

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND ONE HUNDRED AND NINETY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, May 29, 2024

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair  
Victor A. Gonzalez, Vice-Chair  
Greg Belinfanti, Member  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Sheena Wright, Member  
Lisa Bova-Hiatt, Chief Executive Officer (CEO)  
Jacqueline C. Hernandez, Esq., Corporate Secretary

# ***NEW YORK CITY HOUSING AUTHORITY***

## ***Office of the Corporate Secretary***

### ***Minutes***

### ***Regular Meeting***

### ***Wednesday, May 29, 2024***

#### **I. Authority Minutes**

Adoption of Minutes of Regular Meeting, Friday, April 26, 2024

**APPROVED**

#### **II. CEO's Remarks**

Emergency Rental Assistance Program ("ERAP")/ Rental Arrears

- As of April 30, 2024, tenant arrears totaled \$449 million.
- We are continuing in our final stage of distributing ERAP payments to our residents in partnership with the Office of Temporary and Disability Assistance ("OTDA"). NYCHA submitted payment requests on behalf of 29,071 households, totaling \$156 million. Payments received from OTDA total about \$147 million. ERAP funds have already been distributed to 24,393 resident accounts, totaling over \$144 million.

Public Housing Preservation Trust ("Trust")

- A lot of progress was made since last month; We launched the pre-development planning exercises at Bronx River Addition with a very well attended meeting last week and now officially have sites under predevelopment ahead of converting to the Trust. The Trust, in partnership with NYCHA, has released the Request for Qualifications for Nostrand Houses and Bronx River Addition, the first step in the design build process. This is a major milestone.
- At our next two voting sites, Coney Island and Coney Island 1 Site 1B ("Unity Towers"), we are about halfway through our one hundred (100) days of engagement. Our voting team has held a series of very well attended public meetings and is now shifting to more individual engagement, ensuring that any eligible voter who wishes to can understand both the process and their voting options. Voting will begin on July 17, 2024, and will end on August 15, 2024.

**APPROVED = UNANIMOUS**

**N/A = NOT APPLICABLE**

## Housing Choice Voucher ("Section 8") Program Waitlist Reopening

- For the first time in fifteen (15) years, NYCHA will reopen the waitlist for its Section 8 program. Applications will be accepted from Monday, June 3, 2024 at 12:00 am through Sunday, June 9, 2024 at 11:59 pm. Once the application period closes, NYCHA will randomly place 200,000 applications onto the waitlist via a lottery process. The waitlist is expected to be established by August 1, 2024. NYCHA administers the most expansive Section 8 program in the nation and looks forward to reopening the waitlist for this critical rental subsidy.

### III. Report

Resident Services, Partnerships, and Initiatives Summer Programming – Leroy Williams, Vice-President of Resident Services  
(Report is attached hereto and incorporated herein)

#### NYCHA Childcare Business Pathways Program

- **Chair Rubin:** How much more demand is there than we are supplying for the Childcare Business Pathways Program?
- **Leroy Williams:** There is far more demand. This is an opportunity for certification and to do it by the book. Overall, the demand is vastly more than we are offering.

#### NYCHA Youth Build Program

- **Member Gavin:** Is this the first Youth Build program?
- **Leroy Williams:** This is not the first Youth Build program, but it is probably the largest.
- **Member Gavin:** It is a great feeder into our contractors, having that opportunity is super.
- **Leroy Williams:** It will be in the Brownsville area which is the largest concentration of public housing.
- **Chair Rubin:** Are these programs funded by NYCHA or by the Community Foundation?
- **Eva Trimble:** The Youth Build is a Federal grant.
- **Chair Rubin:** What about the childcare funding?
- **Leroy Williams:** I do not know the answer at this moment. I will get back to you.
- **Member Wright:** The Foundation can use more funds; these are great programs.
- **Leroy Williams:** Yes, for any of these programs, we always need more funds.

#### Summer Meals Program

- **Vice-Chair Gonzalez:** Regarding the food programs, who can be contacted to verify that a specific development is cleared or authorized to provide summer meals?
- **Leroy Williams:** A list can be shared ahead of time. If the list grows, it will be updated and shared as well.

## National Night Out

- **Vice-Chair Gonzalez:** National Night Out events involve residents, the NYPD, and NYCHA taking over the streets. This year the event will take place at a PACT development. Do we get a list of locations for those interested in attending these events?
- **Leroy Williams:** Yes. NYCHA met with its partners at NYPD regarding these events. We can share the listing with the locations identified to date. The list is fluid and may change. We can share the updated lists as well.

## NYCHA's Teen Expansion Program

- **Member McKoy:** After a conversion occurs, whether involving the Trust or PACT/HUD, are the same programs available?
- **Leroy Williams:** Yes. Residents in PACT developments have the same opportunities to participate in programs as residents in public housing.

## IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 29, 2024

- 1 Authorization to Enter into an Agreement with LAZ Parking New York/New Jersey, LLC ("LAZ")

Location:	Various (Citywide)
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$7,019,899.00
Projected Section 3 Hires/Labor Hours:	13,000 of 52,000 Hours

---

Authorization is requested to enter into this agreement with LAZ for administration of the Authority's parking permit program, commencing on May 30, 2024 and continuing through May 29, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Financial Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

2 Authorization to Enter into an Agreement with Kraus Management Inc. ("KMI")

Location:	Various (Bronx & Manhattan)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$44,240,950.80
Projected Section 3 Hires/Labor Hours:	66,000 of 240,000 Hours

---

Authorization is requested to enter into this agreement with KMI for property management services at Bronx Management Area - BX3 and Manhattan Management Area - MN1, commencing on May 30, 2024 and continuing through May 29, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Property Management Operations and continuing for five (5) years thereafter, which includes an initial three-year term and one (1) two-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED<sup>1</sup>**

3 Authorization to Enter into an Agreement with Lexmark International, Inc. ("Lexmark")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Section 8 & Federal
Amount:	\$4,437,429.45
Projected Section 3 Hires/Labor Hours:	6,060 of 18,180 Hours

---

Authorization is requested to enter into this agreement with Lexmark for maintenance, service, and support of printers and Multi-Functional Devices, commencing on June 1, 2024 and continuing through May 31, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

4 Authorization of a Contract Capacity Increase to the Agreement with CVR Associates Inc ("CVR")

Location:	Non-Development
Administering Department:	Leased Housing
Funding Source:	Operating – Section 8
Amount:	\$1,800,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

---

Authorization is requested to approve a contract capacity increase to this agreement with CVR for housing choice voucher administration services, authorized by Board Resolution 23-11/30-10 for a four-year, one-month and twenty-six-day term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the four-year, one-month and twenty-six-day term, which commenced on February 6, 2023 and is continuing through March 31, 2027.

**APPROVED**

5 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2220002 Awarded to JP Handa Construction Inc ("JP Handa")

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$1,875,000.00
Projected Section 3 Hires/Labor Hours:	7,070 of 28,280 Hours

---

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to JP Handa for janitorial debris removal, sanitizing of basements and crawl space areas, emergency pumping and canopy cleaning, authorized by Board Resolution 23-5/24-16 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, which commenced on June 27, 2023 and is continuing through June 26, 2026.

**APPROVED**

- 6 Authorization of a Contract Capacity Increase to Requirement Contract No. 2209559 Awarded to Pest Supply Shop Inc dba Environmental Chemical ("Pest Supply")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,788,491.35
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Pest Supply for the purchase and delivery of restricted items, authorized by Board Resolution 22-11/30-8 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on October 17, 2022 and is continuing through October 16, 2027.

**APPROVED**

- 7 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2313039 Awarded to Tempco Glass Fabrication LLC ("Tempco")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,747,819.28
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Tempco for the purchase and delivery of structural glass supplies, authorized by Board Resolution 23-10/24-5 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 July 13, 2023 and is continuing through July 12, 2025.

**APPROVED**

- 8 Authorization of a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Kam Consultants Corp. ("Kam")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$3,125,000.00
Projected Section 3 Hires/Labor Hours:	11,440 of 45,760 Hours

---

Authorization is requested to approve a contract capacity increase to this IDIQ agreement with Kam for lead-based paint X-ray fluorescence inspection services, authorized by Board Resolution 22-12/21-9 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 22, 2022 and is continuing through December 21, 2025.

**APPROVED**

- 9 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2216325 Awarded to Empire Control Abatement, Inc. ("Empire")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	2,000 of 8,000 Hours

---

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Empire for lead-based paint abatement in occupied and unoccupied apartments, authorized by Board Resolution 22-12/21-15 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 first one-year renewal option term, which commenced on January 5, 2023 and is continuing through January 4, 2026.

**APPROVED**



- 10 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2216340 Awarded to New York Environmental Systems, Inc. ("NYESI")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	42,128 of 168,480 Hours

---

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to NYESI for lead-based paint abatement in occupied and unoccupied apartments, authorized by Board Resolution 22-12/21-14 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 first one-year renewal option term, which commenced on February 3, 2023 and is continuing through February 2, 2026.

**APPROVED**

- 11 Authorization to Enter into an Agreement with George S. Hall, Inc. ("GSH")

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating – Federal
Amount:	\$18,847,365.06
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

---

Authorization is requested to enter into this agreement with GSH for engineering and technical services, facilities management and data center/critical environments coverage, commencing on May 30, 2024 and continuing through May 29, 2029, 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, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

12 Authorization to Enter into an Agreement with M to-Pros Development Inc ("MPD")

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating – Federal
Amount:	\$19,392,192.50
Projected Section 3 Hires/Labor Hours:	9,360 of 18,720 Hours

---

Authorization is requested to enter into this agreement with MPD for space, move and project planning and management services, commencing on May 30, 2024 and continuing through May 29, 2029, 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, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

13 Authorization to Ratify a Contract Capacity Increase to the Agreement with STV Incorporated ("STV")

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$750,000.00
Projected Section 3 Hires/Labor Hours:	0 Hires

---

Authorization is requested to ratify a contract capacity increase to this agreement with STV for environmental consulting services, which did not require initial Board authorization and as subsequently amended 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 first one-year renewal option term and the second one-year renewal option term, which commenced on July 1, 2023 and is continuing through June 30, 2025.

**APPROVED**

- 14 Authorization to (i) Seek the United States Department of Housing and Urban Development's ("HUD") Approval for the Conversion; (ii) Enter into Documents to Effectuate the Conversion; and (iii) Take Such Further Action as May be Necessary to Effectuate the Conversion

Location:	Presbyterian Senior Services Grandparent Family Apartments
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested, as it relates to the conversion of the Presbyterian Senior Services Grandparent Family Apartments, consisting of 51 units in the Bronx from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, in accordance with Section 18 of the United States Housing Act of 1937, as amended (the "Conversion"), to (i) seek HUD approval for the Conversion; (ii) enter into documents to effectuate the Conversion with the owner; and (iii) take such further action as may be necessary to effectuate the Conversion.

**APPROVED**

- 15 Authorization to (i) Seek the United States Department of Housing and Urban Development's ("HUD") Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Boston Road Plaza, Boston Secor & Middletown Plaza
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	112,616 of 450,465 Hours

---

Authorization is requested, as it relates to the conversion of three (3) developments, Boston Road Plaza, Boston Secor, and Middletown Plaza, consisting of 952 units in the Bronx from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under HUD Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2023-08/PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority's Permanent Affordability Commitment Together ("PACT") initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the "Transaction"), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority and assignment to the New York City Housing Development Corporation to the PACT Partner; and (iii) take such further action as may be necessary to effectuate the Transaction.

**APPROVED**

- 16 Authorization to (i) Submit a Section 18 Application to the United States Department of Housing and Urban Development ("HUD") to Grant an Easement and (ii) Upon HUD Approval, Grant the Easement at Wagner Houses

Location:	Senator Wagner
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to (i) submit an application to HUD, pursuant to Section 18 of the United States Housing Act of 1937, as amended, to grant an approximately 19,314 square feet permanent subsurface easement, within the New York City Housing Authority public housing development known as Wagner Houses (the "Easement"), located at Manhattan, Block 1797, part of Lot 1, to the Metropolitan Transportation Authority ("MTA"), and (ii) upon HUD approval, grant the Easement to the MTA.

**APPROVED**

- 17 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for the Installation of Closed-Circuit Television and Layered Access Control

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	5,000 of 20,000 Hours

---

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, CSI Security & Electric, Inc. DBA Centennial Security Integration. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 18 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for the Installation of Closed-Circuit Television and Layered Access Control

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	5,000 of 20,000 Hours

---

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, CSI Security & Electric, Inc. DBA Centennial Security Integration. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 19 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for the Installation of Closed-Circuit Television and Layered Access Control

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	5,000 of 20,000 Hours

---

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, CSI Security & Electric, Inc. DBA Centennial Security Integration. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

20 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	80,000 of 320,000 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, P & K Contracting, Inc. The first lowest bidder, the second lowest bidder and the third lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts in this series to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts in this series to the first lowest bidder, the second lowest bidder and the third lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

21 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	81,250 of 325,000 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, J & N Construction Group Corp. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

22 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	45,000 of 180,000 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts in this series to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts in this series to the first lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

23 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	45,000 of 180,000 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts in this series to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts in this series to the first lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**



24 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	80,000 of 320,000 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, P & K Contracting, Inc. The first lowest bidder, the second lowest bidder and the third lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts in this series to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts in this series to the first lowest bidder, the second lowest bidder and the third lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

25 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	63,613 of 254,452 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder and the second lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts in this series to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts in this series to the first lowest bidder and the second lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

26 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	63,613 of 254,452 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder and the second lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts in this series to any one (1) vendor and the Authority seeks to award two (2) other IDIQ contracts in this series to the first lowest bidder and the second lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

27 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Brickwork Repair

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, City & State
Amount:	\$100,000,000.00
Projected Section 3 Hires/Labor Hours:	81,250 of 325,000 Hours

---

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, J & N Construction Group Corp. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

28 Rejection of All Bids for a Contract for Gas Piping Replacement

Location:	Washington
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

---

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

**APPROVED**

29 Rejection of All Bids for a Contract for the Replacement of Underground Steam and Condensate Piping Distribution System

Location:	Bronx River
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

---

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

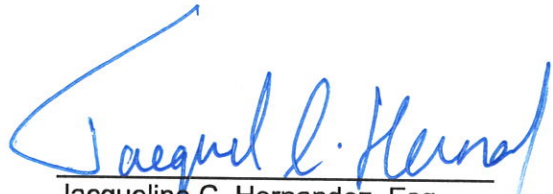
**APPROVED**

30 Authorization to Amend Board Resolution 23-11/30-21

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 23-11/30-21, which authorized the entering into seven (7) agreements with seven (7) firms for construction management as agent services for the Authority's Comprehensive Modernization Program Department Projects for a ten-year term, to correct one (1) of the seven (7) contract numbers (agreement with CHA Consulting, Inc.) from 2327238 to 2411787 as it appears in the executed agreement. All other terms and conditions set forth in Board Resolution 23-11/30-21 shall remain unchanged.

**APPROVED**



Jacqueline C. Hernandez, Esq.  
Corporate Secretary

---

<sup>1</sup> Vice-Chair Gonzalez opposed this item.





NYCHA Board Meeting  
May 29, 2024

**Resident Services, Partnerships, and  
Initiatives (RSPI) Summer Programming**

Leroy Williams, Vice-President of Resident Services



**NEW YORK CITY  
HOUSING  
AUTHORITY**



# Agenda

- Family Days
- Summer Meals Program
- NYCHA Farms and Gardens
- NYCHA's Teen Expansion Program
- Summer Youth Employment Program(SYEP)
- NYCHA YouthBuild Program

# Family Days

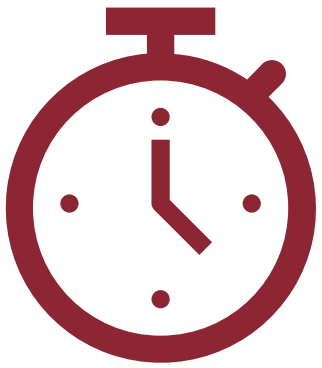


Family Days have been celebrated at NYCHA developments across the City for many years. It is a day that brings residents across NYCHA communities together to enjoy fun activities, music, food, and obtain resources geared to strengthening bonds between, families, community and political personalities.

PACT converted sites still host Family Days. If there isn't a Board, the Management team can host the event.

Resident Associations assume full responsibility and supervision of the event being held at their development.

NYCHA staff and partners participate along with elected officials and other city agencies.



# Time Frame

**Family Day Events must be scheduled between 12:00 pm to 7:00 pm, except where NYCHA/NYPD has placed restrictions.**

- Its highly recommended that guests arrive between the hours of 1:00 pm and 3:00 pm.
- All music, amplified sound and activities must cease at 6:00pm. For developments with NYCHA/NYPD imposed restrictions, NYCHA will work with the respective Resident Association to determine the hours of the event for the Family Day on a case-by-case basis.
- NYCHA partners with NYPD to provide oversight of all Family days and take this opportunity to connect with NYCHA residents.



# How NYCHA Staff Supports Family Days!

- Provide assistance with set-up & breakdown.
- NYCHA Departments set up resource stations.
- Provide connections to external partners interested in participating.

**Note: Family Days are a perfect opportunity to bolster relationships with residents.**





# Get Involved!

- Resident Services, Partnerships and Initiatives (RSPI) will work with the Office of the Secretary to share the link with Board Members to register for Family Days.
- NYCHA staff are also encouraged to participate in Family Day events.





# Summer Meals Program

- Entering our 3rd year Resident Services, Partnerships and Initiatives partners with NYC Department of Education and Resident Association Leaders to host the Summer Meals program.
- This program operates Monday - Friday from June 27th to August 30th to provide meals for residents 18 years of age and younger only.
- As detailed in the MOU, NYC DOE fully funds NYCHA to hire residents to receive and distribute summer meals at their NYCHA development if they meet the eligibility requirements.
- Eligible developments must be 10 minutes from a NYC DOE school. Developments that are close to a school can pick up and distribute on a voluntary basis.
- We anticipate there will be approximately 15 funded sites operating on NYCHA property this summer.



# NYCHA Farms & Gardens

- Approximately 200 NYCHA-based gardeners launched the 2024 season at the "Season of Growth" Summit on April 13<sup>th</sup>.
- Summer programming at our 9 Farms at NYCHA sites starts June 19, with farmstand kickoff events at the 6 Green City Force operated urban farms.
- Weekly produce distribution and associated programming will be available to residents throughout the summer at all 9 farms.
- The Farms and Gardens unit will support resident gardeners across the city by connecting them to information and technical support.





# Community Programs & Facilities

During the summer months in partnerships with DYCD, NYC Aging, and DOE, NYCHA community facilities are open and offer residents of all ages an array of programs.

## Community Centers - 130

- Operates summer day camps for youth ages 5 to 12
- July 8 to August 30th, Monday-Friday/8 am to 6 pm

## Older Adult Centers - 107

- Operates programs for older adults ages 60+
- Monday-Friday/ 8 am to 5 pm

## Day Care Centers - 77

- Operates programs for children ages 3 to 6
- Monday-Friday/ 8 am to 5 pm



# Teen Expansion Program

- NYCHA's Teen Expansion Program will operate from July 8<sup>th</sup> to August 30<sup>th</sup> for teens and young adults ages 13-24
- Located at 123 NYCHA community centers and open 7 days a week. Monday–Friday: 6:00 pm to 11:00 pm Saturday & Sunday: 3:00 pm to 11:00 pm.
- Projected activities and curriculum range from:
  - Visual and performing arts, spoken word and open mics, sports, workforce development, educational & personal development workshops, computer labs, culinary arts, movie and game nights or hours, reducing acts of violence & anti-violence programming\*, conflict resolution & mediation, meditation & yoga, special events & field trips.
- In partnership with NYPD Community Affairs' Officers are assigned to each community center to engage in programming with NYCHA's youth.





# Summer Youth Employment Program

- SYEP offers a NYCHA preference across its community application process under its MAP to Success and CareerFIRST programs, providing career and workforce opportunities to youth ages 14 to 24 who reside in one of the below developments.
- Youth will earn the NYS minimum wage of \$16.00 an hour and may work up to 25 hours per week for six weeks in July and August.
- RSPI secures worksites at NYCHA departments for youth enrolled in SYEP. Currently there are 39 worksites with 181 positions available.

Program Type	Developments
NYCHA MAP To SUCCESS	Lafayette, Marcy, Ingersoll, Whitman, Morris, Farragut, Gowanus, Red Hook, Wycoff, Wagner, Boulevard, Brownsville, Linden, Van Dyke, Queensbridge, Castle Hill, Polo Grounds, Beach 41st Street, Bushwick, Tompkins, Butler, Jefferson, Johnson, Patterson, Millbrook, Mitchell, Mott Haven, St. Nicholas, Stapleton
CareerFIRST	Bronx River, Baruch, Wald, Breukelen, Tilden, Ravenswood, Throggs Neck



# NYCHA Childcare Business Pathways Program

- The NYCHA Childcare Business Pathways program is a 15- week free program created for public housing and Section 8 voucher holders to start and grow successful home-based childcare businesses as part of NYC's efforts to support entrepreneurs and increase licensed childcare providers.
- 25 residents will participate in the next cohort which will begin the first week of July 2024.
- Participants receive required childcare business training and certifications.
- Assistance in completing their NYS childcare license application.
- Free professional business training and one-on-one coaching.





# NYCHA Youth Build Program

- NYCHA has recently been awarded a \$1.38M by the US. Department of Labor (DOL) FY24 YouthBuild grant to provide training and employment services in an ongoing effort to expand access to apprenticeship opportunities, prepare young workers for quality jobs and strengthen the nation's workforce to meet industry demands.
- The NYCHA YouthBuild Program will serve 60 NYCHA residents ages 16-24 from the Brownsville-Ocean Hill neighborhood of Brooklyn, New York (Brooklyn Community Board 16) who left high school prior to graduation and who have barriers to employment. The program will run in two six-month cohorts of 30 students. Each cohort will include:
  - Technical, lab and hands-on classroom construction skills and construction safety training leading to industry-recognized certifications and credentialing, including OSHA, Site Safety Training, and National Center for Construction Education and Research (NCCER) Construction Technology Credentials,
  - Hands-on construction skills application through the renovation of up to 3 vacant NYCHA units,
  - High School Equivalency (HSE) instruction and career readiness support to successfully pass the HSE exam and prepare for career and/or post-secondary success,
  - Leadership development, including community service opportunities
  - 12-months of job placement, supportive services and post-program follow-up support. Participants will receive a stipend and other wrap around services support while in the program.





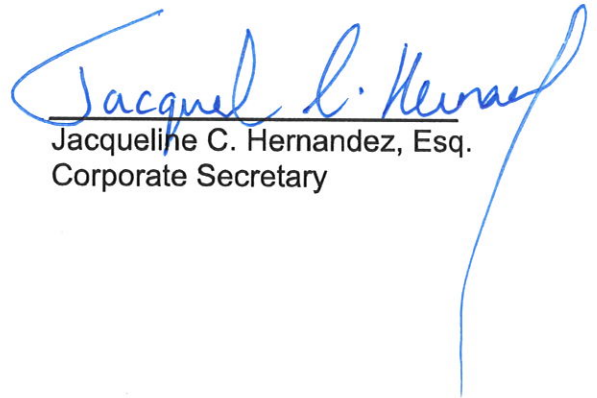




THREE-THOUSAND ONE HUNDRED AND NINETY-SIXTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:33 A.M.



Jacqueline C. Hernandez, Esq.  
Corporate Secretary