

# NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FORTY-FOURTH MEETING

## Minutes of Board Meeting

Wednesday, December 18, 2019

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: Gregory Russ, Chair  
Kathryn Garcia, Vice-Chair  
Joseph Adams, Member  
Paula Gavin, Member  
Matt Gewolb, Member  
Victor A. Gonzalez, Member  
Jacqueline Young, Member  
Vito Mustaciuolo, General Manager  
Jacqueline C. Hernandez, Esq., Corporate Secretary

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

***Minutes***  
***Regular Meeting***  
***Wednesday, December 18, 2019***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Tuesday, November 26, 2019

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, December 18, 2019

1 Award of a Contract for Exterior Restoration and Balcony Railing Replacement

Location:	Twin Parks East (Site 9)
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$6,946,044.79
Projected Section 3 Hires:	4

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Vikrant Contracting & Builders Inc. The first lowest bidder was deemed non-responsive for failure to submit its sealed list of subcontractors, as outlined in the Authority's bid documents.

**APPROVED**

**APPROVED = UNANIMOUS**

**N/A = NOT APPLICABLE**

2 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Washington
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$24,727,000.00
Projected Section 3 Hires:	8

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Navillus Tile, Inc./DBA Navillus Contracting.

**APPROVED**

3 Award of a Contract for Replacement of Underground Steam and Condensate Piping Distribution System

Location:	Taft
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$7,736,552.67
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. The first lowest bidder was deemed non-responsive for failure to list an amount to be paid to each subcontractor listed on its sealed list of subcontractors, as outlined in the Authority's bid documents.

**APPROVED**

- 4 Authorization of a Funding Increase to Job Order Contract No. BW1524561 Awarded to Adam's European Contracting Inc.

Location:	Various (Bronx, Brooklyn & Queens)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal
Amount:	\$25,000,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this Job Order Contract awarded to Adam's European Contracting Inc. for work to address unsafe conditions identified through New York City Department of Buildings Local Law 11/98 building facade program, authorized by Board Resolution 16-7/27-15 for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term, which commenced on August 18, 2019 and is continuing through August 17, 2020.

**APPROVED**

- 5 Authorization to Ratify a Change Order to Contract No. GR1429262 Awarded to Delric Construction Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA
Amount:	\$33,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the relocation of the flood barriers during the extended 270-day term and extended 365-day term, which commenced on December 30, 2018 and is continuing through September 24, 2020.

**APPROVED**

6 Authorization to Ratify a Funding Increase to Contract No. HE1427059 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA & Insurance
Amount:	\$120,204.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this contract awarded to Kordun Construction Corp. for the replacement of a temporary oil boiler with a temporary natural gas boiler, which did not require initial Board authorization and as subsequently amended for an initial 120-day term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of the temporary natural gas boiler, during the remainder of the extended 183-day term, which commenced on November 16, 2019 and is continuing through May 16, 2020.

**APPROVED**

7 Rejection of All Bids for a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Holmes Towers
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

**APPROVED**

8 Rejection of All Bids for a Contract for Building Exterior Brickwork Restoration and Roof Replacement

Location:	Dyckman
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

**APPROVED**

9 Rejection of All Bids for a Contract for Community Center Kitchen Upgrade

Location:	Patterson
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

**APPROVED**

10 Authorization to Award the Authority's Excess Workers' Compensation Insurance Program Policy, Including Employer's Liability Insurance Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – WC Self-Insurance Funds
Amount:	\$4,620,748.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to award the Authority's Excess Workers' Compensation Insurance Program Policy, which provides excess insurance coverage over a \$2,000,000.00 self-insured retention and includes Employer's Liability Insurance coverage, to Safety National Casualty Corporation for a three-year policy term, commencing on January 1, 2020 and continuing through December 31, 2022.

**APPROVED**

11 Authorization to Enter into an Agreement with Deloitte & Touche, LLP

Location:	Non-Development
Administering Department:	Audit
Funding Source:	Operating – Federal
Amount:	\$3,523,240.00
Projected Section 3 Hires:	0

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Authorization is requested to enter into an agreement with Deloitte & Touche, LLP for the Single Audit of the Authority's operations for the year ending December 31, 2019, commencing on January 6, 2020 and continuing through January 5, 2021 (or commencing on such other date as may be determined by the General Manager or his designee), with four (4) one-year renewal options to be exercised at the Authority's sole discretion. The funding amount of \$3,523,240.00 consists of funds for both the initial one-year term and the four (4) one-year renewal option terms.

**APPROVED**

12 Authorization to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2020 - 2024

Location:	Non-Development
Administering Department:	Finance – Financial Planning & Analysis
Funding Source:	Capital – Federal, State, City & Private
Amount:	\$7,114,020,544.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2020 - 2024.

**APPROVED**

13 Authorization to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2020 - 2024

Location:	Non-Development
Administering Department:	Finance – Financial Planning & Analysis
Funding Source:	Operating – Federal, State, City & Grants
Amount:	\$3,837,000,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2020 - 2024.

**APPROVED**

- 14 Award of a Requirement Contract for the Purchase and Delivery of Masonry Materials, Plaster and Lime

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,629,166.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Caulkrite Corp. There are no renewal options.

**APPROVED**

- 15 Award of a Requirement Contract for the Purchase and Delivery of Water-Resistant Swing Door Elevator Operators (Brackets, Boards, Swings and Drives)

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$3,647,322.20
Projected Section 3 Hires:	Not Required

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, G.A.L. Manufacturing Company, LLC. There are no renewal options.

**APPROVED**

- 16 Authorization to Ratify the Award of a Requirement Contract for Rental, Delivery, Startup and Preventive Maintenance and Inspection of Mobile Boilers, Heat Exchangers and Mobile Oil Tanks

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$5,245,221.63
Projected Section 3 Hires:	0

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Authorization is requested to ratify the award of this requirement contract to the sole responsive and responsible bidder, Power Mechanical Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

- 17 Authorization of a Funding Increase to Requirement Contract No. 1805573 Awarded to Virinder, Inc.

Location:	Clason Point Gardens & Sack Wern
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$114,975.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Virinder, Inc. for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 3, 2018 and is continuing through May 2, 2021.

**APPROVED**

- 18 Authorization of a Funding Increase to Requirement Contract No. 1834469 Awarded to Moonlite Painting Co, Inc

Location:	Beach 41 <sup>st</sup> Street – Beach Channel Drive & Ocean Bay Apartments (Oceanside)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$776,449.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Moonlite Painting Co, Inc for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on December 17, 2018 and is continuing through December 16, 2021.

**APPROVED**

- 19 Authorization of a Funding Increase to Requirement Contract No. 1831054 Awarded to Simco Enterprises, Corp.

Location:	Castle Hill (LLC I)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$ 2,372,549.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Simco Enterprises, Corp. for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on December 7, 2018 and is continuing through December 6, 2021.

**APPROVED**

- 20 Authorization of a Funding Increase to Requirement Contract No. 1803347 Awarded to Virinder, Inc.

Location:	Wilson, White & Metro North Plaza
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$61,674.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Virinder, Inc. for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 15, 2018 and is continuing through February 14, 2021.

**APPROVED**

- 21 Authorization of a Funding Increase to Requirement Contract No. 1808936 Awarded to Satgur Construction, Inc.

Location:	Drew - Hamilton (LLC I) & Public School 139 (Conversion)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$578,101.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Satgur Construction, Inc. for maintenance painting of apartments, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on June 13, 2018 and is continuing through June 12, 2021.

**APPROVED**

22 Authorization of a Funding Increase to Requirement Contract No. 1906858 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$121,009.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Metrocity Renovation Inc for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on March 26, 2019 and is continuing through September 25, 2020.

**APPROVED**

23 Authorization of a Funding Increase to Requirement Contract No. 1907555 Awarded to USA 2 Construction, Inc.

Location:	Drew Hamilton (LLC I) & Public School 139 (Conversion)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$75,269.94
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to USA 2 Construction, Inc. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization and as subsequently amended for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on April 2, 2019 and is continuing through October 1, 2020.

**APPROVED**

- 24 Authorization of a Funding Increase to Requirement Contract No. 1900640 Awarded to Deepak Contracting Inc.

Location:	South Jamaica I & II
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$19,635.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Deepak Contracting Inc. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on February 4, 2019 and is continuing through August 3, 2020.

**APPROVED**

- 25 Authorization of a Funding Increase to Requirement Contract No. 1820779 Awarded to Sahara Construction Corp.

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Operations – NextGen Operations NGO1
Funding Source:	Operating – Federal
Amount:	\$ 347,854.98
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on July 13, 2018 and is continuing through July 12, 2021.

**APPROVED**

- 26 Authorization of a Funding Increase to Requirement Contract No. 1813875 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$209,086.73
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Dirty Gloves Drain Services LLC for sewer rodding with water jetting including closed-circuit television camera inspection, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 11, 2018 and is continuing through May 10, 2021.

**APPROVED**

- 27 Authorization of a Funding Increase to Requirement Contract No. 1820231 Awarded to M & RR Construction Corp.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$229,005.24
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to M & RR Construction Corp. for cleaning of basement and crawl spaces, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on July 10, 2018 and is continuing through July 9, 2021.

**APPROVED**

- 28 Authorization of a Funding Increase to Requirement Contract No.1829224 Awarded to Pallan Construction, Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$175,368.48
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Pallan Construction, Inc. for wood floor repair and refinish, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on October 17, 2018 and is continuing through October 16, 2021.

**APPROVED**

- 29 Authorization of a Funding Increase to Requirement Contract No.1816071 Awarded to Mercury Paint Corporation

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$138,092.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Mercury Paint Corporation for purchase and delivery of plasterer and painter wagons, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on July 2, 2018 and is continuing through July 1, 2021.

**APPROVED**

- 30 Authorization of a Funding Increase to Requirement Contract No. 1632378 Awarded to Waste Connections of New York, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$300,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Waste Connections of New York, Inc. (formerly, "IESI NY Corporation") for bulk garbage carting services, authorized by Board Resolution 17-1/25-25 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on March 29, 2019 and is continuing through March 28, 2020.

**APPROVED**

- 31 Authorization of a Funding Increase to Requirement Contract No. 1715826 Awarded to Mirrored Products LLC

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$160,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Mirrored Products LLC for the purchase and delivery of bathroom cabinets, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on May 31, 2017 and is continuing through June 1, 2020.

**APPROVED**

- 32 Authorization of a Funding Increase to Requirement Contract No. 1706702 Awarded to Krasman Supply Corporation d/b/a Dayton Supply Company

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,123,067.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Krasman Supply Corporation d/b/a Dayton Supply Company for the purchase and delivery of kitchen stainless steel sinks, authorized by Board Resolution 17-4/26-13, and as subsequently amended for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on August 21, 2017 and is continuing through August 20, 2020. There are no renewal options.

**APPROVED**

- 33 Authorization of a Funding Increase to Requirement Contract No.1910202 Awarded to W.W. Grainger, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$40,899.34
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to W.W. Grainger, Inc. for purchase and delivery of mold remediation insulation, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on April 16, 2019 and is continuing through April 15, 2022.

**APPROVED**

- 34 Authorization to Ratify a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1913690 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$450,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for plumbing repairs, which did not require initial Board authorization for an initial two-year term with three (3) one-year renewal options, 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 June 26, 2019 and is continuing through June 25, 2021.

**APPROVED**

- 35 Authorization to Ratify a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1913762 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$450,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for plumbing repairs, which did not require initial Board authorization for an initial two-year term with three (3) one-year renewal options, 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 June 26, 2019 and is continuing through June 25, 2021.

**APPROVED**

- 36 Authorization to Ratify a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1913752 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$450,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for plumbing repairs, which did not require initial Board authorization for an initial two-year term with three (3) one-year renewal options, 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 June 26, 2019 and is continuing through June 25, 2021.

**APPROVED**

- 37 Award of a Requirement Contract for Maintenance and Repair of Various Mechanical Equipment

Location:	Non-Development
Administering Department:	Materials Management
Funding Source:	Operating – Federal
Amount:	\$224,496.00
Projected Section 3 Hires:	0

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Continental Lift Truck Inc. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

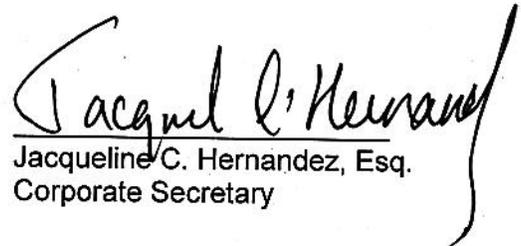
**APPROVED**

38 Authorization of a Funding Increase to the Agreement with Language Line Services, Inc.

Location:	Non-Development
Administering Department:	Customer Contact Center
Funding Source:	Operating – Federal
Amount:	\$1,350,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this agreement with Language Line Services, Inc. for over-the-phone foreign language interpretation services, which did not require initial Board authorization for a two-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the two-year term, which commenced on February 8, 2019 and is continuing through February 7, 2021, pursuant to the terms and conditions of the New York State Office of General Services Contract No. PS67902 (Award No. 23057, Group 73003). There are no renewal options.

APPROVED

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary

# 2020 - 2024 Financial Plan

**December 2019**

**New York City Housing Authority**

**EVP of Finance & Chief Financial Officer**

# Presentation Contents

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# Mission

New York City Housing Authority's mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services.



**3,237** Elevators

**1,980** Boilers

NYCHA is Home to **1** in every  
**15** New Yorkers



Public Housing & Section 8  
programs serve  
**564,000** New Yorkers

# 2019 Year-End Projection

Increases in federal revenues, partially offset by delays in City funding, allowed for greater investments in work order reductions.

	Adopted Budget	Year-end Forecast	Variance Adopted vs Year-end Forecast
<b>Revenue</b>			
Tenant Rental Revenue	\$1,046,534,284	\$1,059,250,541	\$12,716,257
Federal Subsidy	2,111,745,508	2,165,726,987	\$53,981,479
City Funds	288,310,265	218,761,749	(\$69,548,516)
Capital Fund Transfer	4,697,200	59,597,200	\$54,900,000
Interest from Investments	10,519,312	16,502,402	\$5,983,090
Other	48,187,792	79,241,992	\$31,054,200
<b>Total Revenue</b>	<b>\$3,509,994,361</b>	<b>\$3,599,080,871</b>	<b>\$89,086,510</b>
<b>Expenses</b>			
Personnel Service	\$1,345,378,172	\$1,388,803,464	(43,425,292)
Leases	\$43,317,281	\$43,471,702	(154,421)
Supplies	78,933,595	97,202,613	(18,269,018)
Equipment	17,128,899	35,442,814	(18,313,915)
Utilities	542,755,126	542,755,126	0
Contracts	374,590,603	404,999,502	(30,408,899)
Insurance	13,453,079	13,453,079	0
Debt Service	2,205,389	2,216,771	(11,382)
OTPS Other	31,438,435	28,979,564	2,458,871
Section 8	1,027,418,997	1,041,756,236	(14,337,239)
	<b>\$2,131,241,404</b>	<b>\$2,210,277,406</b>	<b>(\$79,036,002)</b>
<b>Total Expenses</b>	<b>\$3,476,619,576</b>	<b>\$3,599,080,870</b>	<b>(\$122,461,294)</b>
<b>Surplus/(Deficit)</b>	<b>\$33,374,785</b>	<b>\$0</b>	<b>(\$33,374,784)</b>

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# 2020 -2024 Proposed Operating Plan

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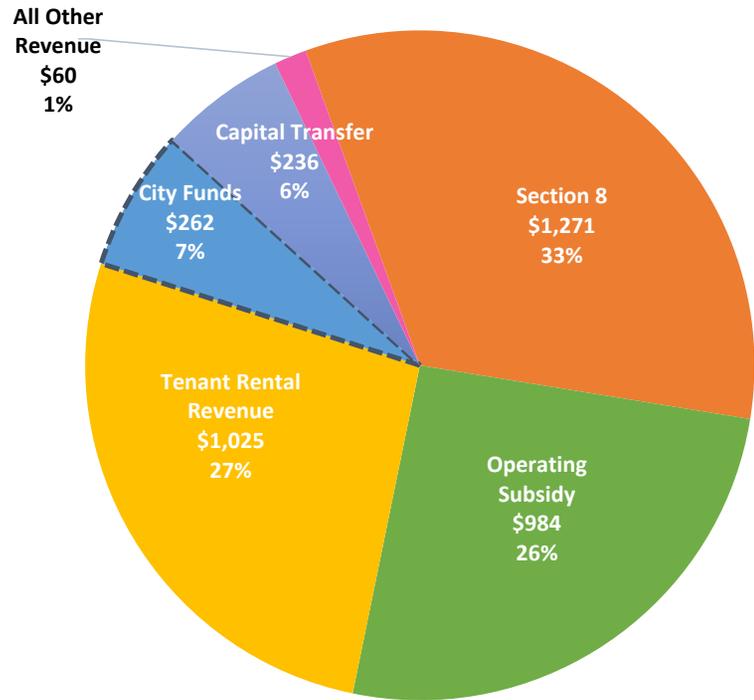
All dollars in millions

# 2020 Operating Plan

## Summary of Sources & Uses

### Sources

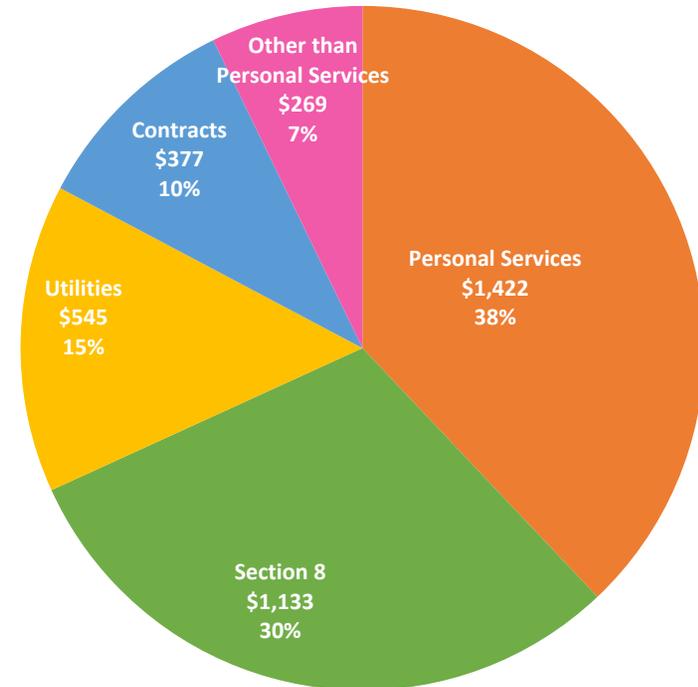
\$3.84 Billion



**\$91 Million Surplus**

### Uses

\$3.75 Billion



## Five-Year Sources and Uses

NYCHA will have a balanced budget in 2020 and 2021, but we anticipate deficits in the out-years. In 2020, we will engage in a restructuring exercise to lower administrative expenses and enhance property management.

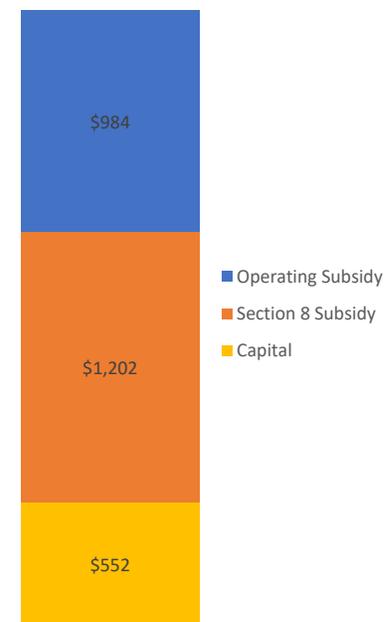
	YE Forecast 2019	2020	2021	Proposed Plan		
				2022	2023	2024
<b>Revenue</b>						
Tenant Rental Revenue	\$1,035	\$1,025	\$980	\$955	\$927	\$897
Federal Operating Subsidy	\$987	\$984	\$990	\$980	\$971	\$958
Section 8 Subsidy	\$1,178	\$1,207	\$1,247	\$1,255	\$1,276	\$1,295
City Funds	\$219	\$262	\$217	\$227	\$179	\$172
Section 8 Reserve		\$64	\$1	\$15	\$13	\$16
Capital Transfer and Management Fee	\$95	\$236	\$276	\$166	\$166	\$166
All Other Revenue	\$85	\$60	\$61	\$59	\$58	\$56
<b>Total Revenue</b>	<b>\$3,599</b>	<b>\$3,837</b>	<b>\$3,772</b>	<b>\$3,656</b>	<b>\$3,588</b>	<b>\$3,560</b>
<b>Personnel Services (PS):</b>						
<b>Head Count</b>	<b>10,495</b>	<b>11,339</b>	<b>10,872</b>	<b>10,668</b>	<b>10,475</b>	<b>10,262</b>
Salaries	\$620	\$685	\$665	\$656	\$652	\$642
Fringe	\$575	\$594	\$589	\$598	\$575	\$598
Overtime	\$128	\$105	\$89	\$88	\$87	\$86
All Other Salaries	\$66	\$37	\$36	\$35	\$35	\$35
<b>Total PS</b>	<b>\$1,389</b>	<b>\$1,422</b>	<b>\$1,379</b>	<b>\$1,378</b>	<b>\$1,349</b>	<b>\$1,360</b>
<b>Other than Personnel Services (OTPS):</b>						
Supplies	\$97	\$109	\$116	\$113	\$101	\$85
Leases	\$43	\$77	\$65	\$54	\$55	\$57
Utilities	\$543	\$545	\$533	\$517	\$500	\$479
Contracts	\$405	\$377	\$416	\$368	\$341	\$310
Section 8 Payment	\$1,042	\$1,133	\$1,123	\$1,145	\$1,164	\$1,187
All other OTPS	\$80	\$83	\$140	\$156	\$162	\$159
<b>Total OTPS</b>	<b>\$2,210</b>	<b>\$2,325</b>	<b>\$2,394</b>	<b>\$2,353</b>	<b>\$2,324</b>	<b>\$2,277</b>
<b>Total Expenses</b>	<b>\$3,599</b>	<b>\$3,746</b>	<b>\$3,772</b>	<b>\$3,731</b>	<b>\$3,673</b>	<b>\$3,638</b>
<b>Surplus/(Deficit)</b>		<b>\$91</b>	<b>\$0</b>	<b>(\$75)</b>	<b>(\$85)</b>	<b>(\$77)</b>

## Federal Funding Assumptions

The Operating Plan estimates federal funding based on prior funding trends and current conditions. The assumptions of federal subsidies in 2020 are presented below.

Federal Subsidy		2016	2017	2018	2019*	2020**
Operating	Proration	90.21%	93.10%	94.74%	97.18%	95.00%
	Subsidy Amount	\$912	\$890	\$937	\$982	\$984
Section 8 - HAP	Proration	99.58%	93.10%	99.75%	99.50%	99.50%
	Subsidy Amount	\$997	\$988	\$1,087	\$1,100	\$1,126
Section 8 - Admin	Proration	84.00%	77.00%	80.00%	79.57%	79.00%
	Subsidy Amount	\$75	\$70	\$74	\$78	\$76
Capital		\$318	\$346	\$528	\$552	\$552

**2020 Federal Subsidy**  
(\$in Millions)



## Compliance with HUD/SDNY Agreement

The 2020 Budget provides 358 new positions and \$76 million to ensure compliance with the Agreement.

	<u>Positions</u>	<u>\$</u>
• Conduct lead-based paint inspections and abate all units within 20 years	59	\$8 M
• Address mold complaints in a timely fashion	19	\$2 M
• Establish Integrated Pest Management protocol and reduce the pest population	53	\$7 M
• Restore heat outages in an average of 12 hours	71	\$24 M
• Reduce response times to elevator outages and “no service” conditions	42	\$15 M
• Expand Compliance, and staff new Environmental Health & Safety, and Quality Assurance departments	96	\$18 M
• Increase resident outreach	<u>18</u>	<u>\$2 M</u>
	<b>358</b>	<b>\$76 M</b>

# 2020 Workforce Plan

(# of positions)

	2019	2020	2021	2022	2023	2024
General Funds	10,218	10,459	9,993	9,789	9,596	9,383
Section 8	470	482	482	482	482	482
Grants	19	36	35	35	35	35
CDBG	-	363	363	363	363	363
<b>Total*</b>	<b>10,707</b>	<b>11,339</b>	<b>10,872</b>	<b>10,668</b>	<b>10,475</b>	<b>10,262</b>

## 2020 Headcount

	General Funds	Section 8	Grants	CDBG	Total
Operations	7,072	-	-	-	7,072
Support Services	1,465	-	-	-	1,465
Administration	444	72	-	-	516
Leased Housing	116	392	-	-	508
Capital Projects	-	-	5	363	368
Healthy Homes	258	-	-	-	258
Community Engagement & Partnerships	199	-	30	-	229
Finance	211	2	1	-	214
Information Technology	180	8	-	-	188
Legal Affairs & General Counsel	147	6	-	-	153
Public Safety	75	-	-	-	75
Inspector General	53	-	-	-	53
Environmental Health & Safety	48	-	-	-	48
Executive Offices*	46	-	-	-	46
Real Estate	35	-	-	-	35
Compliance	34	-	-	-	34
Strategy & Innovation	28	2	-	-	30
External Affairs	27	-	-	-	27
Quality Assurance	20	-	-	-	20
<b>Total</b>	<b>10,458</b>	<b>482</b>	<b>36</b>	<b>363</b>	<b>11,339</b>

# 2020 Sources and Uses

## - All Funds -

	Operating	COCC	Section 8	Grants	CDGB	Total
<b>Sources</b>						
Tenant Rental Revenue	\$593	\$431	\$0	\$0	\$0	\$1,025
Section 9 Subsidies	\$507	\$467	\$0	\$4	\$0	\$979
Section 8 Subsidies	\$49	\$0	\$1,141	\$0	\$0	\$1,190
Section 8 Admin	\$0	\$21	\$59	\$0	\$0	\$80
Capital Transfer to Operating	\$0	\$55	\$0	\$0	\$0	\$55
Capital Fund Reimbursement	\$180	\$0	\$0	\$0	\$0	\$180
City Support	\$177	\$0	\$0	\$18	\$67	\$262
Other	\$56	\$0	\$1	\$10	\$0	\$67
<b>Total Sources of Funds</b>	<b>\$1,563</b>	<b>\$975</b>	<b>\$1,202</b>	<b>\$32</b>	<b>\$67</b>	<b>\$3,838</b>
<b>Uses</b>						
Personal Cost	\$530	\$768	\$51	\$5	\$67	\$1,422
Leases	\$0	\$69	\$8	\$0	\$0	\$77
Supplies	\$97	\$11	\$0	\$1	\$0	\$109
Equipment	\$11	\$15	\$1	\$0	\$0	\$27
Utilities	\$545	\$0	\$0	\$0	\$0	\$545
Contracts	\$267	\$100	\$5	\$4	\$0	\$377
OTPS Other	\$35	\$11	\$3	\$8	\$0	\$57
Section 8 Payment	\$0	\$0	\$1,133	\$0	\$0	\$1,133
<b>Uses</b>	<b>\$1,484</b>	<b>\$974</b>	<b>\$1,202</b>	<b>\$19</b>	<b>\$67</b>	<b>\$3,746</b>
<b>Total Uses of Funds</b>						
<b>Surplus/(Deficit)</b>	<b>\$79</b>	<b>\$1</b>	<b>\$0</b>	<b>\$12</b>	<b>\$0</b>	<b>\$91</b>
<b>HC</b>	<b>5,636</b>	<b>4,823</b>	<b>481</b>	<b>36</b>	<b>363</b>	<b>11,339</b>

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# 2020 - 2024 Proposed Capital Plan

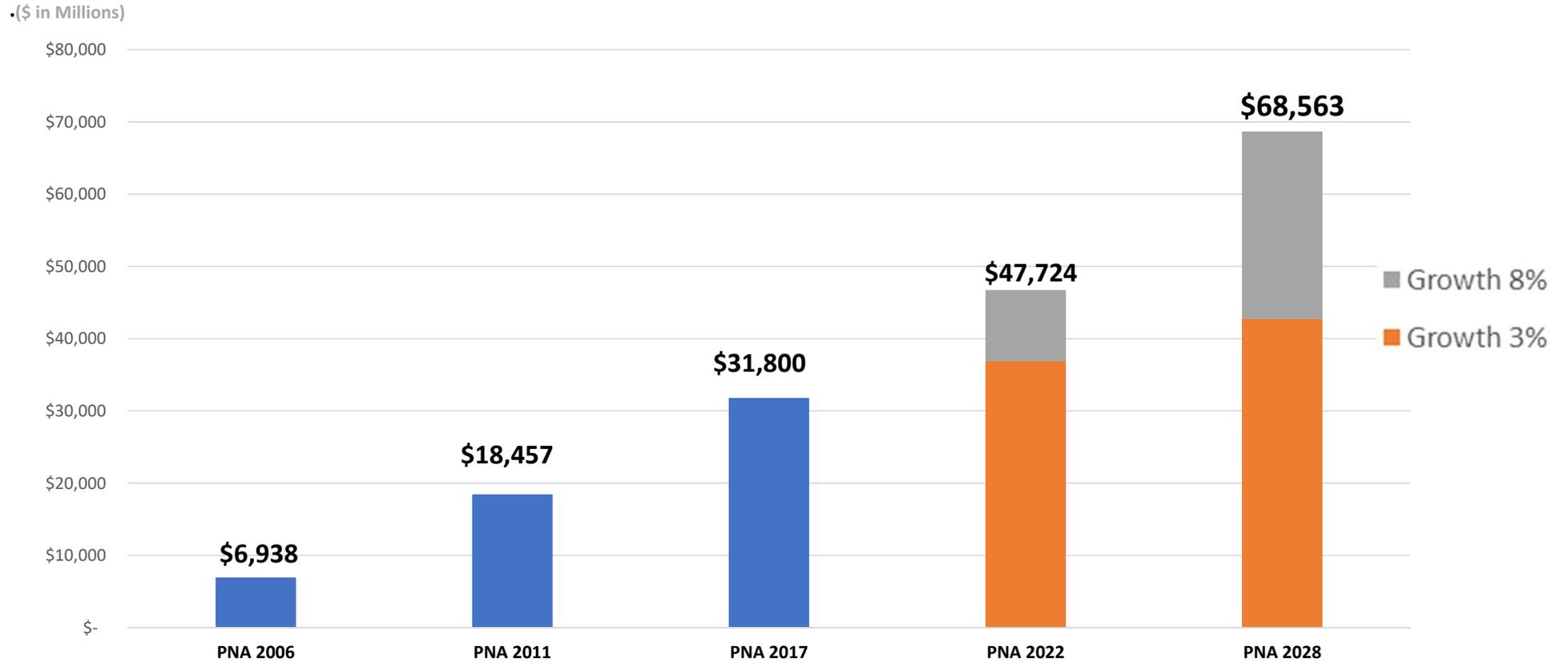
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All dollars in millions

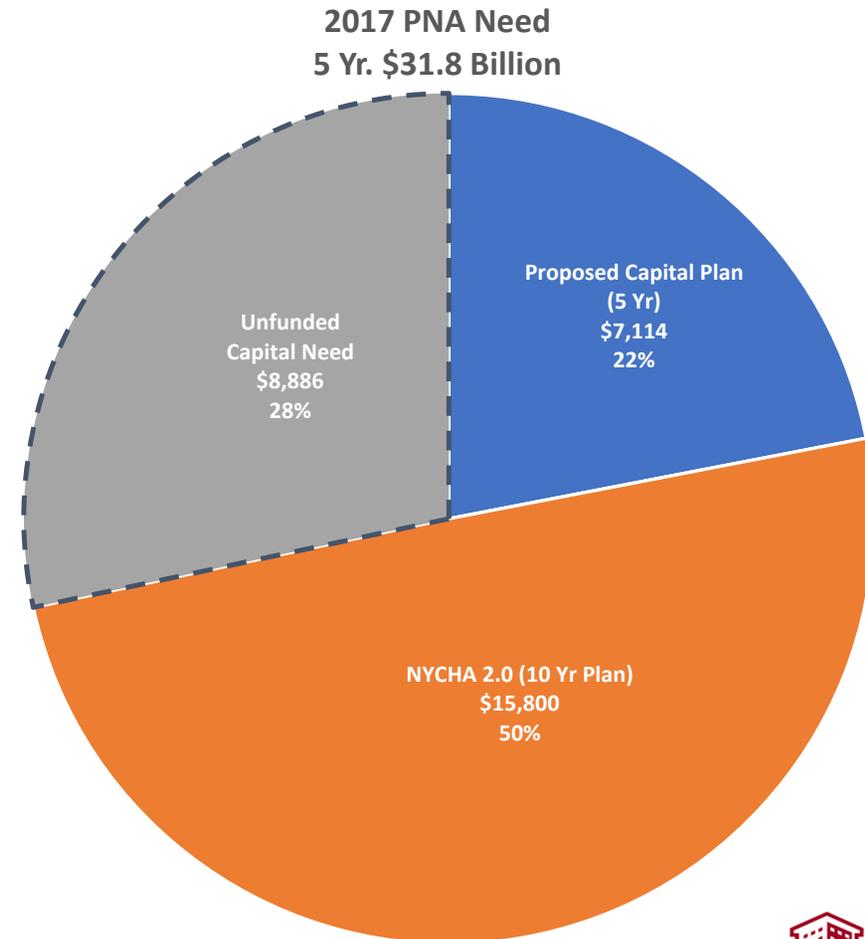
# PNA Growing Needs

Without adequate investment, the Physical Needs Assessment (PNA) will grow from \$48 to \$69 billion in the next 10 years.



## Addressing \$31.8 Billion of Capital Needs

- NYCHA 2.0 *Build to Preserve & Transfer to Preserve* along with Section 8 conversions will address \$16 billion of capital needs.
- The Five-Year capital plan anticipates \$7 billion of Federal, State and City capital funding.
- Together, NYCHA 2.0 and the Five-Year Plan will address nearly two-thirds in capital needs over the next decade.
- NYCHA is working on ideas to raise additional capital funding.



# Capital Plan

## By Funding Source

(\$ in Millions)

Funding Source	2020	2021	2022	2023	2024	2020- 2024 Plan Totals
Federal	\$1,135	\$552	\$552	\$552	\$552	\$3,342
City	1,373	336	386	336	336	2,767
Disaster Recovery	59	245	26	3	0	333
State	450	0	0	0	0	450
Insurance for Capital	63	0	0	0	0	63
Community Development Block Grant	138	0	0	0	0	138
District Attorney Funds	16	0	0	0	0	16
Other	6	0	0	0	0	6
<b>Total</b>	<b>\$3,239</b>	<b>\$1,132</b>	<b>\$964</b>	<b>\$891</b>	<b>\$888</b>	<b>\$7,114</b>

**2020-2021**

\$4,372  
61%

**2022-2024**

\$2,742  
39%

# 5-Year Capital Plan Strategic Investments

The proposed Capital Plan makes significant investments to fund improvements to NYCHA developments, including:

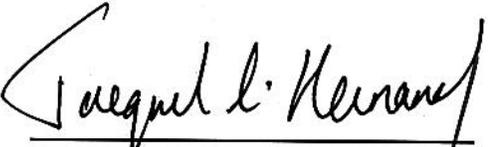
- \$932 million to replace 310 boilers.
- \$202 million to support the replacement of 343 elevators in 27 developments.
- \$775 million to repair 742 roofs at 117 developments.
- \$157 million to replace plumbing risers and renovate bathrooms in 5,403 apartments.
- \$267 million to repair façades and bring buildings into compliance with Local Law 11.
- \$69 million to upgrade and install new CCTV, intercoms and fire alarms.
- \$165 million to install new waste yards/exterior compactors at 86 developments and new interior compactors at 56 developments.



THREE-THOUSAND ONE HUNDRED AND FORTY-FOURTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:07 PM.

  
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Jacqueline C. Hernandez, Esq.  
Corporate Secretary