

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

Minutes of Board Meeting

Wednesday, September 25, 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
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, September 25, 2024

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 31, 2024

APPROVED

II. CEO's Remarks

Public Housing Preservation Trust (the "Trust") and Voting

- The Trust has been hard at work advancing the predevelopment process for Nostrand Houses and Bronx River Addition.
- This has been a tremendously collaborative effort across NYCHA and the Trust and NYCHA is grateful to our team members who have provided their time, insight, and expertise.
- NYCHA is also deeply grateful to the residents of Nostrand Houses and Bronx River Addition, who have been so generous with their input and feedback, helping NYCHA to ensure that the renovations and services the Trust will provide, meet their needs.
- NYCHA is thrilled to share that this summer, NYCHA completed two (2) votes, at Coney Island and Coney Island 1 Site 1B (also referred to as Unity Towers). Both had strong voter turnout - reflecting how residents are showing up and showing that they want their voices to be heard in the future of their developments.
- Residents at Unity Towers voted to join the Trust, making them the third site to opt into the Trust Modernization program. Heading into October, NYCHA is excited to kick off its predevelopment process with this community.
- NYCHA has launched its next voting site at Hylan, which is a development in Bushwick, Brooklyn with two hundred nine (209) units.
- NYCHA is currently partway through the 100-day engagement period during which our Voter Engagement Team educates residents on their options for the vote.
- NYCHA will not know the results of this vote until December, but will, of course, keep the Board updated on where things land.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

New Monitor (Jenner & Block LLP) (“JBLLP”) First Report

- On August 21st, NYCHA’s new co-monitors, Neil Barofsky and Matthew Cipolla, both partners at JBLLP, issued their first quarterly report, as required by paragraph 25 of the 2019 U.S. Department of Housing and Urban Development Agreement (the “Agreement”).
- The quarterly report catalogues the monitors’ activities over the past five (5) months, NYCHA’s compliance with the terms of the Agreement, and the objective data that reflects the agency’s performance against its targets.
- NYCHA believes the report is a fair and reasonable assessment of its progress under the Agreement.
- The monitors consulted NYCHA’s senior team extensively throughout the process, sending several rounds of drafts of each section for NYCHA’s edits, corrections, and objections.
- The monitors were highly responsive to NYCHA’s comments and worked closely with NYCHA’s teams to ensure factual accuracy and data integrity across all topics.
- NYCHA looks forward to continuing its work on the important changes and remain committed to working closely with its federal partners to deliver service improvements for its residents.

III. Report

Permanent Affordability Commitment Together (“PACT”) Program Update – Jonathan Gouveia, Executive Vice-President for Real Estate Development
(Report is attached hereto and incorporated herein)

Chair Rubin: Are those plans available online?

Jonathan Gouveia: Yes, they are.

Chair Rubin: On the NYCHA website?

Jonathan Gouveia: Yes.

Chair Rubin: Do we have any active Trust voting processes in development right now?

CEO Lisa Bova-Hiatt: Yes.

Chair Rubin: Which one?

CEO Lisa Bova-Hiatt: Hylan.

Chair Rubin: When is it done?

CEO Lisa Bova-Hiatt: In December.

Chair Rubin: Thanks.

Member Gavin: Who monitors the satisfaction from your team? Is there a team that is assigned to each project going forward?

Jonathan Gouveia: Yes. I mean it is a joint effort across a couple of verticals but primarily, it is run by our portfolio planning team.

Member Gavin: The seventy percent (70%), (those numbers in satisfaction) were they across the board on the four (4) developments or was there any one that was particularly a problem?

Jonathan Gouveia: It was fairly consistent across the board, and we can certainly do a deeper dive into the specific results at each development.

Member Gavin: It was pretty consistent across the board?

Jonathan Gouveia: Yes.

Member Gavin: Okay thanks, good job.

Jonathan Gouveia: Thank you.

Vice-Chair Gonzalez: I do not know if maybe I missed it but when I saw the listing of developments, at what stage is Manhattanville? I do not think I saw it there.

Jonathan Gouveia: It has not closed yet so it is in the pre-development. That table that we had up, those are all the developments that have closed. So, the construction is either complete or construction underway.

Vice-Chair Gonzalez: If there is a concern about the management companies that have been placed in any development, who would we address those concerns to?

Jonathan Gouveia: You can let me know.

Chair Rubin: I think this is great and I have two (2) quick points.

- One (1) is on the survey, which you do not have to go to it. With respect to the comment about how satisfied the residents are with current management versus NYCHA management, I suspect the comment has at least something to do with the fact that they are now living in conditions, physical conditions, that are infinitely better than they were before.
- Two (2) Just looking at these numbers, so this is more than \$5.5 billion dollars of capital by the time this pipeline is done. Of course, you are adding to the pipeline every time and if I remember correctly, the 2017 Physical Needs Assessment was \$37 billion or something like that. So, time is moving on but by the time this pipeline is done, in theory you will have taken almost \$6 billion out of that, adding to it and from other purposes. None of this work gets done without PACT. We can have a reasonable discussion about other ways to do this work but none of it gets done, not a dollar, not a unit, gets done without PACT. With the existing Section 9 program funding, you cannot do this. It is not that we do not want to; there is no way to do this. So, I just think it is a great and incredible accomplishment. It says a lot.

Member Wright: I just want to add my congratulations. You all have been really aggressive and innovative, and this is a true accomplishment. I am very happy with the City's partnership and the additional capital that we provided to really accelerate PACT and the Trust and all the work we did together to get the Trust passed. You have been exceptional Jonathan and Lisa. This is really making a difference for many people.

Jonathan Gouveia: Thank you and thank you for the City's support.

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 25, 2024

1 Authorization to Enter into a Rooftop Lease Agreement with API Capital LLC ("API")

Location:	Various (Brooklyn & Queens)
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 API as tenant, to lease rooftop space of buildings at Breukelen Houses, Brownsville Houses, Astoria Houses, Ravenswood Houses, South Jamaica I and South Jamaica II, which will be utilized for solar photovoltaic systems, commencing on October 1, 2024 and continuing through September 30, 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 \$138,019.68. 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: \$2,760,393.60.

APPROVED

2 Award of a Contract for Community Center Renovation

Location:	Corsi
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal & City
Amount:	\$5,387,669.00
Projected Section 3 Hires/Labor Hours:	1,375 of 5,500 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc.

APPROVED

3 Authorization to Ratify the Award of a Contract for Replacement of Boilers and Hot Water Heaters

Location:	Carver
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$35,520,007.00
Projected Section 3 Hires/Labor Hours:	25,334 of 101,334 Hours

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, WDF Inc.

APPROVED

4 Authorization to Ratify the Award of a Contract for Replacement of Boilers and Hot Water Heaters

Location:	Sumner
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$38,400,000.00
Projected Section 3 Hires/Labor Hours:	3,000 of 12,000 Hours

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc.

APPROVED

5 Authorization to Ratify the Award of a Contract for Replacement of Boilers and Hot Water Heaters

Location:	Bronx River & Bronx River Addition
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal
Amount:	\$30,030,000.00
Projected Section 3 Hires/Labor Hours:	10,500 of 42,000 Hours

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, Dynamic US Inc.

APPROVED

6 Authorization to Ratify the Award of a Contract for Replacement of Boilers and Hot Water Heaters

Location:	East River
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$29,420,000.00
Projected Section 3 Hires/Labor Hours:	31,200 of 124,800 Hours

Authorization is requested to ratify the award of this contract to the lowest responsive and responsible bidder, AWL Industries Inc.

APPROVED

- 7 Authorization to (i) Amend the Agreement with E-Builder, Inc. ("E-Builder") and (ii) Approve a Contract Capacity Increase to the Agreement with E-Builder

Location:	Non-Development
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal
Amount:	\$1,756,336.72
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) amend this agreement with E-Builder for construction project management software, software support and maintenance services, authorized by Board Resolution 23-9/28-17 for an initial one-year and nine-month term, extending the term by an additional two-year term; and (ii) approve a contract capacity increase to this agreement with E-Builder, to increase the amount, in order to fund the continued provision of services during the extended two-year term, which will commence on January 1, 2025 and will continue through December 31, 2026.

APPROVED

- 8 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2309920 Awarded to Big Apple Elevator Service and Consulting LLC ("Big Apple Elevator")

Location:	Various (Citywide)
Administering Department:	Elevators
Funding Source:	Operating – Federal
Amount:	\$750,000.00
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 Big Apple Elevator for response to elevator outages - emergency repair and restoration, 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 July 6, 2023 and is continuing through July 5, 2026.

APPROVED

- 9 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2309918 Awarded to Big Apple Elevator Service and Consulting LLC ("Big Apple Elevator")

Location:	Various (Citywide)
Administering Department:	Elevators
Funding Source:	Operating – Federal
Amount:	\$750,000.00
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 Big Apple Elevator for response to elevator outages - emergency repair and restoration, 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 July 6, 2023 and is continuing through July 5, 2026.

APPROVED

- 10 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2024 Annual Public Housing Agency ("PHA") Plan and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to the U.S. Department of Housing and Urban Development ("HUD")

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

Authorization is requested to submit (i) a Significant Amendment to the Authority's Fiscal Year 2024 Annual PHA Plan to include (a) The Fiscal Year 2024 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year 2024-2028 Action Plan, (b) An updated statement that the Authority is implementing changes to income reviews for the Public Housing and Section 8 programs as required under Section 102 and maximum asset limits for Public Housing and Section 8 applicants and participants under Section 104 of the Housing Opportunity Through Modernization Act of 2016, Pub. L. 114-201, 130 Stat. 782, and HUD's Implementation of Sections 102 and 104, 88 Fed. Register 9600 (February 14, 2023), (c) The request to HUD to submit the necessary applications and to obtain the necessary approvals to release the Glebe Avenue-Westchester Avenue public housing development from its Declaration of Trust in order to convert the subsidy from Section 9 Public Housing subsidy to Section 8 Project-Based Voucher ("PBV") assistance pursuant to (1) the Rental Assistance Demonstration Program, and (2) disposition under Section 18 of the U.S. Housing Act of 1937, as amended ("Section 18"), and add the development to previously approved Permanent Affordability Commitment Together Program conversions, (d) The request to HUD to submit the necessary applications and to obtain the necessary approvals to release the Nostrand and Bronx River Addition public housing developments from their Declarations of Trust in order to convert the developments from Section 9 Public Housing subsidy to Section 8 PBV assistance pursuant to disposition under Section 18, and (e) The request to HUD to submit the necessary applications and to obtain the necessary approvals to grant an approximately 19,314 square feet permanent subsurface easement appurtenant to Wagner Houses to the Metropolitan Transportation Authority and release such subsurface easement area from the development's Declaration of Trust pursuant to disposition under Section 18, and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

- 11 Authorization to Submit (i) the Authority's Fiscal Year 2025 Annual Public Housing Agency ("PHA") Plan and Fiscal Years 2025-2029 Five-Year PHA Plan and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to the United States Department of Housing and Urban Development ("HUD")

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

Authorization is requested to submit (i) the Authority's Fiscal Year 2025 Annual PHA Plan and Fiscal Years 2025-2029 Five-Year PHA Plan and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

- 12 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Pump Repair and Replacement

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	12,500 of 50,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Tri-State Pump & Motor, Inc. 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 four (4) IDIQ contracts of this service to any one (1) vendor, and the Authority seeks to award two (2) other IDIQ contracts to the first lowest bidder, and one (1) other IDIQ contract to the second lowest bidder. The third lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The fourth lowest bidder and the fifth 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

- 13 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Pump Repair and Replacement

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	2,000 of 8,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Watson's Plumbing, Heating & Building Services, Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 14 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Pump Repair and Replacement

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	2,000 of 8,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Watson's Plumbing, Heating & Building Services, Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2303159 Awarded to Robert Star Plumbing and Heating, Corp ("Robert Star")

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$7,500,000.00
Projected Section 3 Hires/Labor Hours:	26,000 of 35,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Robert Star for plumber services, authorized by Board Resolution 23-5/24-17 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 12, 2023 and is continuing through May 11, 2026.

APPROVED

- 16 Authorization of a Contract Capacity Increase to Requirement Contract No. 2113409 Awarded to JP Handa Construction Inc ("JP Handa")

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	435 of 1,741 Hours

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to JP Handa for janitorial general cleaning and debris removal (move-out apartments and fire damage), which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on January 17, 2024 and is continuing through January 16, 2025.

APPROVED

- 17 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2122761 Awarded to Pan Developers LLC ("Pan")

Location:	Brownsville
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$397,611.00
Projected Section 3 Hires/Labor Hours:	312.50 of 1,250 Hours

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Pan for maintenance painting of apartments, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on February 22, 2024 and is continuing through February 21, 2025.

APPROVED

- 18 Authorization to (i) Rescind Board Resolution 24-2/28-7 and (ii) Reject All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Welding

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) rescind Board Resolution 24-2/28-7, which authorized award of this IDIQ contract to the lowest responsive and responsible bidder, Simco Enterprises, Corp., due to the Supply Management and Procurement Department's determination, subsequent to Board authorization, that the Request for Quotation's bid specifications required updating to accurately reflect the current needs and expectations of the Authority; and (ii) reject all bids in the best interest of the Authority. This IDIQ contract will be re-bid.

APPROVED

- 19 Authorization to (i) Rescind Board Resolution 24-2/28-8 and (ii) Reject All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Welding

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) rescind Board Resolution 24-2/28-8, which authorized award of this IDIQ contract to the lowest responsive and responsible bidder, Simco Enterprises, Corp., due to the Supply Management and Procurement Department's determination, subsequent to Board authorization, that the Request for Quotation's bid specifications required updating to accurately reflect the current needs and expectations of the Authority; and (ii) reject all bids in the best interest of the Authority. This IDIQ contract will be re-bid.

APPROVED

- 20 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Removal and Replacement of Vinyl Asbestos Floor Tiles in Move-Out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$36,000,000.00
Projected Section 3 Hires/Labor Hours:	3,000 of 12,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, AGD Contracting Corp. 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 and the fourth 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 second lowest bidder and one (1) other IDIQ contract to the fourth lowest bidder. The third lowest bidder and the fifth lowest bidder were deemed non-responsive for failure to submit the required bid security, 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

- 21 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Removal and Replacement of Vinyl Asbestos Floor Tiles in Move-Out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$36,000,000.00
Projected Section 3 Hires/Labor Hours:	54,000 of 216,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Barros Construction Corp. 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, the fourth lowest bidder and the fifth 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 second lowest bidder, one (1) other IDIQ contract to the fourth lowest bidder, and one (1) other IDIQ contract to the fifth lowest bidder. The third lowest bidder was deemed non-responsive for failure to submit the required bid security, 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

- 22 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Removal and Replacement of Vinyl Asbestos Floor Tiles in Move-Out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$36,000,000.00
Projected Section 3 Hires/Labor Hours:	56,160 of 218,880 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, New York Environmental Systems, 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. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 23 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Removal and Replacement of Vinyl Asbestos Floor Tiles in Move-Out Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal & City
Amount:	\$36,000,000.00
Projected Section 3 Hires/Labor Hours:	6,300 of 25,200 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Abatement Unlimited, 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 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 second lowest bidder. The third lowest bidder was deemed non-responsive for failure to submit the required bid security, 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

- 24 Authorization of a Contract Capacity Increase ("CCI") to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with LiRo Engineers, Inc. ("LiRo")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$750,000.00
Projected Section 3 Hires/Labor Hours:	1,875 of 7,500 Hours

Authorization is requested to approve a CCI to this emergency IDIQ agreement with LiRo for copper/silver ionization systems testing, which did not require initial Board authorization for an initial one-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on December 21, 2023 and is continuing through December 20, 2024.

APPROVED

25 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Federal
Amount:	\$20,133,823.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's Property and Terrorism Insurance Policies which provide \$250,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2024 and continuing to October 30, 2025.

APPROVED

26 Authorization to Approve the Issuance of the Authority's Fiscal Year 2023 Single Audit Report

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

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2023 Single Audit Report, in accordance with the requirements of the Single Audit Act of 1984, the Single Audit Act Amendments of 1996, Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and United States Department of Housing and Urban Development Uniform Financial Reporting Standards, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2 and as subsequently amended by Board Resolution 22-1/26-15.

APPROVED

27 Authorization to Enter into an Agreement with RSM US LLP ("RSM")

Location:	Non-Development
Administering Department:	Internal Audit & Assessment
Funding Source:	Operating – Federal & Section 8
Amount:	\$6,417,680.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to enter into this agreement with RSM for internal auditing services, commencing on September 26, 2024 and continuing through September 25, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Vice-President for Internal Audit and Assessment 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

28 Authorization to Ratify the Entering into an Agreement with Microsoft Corporation ("Microsoft")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Federal & Section 8
Amount:	\$1,514,014.19
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify the entering into this agreement with Microsoft for unified support services, which commenced on June 15, 2024 and is continuing through March 31, 2027, to be coterminous with and utilizing the terms and conditions of the New York State Office of General Services Contract Number PM69723 (Award Number 22802, Group Number 73600). There are no renewal options.

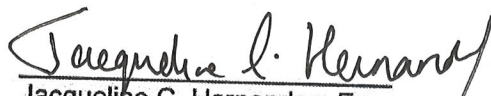
APPROVED

- 29 Authorization of a Contract Capacity Increase to Requirement Contract No. 2205089
Awarded to Mensch Mill & Lumber Corp. ("MM&L")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,348,012.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to MM&L for the purchase and delivery of police equipment supplies, authorized by Board Resolution 22-9/28-16 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 June 22, 2022 and is continuing through June 21, 2027.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary

NYCHA Board Meeting
SEPTEMBER 25, 2024

PACT Program Update

Jonathan Gouveia

Executive Vice-President for Real Estate Development



NYCHA's Real Estate Development Department (REDD)

REDD's mission is to reinvest in, restore, and rebuild publicly controlled affordable housing in a way that reflects the priorities of the communities we serve. We deliver on our mission by securing capital sources and operational expertise through innovative partnerships that center resident expertise.

Our work is critical to achieving NYCHA's overall agency mission to provide quality housing for New Yorkers that is sustainable, inclusive, and safe, while fostering opportunities for economic mobility.

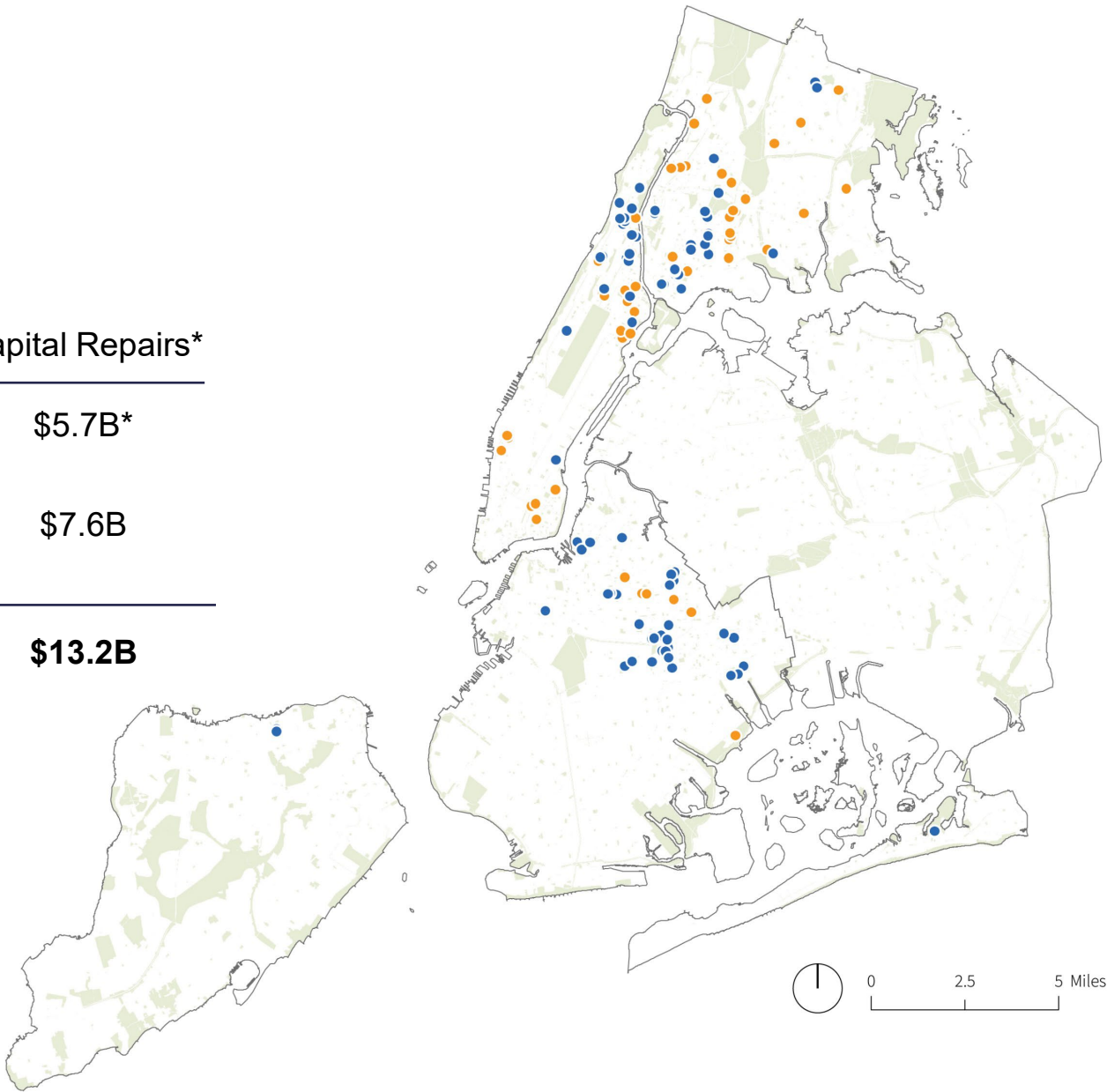


PACT PROJECTS









\$5.7 billion in capital repairs already completed or underway.


	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	87	21,696	\$5.7B*
● Planning and Resident Engagement	52	16,155	\$7.6B
Total	139	37,851	\$13.2B

* Capital Repairs for PACT projects that are complete or under construction reflect the combined hard and soft costs. For PACT projects in the planning and resident engagement phase, we use the 20-Year PNA (2023) as an estimate.



PACT PORTFOLIO SUMMARY

	Project Name	Units	Capital Repairs	Conversion Date
	Ocean Bay	1,395	\$317m	Dec 2016
	Twin Parks West	312	\$46m	Oct 2018
	Betances	1,088	\$145m	Nov 2018
	Highbridge Franklin	336	\$38m	Nov 2018
	Baychester Murphy	722	\$116m	Dec 2018
	Hope/Bushwick Gardens	1,321	\$280m	Jul 2019
	Brooklyn A & B	2,625	\$434m	Feb 2020
	Manhattan	1,718	\$383m	Nov 2020
	Williamsburg	1,621	\$493m	Dec 2021
	Linden Penn	1,922	\$430m	Dec 2021
	Boulevard BSA FP	1,673	\$483m	Dec 2021
	Harlem River	693	\$236m	Feb 2022
	Audubon Bethune Marshall	557	\$137.6m	Jan 2023
	Edenwald	2,035	\$783.5m	June 2023
	Union Avenue Consolidated	983	\$247.4m	Sept 2023
	Reid & Park Rock	1696	\$635.5m	Nov 2023
	West Brighton	586	\$365.7m	June 2024
	Sack Wern	413	\$107.4m	June 2024
	Total	21,696	\$5.68 B	

 = Construction Complete



Linden – New façade and landscaping

PACT CONSTRUCTION PROGRESS

\$4 billion

**in active
construction**

10 PACT projects
including over
12,000
apartments within
37 developments
are currently
under
construction



Harlem River – New Central Playground



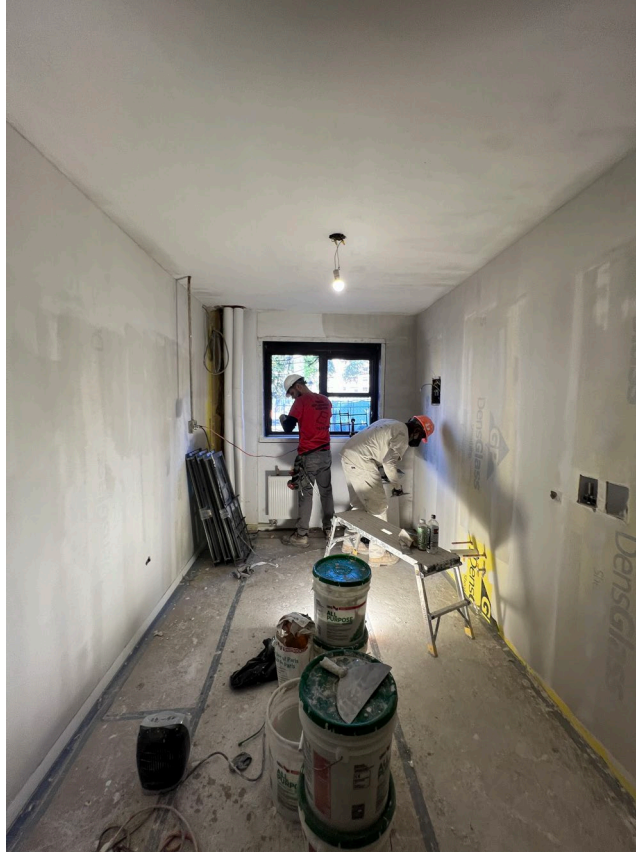
Williamsburg Houses - Renovated Apartment

PACT CONSTRUCTION PROGRESS

3,084

apartments abated
of lead-based paint

NYCHA is
removing any
existing Lead-
Based Paint at all
apartments within
PACT Projects



Williamsburg Lead-Based Paint Abatement



Harlem River Lead-Based Paint Abatement

PACT CONVERTED PORTFOLIO SUMMARY

The occurrence of work orders is relatively low across the portfolio.

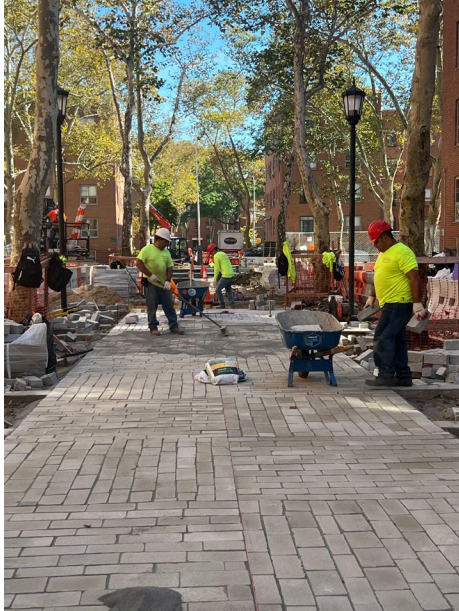
- In none of the reporting categories were work orders created for more than 2% of the portfolio's ~21k units.

Residents repair requests are being resolved promptly by PACT Partners.

- At least 99% of work orders created across all repair categories have been resolved.
- At least 84% resolved on time across all reporting categories.



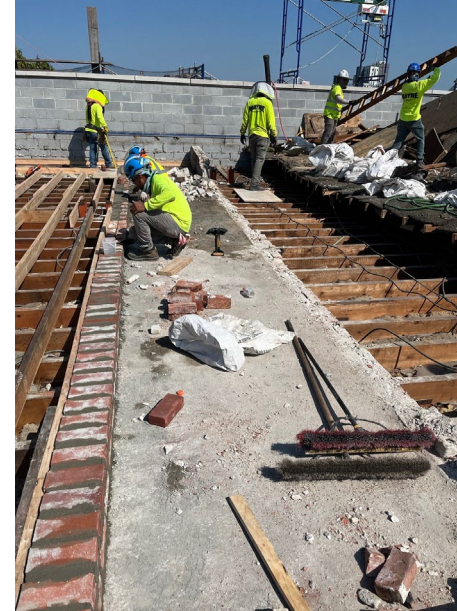
Stebbins-Hewitt – Façade Work



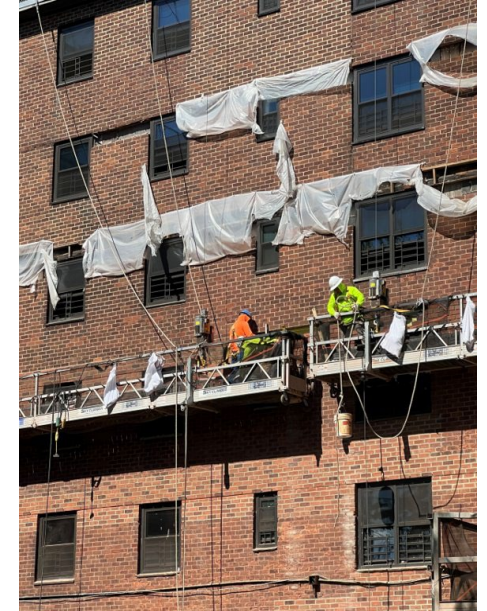
Harlem River - Courtyard Paving



Linden - Steam Main Repaired



Fiorentino Plaza - Roof Replacement



Boulevard – Façade Repairs

PACT PLANNING & ENGAGEMENT PROGRESS

28

TA boards have
received
technical support

16,155

apartments
are in pre-
development

The PACT
Resource
Team has
provided
independent
support
across the
portfolio.

We working
with
residents
and
partners
to finalize
project
plans.



PACT PLANNING & ENGAGEMENT PROGRESS

Community Plans



Renovated community room, featuring new floors and baseboard, new LED lighting, and new wall paint. Design concepts shown are for illustrative purposes only and are subject to change.



Conceptual image of a renovated hallway and lobby, featuring new flooring and baseboard, new LED lighting, and new wall paint. Design concepts shown are for illustrative purposes only and are subject to change.



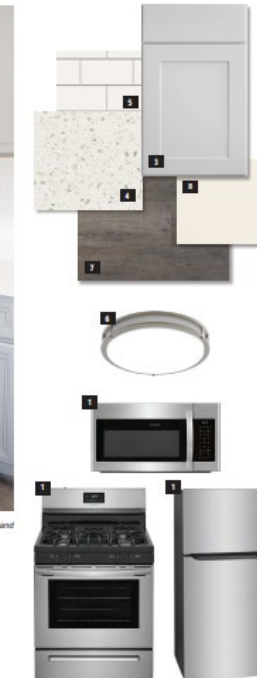
Exterior of the Reid Apartments. Design concepts shown are for illustrative purposes only and are subject to change.



Above: Image of model unit apartment bathroom illustrating new and improved finishes and fixtures.



Image of model unit apartment kitchen illustrating new and improved finishes and fixtures.



PACT Community Plans include:
RENOVATIONS & UPGRADES PLAN
PROPERTY MANAGEMENT & SECURITY
SOCIAL SERVICES PLAN
PROJECT TIMELINE
and more!

MEASURING RESIDENT SATISFACTION

NYCHA has partnered with an independent planning and consulting firm to conduct a comprehensive survey at our converted PACT sites. Starting in late 2022, surveys were distributed to four developments and will continue to be distributed to all residents in the coming years.

- **77%** of residents who responded to the survey are **very satisfied with renovations to the buildings**
- **87%** of respondents are likely or very likely to recommend the PACT program for other NYCHA developments.
- These respondents also indicated that they would be **likely or very likely to recommend their development to their family or friends as a place to live.**
- 2 out of 3 respondents say that their **new management is better than NYCHA.**
- **78%** of respondents say that the **buildings and grounds are cleaner than before.**
- **Nearly 70%** of residents say they feel **more stable in their living situation** under the PACT program.

RECENT ANNOUNCEMENTS & NEWS

NYCHA has had a lot to celebrate with our residents in 2024!

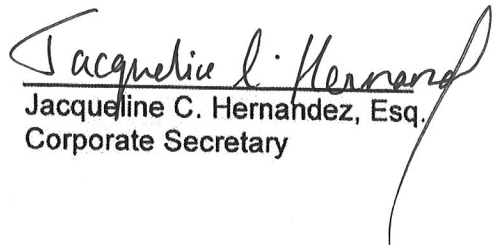
- Breaking ground at West Brighton
- Celebrating the new playground and outdoor spaces at Harlem River and Wise Towers
- Several new affordable housing buildings finished on NYCHA campuses
 - The Atrium
 - Casa Celina
 - Melrose North



THREE-THOUSAND ONE HUNDRED AND NINETY-NINTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:00 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary