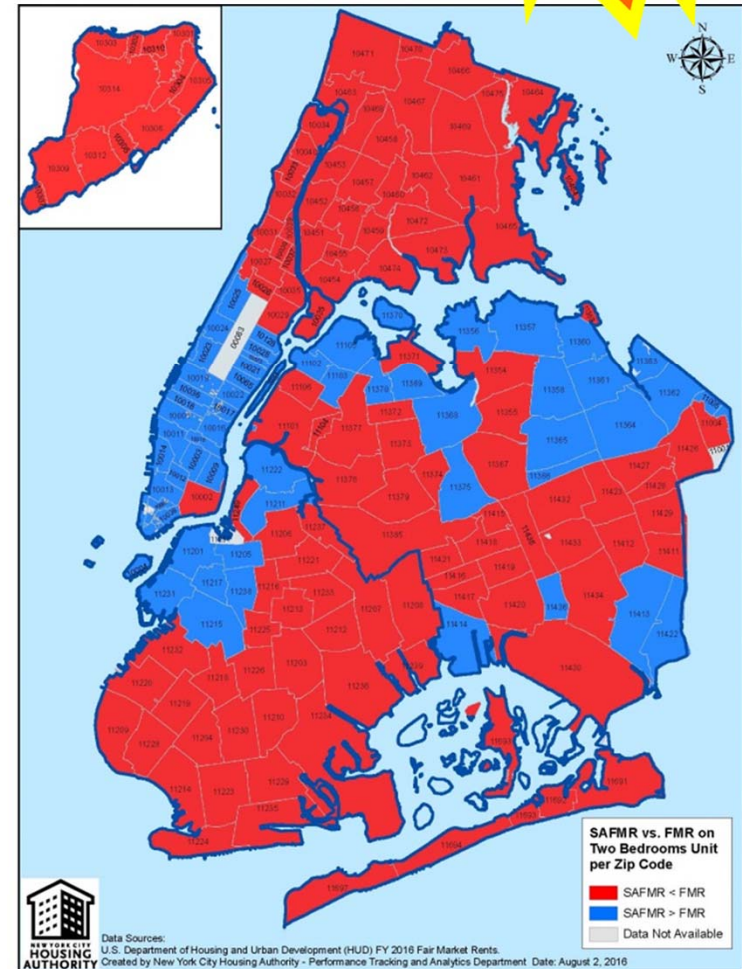
Fast Facts on NYCHA's 100% Affordable Housing Program

<u>RESIDENT IMPACT</u>	<u>REVENUE</u>	<u>OWNERSHIP</u>
<ul style="list-style-type: none"> → <i>Will not displace</i> or <i>raise rents</i> of residents → Resident input at visioning workshops will be incorporated into the RFEI 	<ul style="list-style-type: none"> → Affordable units do not generate sizable revenue compared to market-rate units (NextGen Neighborhoods or 50/50) 	<ul style="list-style-type: none"> → NYCHA <u>maintains ownership</u> of the land ensuring long-term affordability → NYCHA will continue to manage & operate existing buildings while the selected development team will build and operate the new affordable building
<u>TIMELINE</u>		
<ul style="list-style-type: none"> → Resident education & engagement – end of 2016 into 2017 → Seek developer responses & selection – by end of 2017 → Construction –could start before 2019 → Completion –as early as 2020 		

Small Area Fair Market Rent



- ❑ Issue: FMRs don't reflect differences in rent *within* metro areas
- ❑ HUD's proposed rule: set FMR by zip code
- ❑ Policy would have had a number of unintended negative consequences in low-vacancy, high rent cities like New York City
- ❑ **55,605** households in New York City could have had to pay more in rent under the proposal



NextGen Brooklyn Accomplishments: NYCHA's 1st Annual Youth Summit

*140+ youth ages 14 to 21
participated in full day workshop
focused on determining
neighborhood priorities and
moving them to action*



Public Housing Outlook

Looking forward to **the next administration**, what can we expect?

Areas of Concern	<i>Possible Implications</i>
Elimination/Merger of HUD	<input type="checkbox"/> Reduction of NYCHA’s budget
Cuts to HUD Budget	<input type="checkbox"/> Elimination of public housing capital and operating funding <input type="checkbox"/> Reduction in voucher funding
Demolition	<input type="checkbox"/> Required demolition of aging or high capital needs public housing
Privatization	<input type="checkbox"/> Incentives or requirements to privatize public housing
Regressive Requirements	<input type="checkbox"/> Work requirements, tenancy time limits and narrow eligibility requirements such as income or documentation

NYCHA's Emerging Strategic Focus Areas

- Agency/Leadership
- Private Sector Transition Discipline
- Deregulation
- Local Control



NYCHA Board Calendar Meeting

General Manager's Report

November 23, 2016



Agenda

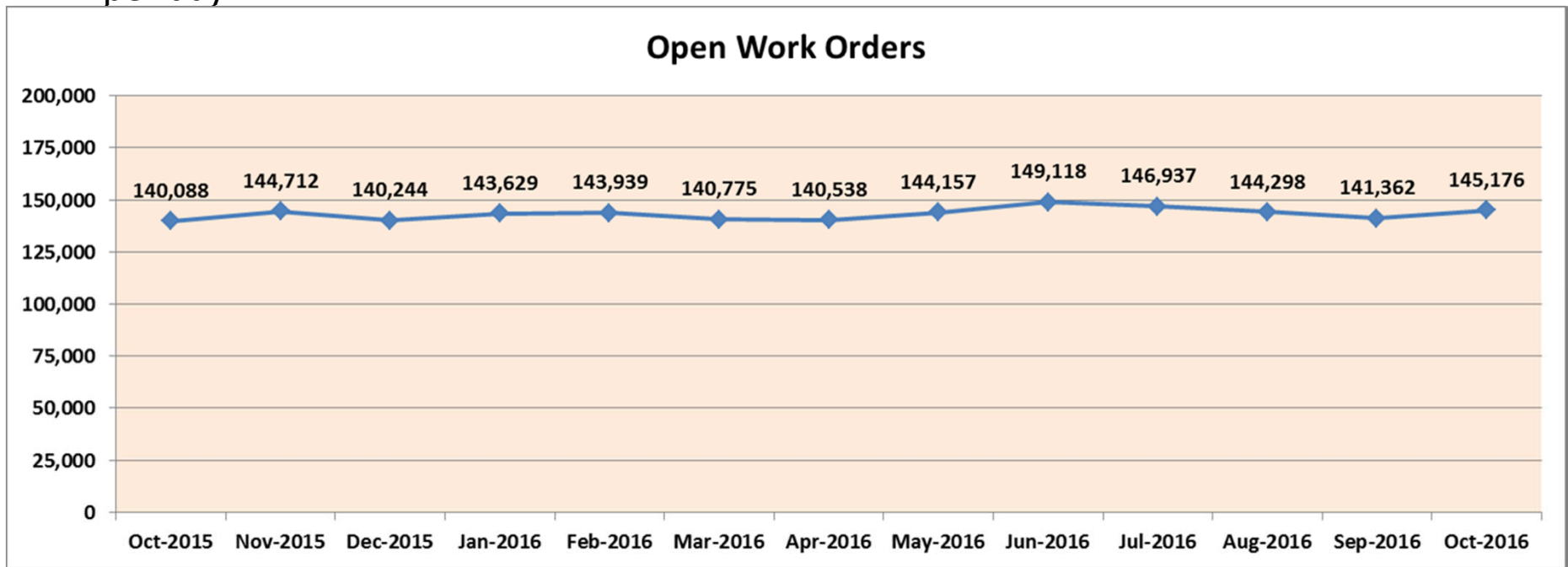
- ❑ NYCHA Key Performance Indicator (KPI) Report
- ❑ Leased Housing: SEMAP High Performer

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)

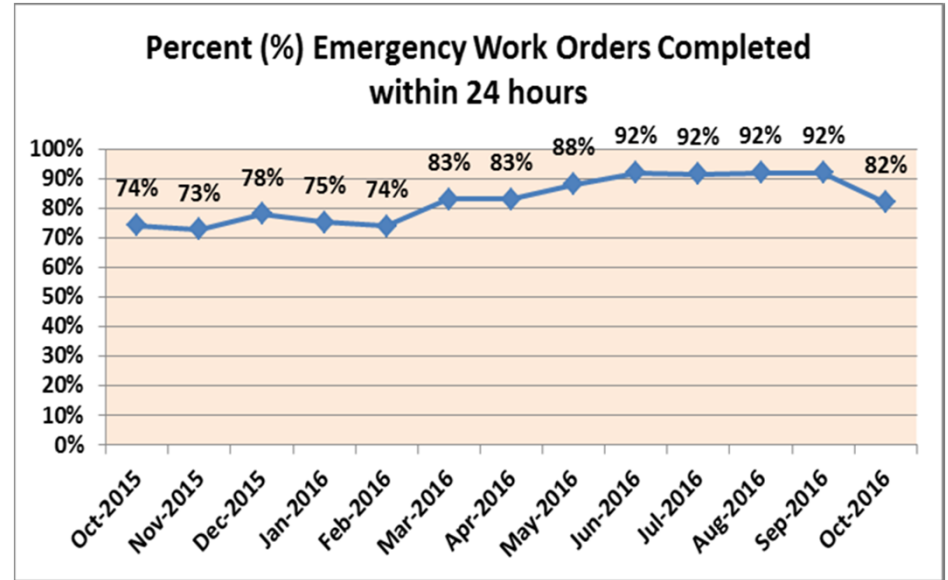
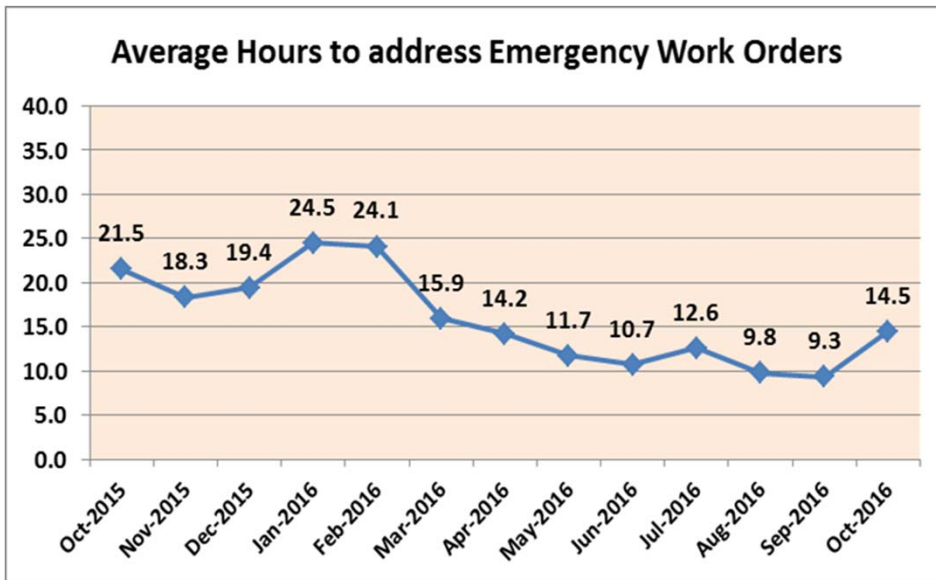
Work Orders Overview

- ❑ As of the end of October, there were 145,176 open work orders which was higher than the previous month (141,362).
- ❑ In the past 12 months, we created 2.8 million work orders or 232,396 per month; 53,337 per week; 7,620 per day.
- ❑ NYCHA closed 2.5 million work orders or 205,266 per month; 47,110 per week; 6,730 per day.



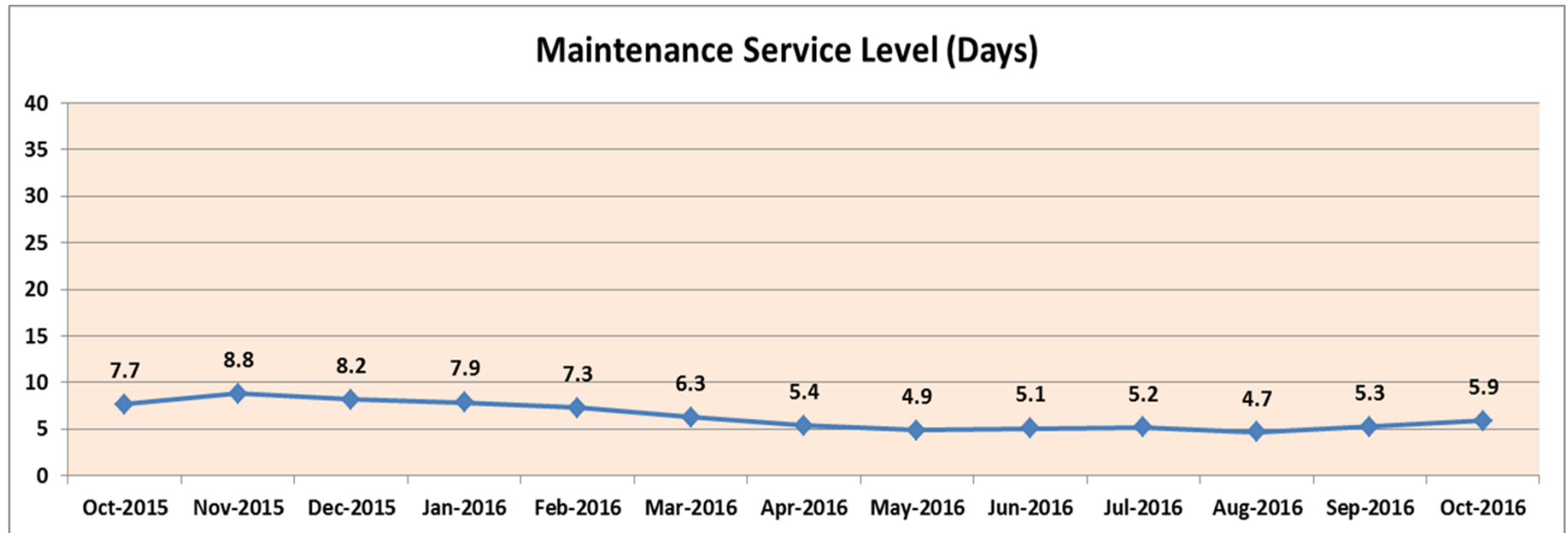
Emergency Work Orders

- ❑ Emergency work orders are high priority items such as heat and hot water, gas, elevator outages, etc. NYCHA has a target of 24 hours to respond to these conditions.
- ❑ In October 2016, the average time to resolve emergencies was 14.5 hours, lower than last year and within the 24 hour target.



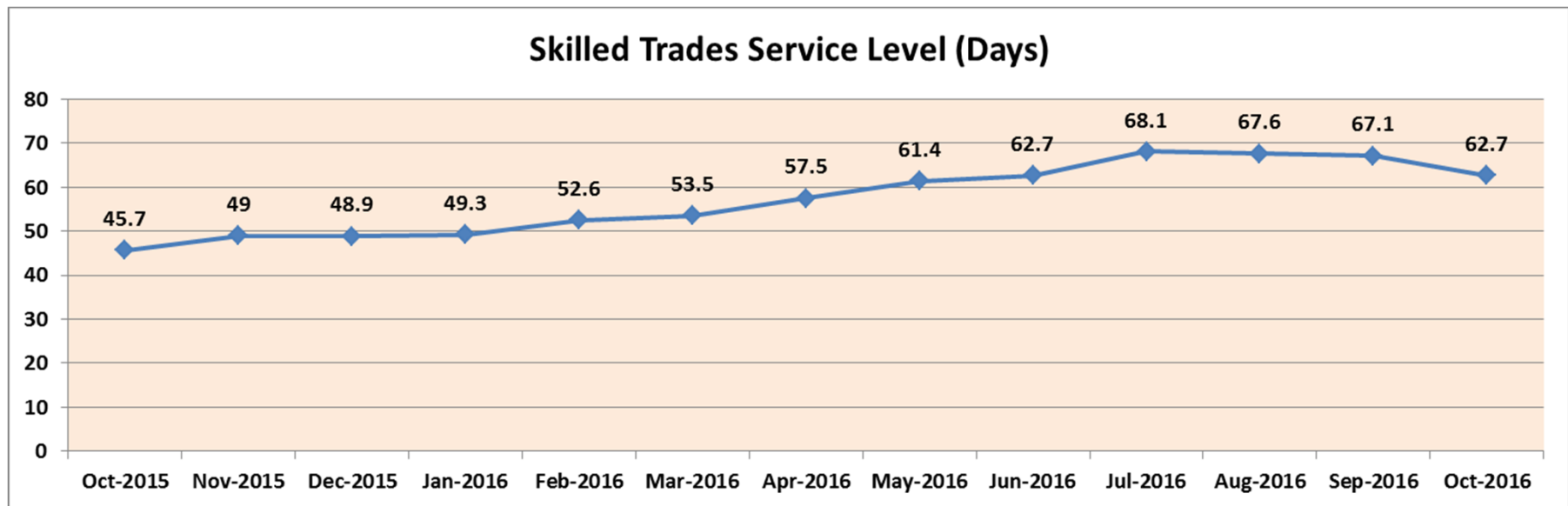
Maintenance Work Orders

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In October 2016, the service level was 5.9 days, showing a slight increase from the previous month (5.3 days) but a reduction of 24% from October 2015 (7.7 days).



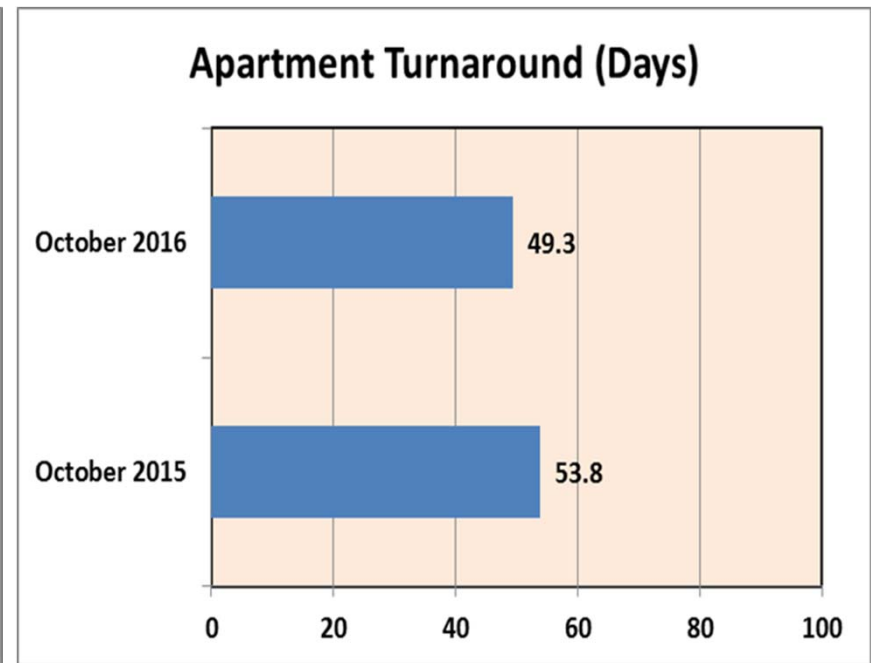
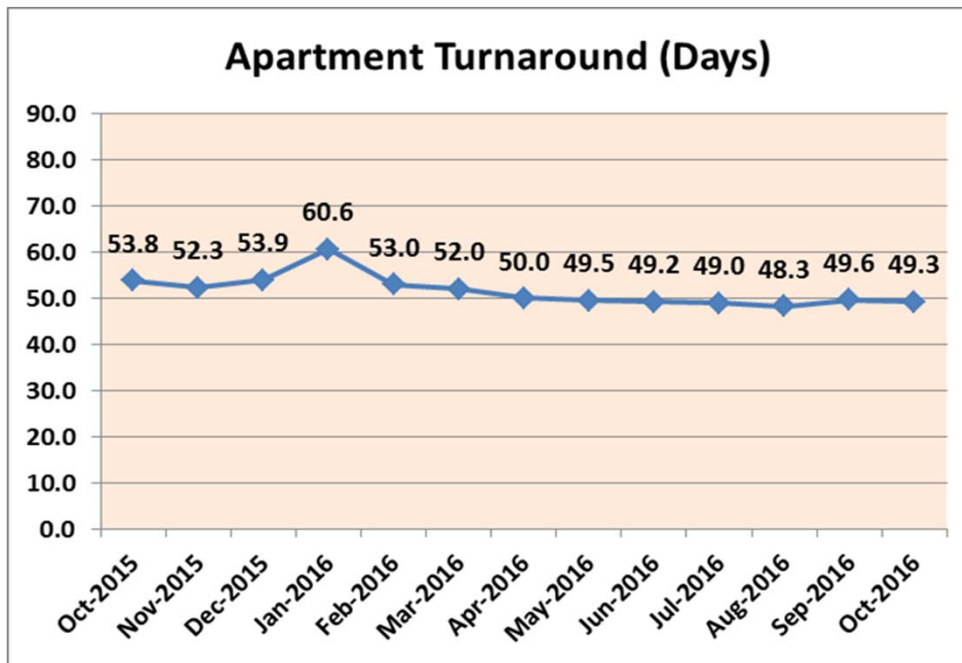
Skilled Trades Work Orders

- ❑ The Skilled Trades Service Level measures the Authority's performance in addressing more complex repairs such as carpentry, painting and plastering.
- ❑ The service level in October was 62.7 days, posting a significant decrease compared to September but was higher than October 2015.



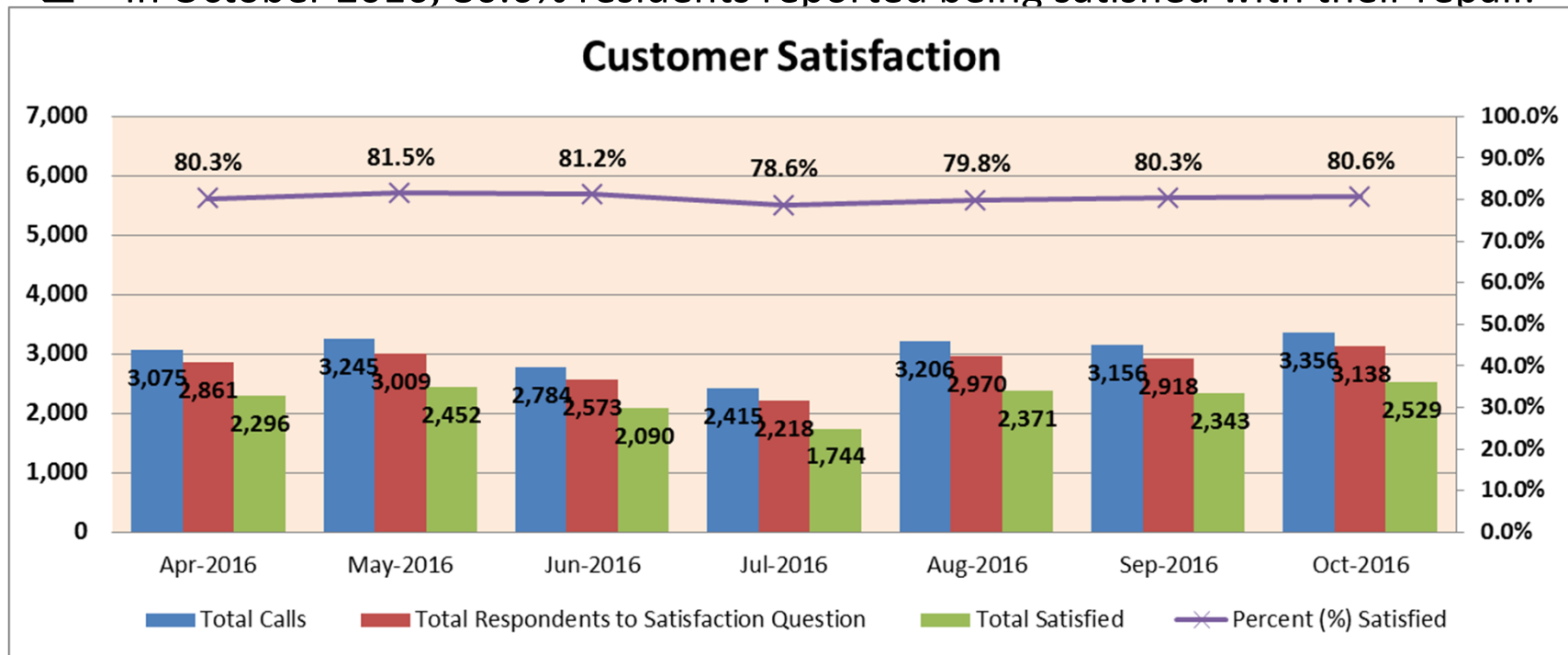
Apartment Turnaround Time

- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround for October 2016 was 49.3 days, a reduction of 8% compared to 53.8 days last October.



Customer Satisfaction

- The Customer Satisfaction measures the percentage of residents satisfied with the overall experience with their repair. This information is obtained from the results of the monthly robocalls conducted by the CCC for closed work orders.
- In October 2016, 80.6% residents reported being satisfied with their repair.





Leased Housing: SEMAP High Performer

NYCHA's Housing Choice Voucher Program

- ❑ Largest Housing Choice Voucher program in the country
- ❑ In 2015, NYCHA's HCV program:
 - Provided housing assistance to **87,000 households**
 - Housed **209,000 people**
 - Paid **\$997,529,314** to private owners
 - Completed **55,681+ Housing Quality Standard inspections**
 - Approved **35,217 increases in rent** to owners
 - **Recertified 79,000 households** on the program
- ❑ **NYCHA earned SEMAP high performer status for 2015**

SEMAP High Performer Status

- ❑ HUD **Section Eight Management Assessment Program**
- ❑ Annual “report card” for Section 8 program



- ❑ **NYCHA’s first High Performer designation since 2004**
- ❑ **Highest designation certified by HUD to PHAs**
- ❑ **Exceeds HUD’s standards for program management**

Resolution No. 16-11/23-12

Board Member Lewis moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

THREE-THOUSAND ONE HUNDRED AND EIGHTH MEETING

Wednesday, November 23, 2016

ADJOURNMENT

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

A handwritten signature in black ink, consisting of a large, stylized 'V' followed by a series of loops and a long horizontal stroke extending to the right.

Vilma Huertas
Corporate Secretary