

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

Minutes of Board Meeting

Wednesday, July 31, 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
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, July 31, 2024

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 26, 2024

APPROVED

II. Chair's Remarks

- I just wanted to say a couple of things if I could. First, as you might have heard, we had our Annual Meeting last night to talk about NYCHA's Annual Plan.
- We spent about three (3) hours addressing questions, which consisted of forty-one (41) comments from members of the public. Most of these comments came from NYCHA residents, although not all were residents.
- I thought it was very informative for the members of the Board to hear what is on people's minds. The discussion was animated and direct, but that is fine, as that is what public meetings are for.
- I want to thank anyone who was watching and all the people who spoke, for coming out and sharing their views last night. It was very helpful and that is the purpose of those meetings.
- We had to impose a time limit, as we had to stop at some point. Everyone had three (3) minutes, and some folks had their mics turned off at the end of the three (3) minutes.
- We were trying to figure out how to give the most people some time to express their views, while ensuring that most people could, within reason, get a chance to speak. That is how it works.
- Board Meetings are open to the public, so there are other opportunities for people to attend. That is not only for the Annual Meeting.
- One other thing: at the beginning of the Meeting, Lisa turned to me and asked, "Do you have anything you would like to say?" and I said "no." Then Greg pointed out to me that was a really bad idea and then followed up with some other comments about that later in the evening.
- I want to say that I really should have said something, and I often do not say anything at the beginning of this meeting. It has been about a year now since I joined the Board, and it has also been a year since Greg Belinfanti joined the Board.
- We have had plenty of time at this point and plenty of exposure to residents and definitely to the team at NYCHA. We have been very actively involved in a lot of what goes on here, for you to expect that we have formed some very clear opinions about NYCHA, and we have dug in and are trying to play the roles that we are expected to play.

- I think we certainly have clear views and are actively involved, but I have not found a way to express that. I plan to write an open letter to the NYCHA community over the next few days.
- This letter will eventually be put on the website, or we will find a way to make sure it reaches everyone. Residents and others can read it, and I will find a way to take comments on it as well. I believe this is the least I can do to be respectful to the NYCHA residents who live in our buildings and come out to make comments, whether they have good or bad things to say. You will hear from me too. Thank you.

III. CEO's Remarks

Public Housing Preservation Trust (the "Trust")

- The Trust has been making great progress in moving Nostrand Houses and Bronx River Addition towards full renovations and modernization.
- The Trust received numerous responses to the request for qualifications that they released in partnership with NYCHA in May.
- The next step for the Trust is to narrow down to a short list of design-build teams, who will then have the opportunity to submit full proposals.
- The Trust is gathering input from Nostrand residents about their social service needs through a community priority survey and gearing up for a visioning session at Bronx River Addition, ensuring resident voices are centered at every step of the process.

Voting Process

- We are halfway through the voting period at Coney Island Houses and Unity Towers. Our team has been putting in significant efforts to get out the vote, ensuring that every resident knows their voting options and how to vote.
- In-person voting starts on August 6th and ends on August 15th.
- The next development where a vote will take place will be announced shortly, and the engagement period for educating residents on the vote will be launched in August.

Permanent Affordability Commitment Together ("PACT")

- We also continue to make great progress in our PACT program, following a historic capital financing in 2023.
- On June 26th, we transitioned three (3) developments into the project-based Section 8 program, through PACT. Two (2) of the developments are in Staten Island—West Brighton 1 and West Brighton 2—marking our first PACT conversion in that borough.
- The Sack Wern development in the Bronx also converted to Section 8.
- In total, we have converted over 21,000 units in the program, representing over \$5.8 billion in capital repairs across all five boroughs.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

IV. Reports

1. Midyear Budget Update- Annika Lescott-Martinez, EVP & Chief Financial Officer (“CFO”) (Report is attached hereto and incorporated herein)

Vice-Chair Gonzalez: Now, with the rent collection and the Emergency Rental Assistance Program (“ERAP”) and all of that put together, the way we are going about getting these monies back, are we as aggressive as the companies that have taken over our developments as far as the private management companies? I inadvertently ran into someone that works elsewhere who explained the program that they have, along with door knocking, letters and all kinds of methods for people that are a little backed up with their rent. I am wondering, are we being that aggressive as well? I don’t want to sound too pushy but if this is what we base our income on and what we do to help the residents, then I feel we should be a bit more aggressive as to getting that money.

CFO Lescott-Martinez: I want to assure you that we are being aggressive, without being harassing.

Chief Operating Officer Trimble: Door knocking and letters are part of our standard operations for rent collection, particularly for Housing Assistants. It is part of their job responsibilities and expectations to perform these tasks. We are also trying to work with residents beyond just door knocking and asking where their rent is. We genuinely want to understand what is causing the rent problem. If residents need connections to services such as financial counseling help or a one-shot deal, our Housing Assistants are also calling them to determine what they need to help make rent more stable and consistent.

Vice-Chair Gonzalez: Does this program also extend to the new Section 8 program? The properties are still under our management, correct?

CFO Lescott-Martinez: It does, as there is still some ERAP funding that goes to the PACT developments. The availability of this funding really depends on who applied. We have established a process with New York State to work through some of these issues. Some developments were caught in the middle due to the conversions out of the NYCHA portfolio.

CEO: I also think it is important to note that residents should be proactive as well. They should not wait for their Housing Assistant to come and knock on their doors or receive letters from NYCHA reminding them of their rent delinquency. If you owe money to NYCHA, you should take affirmative actions—such as going to social services, visiting your Housing Assistant, and asking for help. It cannot be a one-way street. I implore the residents to take action. While some residents owe a considerable amount of money, many owe less than \$1,000. It would be much easier if they affirmatively visited their management offices and asked for help.

Vice-Chair Gonzalez: How are we doing with the reserves?

CFO Lescott-Martinez: In truth, we do not have a strong reserve position anymore because the \$466 million that we should have, we do not have. So, things around NYCHA are pretty tight. From a cash position, we are confident that we can continue to pay our bills and meet our obligations and that is most important. Over time, we hope that as we start to get more money from these various programs and people become more current with their rent that we can build up our reserves again.

2. Quarterly Update on Asset & Capital Management Division Capital Projects Expenditure and Temporary Suspension for Elevator, Heating and Waste Management Contracts
Oliver Osterwind, Vice-President for Project Management, Asset & Capital Management Division
(Report is attached hereto and incorporated herein)
3. Temporary Suspension Report on Mold and Ventilation-Related Contracts
Elena Tenchikova, Senior Director for Office of Mold Assessment and Remediation
(Report is attached hereto and incorporated herein)

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 31, 2024

- 1 Authorization to Award the Authority's Public Officials and Employment Practices Liability Insurance Program Policies Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,291,295.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's Public Officials Liability ("POL") and Employment Practices Liability ("EPL") Insurance Program Policies, to (i) Old Republic Union Insurance Company, a subsidiary of Old Republic International Corporation, (ii) RSUI Indemnity Company, a subsidiary of Alleghany Corporation ("Alleghany"), (iii) Fair American Insurance and Reinsurance Company, a subsidiary of Alleghany, (iv) Indian Harbor Insurance Company, a subsidiary of AXA S.A., (v) Ascot Insurance Company, a subsidiary of Canada Pension Plan Investment Board and (vi) Markel Insurance Company, a subsidiary of Markel Corporation, to provide POL and EPL insurance coverage above the Authority's \$5,000,000.00 self-insured retention, where applicable, in the amount of \$20,000,000.00 per claim and \$20,000,000.00 in the aggregate, commencing on August 1, 2024 and continuing through July 31, 2025.

APPROVED

2 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the twelve (12) months ending December 31, 2023, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

3 Authorization to (i) Amend the Agreement with Direct Energy Business Marketing, LLC ("Direct Energy") and (ii) Approve a Contract Capacity Increase to the Agreement with Direct Energy

Location:	Various (Citywide)
Administering Department:	Accounts Payable & Utility Management
Funding Source:	Operating – Federal
Amount:	\$43,475,890.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) amend this agreement with Direct Energy for the purchase and delivery of (a) National Grid cooking and heating gas in Brooklyn, Staten Island, and parts of Queens, and (b) Consolidated Edison, Inc. cooking and heating gas in the Bronx, Manhattan, and parts of Queens, authorized by Board Resolution 20-5/27-1 for a four-year term, extending the term by an additional twelve-month term; and (ii) approve a contract capacity increase to this agreement with Direct Energy, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial four-year term and the extended twelve-month term, which commenced on July 1, 2020 and is continuing through June 30, 2025.

APPROVED

- 4 Authorization of a Contract Capacity Increase to the Agreement with WSP USA Inc. ("WSP")

Location:	Non-Development
Administering Department:	Strategy & Innovation
Funding Source:	Operating – Federal
Amount:	\$500,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to approve a contract capacity increase to this agreement with WSP for asset information management strategic planning services, which did not require initial Board authorization for an initial one-year term with four (4) one-year automatic renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first, second, third and fourth one-year renewal option terms, which commenced on August 10, 2023 and is continuing through August 9, 2027.

APPROVED

- 5 Authorization to (i) Purchase the Interest of Wells Fargo in the LLCI Portfolio to Enable the Exit of Wells Fargo From LLCI; (ii) Repay Outstanding Debt on the LLCI Portfolio; (iii) Enter Into All Required Agreements and Documents; and (iv) Take Such Further Necessary Action

Location:	Various (Bronx, Brooklyn, Manhattan & Staten Island)
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 New York City Housing Authority (the "Authority" or "NYCHA") Public Housing Preservation I LLC ("LLCI") portfolio of NYCHA, to (i) purchase the interest of Wells Fargo Community Investment Holdings LLC ("Wells Fargo"), the low-income housing tax credit investor member in the managing member of LLCI, to enable the exit of Wells Fargo from LLCI; (ii) repay outstanding debt on the LLCI portfolio owed to the New York City Housing Development Corporation; (iii) enter into all agreements and documents required to effectuate the Transaction; and (iv) take such further action as may be necessary to effectuate the Transaction.

APPROVED

- 6 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 1925979 Awarded to Power Mechanical Inc. ("Power Mechanical")

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Capital – Federal
Amount:	\$1,336,774.50
Projected Section 3 Hires/Labor Hours:	Pending Submission

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Power Mechanical for rental, delivery, startup and preventive maintenance and inspection of mobile boilers, heat exchangers and mobile oil tanks, authorized by Board Resolution 19-12/18-16 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 extended twelve-month term, which commenced on December 16, 2022 and continued through December 15, 2023.

APPROVED

- 7 Authorization to (i) Amend Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2113140 Awarded to CSI Security & Electric, Inc. DBA Centennial Security Integration ("CSI") and (ii) Ratify a Contract Capacity Increase to Emergency IDIQ Contract No. 2113140 Awarded to CSI

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$1,000,000.00
Projected Section 3 Hires/Labor Hours:	500 of 2,000 Hours

Authorization is requested to (i) amend this emergency IDIQ contract awarded to CSI for maintenance and repair of layered access control and closed-circuit television, which did not require initial Board authorization and as subsequently amended for an initial one-year term with one (1) one-year renewal option, extending the term by an additional one-year term; and (ii) ratify a contract capacity increase to this emergency IDIQ contract awarded to CSI, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended one-year term, which commenced on July 16, 2023 and continued through July 15, 2024.

APPROVED

- 8 Authorization of a Contract Capacity Increase to the Agreement with Nan McKay and Associates, Inc. ("NMA")

Location:	Non-Development
Administering Department:	Compliance Monitoring & Investigations
Funding Source:	Operating – Federal
Amount:	\$1,350,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to approve a contract capacity increase to this agreement with NMA for Public Housing Assessment System and National Standards for the Physical Inspection of Real Estate, formerly known as the Uniform Physical Condition Standards, for in-person and on-going training, which did not require initial Board authorization for an initial three-year term with one (1) one-year automatic renewal option, 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 one-year renewal option term, which commenced on October 1, 2021 and is continuing through September 30, 2025.

APPROVED

- 9 Award of a Contract for Resilient Grounds Renovation

Location:	Jefferson
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$8,180,000.54
Projected Section 3 Hires/Labor Hours:	3,412 of 13,645 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Deborah Bradley Construction & Management Services Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum experience, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents.

APPROVED

- 10 Authorization to submit an application to New York State Environmental Facilities Corporation's ("NYS EFC") Green Resiliency Grant ("GRG") Program

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

Authorization is requested to submit an application to NYS EFC's GRG program, to support the Authority's implementation of green infrastructure projects.

APPROVED

- 11 Authorization to Enter into a Rooftop Lease Agreement with RP New York Solar, LLC ("RP New York")

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

Authorization is requested to enter into a lease agreement between the Authority, as landlord, and RP New York as tenant, to lease rooftop space of buildings at Cooper Park, Cypress Hills, Sumner Houses, Monroe Houses, Butler Houses and Bronx River Houses, which will be utilized for solar photovoltaic systems, commencing on August 1, 2024 and continuing through July 31, 2044, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Asset & Capital Management Officer and continuing for twenty (20) years thereafter, at an annual rent of \$122,744.04. Tenant shall have the option to extend the term for an additional five (5) one-year renewal options. Total revenue for the initial twenty-year term: \$2,454,880.80.

APPROVED

- 12 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Plumbing and Heating Supplies (three hundred thirty-five (335) out of the three hundred forty-six (346) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$7,271,312.12
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Krasman Supply Corporation d/b/a Dayton Supply Company. There are no renewal options.

APPROVED

- 13 Authorization to Ratify the Entering into an Agreement with DeNooyer Chevrolet, Inc. ("DeNooyer")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,042,848.66
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with DeNooyer for the purchase and delivery of fourteen (14) 2024 Chevrolet 4500 low cab forward chassis with a 109 inch wheelbase and twelve (12) foot landscaper dumping body and lift gate, gas pickup trucks, which commenced on May 17, 2024 and is continuing through January 16, 2025, utilizing the terms and conditions of the New York State Office of General Services Contract Number PC69048 (Award Number 23166, Group Number 40440). There are no renewal options.

APPROVED

- 14 Authorization to Ratify the Entering into an Agreement with Major World Chevrolet, L.L.C. ("Major World")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,442,331.28
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with Major World for the purchase and delivery of twenty-six (26) 2024 Chevrolet Silverado 3500HD regular cab four (4) wheel drive eight (8) foot box gas liftgate tarp amber light pickup trucks, which commenced on November 27, 2023 and is continuing through October 31, 2024, utilizing the terms and conditions of the New York City Department of Citywide Administrative Services Contract No. 20221200166. There are no renewal options.

APPROVED

- 15 Authorization of a Contract Capacity Increase to Requirement Contract No. 2205916 Awarded to H.C. Oswald Supply Co., Inc. ("Oswald")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,411,525.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Oswald for the purchase and delivery of structural supplies, authorized by Board Resolution 22-11/30-10 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 May 24, 2022 and is continuing through May 23, 2027.

APPROVED

- 16 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Risk Assessment and Re-Evaluation Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	600 of 2,400 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Athenica Environmental Services Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder. The second lowest bidder was deemed ineligible for failure to appear on the Lead Pre-Qualified List. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Risk Assessment and Re-Evaluation Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	6,000 of 24,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Unyse, LLC. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract 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

- 18 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Risk Assessment and Re-Evaluation Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	1,560 of 6,240 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Lew Environmental Services, LLC. The first lowest bidder, the third lowest bidder, the fifth lowest bidder and the sixth lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder, one (1) other IDIQ contract to the third lowest bidder, one (1) other IDIQ contract to the fifth lowest bidder and one (1) other IDIQ contract to the sixth lowest bidder. The second lowest bidder, the seventh lowest bidder and the ninth lowest bidder were deemed ineligible for failure to appear on the Lead Pre-Qualified List. The fourth lowest bidder, the eighth lowest bidder and the tenth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 19 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Risk Assessment and Re-Evaluation Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	7,500 of 30,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Valcon Environmental and Mechanical Contracting 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 one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder and one (1) other IDIQ contract to the second lowest bidder. The third lowest bidder was deemed ineligible for failure to appear on the Lead Pre-Qualified List. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 20 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Petina Moving & Storage Inc. ("Petina Moving")

Location:	Various (Citywide)
Administering Department:	Resident Relocation Services
Funding Source:	Capital – Federal & City
Amount:	\$288,500.00
Projected Section 3 Hires/Labor Hours:	1,316 of 5,263 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with Petina Moving for apartment relocation services, which did not require initial Board authorization 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 May 10, 2022 and is continuing through May 9, 2025.

APPROVED

- 21 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Serenity Movers Inc. ("Serenity Movers")

Location:	Various (Citywide)
Administering Department:	Resident Relocation Services
Funding Source:	Capital – Federal & City
Amount:	\$561,600.00
Projected Section 3 Hires/Labor Hours:	225 of 897 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with Serenity Movers for apartment relocation services, which did not require initial Board authorization 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 May 10, 2022 and is continuing through May 9, 2025.

APPROVED

- 22 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2208195 Awarded to Hertz Electric Limited Liability Company ("Hertz")

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$269,598.62
Projected Section 3 Hires/Labor Hours:	74 of 294 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Hertz for electrical maintenance, repair and replacement, which did not require initial Board authorization 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 December 27, 2022 and is continuing through December 26, 2025.

APPROVED

- 23 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2021022 Awarded to RJ Bruno Inc. ("RJ Bruno")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires/Labor Hours:	250 of 1,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to RJ Bruno for water main repairs, authorized by Board Resolution 21-1/27-12 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 February 6, 2023 and is continuing through February 5, 2026.

APPROVED

- 24 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2213558 Awarded to Arrow Steel, Inc. ("Arrow Steel")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$561,864.00
Projected Section 3 Hires/Labor Hours:	420 of 1,680 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Arrow Steel for maintenance and repair of exterior compactors, which did not require initial Board authorization 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 October 31, 2022 and is continuing through October 30, 2025.

APPROVED

- 25 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2303993 Awarded to Encore Construction & Contracting Inc ("Encore")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$750,000.00
Projected Section 3 Hires/Labor Hours:	1,250 of 5,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Encore for janitorial debris removal, sanitizing of basements and crawl space areas, emergency pumping and canopy cleaning, which did not require initial Board authorization 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 April 11, 2023 and is continuing through April 10, 2026.

APPROVED

- 26 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2308083 Awarded to Mehmi Construction Corp ("Mehmi")

Location:	Various (Citywide)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$2,625,000.00
Projected Section 3 Hires/Labor Hours:	4,987 of 19,945 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Mehmi for janitorial debris removal, sanitizing of basements and crawl space areas, emergency pumping and canopy cleaning, authorized by Board Resolution 23-7/26-5 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 August 11, 2023 and is continuing through August 10, 2026.

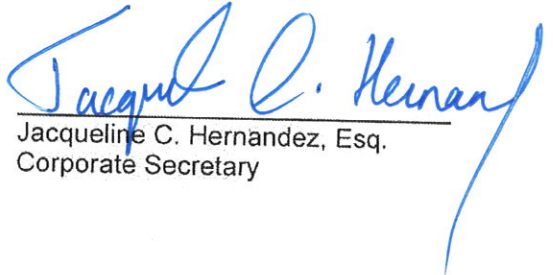
APPROVED

- 27 Authorization to Ratify (i) an Amendment to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022293 Awarded to D.D.S. Mechanical Plumbing & Heating Corp. ("DDS") and (ii) a Contract Capacity Increase to IDIQ Contract No. 2022293 Awarded to DDS

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	1,360 of 5,440 Hours

Authorization is requested to ratify (i) an amendment to this IDIQ contract awarded to DDS for gas piping restoration, asbestos investigation, air monitoring and asbestos abatement, authorized by Board Resolution 21-2/24-5 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by an additional one-year term; and (ii) a contract capacity increase to this IDIQ contract awarded to DDS, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended one-year term, which commenced on April 19, 2024 and is continuing through April 18, 2025.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary

NYCHA Board Meeting July 31, 2024

Midyear Budget Update

Annika Lescott-Martinez, EVP & Chief Financial Officer



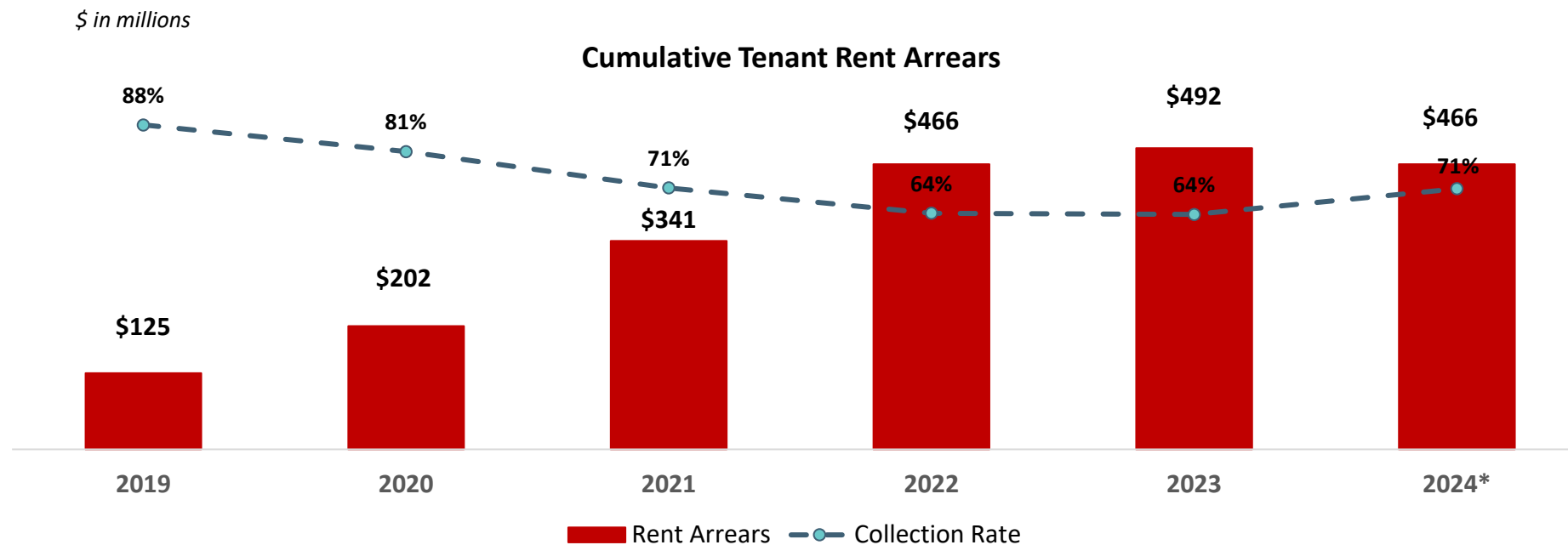
Mid-Year Budget Review

- As of June 30, 2024, NYCHA expenditures are on pace at 47% of the total budget.
- Apart from overtime, personnel services expenditures are appropriate. We do expect higher than budgeted salary and fringe expenditures by year-end due to recent collectively-bargained General Wage Increases.
- We anticipate that we will balance the budget at year-end.

<i>\$ (millions)</i>	Adopted Budget	YTD June Actual	% Spent from the Adopted Budget
Revenues			
Tenant Rental Revenue	\$959	\$462	48%
Operating Subsidy	\$1,310	\$607	46%
Section 8 Subsidy	\$2,112	\$981	46%
Capital Transfer and Mgmt. Fee	\$263	\$256	97%
City Funds	\$205	\$139	68%
All Others	\$110	\$55	49%
Total Revenues	\$4,961	\$2,499	50%
Expenses			
Personnel Services (PS)			
Salaries	\$882	\$436	49%
Overtime	\$111	\$104	94%
Fringe	\$666	\$315	47%
PS Total	\$1,659	\$855	52%
Other than Personnel Services (OTPS)			
Utilities	\$643	\$322	50%
Contracts	\$414	\$148	36%
Section 8	\$1,901	\$911	48%
All Other OTPS	\$379	\$132	35%
OTPS Total	\$3,337	\$1,514	45%
Total Expenses	\$4,996	\$2,369	47%
Surplus (Deficit)	\$(35)	\$130	

Rent Collection Update

- Tenant rent arrears has decreased to \$466 million – similar to 2022 balances.
- Cumulative rent collection is up to 71% – a marked improvement.
- As of July 24, NYCHA has received \$159 million in NYS Emergency Rental Assistance Program (ERAP) funding for 27,000 tenant accounts.
- \$147 million in ERAP funding has been applied to 25,000 tenant accounts.



*Cumulative rent collection rate is the total rent charged divided by total rent collected over a twelve-month period. The 2024 rate is as of June 30, 2024, and subject to change.

NYCHA Board Meeting

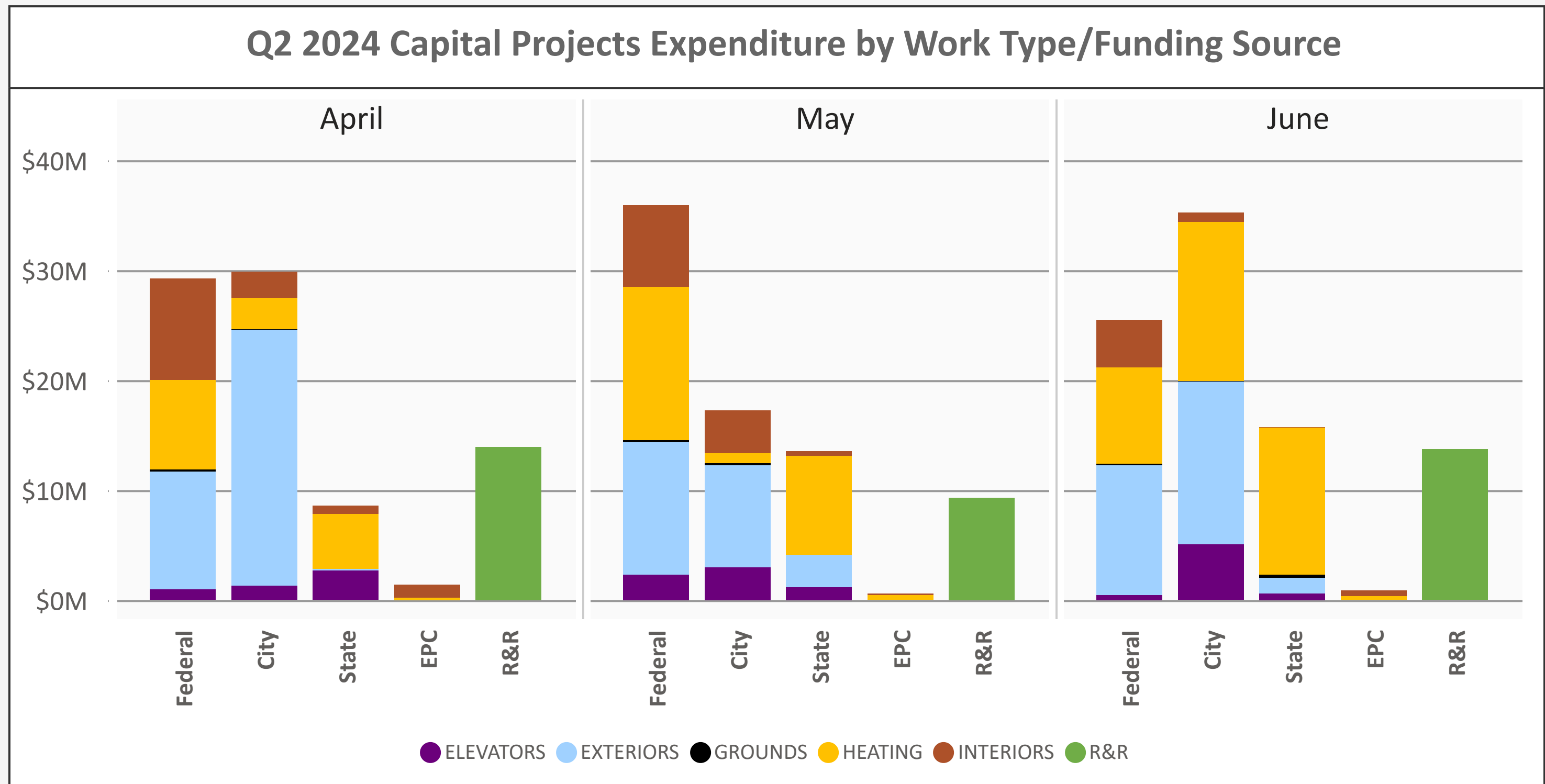
July 31, 2024

Quarterly Update on Asset & Capital Management
Division Capital Projects Expenditure and Temporary
Suspension for Elevator, Heating and Waste
Management Contracts (EMCs, HPCs, WMCs)

Oliver Osterwind, Vice President for Project Management
Asset & Capital Management Division



Capital Projects - Quarter 2 (Apr-Jun) 2024 Expenditure (1 of 2)

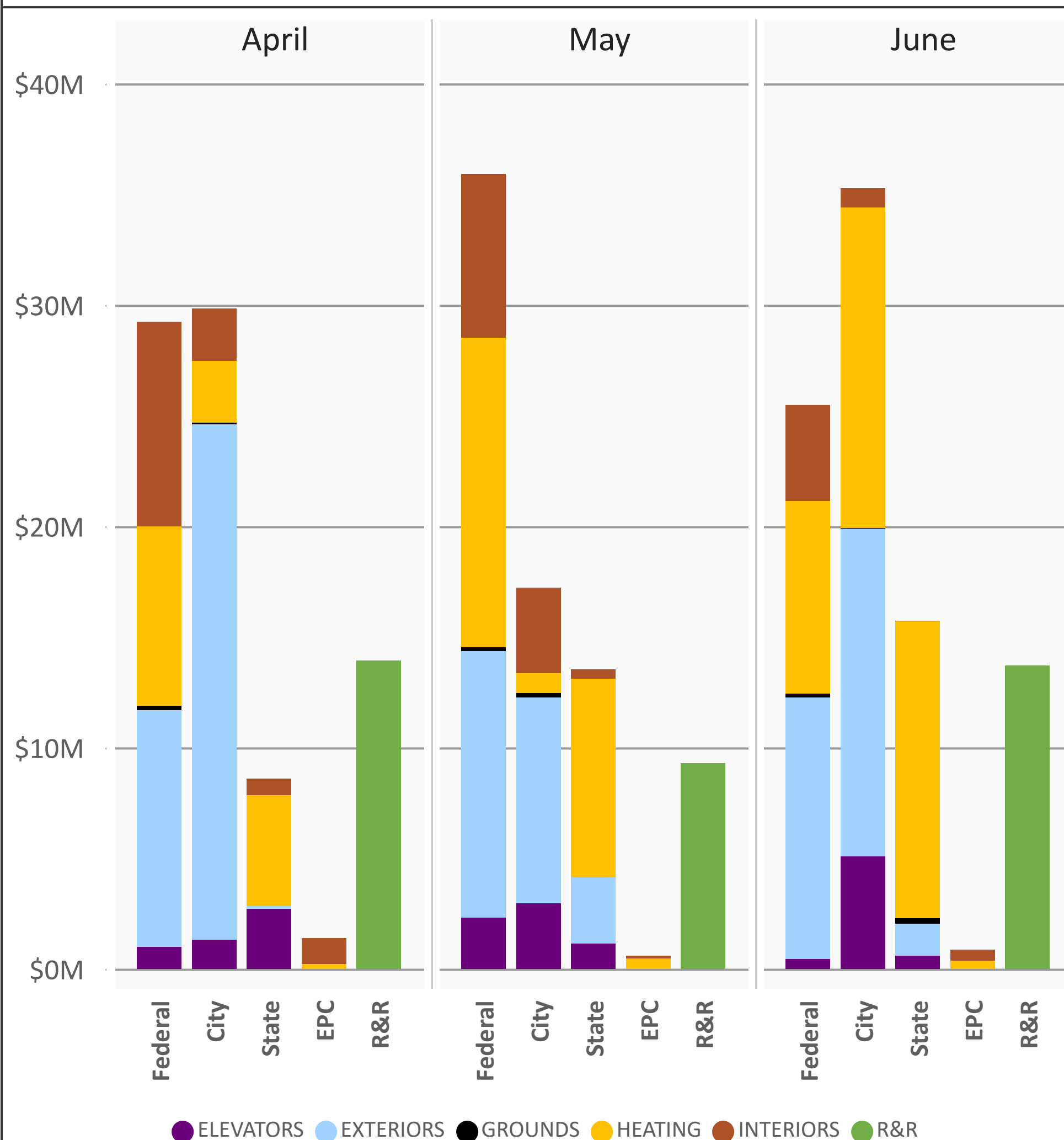


Funding Source	April	May	June	Total
Federal	\$29.23M	\$35.92M	\$25.47M	\$90.61M
City	\$29.84M	\$17.21M	\$35.25M	\$82.30M
State	\$8.59M	\$13.53M	\$15.72M	\$37.85M
R&R	\$13.93M	\$9.29M	\$13.71M	\$36.93M
EPC	\$1.39M	\$0.58M	\$0.87M	\$2.83M
Total	\$82.98M	\$76.52M	\$91.02M	\$250.52M



Capital Projects - Quarter 2 (Apr-Jun) 2024 Expenditure (2 of 2)

Q2 2024 Capital Projects Expenditure by Work Type



April 2024

Work Type	Federal	City	State	EPC	R&R	Total
EXTERIORS	\$10.69M	\$23.27M	\$0.13M			\$34.08M
HEATING	\$8.13M	\$2.82M	\$5.01M	\$0.22M		\$16.18M
R&R					\$13.93M	\$13.93M
INTERIORS	\$9.23M	\$2.36M	\$0.74M	\$1.17M		\$13.50M
ELEVATORS	\$1.00M	\$1.32M	\$2.71M			\$5.03M
GROUNDS	\$0.19M	\$0.07M				\$0.26M
Total	\$29.23M	\$29.84M	\$8.59M	\$1.39M	\$13.93M	\$82.98M

May 2024

Work Type	Federal	City	State	EPC	R&R	Total
ELEVATORS	\$2.31M	\$2.96M	\$1.15M			\$6.42M
EXTERIORS	\$12.05M	\$9.31M	\$2.99M			\$24.35M
GROUNDS	\$0.17M	\$0.18M				\$0.35M
HEATING	\$13.98M	\$0.90M	\$8.98M	\$0.47M		\$24.32M
INTERIORS	\$7.40M	\$3.86M	\$0.42M	\$0.11M		\$11.78M
R&R					\$9.29M	\$9.29M
Total	\$35.92M	\$17.21M	\$13.53M	\$0.58M	\$9.29M	\$76.52M

June 2024

Work Type	Federal	City	State	EPC	R&R	Total
HEATING	\$8.73M	\$14.48M	\$13.42M	\$0.38M		\$37.01M
EXTERIORS	\$11.81M	\$14.81M	\$1.44M			\$28.06M
R&R					\$13.71M	\$13.71M
ELEVATORS	\$0.44M	\$5.09M	\$0.60M			\$6.13M
INTERIORS	\$4.32M	\$0.85M	\$0.02M	\$0.49M		\$5.68M
GROUNDS	\$0.17M	\$0.02M	\$0.24M			\$0.43M
Total	\$25.47M	\$35.25M	\$15.72M	\$0.87M	\$13.71M	\$91.02M

Grand Total	\$90.61M	\$82.30M	\$37.85M	\$2.83M	\$36.93M	\$250.52M
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Notes: Data covers the period from April 01, 2024 through June 30, 2024

R&R = Recovery & Resilience



Elevator Modernization Contracts

Q2 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-10/27-10 and 21-6/30-22

Suspension Period: 1,286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	CENTENNIAL ELEVATOR INDUSTRIES INC.	Lump Sum	303 VERNON AVENUE	1,191 Days	\$2,314,899.00	1	688	Non-Minority Owned
Change Order	A.T.J. ELECTRICAL COMPANY, INC.	Lump Sum	RICHMOND TERRACE	1,077 Days	\$8,688.11	2	1,250	Non-Minority Owned
Change Order	CHARAN ELECTRICAL ENTERPRISES, INC.	Lump Sum	HIGHBRIDGE GARDENS	922 Days	\$15,491.52	2	442	Minority Owned
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
Total To Date					\$2,339,078.63			

* As per contract

Notes: Data covers the period from April 01, 2024 through June 30, 2024

Elevator Modernization Contracts ("EMCs")

In October 2021, Board Resolution 21-10/27-10, as solely related to Elevator Modernization Contracts (EMCs) , pursuant to Board Resolution 21-6/30-22, the Board authorized the,

(i) temporary suspension of the prerequisite Authority approval of

(a) **contracts that are valued in excess of \$1,000,000.00**, as required by Section I .03(i)(l) 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 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14; and

(b) **change orders and funding increases (now known as contract capacity increases)**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and

(ii) at each Board Meeting, providing an EMCs report including, but not limited to, the number of

(a) **contracts awarded**, and

(b) **change orders and funding increases (now known as contract capacity increases)** entered into subsequent to the prior Board Meeting.

Subsequent to Board authorization, the Authority determined that the EMCs report should be provided to the Board quarterly.

All other terms and conditions set forth in Board Resolution 21-6/30-22 shall remain unchanged.



Q2 Project Status Update for EMCs

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
303 VERNON AVENUE	Elevators Renovation	\$2,314,899	Pending Award	Procurement	08/13/2024	03/16/2026	Federal
ADAMS	Elevators Renovation	\$12,544,385	\$1,675,556	Construction	07/06/2025	05/30/2025	City, Federal
AMSTERDAM	Elevators Renovation	\$20,588,130	\$4,066,382	Construction	11/20/2025	10/14/2025	City, Federal,
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	04/22/2025	02/14/2025	City, State, Federal
BUTLER	Elevators Renovation	\$14,771,724	\$1,592,394	Construction	02/04/2025	12/29/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$6,828,480	\$525,556	Construction	03/31/2025	02/23/2025	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	11/24/2024	10/18/2024	City, Federal, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	08/18/2024	07/12/2024	City, Federal, State
DYCKMAN	Elevators Renovation	\$11,109,474	\$870,000	Construction	10/30/2025	06/17/2025	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Not Applicable	Construction	03/26/2025	02/17/2025	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$540,992	Construction	08/16/2024	05/02/2024	State
HYLAN	Elevators Renovation	\$1,640,000	Not Applicable	Construction	10/18/2024	09/11/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$361,023	Closeout	12/15/2024	03/15/2024	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Not Applicable	Construction	10/22/2024	09/15/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$996,409	Construction	04/18/2025	03/12/2025	City, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	06/27/2025	05/23/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	07/25/2025	06/18/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,751,977	Construction	06/15/2026	02/01/2026	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,330,168	Closeout	12/15/2024	02/13/2024	State
SAINT NICHOLAS	Elevators Renovation	\$8,480,000	\$1,233,778	Construction	12/08/2025	07/27/2025	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Not Applicable	Construction	11/01/2024	09/25/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	\$490,203	Construction	08/08/2024	05/08/2024	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	10/11/2024	09/04/2024	City, State
Total To Date		\$199,617,550	\$21,541,773				

Notes: Data covers the period from April 01, 2024 through June 30, 2024



Heating Plant Contracts

Q2 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-23 and 23-7/26-23

Suspension Period: 1,460 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	DYNAMIC US, INC	Lump Sum	COOPER PARK, ROOSEVELT II	1,353 Days	\$132,537.00	6	15,750	Minority Owned
Change Order	KORDUN CONSTRUCTION CORP	Lump Sum	BREVOORT, VAN DYKE I, VAN DYKE II	567 Days	\$90,750.00	4	17,500	Non-Minority Owned
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
Total To Date					\$223,287.00			

* As per contract

Notes: Data covers the period from April 01, 2024 through June 30, 2024

Heating Plant Contracts ("HPCs")

In June of 2021, Board Resolution 21-6/30-23 and in July of 2023, Board Resolution 23-7/26-23 authorized, as solely related to Heating Plant Contracts ("HPCs")

- (i) temporarily suspend the 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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and
 - (b) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and
- (ii)) provide a quarterly HPCs report at Board Meetings, including but not limited to, the number of
 - (a) contracts awarded**, and
 - (b) change orders and contract capacity increases** entered into, subsequent to the prior report presented to the Board

In October 2021, Board Resolution 21-10/27-11 changed the frequency of providing the HPCs report to the Board from monthly at each Board meeting to quarterly.

Q2 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General) *	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating System	\$33,400,000	Construction	04/10/2025	04/05/2025	Federal, State
BAY VIEW	Heating System	\$22,587,665	Construction	06/28/2026	06/20/2026	Federal, INS IRCAPF, State
BREVOORT	Heating System	\$25,156,470	Construction	06/22/2025	06/15/2025	Federal, State
COOPER PARK	Heating System	\$20,689,977	Construction	05/22/2025	04/24/2025	Federal, State
GOWANUS	Heating System	\$25,176,543	Construction	12/26/2025	12/05/2025	Federal, State
JOHNSON	Heating System	\$23,867,815	Construction	11/15/2025	11/07/2025	Federal, State
LINCOLN	Heating System	\$79,337	Procurement	07/01/2024	08/01/2026	Federal, Operating, State
MARCY	Heating System	\$39,086,000	Construction	10/30/2026	10/23/2026	City, Federal, State
MOTT HAVEN	Heating System	\$24,035,185	Construction	09/25/2025	09/21/2025	Federal, State
RAVENSWOOD	Heating System	\$47,794,869	Construction	03/17/2026	03/10/2026	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating System	\$25,323,959	Construction	07/08/2025	06/22/2025	Federal, State
SMITH	Heating System	\$19,101,599	Construction	05/03/2025	05/02/2025	Federal, State
UPACA (SITE 5)	Heating System	\$8,380,000	Construction	03/11/2025	02/20/2025	Federal, State
VAN DYKE I, VAN DYKE II	Heating System	\$43,602,254	Construction	08/07/2025	07/31/2025	Federal, State
Total To Date		\$358,281,673				

- Contains new awards and/or release amounts from Master contract.

Notes: Data covers the period from April 01, 2024 through June 30, 2024



Waste Management Contracts

Q2 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-10/27-9 and 23-7/26-22

Suspension Period: 1,460 Days

Category	Vendor	Type	Location	Term Being Funded by Amount *	Amount	Section 3 Workers *	Labor Hours (Section 3 Worker) *	MWBE
Award	--	--	--	--	\$0.00	--	0	--
Change Order	--	--	--	--	\$0.00	--	0	--
Contract Capacity Increase	--	--	--	--	\$0.00	--	0	--
Total To Date					\$0.00			

* As per contract

Notes: Data covers the period from April 01, 2024 through June 30, 2024

Waste Management Contracts ("WMCs")

In October 2021, Board Resolution 21-10/27-9 and in July 2023, Board Resolution 23-7/26-22 authorized, as solely related to Waste Management Contracts ("WMCs")

- (i) temporary suspension of the 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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and
 - (b) change orders and contract capacity increases**, as required by Section V(D) of the PPM (collectively, "Temporary Suspension"); and
- (ii) provision of a quarterly WMCs report at Board Meetings, including, but not limited to, the number of
 - (a) contracts awarded**, and
 - (b) change orders and contract capacity increases** entered into, subsequent to the prior report presented to the Board, to extend the Temporary Suspension for an additional seven hundred thirty (730) days

Q2 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	\$31,930,000	Construction	12/6/2024	12/6/2024	City, Federal, Operating
Various Developments as per the Action Plan (e21231, e21232, e21233, e21234, e21235, e21238, e21296)	Design-Build: Waste Yards Redesign	\$15,000,000	Construction	8/13/2024	8/7/2024	City, Federal, Operating
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Procurement	3/22/2025	12/25/2025	City, Federal
Various Developments as per the Action Plan (e22067)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	\$10,609,493.96	Construction	7/3/2024	5/27/2024	City, Federal
Various Developments as per the Action Plan (e22068)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,470,168.01	Construction	7/3/2024	6/28/2024	City
Various Developments as per the Action Plan (e22286)	IDIQ Delierly*: Interior Compactors (FY23) * To be procured under JOC	Pending Procurement & Award	Procurement	5/7/2025	4/15/2026	City
Various Developments as per the Action Plan (e22069, e22070)	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	Pending Procurement & Award	Planning	4/10/2025	4/15/2028	City
Various Developments as per the Action Plan (e22071, e22072)	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	Pending Procurement & Award	Planning	4/10/2025	4/15/2028	City

NYCHA Board Meeting

July 31, 2024

Temporary Suspension Report on Mold and Ventilation Related
Contracts

Elena Tenchikova, Senior Director for Office of Mold Assessment and Remediation



Ventilation and Mold Related Contracts

On January 31st, 2024, Board Resolution# 24-1/31-19 was approved, which now authorizes, as solely related to ventilation contracts and other contracts related to mold detection, inspection and remediation administrated by the Authority's Capital Projects Division, Operations Department or Healthy Homes, to:

- i. Temporarily suspend for 182 days of the prerequisite Authority approval of
 - a) Contracts that are valued in excess of \$1M; and
 - b) Change orders and contract capacity increases.
- ii. Provide a quarterly Ventilation and Mold Contracts Report at Board Meetings including, but not limited to, the number of
 - a) Contracts awarded; and
 - b) Change orders and contract capacity increases entered into, subsequent to the prior report presented to the Board.

Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
 - Roof fan replacement/installation (completed)
 - Vent cleaning (completed)
 - Damper replacement (in-progress)

The roof fan work and damper work utilize engineering services.

Note: One vendor may be assigned to all three phases or a subset.

- Mold assessment and remediation contracts are used as work is assigned.

Roof Fan Replacement/Installation

Program Activity Since Award

All Engineering work is 100% complete.

Description	No.
Total Fans Installed in Previous Quarters	6,188
Total Fans Installed in Q4 2022	0
Total Fans Installed in Q1 2023	0
Total Fans Installed	6,188
Total Fans Remaining to be Installed	0
Overall Number of Fans to be Replaced by Office of Mold Assessment and Remediation Project	6,188
Overall Percentage of Progress to Project Completion	100%
Total Fans Retained	2,248
Total Fans Assigned to Office of Mold Assessment and Remediation	8,436

07/11/2024

Vent Cleaning

Program Activity Since Award

Description	No.
Total Units that had Vents Cleaned in Previous Quarters	71,224
Total Units that had Completed in Q2 2023	310
Overall Units Attempted/No Access	17,208
Total Units/hallways that had Vents Cleaned or Attempted	88,742
Overall Percentage of Units that had Vents Cleaned or Attempted	100%
Total Units that Remaining to be Attempted/Cleaned	0
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	19,468
Overall Units Assigned to Office of Mold Assessment and Remediation	117,032

Notes:

- This data represents work completed by NYCHA staff and the total number of current vent cleaning contracts awarded, including those not subject to the temporary suspension of Board approval.
- As NYCHA continues to quality assurance (QA) and clean up vent cleaning data, it might lead to a certain variation in the number of cleaned vents quarter-to-quarter.
- As NYCHA consolidations convert to Rental Assistance Demonstration (RAD) program, it may lead to variations in the number of vents cleaned in previous quarters.

07/11/2024

Vent Cleaning – 3rd Attempts

Program Activity Since Award

Description	No.
Total Units Requiring 3 rd Attempt	32,032
Total 3 rd Attempts	32,032
Total 3 rd Attempt Resulting in a Cleaning	15,610
3rd Attempts Completed	100%
3rd Attempts Resulted in Cleaning	49%

Note: This data represents work completed by NYCHA staff and the total number of current vent cleaning contracts awarded, including those not subject to the temporary suspension of Board approval.

07/11/2024

Damper Replacement

Program Activity Since Award

Description	No.
Total Dampers Replaced in Previous Quarters	5,932
Total Dampers Replaced in Q1 2024	4,600
Total Dampers Replaced in Q2 2024	2,868
Overall Dampers being Attempted but No Access Provided	343
Total Dampers Replaced	13,400
Overall Percentage of Dampers Replaced at Locations Attempted	97.5%
Total Dampers Remaining to be Replaced	81,600
Total Units Visited and Confirmed Not To Be Supported by Mechanical Ventilation	0
Overall Assigned to Office of Mold Assessment and Remediation	95,000

Notes:

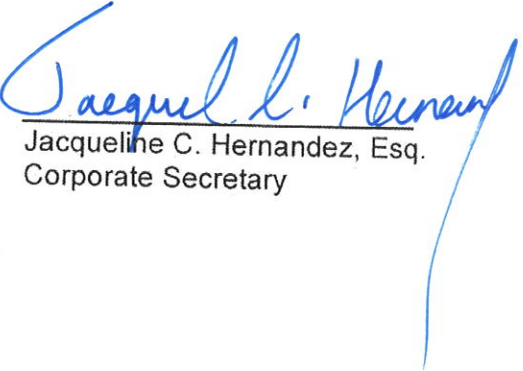
- Dampers are being replaced in units and hallways.
- As NYCHA consolidations convert to Rental Assistance Demonstration (RAD) program, it may lead to variations in the number of damper replacement in previous quarters.

07/11/2024

THREE-THOUSAND ONE HUNDRED AND NINETY-EIGHTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:22 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary