

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND FIFTY-FOURTH MEETING

Minutes of Board Meeting

Wednesday, December 30, 2020

The meeting was held remotely.* A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, 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

*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Wednesday, December 30, 2020 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, December 30, 2020

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Tuesday, November 24, 2020

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, December 30, 2020

1 Authorization to Approve the Authority's Five - Year Capital Budget Plan for Calendar Years 2021 – 2025

Location:	Non-Development
Administering Department:	Finance, Financial Planning & Analysis
Funding Source:	Capital – Federal, City, State & Private
Amount:	\$7,405,038,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the Authority's Five - Year Capital Budget Plan for Calendar Years 2021 - 2025.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Approve the Authority's Five - Year Operating Budget Plan for Calendar Years 2021 - 2025

Location:	Non-Development
Administering Department:	Finance, Financial Planning & Analysis
Funding Source:	Operating – Federal, State, City & Grants
Amount:	\$4,058,323,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the Authority's Five - Year Operating Budget Plan for Calendar Years 2021 - 2025.

APPROVED

3 Authorization to Approve the Issuance of the Authority's Fiscal Year 2019 Single Audit Report

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2019 Single Audit Report, in accordance with the requirements of the Single Audit Act of 1984, the Single Audit Act Amendments of 1996, Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and United States 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

- 4 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2020 Annual PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management & Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to submit (i) a Significant Amendment to the Authority's Fiscal Year 2020 Annual Public Housing Agency ("PHA") Plan to include (a) the request to the United States Department of Housing and Urban Development ("HUD") to obtain the necessary approval to release the Belmont-Sutter Area, Fiorentino Plaza, and Pennsylvania Avenue-Wortman Avenue developments from the Declaration of Restrictive Covenants in order to retain the developments outside of the federal public housing program and convert the units, which have not converted to Section 8 under the Voluntary Conversion Plan, from a Section 9 Public Housing Annual Contributions 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, through the Rental Assistance Demonstration Program, and add them to the developments previously approved Permanent Affordability Commitment Together Program conversions, and (b) the Fiscal Year 2020 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan; and, (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

- 5 Authorization to Submit (i) the Authority's Fiscal Year 2021 Annual PHA Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management & Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to submit (i) the Authority's Fiscal Year 2021 Annual Public Housing Agency ("PHA") Plan and (ii) the Certifications of Compliance with PHA Plans and Related Regulations to the United States Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

6 Authorization of a Funding Increase to the Agreement with Guidehouse LLP

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Federal
Amount:	\$1,347,764.80
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to the agreement with Guidehouse LLP for secondary management consulting services, which did not require initial Board authorization and as subsequently amended 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 and the three (3) one-year renewal option terms, which commenced on March 27, 2020 and is continuing through March 26, 2025, utilizing the terms and conditions of the New York State Division of Budget's Contract (Contract No. C000449).

APPROVED

7 Authorization to Enter into an Agreement with Mythics, Inc.

Location:	Various (Citywide)
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$1,438,935.40
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with Mythics, Inc. for Oracle Software Maintenance, commencing on January 1, 2021 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 one (1) year thereafter, utilizing the terms and conditions of the New York State Office of General Services Contract Number PM20940 (Award Number 22802, Group Number 73600). There are no renewal options.

APPROVED¹

8 Authorization of a Funding Increase to the Agreement with BIAS Corporation

Location:	Non-Development
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating – Federal & Section 8
Amount:	\$3,978,000.00
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to the agreement with BIAS Corporation for the onsite and remote database support and application administration services for the Authority's enterprise-wide Oracle system, authorized by Board Resolution 18-1/31-10 for an initial three-year term, with two (2) 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 three-year term and the two (2) one-year renewal option terms, which commenced on March 1, 2018 and is continuing through February 28, 2023.

APPROVED²

9 Authorization to Enter into an Agreement with Language Services Associates, Inc.

Location:	Non-Development
Administering Department:	Customer Contact Center
Funding Source:	Operating – Federal
Amount:	\$5,070,000.00
Projected Section 3 Hires:	3

Authorization is requested to enter into this agreement with Language Services Associates, Inc. for over-the-phone foreign language interpretation services, commencing on February 8, 2021 and continuing through February 7, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Administrative Officer and continuing for five (5) years thereafter, utilizing the terms and conditions of the New York State Office of General Services Contract Number PS67903 (Award Number 23057, Group Number 73003), which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

APPROVED

- 10 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	5

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, M&M Pest Control, Inc. DBA M&M Environmental. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 11 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Visual Assessment Services in Dwelling Units and Building Interior Common Areas

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	0

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, ATC Group Services LLC. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 12 Award of a Requirement Contract for Staff Preparation and Training Classes for New York City Department of Buildings Elevator Inspection Agency Director License or Elevator Inspector License

Location:	Non-Development
Administering Department:	Operations – Elevators
Funding Source:	Operating – Federal
Amount:	\$194,400.00
Projected Section 3 Hires:	Not Required

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

APPROVED

- 13 Award of a Requirement Contract for the Rental and Servicing of Emergency Diesel Generators

Location:	Various (Citywide)
Administering Department:	Operations – Emergency Services
Funding Source:	Operating – Federal
Amount:	\$25,506,434.83
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, CooperFriedman Electric Supply Co., Inc., DBA Cooper Electric Supply Co., Inc. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to accept the Authority's General Terms and Conditions, as outlined in the Authority's bid documents. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Inspections

Location:	Various (Citywide)
Administering Department:	Operations – Maintenance Repairs & Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Gas Piping Inspections

Location:	Various (Citywide)
Administering Department:	Operations – Maintenance Repairs & Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder, was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 16 Authorization to Ratify the Entering into an Emergency Agreement with Maric Mechanical, Inc.

Location:	East River
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,150,457.45
Projected Section 3 Hires:	1

Authorization is requested to ratify the entering into an emergency agreement with Maric Mechanical, Inc. for temporary boiler rentals and maintenance, which commenced on October 5, 2020 and is continuing through October 4, 2022. There are no renewal options.

APPROVED

- 17 Authorization of a Funding Increase to Requirement Contract No. 1908474 Awarded to TR Pipe Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$5,336,508.92
Projected Section 3 Hires:	1

Authorization is requested to approve a funding increase to this requirement contract awarded to TR Pipe Inc. for replacement of motorized steam control zone valve stations and heating control panels, authorized by Board Resolution 19-5/29-15 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 30, 2019 and is continuing through July 29, 2022.

APPROVED

- 18 Authorization of a Funding Increase to Requirement Contract No. 1908472 Awarded to TR Pipe Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,357,115.09
Projected Section 3 Hires:	1

Authorization is requested to approve a funding increase to this requirement contract awarded to TR Pipe Inc. for replacement of motorized steam control zone valve stations and heating control panels, authorized by Board Resolution 19-5/29-14 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 30, 2019 and is continuing through July 29, 2022.

APPROVED

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

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$44,191.00
Projected Section 3 Hires:	Not Required

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 included 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 one-year renewal option term, which commenced on May 11, 2020 and is continuing through May 10, 2021.

APPROVED

20 Authorization of a Funding Increase to Requirement Contract No. 1813889 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Citywide)
Administering Department:	Operations – Property Management, NextGen Ops 1
Funding Source:	Operating - Federal
Amount:	\$64,260.00
Projected Section 3 Hires:	Not Required

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 included 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 one-year renewal option term, which commenced on May 11, 2020 and is continuing through May 10, 2021.

APPROVED

21 Authorization of a Funding Increase to Requirement Contract No. 1813895 Awarded to Dirty Gloves Drain Services LLC

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management, Queens Staten Island
Funding Source:	Operating – Federal
Amount:	\$48,193.00
Projected Section 3 Hires:	Not Required

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 included 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 one-year renewal option term, which commenced on May 11, 2020 and is continuing through May 10, 2021.

APPROVED

- 22 Authorization of a Funding Increase to Requirement Contract No. 1903628 Awarded to RJ Bruno Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$186,070.06
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to RJ Bruno Inc. for labor only plumbing services on low-pressure boilers and associated plumbing fixtures in boiler rooms, 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 28, 2019 and is continuing through February 27, 2022.

APPROVED

- 23 Authorization of a Funding Increase to Requirement Contract No. 1925979 Awarded to Power Mechanical Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$6,271,437.85
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this requirement contract awarded to Power Mechanical Inc. for the rental of mobile boilers, heat exchangers, and mobile oil tanks, authorized by Board Resolution 19-12/18-16 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 16, 2019 and is continuing through December 15, 2022.

APPROVED

24 Authorization of a Funding Increase to Requirement Contract No. 1821042 Awarded to Claddagh Controls Corp.

Location:	Various (Citywide)
Administering Department:	Operations – Elevators
Funding Source:	Operating – Federal
Amount:	\$151,629.83
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a funding increase to this requirement contract awarded to Claddagh Controls Corp. for the purchase and delivery of elevator parts, which did not require initial Board authorization 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 July 20, 2018 and is continuing through July 19, 2021.

APPROVED

25 Award of a Contract for Gas Piping Replacement

Location:	Pomonok
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital - Federal
Amount:	\$7,419,034.00
Projected Section 3 Hires:	3

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

APPROVED

- 26 Authorization to Ratify a Funding Increase to the Agreement with D & B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Redfern
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$732,019.99
Projected Section 3 Hires:	0

Authorization is requested to ratify a funding increase to this agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional staffing necessary to cover the extended project schedule during the extended 1170-day term, which commenced on April 15, 2020 and is continuing through June 28, 2023.

APPROVED

- 27 Authorization to Ratify a Change Order to Contract No. RF1721661 Awarded to Roma Scaffolding, Inc.

Location:	Eastchester Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$13,500.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Roma Scaffolding, Inc. for roofing replacement and rooftop structure renovation, authorized by Board Resolution 18-9/27-4 and as subsequently amended for an initial 504-day term, to increase the amount, in order to fund the relocation and reinstallation of the exhaust fan unit on the lower roof of Building No. 4 during the extended 92-day term, which commenced on October 1, 2020 and is continuing through December 31, 2020.

APPROVED

- 28 Authorization to Ratify a Change Order to Contract No. RF1721661 Awarded to Roma Scaffolding, Inc.

Location:	Eastchester Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$13,500.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Roma Scaffolding, Inc. for roofing replacement and rooftop structure renovation, authorized by Board Resolution 18-9/27-4 and as subsequently amended for an initial 504-day term, to increase the amount, in order to fund the modification of the bottom of the existing chain link fence at the main roof of Building No. 10 during the extended 133-day term and extended 92-day term, which commenced on May 21, 2020 and is continuing through December 31, 2020.

APPROVED

- 29 Authorization to Ratify a Change Order to Contract No. RF1721661 Awarded to Roma Scaffolding, Inc.

Location:	Eastchester Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$39,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Roma Scaffolding, Inc. for roofing replacement and rooftop structure renovation, authorized by Board Resolution 18-9/27-4 and as subsequently amended for an initial 504-day term, to increase the amount, in order to fund the increase in the depth of the 24" step inside of bulkhead doors of all buildings during the initial 504-day term, extended 133-day term and extended 92-day term, which commenced on January 3, 2019 and is continuing through December 31, 2020.

APPROVED

- 30 Authorization to Ratify a Change Order to Contract No. RF1721661 Awarded to Roma Scaffolding, Inc.

Location:	Eastchester Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$36,500.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Roma Scaffolding, Inc. for roofing replacement and rooftop structure renovation, authorized by Board Resolution 18-9/27-4 and as subsequently amended for an initial 504-day term, to increase the amount, in order to fund the removal and replacement of all slate stone sills, metal flashing, and sealant at rooftop bulkhead window sills of all buildings during the initial 504-day term and the extended 133-day term, which commenced on January 3, 2019 and continued through September 30, 2020.

APPROVED

- 31 Authorization to Ratify a Change Order to Contract No. RF1721661 Awarded to Roma Scaffolding, Inc.

Location:	Eastchester Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$21,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Roma Scaffolding, Inc. for roofing replacement and rooftop structure renovation, authorized by Board Resolution 18-9/27-4 and as subsequently amended for an initial 504-day term, to increase the amount, in order to fund the relocation of the existing electrical junction boxes and rerouting of the conduits and wiring at the main roof bulkheads of all buildings during the extended 92-day term, which commenced on October 1, 2020 and is continuing through December 31, 2020.

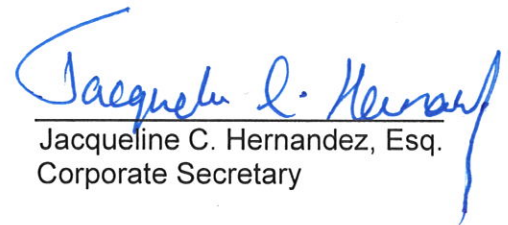
APPROVED

32 Authorization to Enter into an Agreement with Dominion Environmental Grp. Inc D/B/A Dominion Due Diligence Grp.

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$1,997,900.00
Projected Section 3 Hires:	1

Authorization is requested to enter into this agreement with Dominion Environmental Grp. Inc D/B/A Dominion Due Diligence Grp. for the provision of due diligence services, commencing on January 1, 2021 and continuing through December 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

APPROVED

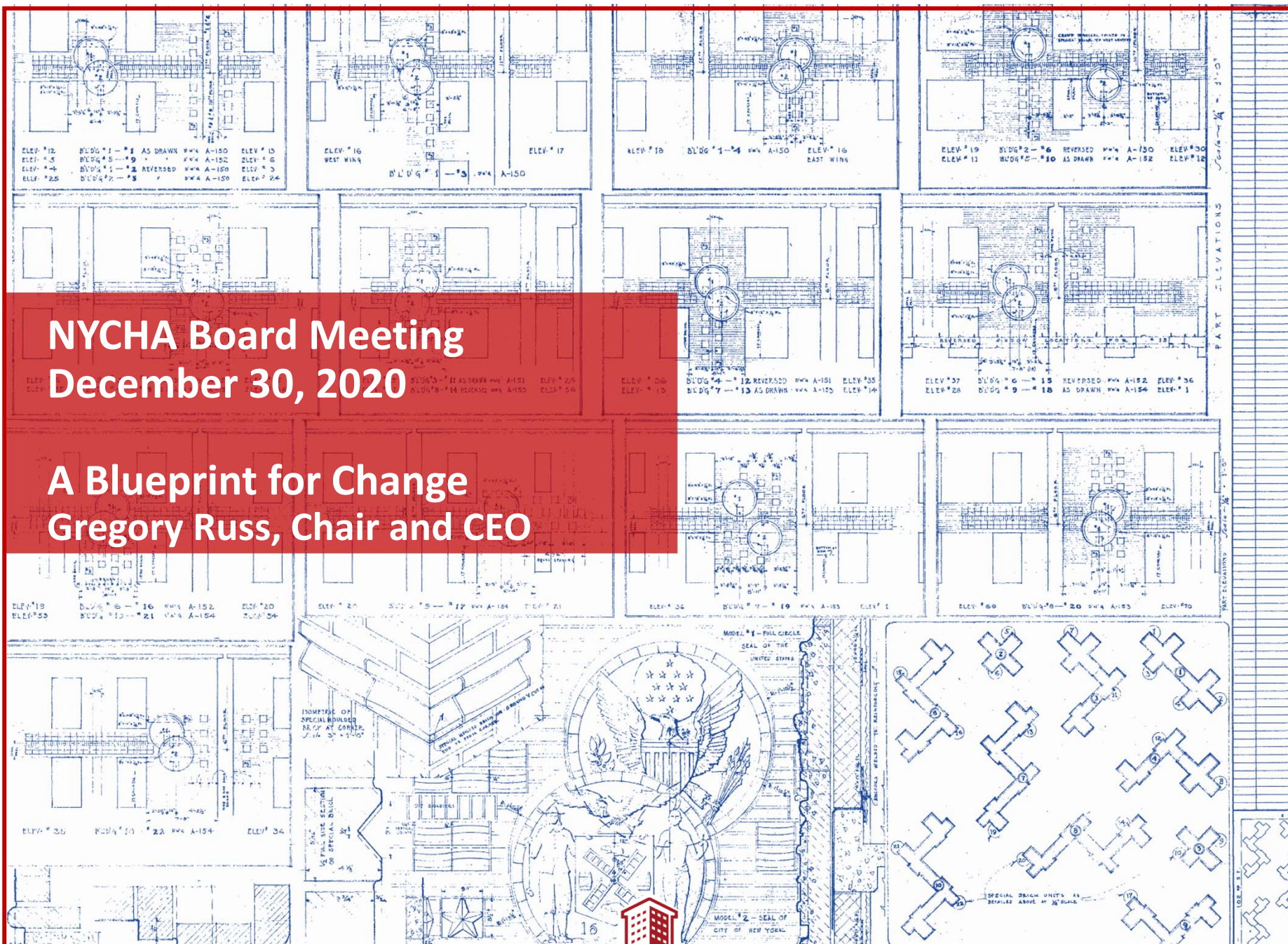

Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

² Board Member Adams abstained from voting on this item.

NYCHA Board Meeting December 30, 2020

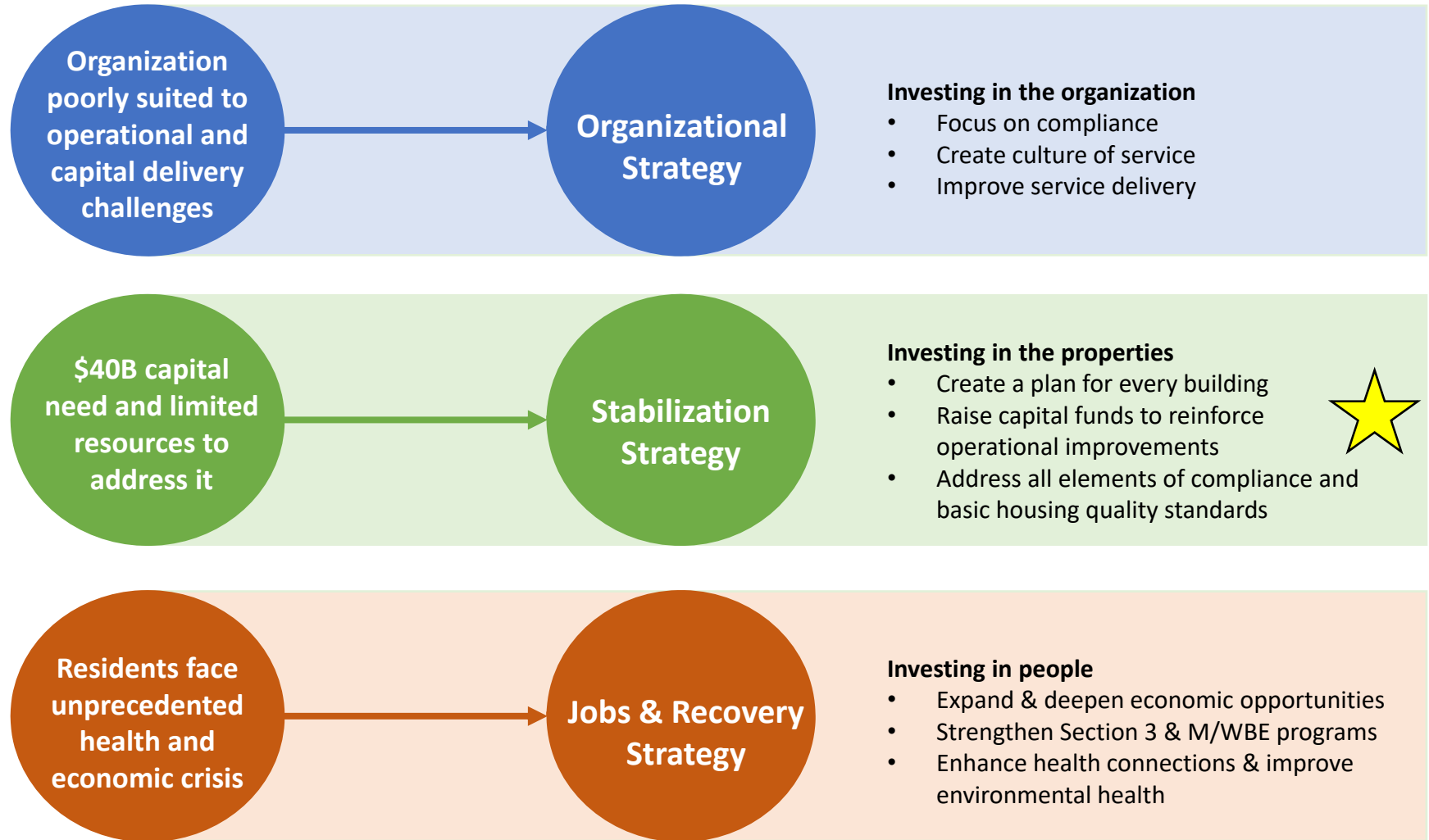
A Blueprint for Change Gregory Russ, Chair and CEO



Overview of Initiatives

NYCHA's challenges

Initiatives under development



Background: NYCHA Current State

Urgent needs for NYCHA's 175,000 apt portfolio

- **\$40 billion** to address full PNA plus lead, asbestos, ADA
- Capital needs grow by at least **\$1+ billion/year**

Full repairs on the way for 62,000 apartments

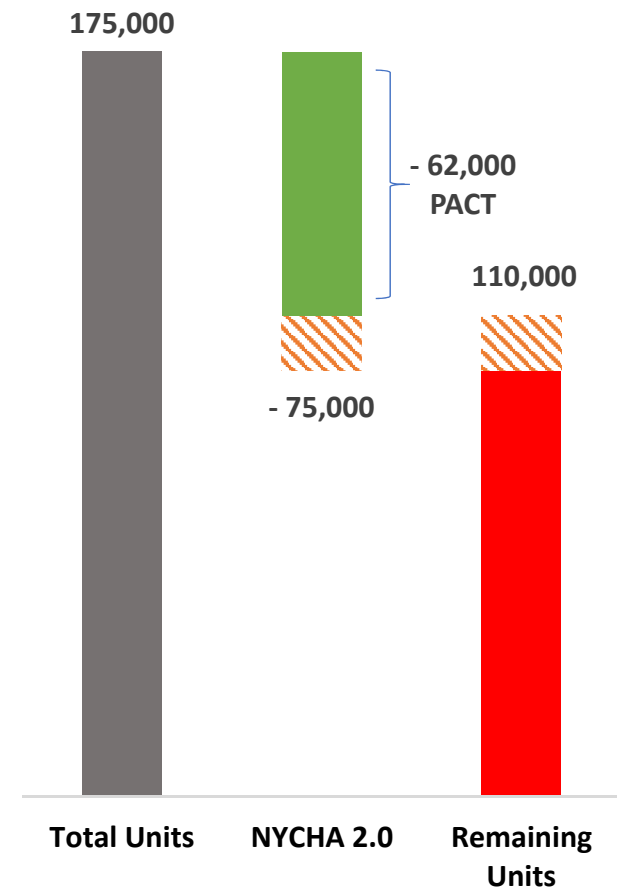
- PACT program is financing full renovations for 62k apts
- Other NYCHA 2.0 programs will fund add'l repairs

But 110,000 apartments need capital investment

- Need **\$18B** to stabilize these apts (i.e. address HUD Agreement pillars – lead, mold, pests, elevators, heat)
- NYCHA only has **\$3.3B** in capital funding secured

NYCHA needs a comprehensive plan that addresses the physical needs at every building in the NYCHA portfolio

NYCHA Portfolio



What's Needed to Stabilize 110,000 Apartments

NYCHA needs **\$18B** to achieve compliance with the HUD Agreement & meet basic Housing Quality Standards (HQS) at the 110,000 apartments – near term stabilization to prevent further decline

Mold: \$9.5 Billion

- Replace piping; full kitchens & baths; ventilation

Lead Abatement: \$1 Billion

- Full abatement across 110,000 units

Heat: \$4.1 Billion

- Prevent outages & improve heat delivery

Elevators: \$1.6 Billion

- Dramatically reduce outages

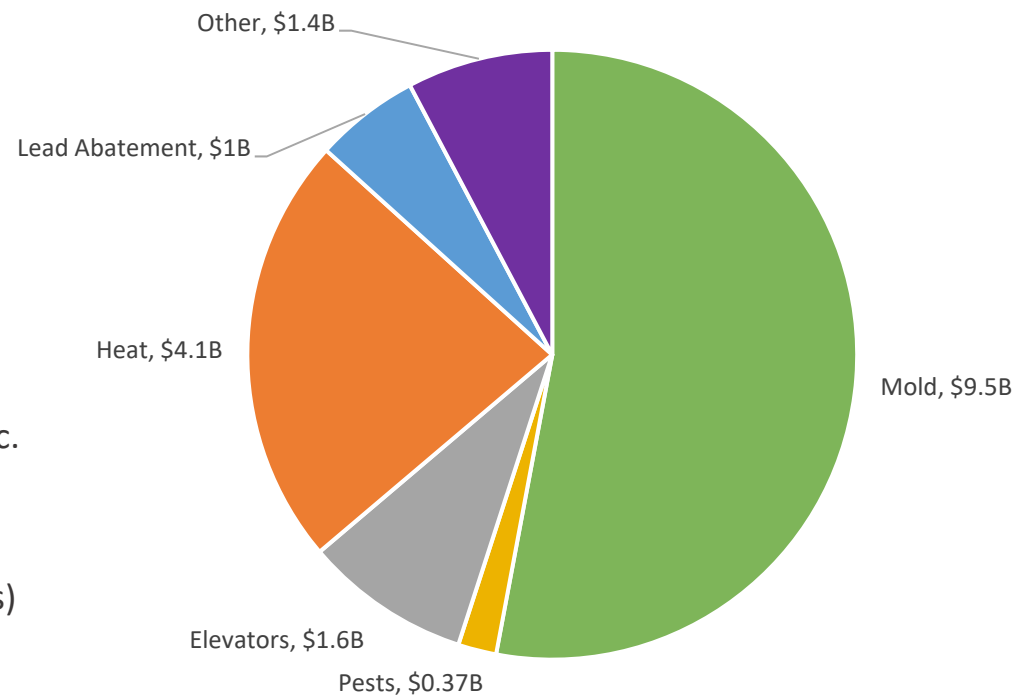
Pests: \$370 Million

- New waste yards, interior compactor work, etc.

Other: \$1.4 Billion

- Correct other HQS items (e.g. safety)
- Invest in security (incl. CCTV, main door access)
- Address gas risers

Stabilization Costs - \$18B



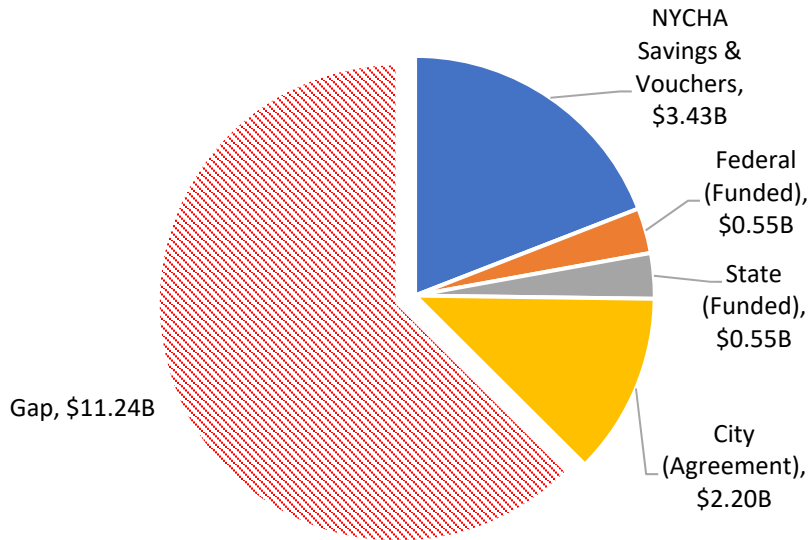
But to **fully revamp** the properties (e.g. to address community centers, grounds, cladding, etc.), NYCHA would need an **additional ~\$7B** – for a **total of \$25B**

Current Funding Gap

NYCHA Projected Capital Gap

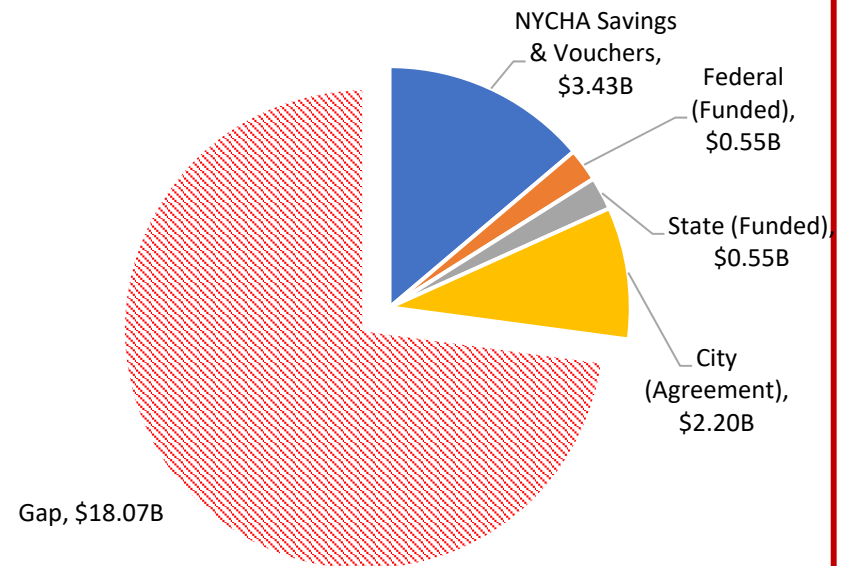
	Stabilization	Full Scope
Total Costs	\$17.97B	\$24.80B
Total Secured	\$6.73B	\$6.73B
NYCHA Savings & Vouchers	\$3.43B	\$3.43B
Federal (Funded)	\$0.55B	\$0.55B
State (Funded)	\$0.55B	\$0.55B
City (Agreement)	\$2.20B	\$2.20B
Projected Gap	\$11.24B	\$18.07B

Stabilization Costs - Total \$18B



Projected Gap = \$11.24B

Full Scope Costs - Total \$25B



Projected Gap = \$18.07B



Stabilization Overview

1
CREATE

NYC Public Housing Preservation Trust

- Use School Construction Authority model & create NYCHA-run **public** entity
- Provide procurement structure to expedite massive levels of construction
- Use a public entity to access Tenant Protection Vouchers (TPVs) for repairs
- NYCHA enters into a long-term ground lease with Trust
- Trust contracts back to NYCHA for management/operations & retains union workforce

+
2
FUND

Interim Use of Tenant Protection Vouchers (TPVs)

- Based on HUD notices, NYCHA has 110K apts likely to meet “obsolescence” criteria
- Apartments are eligible for TPVs when they meet this “obsolescence” criteria
- This project-based subsidy provides more stable & valuable funding each year
- NYCHA can then use this subsidy to raise upfront funds for capital repairs and make all the necessary repairs at the properties

||
3
PRESERVE

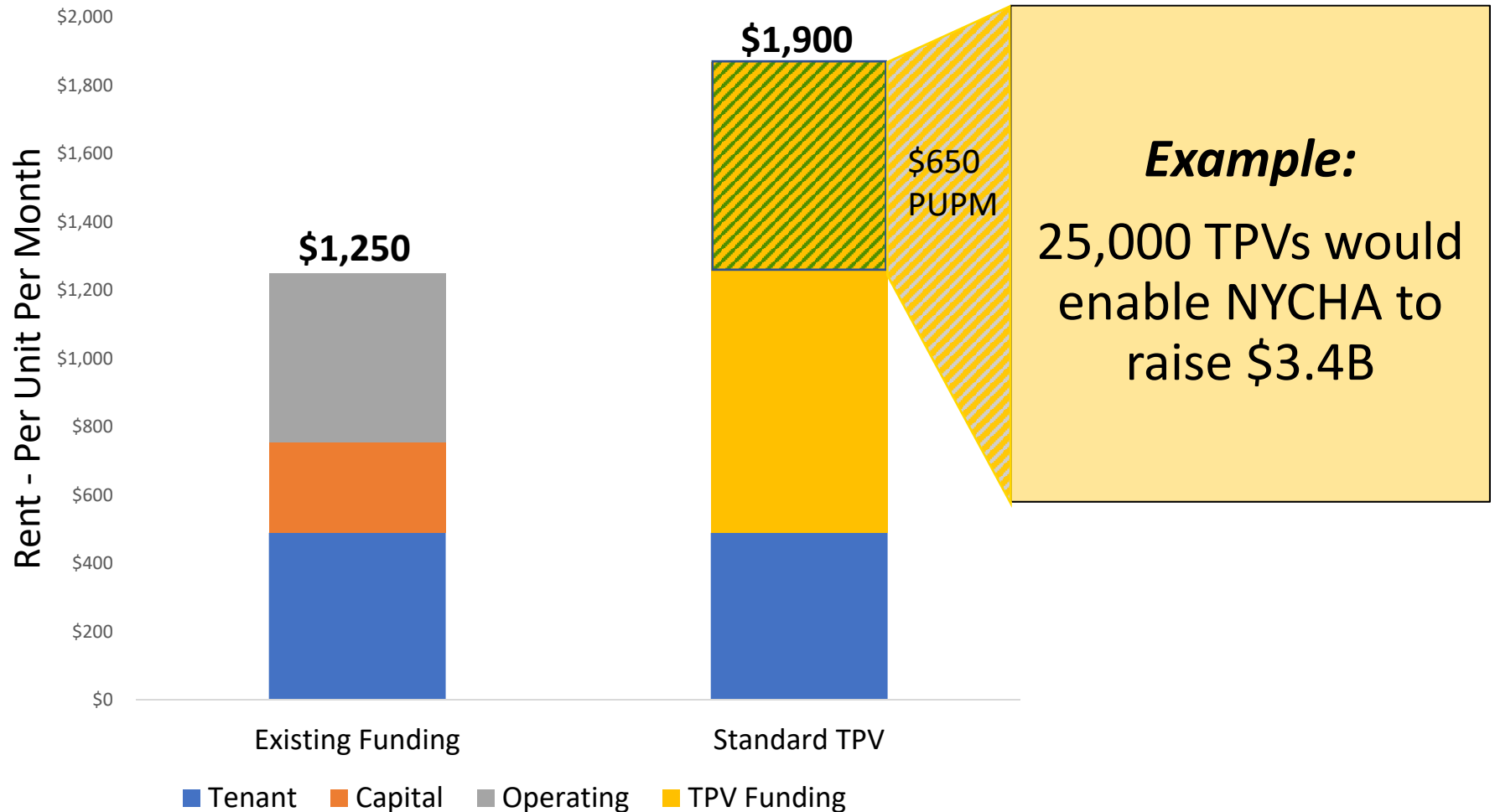
Stabilization & Recovery

- Fulfill **all compliance requirements** of HUD agreement & basic housing standards
- Protect resident rights & affordability in perpetuity – same rent calculations
- Position properties for long-term financial stability & can address **full** PNA over time
- Access upfront capital through a public entity
- Catalyze economic recovery through investing in public housing as infrastructure



Tenant Protection Vouchers (TPVs) are Valuable

Unit Rents by Type (2019)
Per Unit Per Month



NYC Public Housing Preservation Trust

Public Benefit Corporation

A **fully public entity** that will enable NYCHA to use TPVs, facilitate historic levels of construction, and preserve long-term public ownership

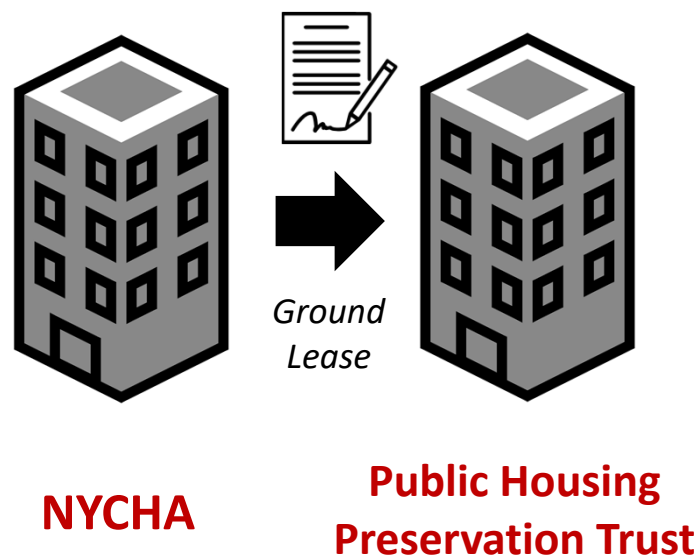
How It Works

- Use the School Construction Authority / DOE model
- NYCHA enters into long-term ground lease with Trust
- Trust oversees construction management contracts
- Trust contracts back to NYCHA for management & maintenance services

Results

- Properties under **end-to-end public control**
- Capital work **fulfills all compliance requirements** of HUD Agreement, stabilizes apts to HQS, and positions units for future investment options to meet full PNA
- State legislation codifies **full** resident protections & affordability in perpetuity
- **Significant** energy efficiency achieved
- Trust retains **public, represented** workforce

A Public to Public Process



Introduced Legislation (A11149) – Key Excerpts

Section 603 – Establishment of Trust

- Establishes Trust as a public entity for purpose of design, development, construction, reconstruction, improvement, modernization, rehabilitation, repairing & operation of NYCHA housing

Section 607 – Resident Rights & Opportunities

- Ensures rights are consistent with public housing, including same affordability in perpetuity
- Guarantees operation of properties as low, very-low, and extremely-low income housing
- Preserves right to organize resident councils, grievance process, automatic lease renewal, succession rights, Part 964, and more
- Confirms adherence to Section 3 requirements

Section 609-610 – More Efficient Procurement & Alternative Project Delivery

- Establishes ability to use alternative project delivery methods: Design-Build, Construction Manager At-Risk (CMAR), and Construction Manager-Build
- Outlines two-step selection method and provides ability to use “best value” criteria, as defined in definitions (Section 602)
- Codifies M/WBE provisions (Section 610)

Section 612 – Prevailing Wage & Project Labor Agreement (PLA)

- Obligates the Trust to use prevailing wage standards and a project labor agreement



Beyond Capital Repairs: Energy, Jobs, Health, & Recovery

1) De-carbonized, energy-efficient NYCHA

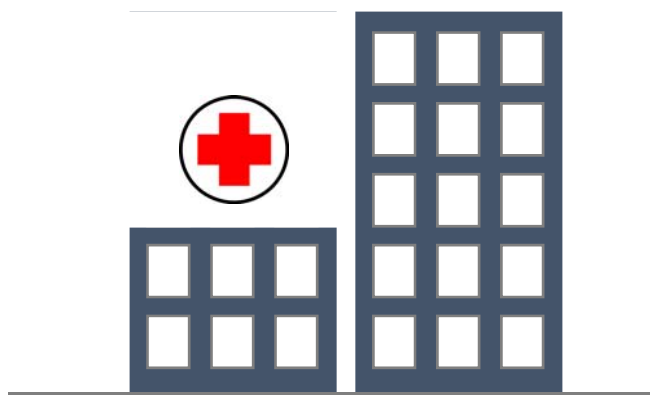
- Transform heating systems
- Re-clad exteriors, replace windows, and build solar panels where possible
- Install energy-efficient appliances (refrigerators, induction stoves, toilets, etc.)
- Massively reduce emissions and operating costs at NYCHA

2) More high-paying jobs

- Thousands of near-term construction jobs
- Create pipeline of skilled maintenance jobs
- Opportunities for local supply chains
- Prioritize NYCHA residents for jobs & strengthen Section 3 + M/WBE programming

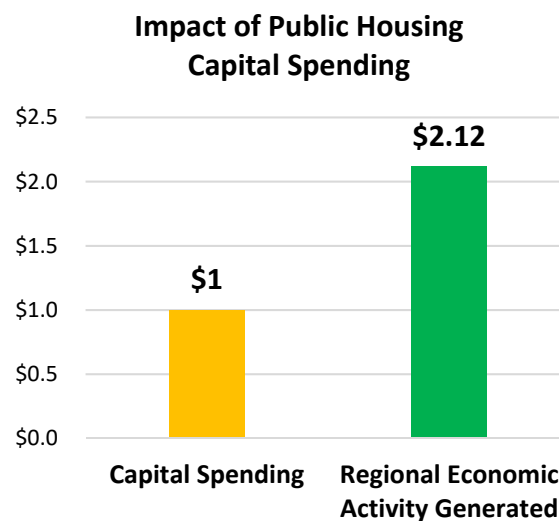
3) Improved health conditions

- Create healthier environments thru directly addressing mold, lead, and more
- Explore co-location of medical services



4) Investment in economic recovery

- 2-to-1 multiplier for regional economy
- Help local business and tax revenues recover



NYCHA Preservation Trust – Myths & Facts

Myths		Facts
1.	Residents have no tenant rights under Section 8 TPVs Vouchers, which are non-transferable. Rents are not guaranteed to be 30% of income.	<p>NYCHA residents will retain full rights:</p> <ul style="list-style-type: none"> • Same rent calculations – rents capped at 30% • Right to organize – NYCHA will keep 964 rules in place, the 964 rules also include provisions for RMCs • Succession rights – including ability to use Section 8 TPV voucher out of state after 1 year • NYCHA can offer a family Rights and Protection Contract to every family impacted by the transition
2.	With the NYCHA Trust project based TPVs: <ul style="list-style-type: none"> • NYCHA Resident will no longer have rent protections • We will see an increase in evictions • NYCHA Residents will have no Federal Protections 	<p>NYCHA residents will have full protections (including rents) under federal laws and regulations, as well as additional layers of protections under the state law that will create the Preservation Trust</p>
3.	It will be at the new public/private owner discretion to provide services to residents	<ul style="list-style-type: none"> • There is no private owner. • NYCHA is the owner and ground leases to the Trust, which is a public entity accountable to NYCHA residents and the people. The State law provides for this. • NYCHA continues to provide services under agreement with the Trust.
4.	No Resident Leadership Input	<p>Our ideas for preservation are being shared now. NYCHA resident leadership input is mandated by federal law and we are in the process of doing that. Plus, nothing can happen to any property without future public meetings, and full resident engagement.</p>
5.	Properties will be owned and operated by private investors and the banks	<ul style="list-style-type: none"> • Properties will be owned and operated by NYCHA • Ground lease to Trust for construction work • Still funded by HUD, State & City



NYCHA Preservation Trust – Myths & Facts (cont’d)

Myths		Facts
6.	Under this program, if the Federal Government doesn’t fund the TPV Section 8 Vouchers, the Residents would be responsible to pay all subsidies under this new section 8 plan. This will lead to widespread evictions.	By federal and state law , NYCHA residents will never be responsible for paying more than 30% of income. There <u>will not</u> be evictions.
7.	If you decide to move away from your NYCHA Apartment, the unit will no longer have a Section 8 TPV Voucher.	The Tenant Protection Voucher attaches to the unit, so the unit always has subsidy. If you move away from your NYCHA apartment, there is no loss of funding .
8.	Under this new plan, residents will be offered new kitchens and new bathrooms, and cosmetic renovations. But it will not address the major repairs that our infrastructure needs.	The plan will address all major repairs , including heating systems, elevators, piping in the walls, ventilation systems, lead abatement, waste yards, in addition to new kitchens and bathrooms. \$18B in improvements = not cosmetic.
9.	The Preservation Trust is a for-profit entity that is beholden to create value for shareholders.	The NYCHA Preservation Trust is a public entity , not a for-profit or non-profit corporation. <ul style="list-style-type: none"> • Specifically, it is a public benefit corporation, which make public improvements. • Such entities by their nature do not legally operate in order to generate a “profit,” but rather to serve a public purpose, including receiving revenue and applying it to that purpose. • If the Trust has a “surplus,” then it must apply the surplus to its specified public purpose in its succeeding fiscal year. • There are no “shareholders” – it is accountable to NYCHA residents and the people of New York



Looking Ahead

NYCHA is in the process of engaging residents, stakeholders, and elected officials to gather feedback around Stabilization.

Discussions/briefings to date:

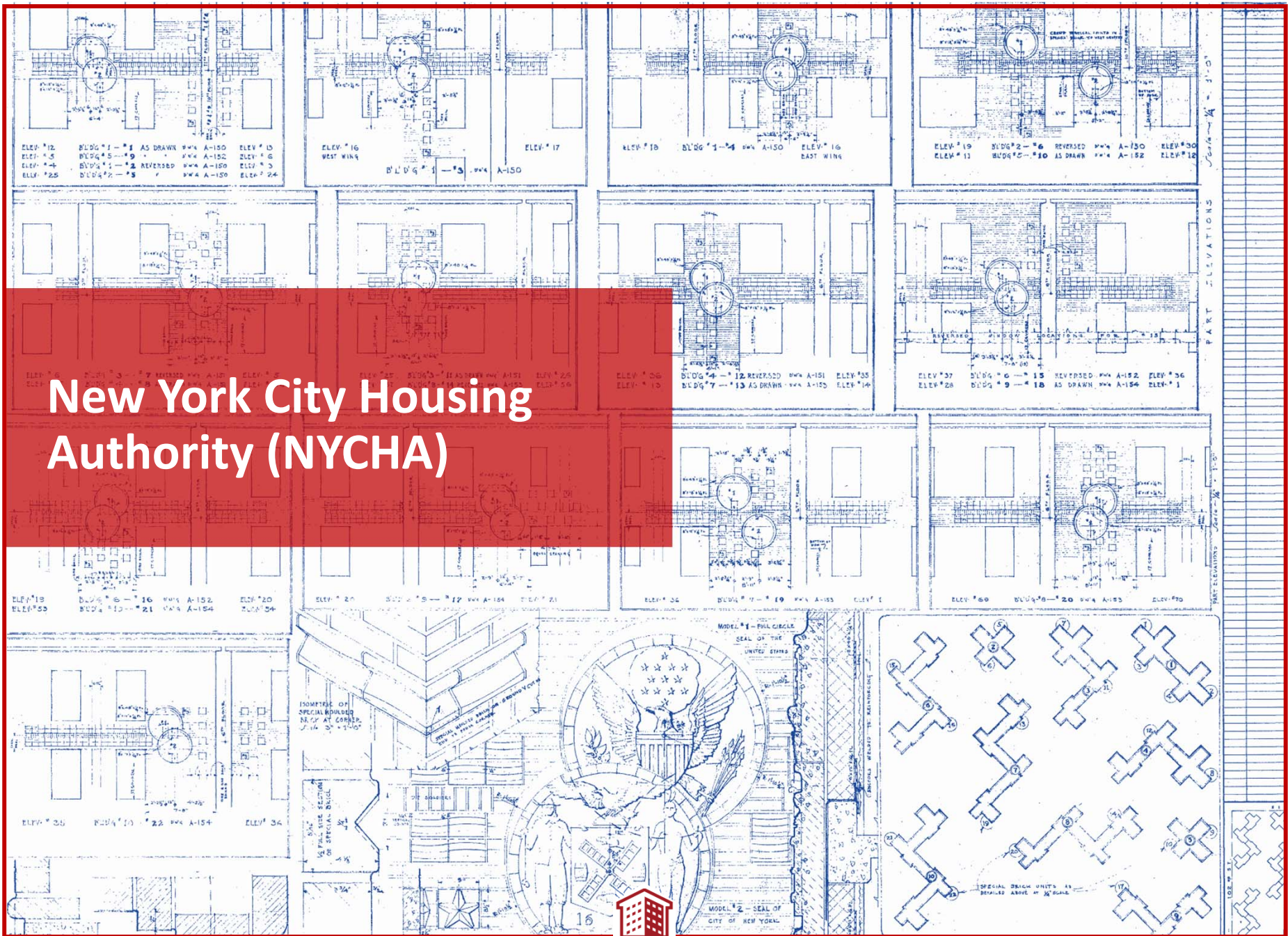
- Small groups of resident leaders (with more small group discussions scheduled)
- Federal officials (HUD, SDNY, and Monitor)
- Labor partners
- Over a dozen local and national advocate and policy organizations
- Federal, State, and City elected officials

NYCHA will continue and expand these conversations over the coming weeks & months, including a focus on:

- Engaging and building partnerships with residents, elected leaders, & advocates
- Working with the State Legislature on authorizing the NYC Public Housing Preservation Trust
- Working with federal partners on TPV appropriations and financing mechanisms



New York City Housing Authority (NYCHA)



NYCHA Board Meeting December 30, 2020

2021-2025 Proposed Financial Plan
Annika Lescott, Chief Financial Officer
Department of Financial Planning & Analysis



Agenda

I. 2020 Year-End

- Year-end Projections
- Rent Collection Trends

II. 2021-2025 Proposed Operating Plan

- Budget Process
- Sources and Uses
- Headcount Increases
- New Investments
- Section 8 Program

III. 2021-2025 Proposed Capital Plan

2020 November Year-to-Date (YTD)

	Adopted Budget	November YTD	% of spending
Source			
Tenant Rental Revenue	\$1,025	\$909	89%
Federal Operating Subsidy	\$984	\$970	99%
Section 8 Subsidy	\$1,206	\$1,154	96%
City Funds	\$262	\$145	56%
Capital Transfer & Management Fee	\$230		0%
Section 8 HAP Reserves	\$69		0%
All other Revenue	\$61	\$91	148%
Total Sources	\$3,837	\$3,269	85%
Use			
Personal Services (PS)			
Salaries	\$685	\$604	88%
Fringe	\$594	\$546	92%
Overtime	\$105	\$133	126%
All other Salaries	\$37	\$71	191%
Total PS	\$1,422	\$1,355	95%
Other than Personal Services (OTPS)			
Leases	\$77	\$67	86%
Supplies	\$109	\$80	74%
Utilities	\$545	\$469	86%
Contracts	\$377	\$335	89%
Section 8 Payment	\$1,133	\$1,038	92%
All other OTPS	\$83	\$52	62%
Total OTPS	\$2,325	\$2,042	88%
Total Uses	\$3,746	\$3,397	91%

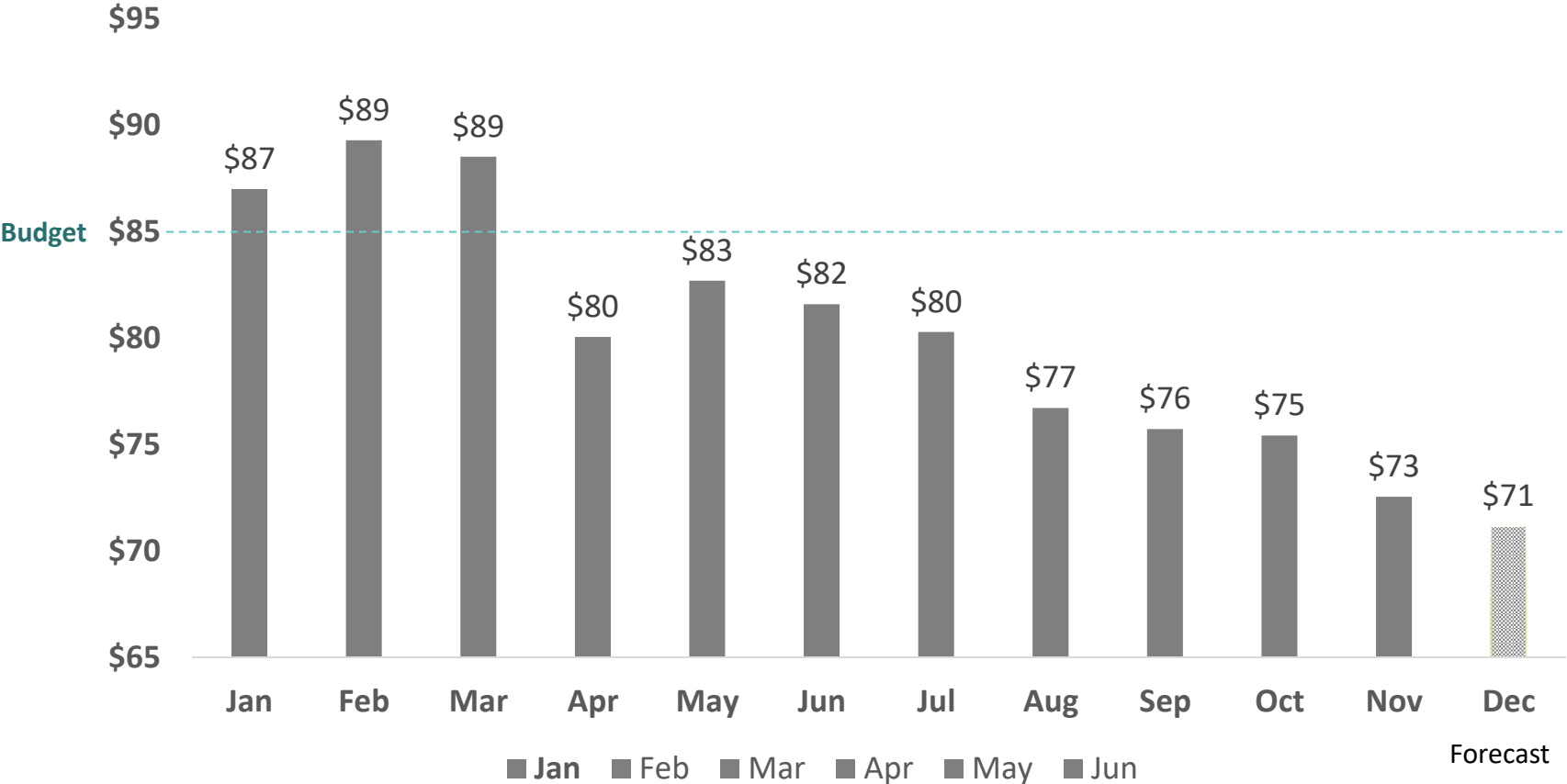
2020 Year-end Projections

	Adopted Budget	Year-end Projection	Variance
Revenue			
Tenant Rental Revenue	\$1,025	\$961	(\$64)
Federal Operating Subsidy	\$984	\$973	(\$12)
Section 8 Subsidy	\$1,275	\$1,263	(\$13)
City Funds	\$262	\$228	(\$33)
Other Revenue	\$291	\$206	(\$85)
FEMA		\$9	\$9
CARES Act- Operating	\$0	\$120	\$120
Total Revenue	\$3,837	\$3,760	(\$77)
Expense			
PS			
Salary F/T	\$685	\$659	\$26
Seasonal	\$18	\$40	(\$22)
Fringe	\$594	\$580	\$14
Overtime	\$105	\$146	(\$40)
Other Salaries	\$19	\$35	(\$16)
PS Total	\$1,422	\$1,460	(\$38)
OTPS			
Supplies	\$109	\$87	\$21
Utilities	\$545	\$524	\$21
Contracts	\$377	\$379	(\$2)
Section 8	\$1,181	\$1,171	\$10
Other OTPS	\$112	\$139	(\$26)
OTPS Total	\$2,325	\$2,300	\$24
Total Expense	\$3,746	\$3,785	(\$14)
Surplus/(Deficit)	\$91	\$0	(\$91)

Rent Collection Forecast

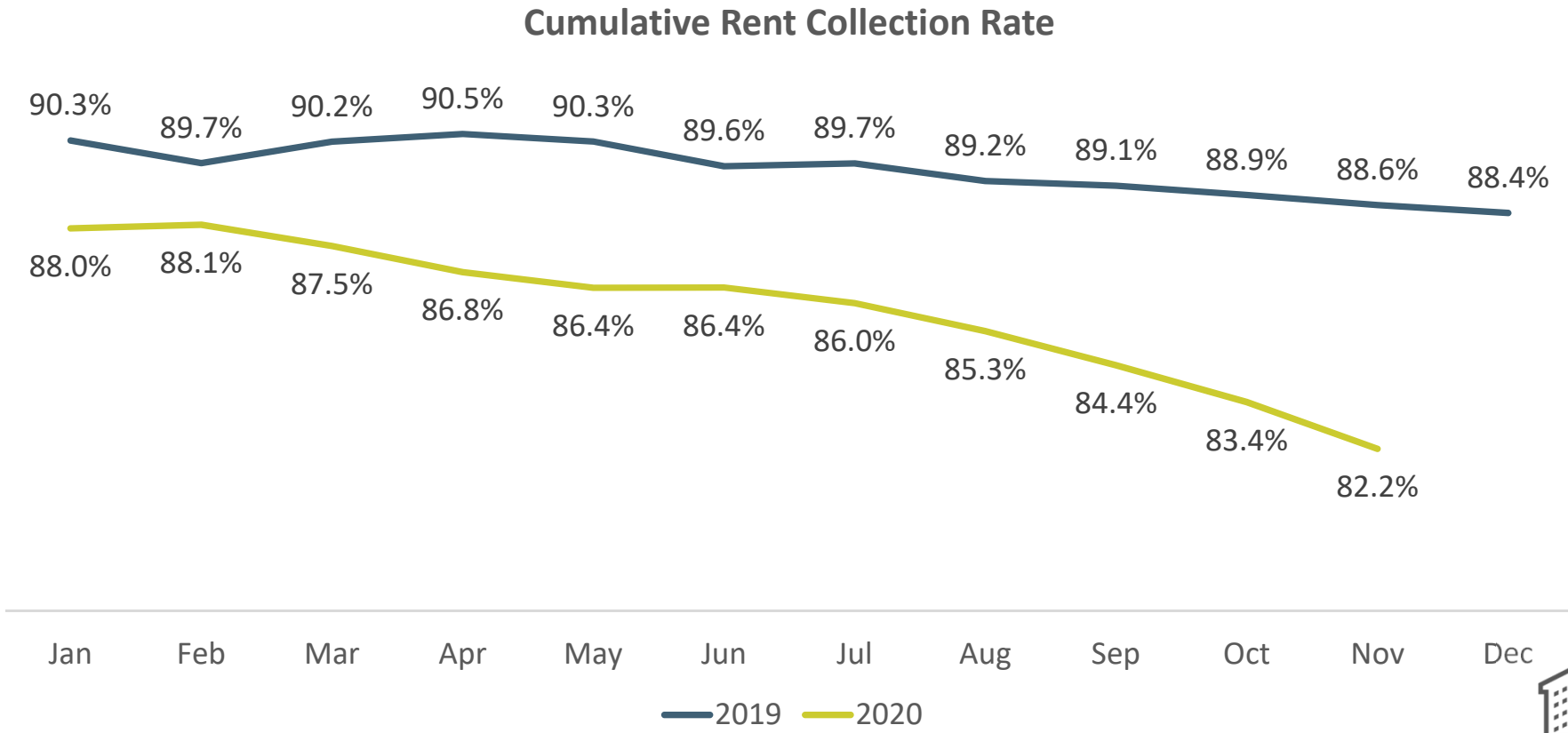
- On track to collect \$961 million by 2020 year-end, which is \$93 million less than 2019 and \$64 million less than the 2020 budgeted amount.
- Tenant rent comprises about 1/3 of annual operating revenues.

(\$ in Millions)



Cumulative Rent Collection Rate

- Even considering seasonal trends, the rent collection rate in each month of 2020 is worse than the same month in 2019
- By November 2020, rent collection was down 6.4% compared to November 2019 and \$78 million cumulatively.



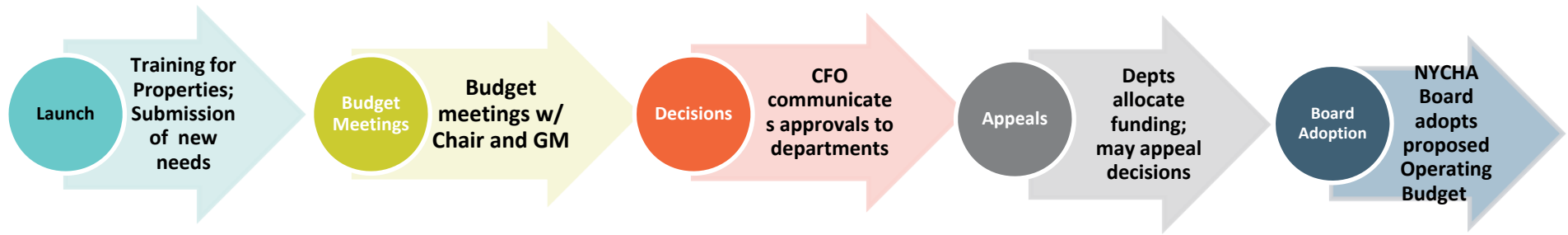
*Rent Collection Rate refers to the cumulative collection rate over 12 months ("the rolling twelve").



2021-2025 Proposed Operating Plan

All dollars are in millions

Operating Budget Process



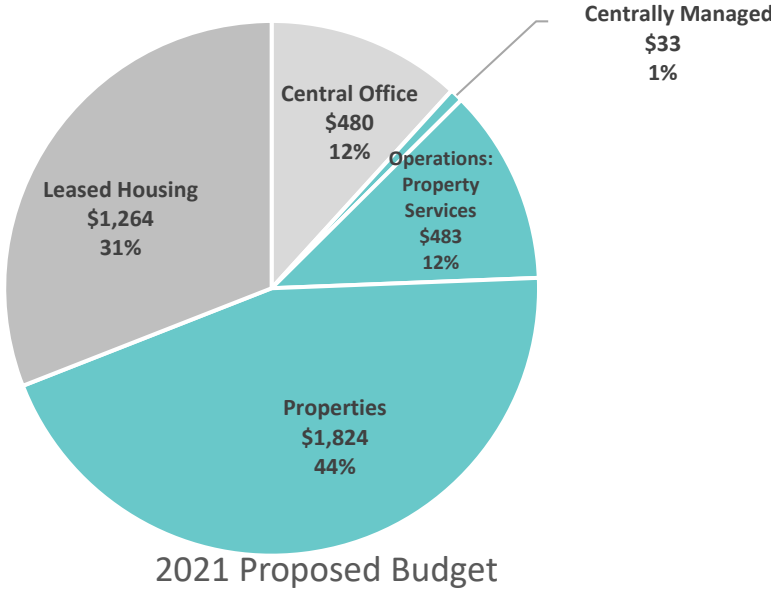
September	<ul style="list-style-type: none"> Trained 140+ Property Managers on budget concepts and the financial database
October	<ul style="list-style-type: none"> Property Managers submitted requests for additional funds directly into the financial database, \$16 M Central Office and Operations Property Service department submissions, \$493 M
November	<ul style="list-style-type: none"> Chair and General Manager completed 1:1 budget meetings with Central Office & Operations Central Service departments All Property Manager requests approved for funding
December	<ul style="list-style-type: none"> Preliminary funding decisions communicated; departments allowed to allocate funding and appeal Evaluation of appeals, and final decisions on proposed budget Presentation of the Proposed Five-Year Plan to the NYCHA Board for adoption

2021 New Needs

- \$509 million requested above the base budget, including 1,300 new staff
- \$311 million approved, including nearly 940 new staff

(\$ in Millions)

	A	B	C	A+C
2021 Base Budget		New Requests	Approved Additions	2021 Proposed Budget
Central Office	\$427	\$120	\$53	\$480
Centrally Managed Accounts (Insurance)	\$0	\$0	\$33	\$33
Operations: Property Services	\$394	\$280	\$89	\$483
Properties	\$1,777	\$106	\$47	\$1,824
Subtotal	\$2,598	\$506	\$222	\$2,820
Leased Housing	\$1,174	\$3	\$89	\$1,264
Total	\$3,772	\$509	\$311	\$4,084

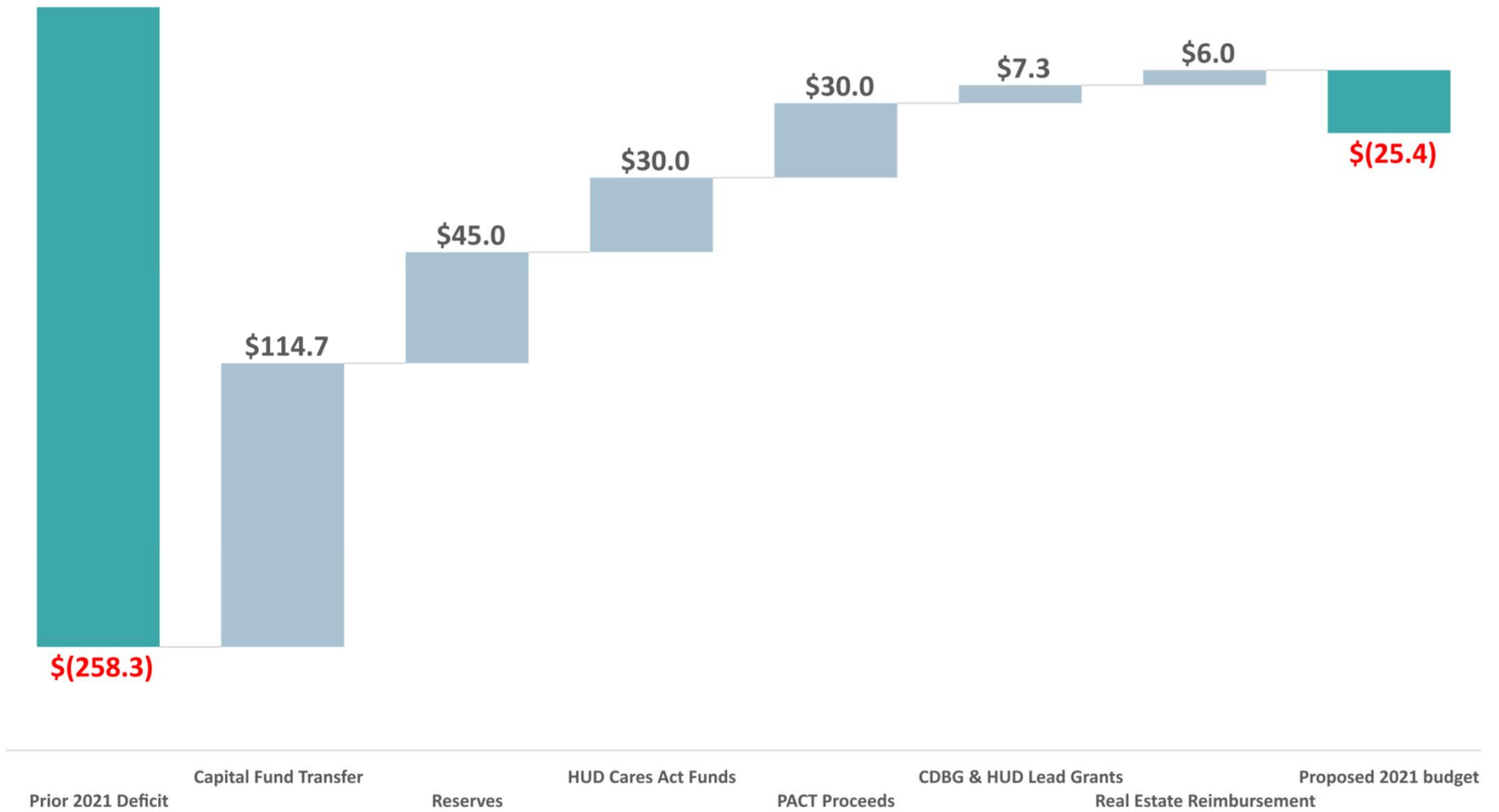


9 Properties includes: Borough Offices, Properties, and Privately-managed properties



2021 Funding Sources

- Unlocked \$234 million of revenue to support increased operating expenses



2021 Proposed Sources and Uses

(\$ in Millions)

	Operating	COCC	Section 8	Grants	Elimination	Total
Sources						
Tenant Rental Revenue	\$1,008					\$1,008
Federal Operating Subsidy	\$633	\$368		\$14		\$1,015
Section 8 HAP Subsidy	\$42		\$1,230		(\$42)	\$1,230
Section 8 Admin Fee		\$24	\$121		(\$24)	\$121
City Funds	\$120			\$128		\$248
Capital Transfer & Management Fee	\$232	\$59				\$290
Withdrawal from Reserve		\$45				\$45
All Other Sources	\$51	\$45	\$1	\$4		\$101
Total Sources	\$2,086	\$539	\$1,353	\$146		\$4,058
Uses						
Personnel Cost	\$1,062	\$271	\$59	\$53		\$1,444
Leases		\$62	\$7			\$69
Supplies	\$97	\$8				\$105
Equipment	\$14	\$17	\$1			\$31
Utilities	\$510	\$3				\$513
Contracts	\$380	\$195	\$53	\$8	(\$24)	\$612
Insurance	\$61	\$28				\$89
Other OTPS	\$11	\$8	\$4	\$12		\$35
Section 8 Landlord Payments			\$1,227		(\$42)	\$1,185
Total Uses	\$2,135	\$590	\$1,351	\$73		\$4,084
Surplus/Deficit	(\$49)	(\$51)	\$1	\$73		(\$25)

Five-Year Proposed Sources and Uses

- We are committed to closing the \$25 million deficit in 2021. We will closely monitor spending and implement cost saving measures, if necessary.

(\$ in Millions)	2021	2022	2023	2024	2025
Source					
Tenant Rental Revenue	\$1,008	\$918	\$829	\$758	\$740
Federal Operating Subsidy	\$1,015	\$921	\$875	\$840	\$816
Section 8 Subsidies	\$1,352	\$1,467	\$1,697	\$1,989	\$2,264
City Funds	\$248	\$233	\$217	\$217	\$217
Capital Transfer & Management Fee	\$290	\$176	\$176	\$176	\$176
Withdrawal from Reserves	\$45				
All Other Revenue	\$101	\$48	\$47	\$46	\$48
Total Sources	\$ 4,058	\$3,763	\$3,841	\$4,026	\$4,261
Use					
Personnel Services (PS)					
Headcount	11,811	11,402	10,924	10,315	10,054
Salaries	\$766	\$776	\$751	\$720	\$706
Fringe	\$571	\$611	\$614	\$615	\$623
Overtime	\$90	\$87	\$83	\$81	\$80
All other Salaries	\$17	\$17	\$16	\$16	\$15
Total PS	\$1,444	\$1,490	\$1,464	\$1,432	\$1,425
Other than Personnel Services (OTPS)					
Leases	\$69	\$54	\$55	\$57	\$57
Supplies	\$105	\$114	\$92	\$82	\$80
Utilities	\$513	\$476	\$435	\$403	\$401
Contracts	\$612	\$440	\$401	\$377	\$373
Section 8 Landlord Payment	\$1,185	\$1,317	\$1,587	\$1,840	\$2,028
All other OTPS	\$155	\$171	\$168	\$154	\$146
Total OTPS	\$2,640	\$2,573	\$2,739	\$2,913	\$3,085
Total Uses (PS & OTPS)	\$4,084	\$4,063	\$4,204	\$4,345	\$4,510
Surplus (Deficit)	(\$25)	(\$300)	(\$363)	(\$319)	(\$249)

Budgeted Headcount

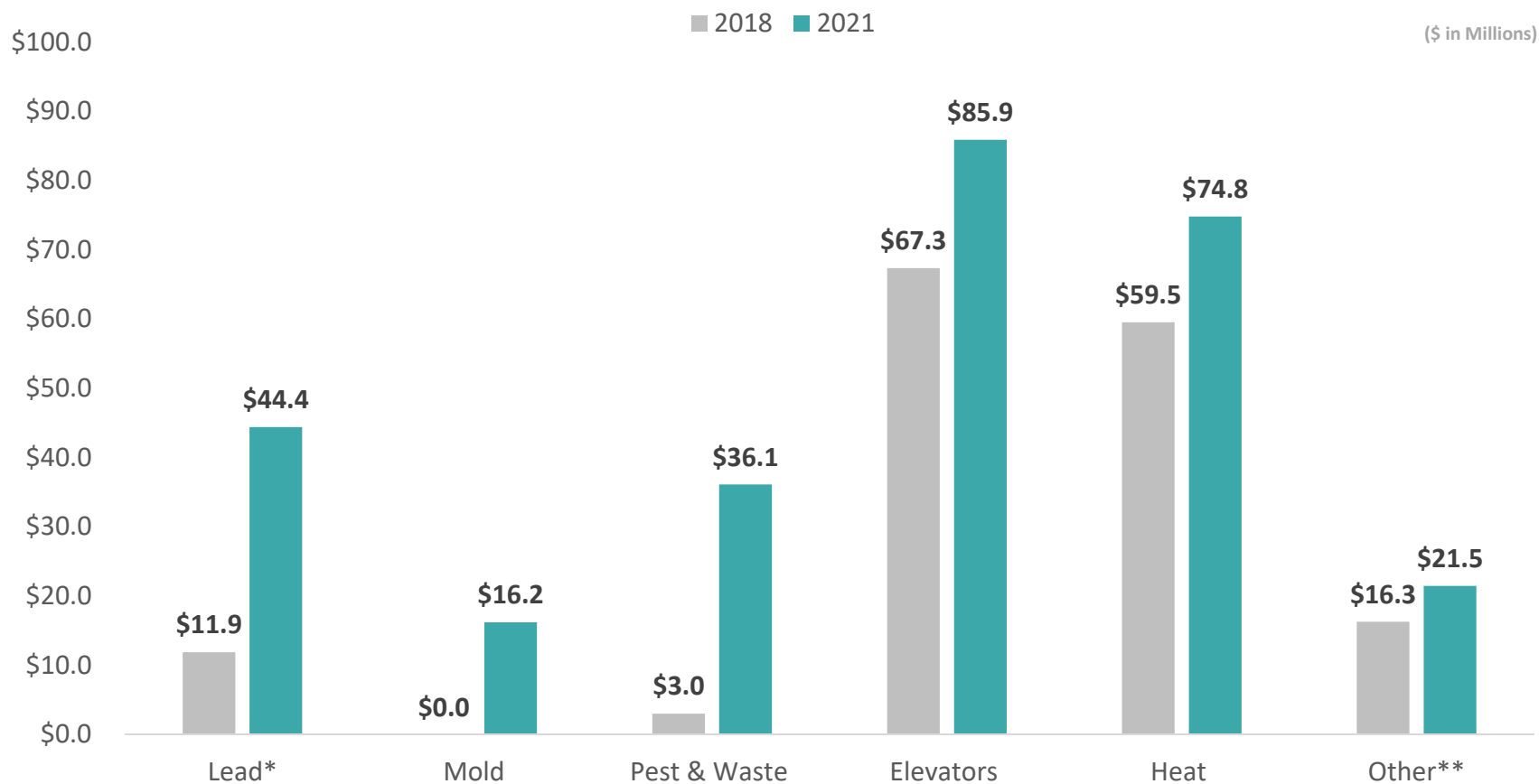
- The 2021 proposed budget funds 11,811 positions, an increase of 472 positions from the 2020 adopted budget.

Year	2018	2019	2020	2021	2022	2023	2024	2025
Budgeted Headcount	10,684	10,707	11,339	11,811	11,402	10,924	10,315	10,054

	2021 Headcount by Funding Source				
	General Funds	Section 8	Grants	CDBG	Total
1. Properties	6,983				6,983
2. Operations: Property Services					
Healthy Homes	186				186
Quality Assurance	25				25
Pests & Waste	111				111
Support Services (Heating, Elevators, etc)	1,552				1,552
All Other Operations	582				582
3. Central Office					
Administration	301	72			373
Capital Projects	1			367	368
Community Engagement & Partnerships	229		22		250
Compliance	41				41
Environmental Health & Safety	49				49
Finance	182	2	1		185
Information Technology	171	7			178
Legal Affairs	292	6			298
Real Estate	43				43
Strategy & Innovation	30	2			32
All Other Central Office	139				139
4. Leased Housing/Section 8		416			416
Total	10,917	504	23	367	11,811

HUD/SDNY Agreement Investments

- Over the last 3 years, NYCHA has increased annual investments to the HUD/SDNY Agreement pillar areas by \$121 million.
- Funding for capital needs related to the pillar areas is also provided in the proposed capital budget.



*Lead 2018 funding based on actuals all others funding based on adopted budget amounts

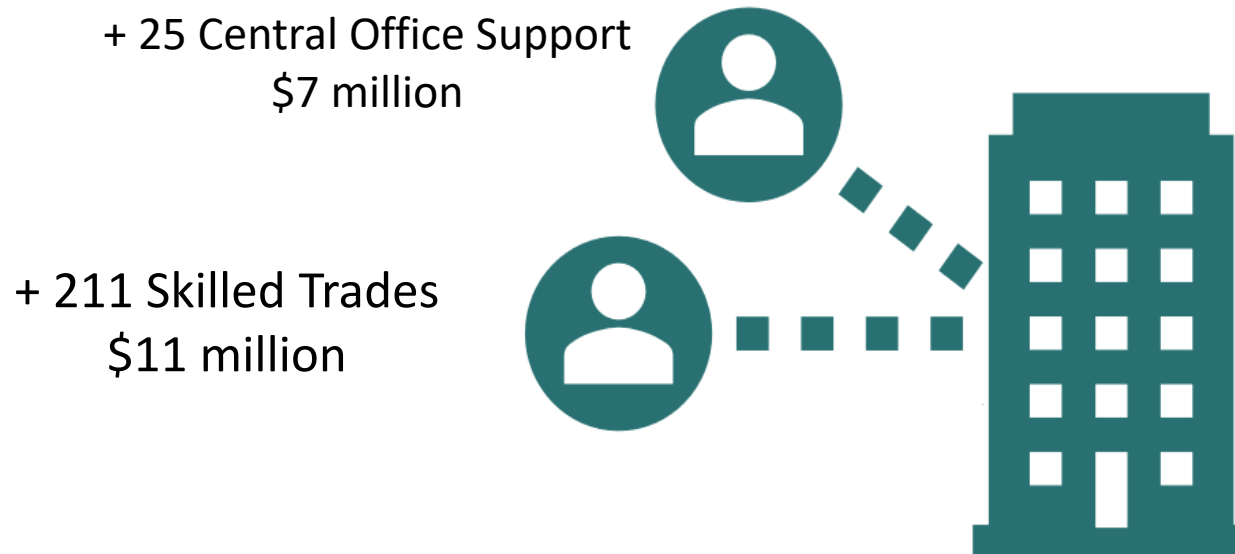
** Other includes mandated Environment Health & Safety, Compliance, Quality Assurance departments.



Transformation Plan

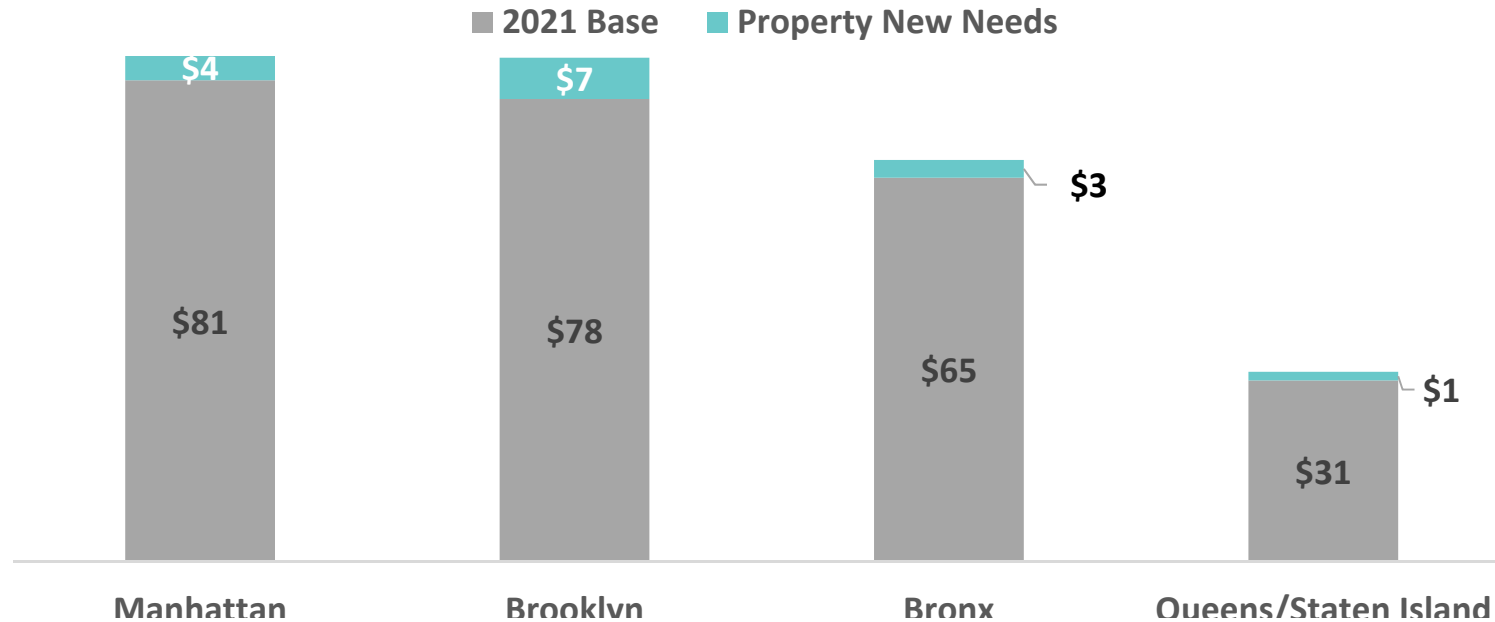
- NYCHA is investing **\$19 million** to begin implementing the Transformation Plan
- In the 4th quarter, most skilled trades will be managed directly at the properties. **211 more skilled trades** positions will be added for optimal staffing.
- **25 positions** will train new employees and enhance employee engagement

Total New Investment = 236 staff, \$19 million



Property-Based Budgeting

- For the first time, property managers submitted requests for additional supplies, contracts, equipment and Other OTPS in the discretionary accounts they manage. All \$16 million requested was approved.
- Property Managers control 20% of the property budgets for day-to-day expenses. The remaining 80% is managed centrally for utilities, payroll, property insurance, etc.
- Below shows the base + additional allocation by borough, but all funds are allocated to individual properties



*Amounts above only include discretionary budgets managed directly by the properties. Excludes centrally managed accounts such as utilities, payroll, property insurance.

Section 8 Program

- The 2021 proposed budget supports the lease up of 87,565 units, with increases in the outyears to support RAD/PACT and the Blueprint for Change.

(\$ in Millions)

Sources	2021	2022	2023	2024	2025
Housing Assistance Payments	\$1,230	\$1,371	\$1,584	\$1,860	\$2,121
Administrative Fees	\$88	\$96	\$113	\$130	\$144
CARES Act Funding	\$33				
All Other Revenues	\$1	\$1	\$1	\$1	\$1
Total Sources	\$1,353	\$1,467	\$1,698	\$1,990	\$2,265
Headcount	505	505	505	505	505
Uses					
Personnel Costs	\$59	\$60	\$61	\$62	\$63
Contracts	\$53	\$30	\$35	\$40	\$44
Landlord Payments	\$1,220	\$1,352	\$1,619	\$1,869	\$2,057
All Other	\$20	\$12	\$12	\$12	\$12
Total Uses	\$1,351	\$1,454	\$1,727	\$1,984	\$2,176
Surplus/Deficit	\$1	\$13	(\$29)	\$6	\$89
Total Units Leased	87,565	87,943	92,813	106,648	119,621

2021 - 2025 Proposed Capital Plan

All dollars are in millions

2021-2025 Proposed Capital Plan

- **\$7.4 billion of proposed funds**
- **City Capital:** includes \$1.6 billion of the \$2.2 billion for the HUD/SDNY Agreement, and \$1.3 billion of Mayoral funds. Unused City funds roll into the next year.
- **Federal:** Allocation assumes continuation of \$585 million annual award. HUD requires five-year budgets, but federal capital funds are only awarded annually.
- **State:** \$414 million to be committed for State heating and elevator pipeline. \$450 million was awarded in 2018.

Source	Roll of Prior Funds	2021	2022	2023	2024	2025	Total 2021- 2025
Federal	\$700	\$585	\$585	\$585	\$585	\$585	\$3,625
City	\$1,191	\$388	\$404	\$336	\$336	\$336	\$2,991
State	\$414						\$414
Community Development Block Grant	\$141						\$141
FEMA Disaster Recovery	\$96		\$22	\$25			\$143
Insurance	\$44						\$44
Other	\$22	\$25					\$47
Total	\$2,608	\$997	\$1,011	\$946	\$921	\$921	\$7,405

(\$ in Millions)

Capital Plan Allocation

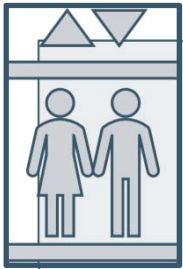
By Funding by Year and Work Type

- The chart below shows the allocation, not expenditure, of capital funds by fiscal year.
- Since March 2020, NYCHA has been spending \$74 million on average per month on capital projects

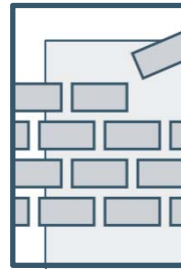
Work Type	Roll of Prior Funds	2021	2022	2023	2024	2025	Total 2021-2025
Construction Hard Costs	\$2,003	\$680	\$721	\$689	\$669	\$691	\$5,453
Construction Soft Costs	\$340	\$271	\$244	\$240	\$243	\$221	\$1,560
Energy	\$44	\$4	\$8	\$8	\$4	\$2	\$69
Staffing	\$17		\$1				\$18
Information Technology	\$12	\$16	\$16	\$6	\$4	\$4	\$58
Other	\$192	\$27	\$22	\$2	\$1	\$3	\$247
Total	\$2,608	\$997	\$1,011	\$946	\$921	\$921	\$7,405

2021 Capital Budget Strategic Investments

- The 2021 Capital Plan proposes significant investments to fund improvements to NYCHA developments including:



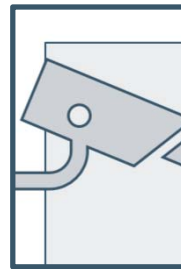
\$64 million to support the replacement of 102 elevators in 7 developments



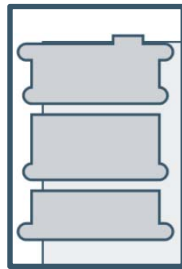
\$17 million to maintain existing Local Law 11 shedding



\$224 million to repair 106 roofs at 8 developments



\$1 million to upgrade and install new CCTV, intercoms and fire alarms



\$883 million to replace boilers



Capital Projects Division

Board Meeting Update
December 30, 2020



NEW YORK CITY
**HOUSING
AUTHORITY**



Capital Projects Division

Weatherization Assistance Program ("WAP")

In September 2019, Board Resolution #19-9/25-16 authorized, as solely related to Weatherization Assistance Program ("WAP") contracts,

(i) the temporary suspension of prerequisite Authority approval of

(a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority's By-Laws, pursuant to (a) Section 7.01 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38,

(b) sole source contracts that are valued in excess of \$100,000.00 that would require Authority approval as required by Section 301(b)(2) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 19-6/26-8, and

(c) change orders, as required by Section 501(a)(3) of the CPR; and

(ii) at each Board Meeting, providing a WAP contracts report including, but not limited to, the

(a) number of contracts awarded, and

(b) change orders entered into, subsequent to the prior Board Meeting.



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
12/16/2020

Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 6 contracts totaling \$997,736.62 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Windows are on order. Ventilation sealing is complete at 45 Staton Street.
- Colon LIFHE Tower - Refrigerator installations have begun.
- Penn Wortman - In-unit lighting and ventilation is complete..

Schedule

Listed Projects (see chart)

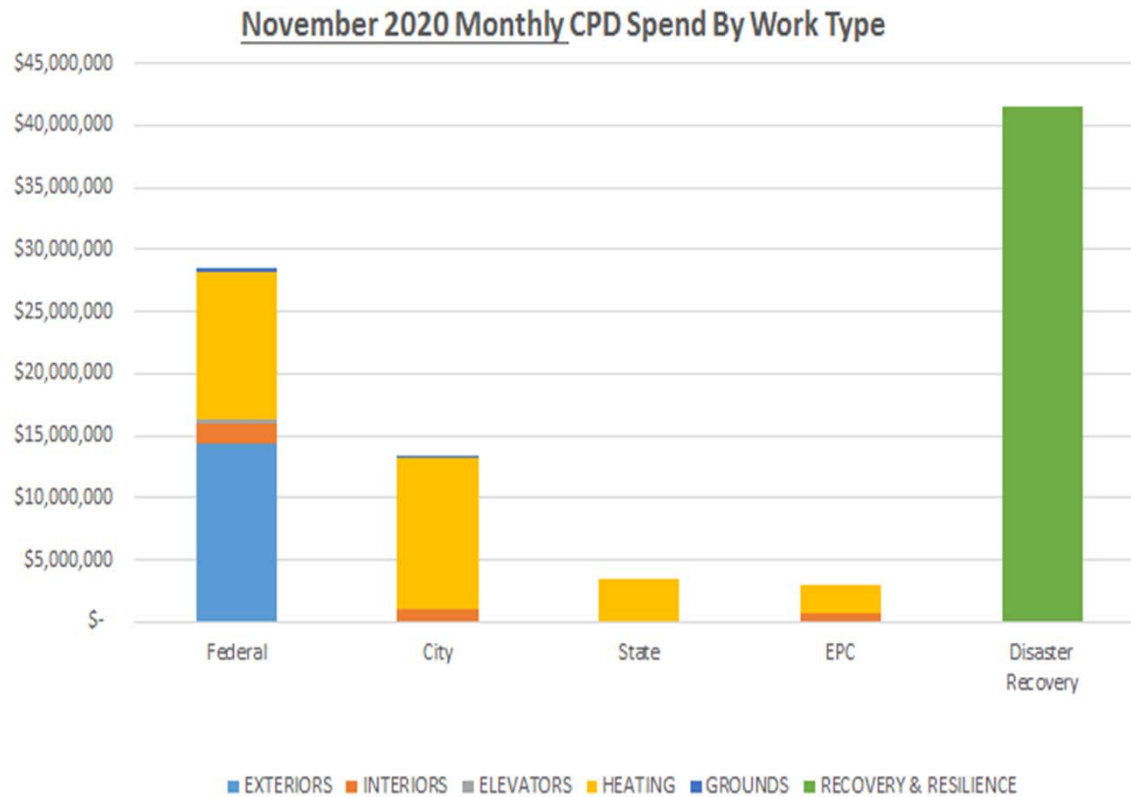
- Construction commenced: **March 2020**
- Anticipated Completion: **March 2021**
- Completed Energy Audits: **Begun in October 2019, Completed in January 2020.**

WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$997,736.62	



Capital Projects Division

November 2020 Spend



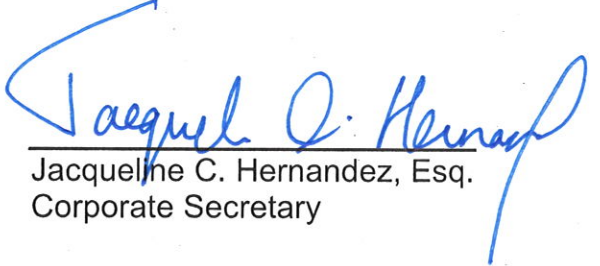
Funding Source	Spend Total
Federal	\$29M
City	\$13M
State	\$3M
EPC	\$3M
Disaster Recovery	\$41M
Total	\$89M



THREE-THOUSAND ONE HUNDRED AND FIFTY-FOURTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:27 P.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary