

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND TWO HUNDREDTH AND FIRST MEETING

Minutes of Board Meeting

Thursday, November 21, 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
Thursday, November 21, 2024

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, October 30, 2024

APPROVED

II. CEO's Remarks

Budget Overview

- Today, the Board will hear from NYCHA's Executive Vice-President of Finance and Chief Financial Officer, Annika Lescott-Martinez, on NYCHA's 2024-year end budget forecast and NYCHA's 2025 budget.
- To preview, after months of hard work from every NYCHA department and in particular from NYCHA's Finance Department, a balanced budget for 2024 is projected. A significant achievement compared to NYCHA's adopted \$35 million deficit, as well as a balanced budget for 2025.

NYCHA Rental Arrears Assistance Programs – COVID-19 Rental Assistance Program (“CRA”) and HOME-American Rescue Plan Program (“HOME-ARP”)

- NYCHA continues to face over a half billion dollars in cumulative tenant arrears as of October 2024. NYCHA continues to advocate for its residents and notify them of opportunities for financial support.
- NYCHA has two (2) new rental arrears assistance programs, CRA and HOME-ARP, to help tenants recover from the economic impacts of COVID-19 and support tenant rent arrears.
- CRA and HOME-ARP may distribute up to \$185 million in total to cover past rental arrears. CRA may distribute up to \$35 million in state funds and HOME-ARP may distribute up to \$150 million in federal funds.
- The program application period for CRA and HOME-ARP launched on October 17th to over sixty-one thousand (61,000) potential eligible households. So far, over one-third of those potentially eligible households have already applied.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- Outreach to potential eligible residents is being conducted through email, mail, text and robocalls, as well as in person through door-to-door canvassing, to encourage them to apply.
- It is encouraged that eligible residents apply, and all tenants are encouraged to get current on their rent.

Fire Reporting Milestones

- At the last Board Meeting, there was discussion regarding the work done on NYCHA's fire reporting.
- Happy to report great progress on fire reporting from the collaborative and well-planned efforts between NYCHA's Quality Assurance, Safety and Technical Programs and Fire Safety Departments.
- Since fire reporting began earlier this year, NYCHA is down to thirteen (13) developments with fire impairments, a sharp decrease of over 72% from forty-five (45) developments as of September 2024.
- The number of fire guards per development has gone down significantly as well. Last year, NYCHA had over one hundred fifty (150) sites with fire guards, most with coverage 24 hours a day, 7 days a week. As of October 15, 2024, NYCHA is down to thirty-eight (38) sites with fire guards, a decrease of over 75%.
- NYCHA's fire reporting has also seen a sharp decrease in the number of buildings impacted by fire impairments, from sixty-three (63) buildings impacted down to seven (7) buildings at one (1) development. Very pleased with that progress.

III. Reports

1. Budget Update, Annika Lescott-Martinez ("ALM"), Executive Vice-President & Chief Financial Officer
(Report is attached hereto and incorporated herein)

Chair Rubin: Just to be clear about what this is, if you look at 2019, it says \$125 million and today it is \$500 million (See Rent Arrears Trends Chart). That is obviously a big difference, almost exactly four (4) times. Just so everybody understands what that means, 2020 was COVID, which meant an immediate moratorium on evictions. Which meant basically for all good reasons, understandable reasons, rent collections went way down every month and that is probably 2021 and January 2022. It then takes people a long time to get back to the habit of paying monthly rent. At that point, they have very large arrears and that is just psychologically, very hard for people to understand that they can get back to paying monthly and do something different for the arrears. So that is what happened there. Without that period, we would be up let us call it \$175 million or something like that instead of the \$500 million where we are today. So, that is not NYCHA not collecting rent because NYCHA does not know how to collect rent. That is the tenants suffering from COVID like everybody else and having severe difficulties paying rent on time, which happened in every rental property across the country during the same period of time.

Member Belinfanti: They are actually paying their current rent; they are not paying the arrears.

Chair Rubin: They cannot catch up.

Member Belinfanti: Because it is stable 2023 to 2024.

CEO: It will continue to increase.

Chair Rubin: It increases because we do not collect 100%, but we collect 90%.

ALM: Every month you could add between \$7 million to \$8 million to the arrears balance because people are only paying 90%.

Member Belinfanti: They did not pay for three years. They are paying their current rent. They are just not paying the arrears.

ALM: We do have some folks that have different circumstances, but I think, in general, what we are seeing is our tenants are trying to keep up. What is difficult is that, even on a payment plan, a tenant can only pay up to 40% of their income on rent. So, there is only a 10% increase with regard to their income that they can put towards arrears. So, what we have really focused on are those bigger strategies like HOME-ARP, the Emergency Rental Assistance Program, and the CRA program, which will help tenants significantly reduce the size of their arrears, get back current and then from there, we will continue with our regular rent collection to help them stay current.

2025-2029 Financial Plan

Chair Rubin: Those numbers do not include anything that is being spent on Permanent Affordability Commitment Together ("PACT") converted buildings?

ALM: Correct. This is just our NYCHA spend. The PACT projects are technically the developers' spend.

Member Belinfanti: As written here, I think the number is \$5,355,788,000.00.

ALM: Yes

Member Belinfanti: I think the next number is also a billions number as written.

ALM: Yes. In the Board Resolution we do the full item in millions, but yes.

Member Belinfanti: I just want to make sure we are approving the right number. Is this the right number? \$5,355,788,000.00 and \$7,840,592,000.00.

ALM: Yes. In the Board Resolution, we do the entire thing in millions, but it is probably easier to do it in billions with decimal points, which is certainly my preference.

Member McKoy: When we speak of arrears, is that across the board including the PACT residents and the NYCHA residents?

ALM: No. We do not include PACT arrears in our figures because technically the PACT properties are the developers' responsibility, so this is just for NYCHA tenants in traditional public housing. It also does not include any Section 8 residents that might have arrears in private landlord apartments.

Member McKoy: When it comes to the maintenance, as for the overtime, the maintenance workers and caretaker workers, are we hiring for that, as opposed to all the overtime for those positions?

ALM: It is interesting that you say that. So what we have actually found at NYCHA is that when we hire more people, we have higher overtime. So, what we have done over the last three years actually is increase both our skilled trades workforce and our caretaker workforce, but we are still seeing pretty high overtime spend.

Eva Trimble: I will just add that our conditions continue to deteriorate, and the \$80 billion capital deficit is really what is behind those overtime numbers. However, to a simpler question, we are hiring caretakers and maintenance workers. I think we have a good attrition rate; it is not too high and not too low, but it is a pretty steady attrition rate. So, it is an area that we always have an HR pipeline and hiring for.

Chair Rubin: Thank you for all this. Thank you to your team, and to the budget and finance team, for doing all the work. Not all the work, but they did the work to pull together the budget, analyze it, and shepherd it through the process. It took a lot of effort, and I know there were some fairly significant bumps along the way, unconnected to your work.

The budget does not just appear here, obviously. The Board has had a chance to ask questions along the way. I have been involved, and I know that Greg has been involved a lot since the budget process started. I think that was in May, or really earlier, right after the new year last year, because we decided it had to be a longer and more analytical process.

My assessment of it is that this is an incredibly complicated agency with really serious issues. Everybody involved took the process and the directives very seriously. We really carefully examined the directives to look within and find opportunities for savings, understanding that we were going to be in deficit one way or the other. There is no money falling from the sky, and we owe the residents as much efficiency as we can come up with, while delivering better performance along the way.

At the end, when they put in their request for new resources, they had to make a really clear case based on what they are going to deliver, not just based on something else. I think the process worked quite well. I think you ran it really well, and the senior team was highly engaged. The heads of every unit, Eva and her senior colleagues, did exactly what they were asked. It was very, very hard because they were being asked to make really tough decisions. The process was incredibly transparent. I think people within would say that it was transparent. People understood the give and take.

My assessment is that it came to the right conclusion, which is a balanced budget with more resources to some extent, and aiming towards better performance, based in part on making changes internally. I think the fact that this happened is a tribute to your office and everybody else who participated in the budget process, which is basically everybody.

Next year is going to be really hard; it is going to be harder. You have already started, and we can talk more about that at a later meeting. We have already started because, as everybody saw, there are structural deficits. They just are what they are. More work has to be done because you cannot go into 2026 with a \$200 million deficit — that does not work. Next year is going to be really hard, but you guys have started planning and working toward that. We will do it the same way, but this was a great training year for that in some ways.

On the capital side, it is remarkable to see how much capital is being put through the system here. I cannot remember exactly, but when we showed up as new Board Members

last year, one of the questions we asked was how much capital was invested in a representative year — call it 20-25 years ago. My memory is that it was around \$50 million. That seems hardly possible, but maybe it is true. I do not know.

Everything traces back to the fact that we now have an \$80 billion capital deficit at this point, which exists because we never invested in capital before. That is the original sin here, and we are paying for it now. However, all of that capital spending is what gets us through all this. In the end, we cannot operate our way out of disintegrating buildings. We have to invest and operate as well as we possibly can along the way.

It is remarkable that we are able to spend that much. We have to do better. We have to get more money, and we have to spend it even better, but it is certainly an immense amount of progress.

So, that is my assessment of this. I think it is a very hard process, and I think you managed it really well.

2. Update on the Public Housing Preservation Trust, Andrew Kaplan, Chief of Staff (Report is attached hereto and incorporated herein)

Vice-Chair: Out of curiosity, I did not see Manhattanville in here.

Andrew Kaplan: So Manhattanville is in the PACT pipeline. It is a project that predates. It is not part of this.

Chair Rubin: I am in favor of this, but we are going to expect reporting along the way: around the expenditure of money above the \$2 million, whatever that number is; that the reporting is consistent; that the money is paid out as part of the process of conversion; and all the rest of it. Make sure that everything is tracked and matches the spending of the money.

ALM: That is right. So, the amounts that you are approving are what have already been spent to date and their budget for 2025, which is separate from NYCHA's budget. So we will be reporting back to you consistent with how we do at NYCHA. We can give a midyear update like we do for NYCHA regarding the Board of the Public Housing Preservation Trust and, of course, this time next December will come back to you to approve their 2026 budget.

IV. Authority Calendar

Calendar of Regular Meeting, Thursday, November 21, 2024

1 Authorization to Amend and Restate the Authority's Procurement Policy Manual ("PPM")

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

Authorization is requested to amend and restate the Authority's 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. The amended PPM shall take effect as of November 21, 2024.

The amendment of the PPM shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

2 Authorization to Amend and Restate the Authority's By-Laws (the "By-Laws")

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

Authorization is requested to amend the Authority's By-Laws adopted by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws shall be effective November 21, 2024.

The amendment of the By-Laws by this Board Resolution amends and restates the By-Laws enacted pursuant to Board Resolution 22-6/15-6 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

The amendment to the By-Laws (i) in Section 1.03(i)(1) increases the threshold from \$1,000,000.00 to \$5,000,000.00 for Board approval of contracts and leases that are valued in excess thereof, (ii) revises Section 1.03(h) to permit the circulation of meeting minutes within ninety-six (96) business hours of approval by the members in lieu of twenty-four (24) hours of approval, and (iii) addresses various non-material typographical errors throughout.

The revision to Section 1.03(i)(1) of the By-Laws is in furtherance of various updates to the Authority's Procurement Policy Manual as reflected in Board Resolution 24-11/21-1.

APPROVED

3 Authorization to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2025-2029

Location:	Non-Development
Administering Department:	Financial Planning & Analysis
Funding Source:	Operating – Federal, State, City & Grants
Amount:	\$5,355,788,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2025-2029.

APPROVED

4 Authorization to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2025-2029

Location:	Non-Development
Administering Department:	Financial Planning & Analysis
Funding Source:	Capital – Federal, State & City
Amount:	\$7,840,592,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2025 - 2029.

APPROVED

- 5 Authorization of a Contract Capacity Increase to the Agreement with Crown Castle Fiber LLC (formerly, "Lighttower Fiber Networks I, LLC") ("Crown Castle")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating – Section 8 & Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to approve a contract capacity increase to this agreement with Crown Castle for dedicated internet services, which did not require initial Board authorization 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 November 11, 2020 and is continuing through November 10, 2025.

APPROVED

- 6 Authorization to (i) Amend the Exigent Agreement with Fund For The City of New York, Inc. ("FNY") and (ii) Approve a Contract Capacity Increase to the Exigent Agreement with FNY

Location:	Non-Development
Administering Department:	Leased Housing, Finance
Funding Source:	Operating – Section 8
Amount:	\$1,471,436.40
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to (i) amend this exigent agreement with FNY for housing navigator program professional services, authorized by Board Resolution 23-12/19-1 for a one-year term, extending the term by an additional twelve-month term; and (ii) approve a contract capacity increase to this exigent agreement with FNY, 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 August 4, 2024 and is continuing through August 3, 2025.

APPROVED

- 7 Authorization to Award a Requirement Contract for the Purchase and Delivery of Plastering Trade Materials (three (3) out of the nine (9) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,142,538.00
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

- 8 Authorization to Award a Requirement Contract for the Purchase and Delivery of Plastering Trade Materials (six (6) out of the nine (9) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,426,938.24
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

- 9 Authorization to Award a Requirement Contract for the Purchase and Delivery of Wrenches, Cutters and Pliers (eighty-two (82) out of the ninety-four (94) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,211,830.48
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Sid Tool Co., Inc. dba MSC Industrial Supply Co. There are no renewal options.

APPROVED

- 10 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Heat Exchangers

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$4,129,740.35
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. The first lowest bidder, the second lowest bidder, the third lowest bidder and the fourth lowest bidder were deemed non-responsive for failure to submit a complete bid, as outlined in the Authority's bid documents. There are no renewal options.

APPROVED

- 11 Authorization to Ratify the Entering into an Agreement with Motorola Solutions, Inc. ("Motorola")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,906,999.58
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with Motorola for the purchase and delivery of electrical audio video equipment, which commenced on September 3, 2024 and is continuing through February 28, 2028, utilizing the terms and conditions of the New York City Office of Technology and Innovation Contract Number MA1-858-20238803029. There are no renewal options.

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:	Property Management – Bronx
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

- 13 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022648 Awarded to JRCruz Corp. ("JRCruz")

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires/Labor Hours:	175 of 700 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to JRCruz for water main repairs, authorized by Board Resolution 21-2/24-11 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first one-year renewal option term, which commenced on June 29, 2024 and is continuing through June 28, 2025.

APPROVED

- 14 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022649 Awarded to JRCruz Corp. ("JRCruz")

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires/Labor Hours:	175 of 700 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to JRCruz for water main repairs, authorized by Board Resolution 21-2/24-12 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 first one-year renewal option term, which commenced on June 29, 2024 and is continuing through June 28, 2025.

APPROVED

- 15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Testing Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	15,000 of 60,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, The ALC Group, LLC d/b/a ALC Environmental. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, 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. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 16 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Testing Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	10,000 of 40,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Airtek Environmental, LLC (formerly, "Airtek Environmental, Corp."). The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder and the third lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than 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 third lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Testing Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	43,680 of 124,800 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Core Environmental Consultants, Inc. The first lowest bidder, 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 first lowest bidder, 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 was 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

- 18 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Testing Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	6,240 of 16,640 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Kam Consultants Corp. The first lowest bidder and the sixth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder, the third 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 third lowest bidder, one (1) other IDIQ contract to the fourth lowest bidder, and one (1) other IDIQ contract to the fifth lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 19 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Fixture Flushing Services, Legionella Water Sampling & Testing

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

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, TRC Environmental Corporation. The first lowest bidder and the second 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

- 20 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2208067 Awarded to Total Quality Environmental Inc. ("Total Quality")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$3,269,130.43
Projected Section 3 Hires/Labor Hours:	500 of 2,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Total Quality for environmental consulting services for asbestos, authorized by Board Resolution 22-11/30-13 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term and the first one-year renewal option term, which commenced on November 21, 2022 and is continuing through November 20, 2026.

APPROVED

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

Location:	Dyckman
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$27,933,333.00
Projected Section 3 Hires/Labor Hours:	3,868 of 15,471 Hours

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

APPROVED

22 Authorization to Amend Board Resolution 24-5/29-26

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 24-5/29-26, which authorized the award of an Indefinite Delivery, Indefinite Quantity contract to Zoria Housing LLC for brickwork repair, for an initial three-year term with two (2) one-year renewal options, to correct the erroneously stated number of bid packages distributed, from forty-nine (49) to twenty-nine (29) as it appears in the procurement bid tab. All other terms and conditions set forth in Board Resolution 24-5/29-26 shall remain unchanged.

APPROVED

23 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity Contract for Gas Piping Replacement

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

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

APPROVED

24 Authorization to Ratify a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Genesis Environmental Consultants, Inc. ("Genesis")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State & City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	9 New Hires

Authorization is requested to ratify a contract capacity increase to this IDIQ agreement with Genesis for environmental investigation and abatement monitoring services, authorized by Board Resolution 20-6/24-5 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 second one-year renewal option term, which commenced on July 9, 2024 and is continuing through July 8, 2025.

APPROVED

25 Authorization to Ratify a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity (“IDIQ”) Agreement with Airtek Environmental, LLC (formerly, “Airtek Environmental Corp.”) (“Airtek”)

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State & City
Amount:	\$14,000,000.00
Projected Section 3 Hires/Labor Hours:	60 New Hires

Authorization is requested to ratify a contract capacity increase to this IDIQ agreement with Airtek for environmental investigation and abatement monitoring services, authorized by Board Resolution 20-6/24-5 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 second one-year renewal option term, which commenced on July 8, 2024 and is continuing through July 7, 2025.

APPROVED

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

Location:	Manhattanville (LLC I)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	125,000 of 500,000 Hours

Authorization is requested, as it relates to the conversion of one (1) development – Manhattanville (LLC I) consisting of 1068 units in Manhattan from Section 9 of the United States Housing Act of 1937 (and an additional 204 Section 8 units for a total of 1272 units) to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under HUD Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2023-08/PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority’s (the “Authority” or “NYCHA”) Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority; and (iii) take such further action as may be necessary to effectuate the Transaction.

APPROVED¹

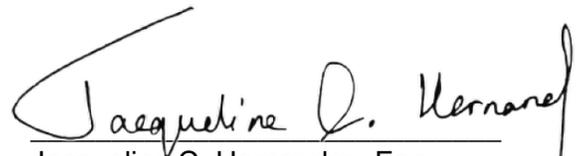
¹ Vice-Chair Gonzalez recused himself from this item.

- 27 Authorization to (i) Ratify the Expenditure of Funding by NYCHA in Support of the Trust's Operations; (ii) Approve Additional Financial Support by NYCHA in Connection with the Trust's Ongoing Operations; (iii) Enter into a Repayment Agreement with the Trust; and (iv) Take Further Necessary Action

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	Operating – Non-Federal Funds
Amount:	\$15,024,993.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) ratify the expenditure of \$2,225,040.00 by the New York City Housing Authority (the "Authority" or "NYCHA") in support of the operations of the New York City Public Housing Preservation Trust (the "Trust") from 2023 and 2024; (ii) approve additional financial support in the amount of \$12,799,953.00 by the Authority in connection with the Trust's (a) ongoing operations and (b) undertaking various pre-development activities in furtherance of the conversion from the Section 9 of the United States Housing Act of 1937 program to the project-based federal subsidy under Section 8 of the United States Housing Act of 1937 program of the Authority's developments which have or may elect through a vote of Authority residents to choose the Trust model, for fiscal year 2025; (iii) enter into a repayment agreement with the Trust; and (iv) take such further necessary action in connection herewith.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



**NYCHA Board Meeting
November 21, 2024
2025-2029 Financial Plan**

**Annika Lescott-Martinez,
EVP & Chief Financial Officer**



2024 Year-end Forecast

- Based on the third quarter results, we are projecting a balanced budget– a significant achievement compared to adopted \$35 million deficit
- All year-end figures are estimates and subject to change

Sources:

- Higher eligibility on public housing operating subsidy
- Additional City funds to support general wage increases for union employees and programmatic initiatives

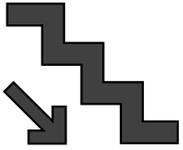
Uses

- Overtime is estimated to exceed the budget by approximately \$121 million and is projected to reach \$232 million by year end.
- Emergency repair needs at the properties are driving increases in contract and supply expenditures
- Savings in utility expenditures, particularly in electricity

<i>\$ (millions)</i>	Adopted Budget	Yearend Forecast	Variance Adopted vs Forecast
Revenues			
Tenant Rental Revenue	\$959	\$960	\$1
Operating Subsidy	\$1,310	\$1,436	126
Section 8 Subsidy	\$2,112	\$1,976	(\$137)
Capital Transfer and Mgmt. Fee	\$263	\$271	\$8
City Funds	\$205	\$308	\$103
All Others	\$110	\$158	\$47
Total Revenues	\$4,961	\$5,109	\$148
Expenses			
Personnel Services (PS)			
Salaries	\$882	\$957	(\$74)
Overtime	\$111	\$232	(\$121)
Fringe	\$666	\$698	(\$32)
PS Total	\$1,659	\$1,887	(\$227)
Other than Personnel Services (OTPS)			
Utilities	\$643	\$615	\$28
Contracts	\$414	\$429	(\$16)
Section 8	\$1,901	\$1,794	\$107
All Other OTPS	\$379	\$385	(\$6)
OTPS Total	\$3,337	\$3,223	\$113
Total Expenses	\$4,996	\$5,110	(\$114)
Surplus (Deficit)	(\$35)	\$0	\$35

Rent Arrears Trends

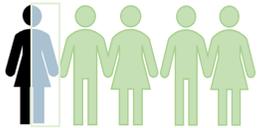
as of October 31, 2024



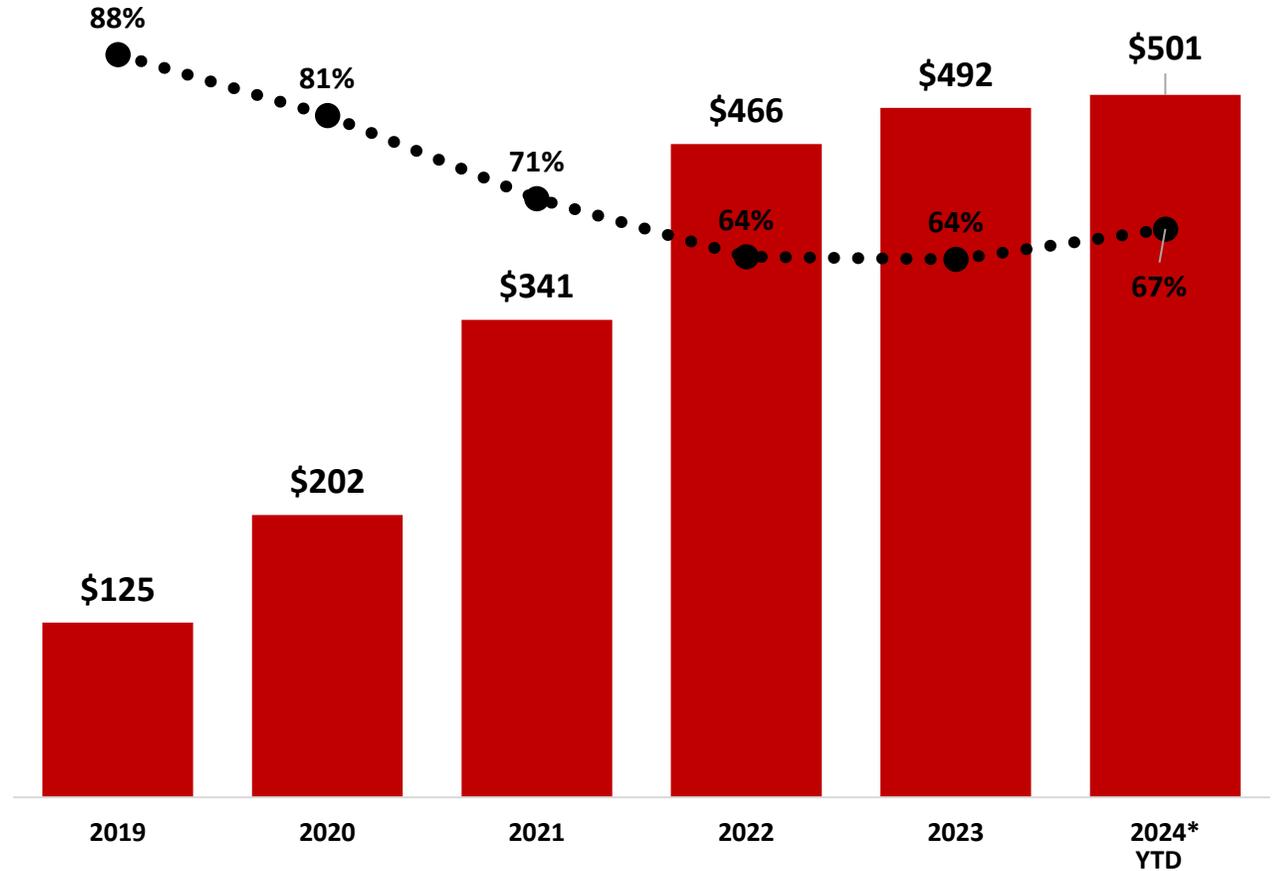
Cumulative (12-month) rent collection rate is rebounding in 2024. Currently collecting 67% of the rent charged within a 12-month period.



NYCHA received \$161 million in ERAP funds. \$150 million credited to 25,320 tenant accounts.



~67,000 (or 46% of households) still owe \$501 million in arrears as of Oct 31, 2024



■ Rent Arrears ●●● Collection Rate

\$ in millions % over 12-mo

*2024 YTD is through October 31, 2024

Overtime Expenses

- NYCHA spent \$199 million in overtime from January 1 through October 31, 2024. We are projecting an additional \$33 million by December 31, 2024.
- We are forecasting to spend \$232 million on overtime by year end, a \$25 million increase compared to the 2023 spend of \$207 million.
- 29% of all overtime spending is for scheduled shift coverage at the properties.
- The highest overtime spending thus far has occurred in the Caretaker (\$37 million or 19%) and Maintenance Worker titles (\$21 million or 11%).

Overtime Code	Actuals	% of Total Overtime
	Jan – Oct 2024	
1 Scheduled Shift Coverage	\$58	29.0%
2 Work Order Tasks	\$39	19.4%
3 Emergencies	\$34	16.9%
4 Uncoded	\$24	11.8%
5 Special Initiatives-Move Outs	\$23	11.3%
6 Special Initiatives	\$14	7.1%
7 Administrative Tasks	\$4	1.9%
8 Emergencies-Weather	\$4	1.8%
9 Special Initiatives-DSNY Early Set Out	\$1	0.5%
10 Special Initiatives-Emergency Housing-EHV	\$0	0.2%
All Other Codes	\$0	0.1%
Grand Total	\$199	100.0%

Titles	Actuals	% of Total Overtime
	Jan – Oct 2024	
1 CARETAKER HA	\$37	18.8%
2 MAINT WORKER	\$21	10.7%
3 PLASTERER	\$14	7.2%
4 PLUMBER	\$14	7.2%
5 PAINTER	\$14	6.9%
6 CARPENTER	\$13	6.5%
7 PLUMBERS HELPER	\$9	4.3%
8 ELEV MECH	\$7	3.7%
9 ELECTRICIAN	\$7	3.5%
10 SUPV PAINTER	\$5	2.6%
All Other Titles	\$57	28.7%
Grand Total	\$199	100.0%

Five-Year Operating Plan 2025- 2029

2025 Funding Requests

- Chief Executive Office and Chair received \$439 million in funding requests to expand programmatic initiatives across the NYCHA departments. 31% of the requests (\$135 million) support the pillar areas of the U.S. Department of Housing and Urban Development (HUD)/ United States Attorney’s Office for the Southern District of New York (SDNY) Agreement.
- On a net basis, the Chief Executive Office and Chair approved \$197 million, of which \$83 million is operating funds and \$114 million in capital funds. Capitably-eligible items are included in the Proposed Capital Plan.

	Funding Areas	Requested	Net Approved
Pillar Areas (+ asbestos) \$120 million approved	Addressing Environmental Hazards (i.e., lead-based paint, mold, and asbestos)	\$112	\$92
	Investments in Heating, Elevators, Pest & Waste Management	\$23	\$27
	Other Compliance Requests (net)	\$1	(\$0)
	Extraordinary Maintenance for the Properties	\$56	\$41
	Additional Contracts, Supplies & Equipment for Property Management	\$131	\$0
	Administration of the Section 8 Program	\$10	\$10
	Asset and Capital Management	\$34	\$7
	Real Estate Development	\$8	\$2
	Information Technology necessary services and system upgrades	\$54	\$21
	All Other Requests	\$10	(\$1)
	Total Request	\$439	\$197

Property Operations
\$160 million approved

(\$ in millions)

(\$ in millions)

	2025
Sources	
Tenant Rental Revenue	\$1,045
Operating Subsidy	\$1,292
Section 8 Program Subsidy	\$2,292
Capital Transfer/Mgmt. Fee	\$256
City Funds	\$287
All Other	\$184
Total Sources	\$5,356
Uses	
Personal Services (PS)	
Salaries	\$939
Overtime	\$182
Fringe	\$724
All other Salaries	\$14
Total PS	\$1,858
Other than Personal Services (OTPS)	
Leases	\$60
Supplies	\$122
Utilities	\$585
Contracts	\$410
Section 8 Landlord Payments	\$2,077
All Other OTPS	\$244
Total OTPS	\$3,498
Total Uses (PS & OTPS)	\$5,356
Surplus/(Deficit)	\$ (0)

Proposed 2025 Sources and Uses

Sources

- The proposed budget estimates \$1.05 billion in tenant rent revenue, including \$125 million of HOME ARP funding to support tenant rent arrears
- \$1.29 billion in federal operating subsidy to support public housing units
- Assumes growth in the Section 8 program with \$2.3 billion in Housing Assistant Payment (HAP) and admin fee revenue and \$2.1 billion in corresponding Section 8 landlord payments.

Uses

- \$1.86 billion in personnel expenditures provides salaries and fringe for 12,051 full-time staff
- \$182 million overtime budget
- **We anticipate a balanced budget at year-end**

Proposed Five-Year Plan



- While we anticipate a balance budget in 2025, significant deficits loom in the outyears. NYCHA will implement additional cost saving to mitigate the deficits in 2026 and beyond.

	2025	2026	2027	2028	2029
Sources					
Tenant Rental Revenue	\$1,045	\$920	\$921	\$928	\$935
Operating Subsidy	\$1,292	\$1,246	\$1,275	\$1,307	\$1,372
Section 8 Program Subsidy	\$2,292	\$2,474	\$2,627	\$2,761	\$2,917
Capital Transfer/Mgmt. Fee	\$256	\$256	\$256	\$256	\$256
City Funds	\$287	\$332	\$350	\$358	\$358
All Other	\$184	\$102	\$104	\$80	\$79
Total Sources	\$5,356	\$5,330	\$5,533	\$5,689	\$5,916
Uses					
Personal Services (PS)					
Salaries	\$939	\$934	\$934	\$934	\$933
Overtime	\$182	\$182	\$182	\$182	\$182
Fringe	\$724	\$741	\$756	\$774	\$783
All other Salaries	\$14	\$14	\$14	\$14	\$14
Total PS	\$1,858	\$1,871	\$1,886	\$1,903	\$1,912
Other than Personal Services (OTPS)					
Leases	\$60	\$60	\$60	\$60	\$60
Supplies	\$122	\$122	\$122	\$122	\$122
Utilities	\$585	\$590	\$643	\$643	\$643
Contracts	\$410	\$403	\$402	\$402	\$402
Section 8 Landlord Payments	\$2,077	\$2,253	\$2,405	\$2,533	\$2,685
All Other OTPS	\$244	\$249	\$207	\$208	\$208
Total OTPS	\$3,498	\$3,676	\$3,839	\$3,968	\$4,120
Total Uses (PS & OTPS)	\$5,356	\$5,547	\$5,725	\$5,871	\$6,032
Surplus/(Deficit)	\$(0)	\$(217)	\$(192)	\$(182)	\$(116)

(\$ in millions)

Proposed Five-Year Capital Plan 2025- 2029

2025-2029 Adopted Capital Plan: Sources and Uses

- The five-year plan addresses \$7.8 billion of the estimated \$80 billion needed for capital repairs. \$3.4 billion total will be available in 2025.
- **Federal Capital:** \$665 million in unspent funding and \$731 million new annual grant in 2025 and the outyears.
- **City Capital:** \$1.7 billion of the \$3.2 billion for the HUD/ SDNY Agreement and an additional \$1.0 billion of Mayoral funds.
- **State Capital:** \$561 million left to be committed of the \$1.25 billion awarded by the State for boilers, elevator and brickwork improvements.
- NYCHA has achieved \$1.4 billion in capital expenditures in 2024 year to date, at a rate of about \$137 million per month Authority-wide.

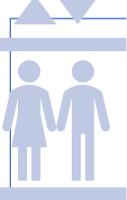
Sources	2025	2026	2027	2028	2029	Total 2025 - 2029
Federal Public Housing Capital	\$1,396	\$731	\$731	\$731	\$731	\$4,318
City Capital	\$1,261	\$706	\$299	\$211	\$267	\$2,743
State Capital	\$561	\$0	\$0	\$0	\$0	\$561
Federal Disaster Recovery	\$137	\$0	\$0	\$0	\$0	\$137
Community Development Block Grant (via City)	\$34	\$0	\$0	\$0	\$0	\$34
Emergency /Safety & Security/Lead Based Paint Grants	\$19	\$0	\$0	\$0	\$0	\$19
Other	\$28	\$0	\$0	\$0	\$0	\$28
Total Sources	\$3,437	\$1,436	\$1,029	\$941	\$998	\$7,841
Uses						
Asset & Capital Management	\$2,616	\$784	\$431	\$391	\$543	\$4,765
Transfer to Operating & Management Fees	\$256	\$256	\$256	\$256	\$256	\$1,278
Operations-Managed Capital Projects	\$69	\$21	\$21	\$21	\$21	\$155
Property Emergencies	\$17	\$0	\$0	\$0	\$0	\$17
Healthy Homes	\$328	\$282	\$228	\$181	\$85	\$1,104
Information Technology	\$42	\$21	\$21	\$21	\$21	\$126
All Others (Debt Service, Contingency, Etc.)	\$109	\$72	\$72	\$72	\$72	\$395
Total Uses	\$3,437	\$1,436	\$1,029	\$941	\$998	\$7,841

* 2025 Capital Budget includes \$1,558 million in unspent funds from prior years that will roll.

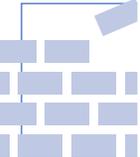
(\$ in Millions)

2025-2029 Adopted Capital Plan: Strategic Investments

The proposed five-year plan makes strategic investments to replace and repair major capital assets across the NYCHA portfolio.



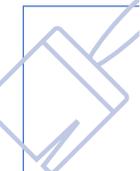
\$412 million to support the replacement of elevators



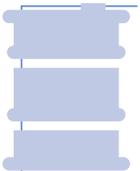
\$517 million for brickwork repairs and to maintain existing Local Law 11 shedding



\$588 million to repair roofs



\$1.1 billion for lead and asbestos abatement and mold



\$1.2 billion to upgrade boilers & heating systems



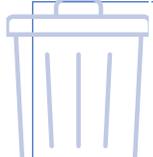
\$715 million for Comprehensive Modernization projects



\$126 million to improve Information Technology



\$1.5 billion for Fees, Debt Service Payments



\$7 million for Interior & exterior Compactors



\$58 million for plumbing upgrades



\$710 million for General Construction



\$908 million for all others capital investments

**Amounts represent major investments planned with all capital funds projected from 2025 through 2029. Items are subject to change.*

Manhattan

Queens



NYCHA Board Meeting
November 21, 2024

**Update on the Public Housing
Preservation Trust**

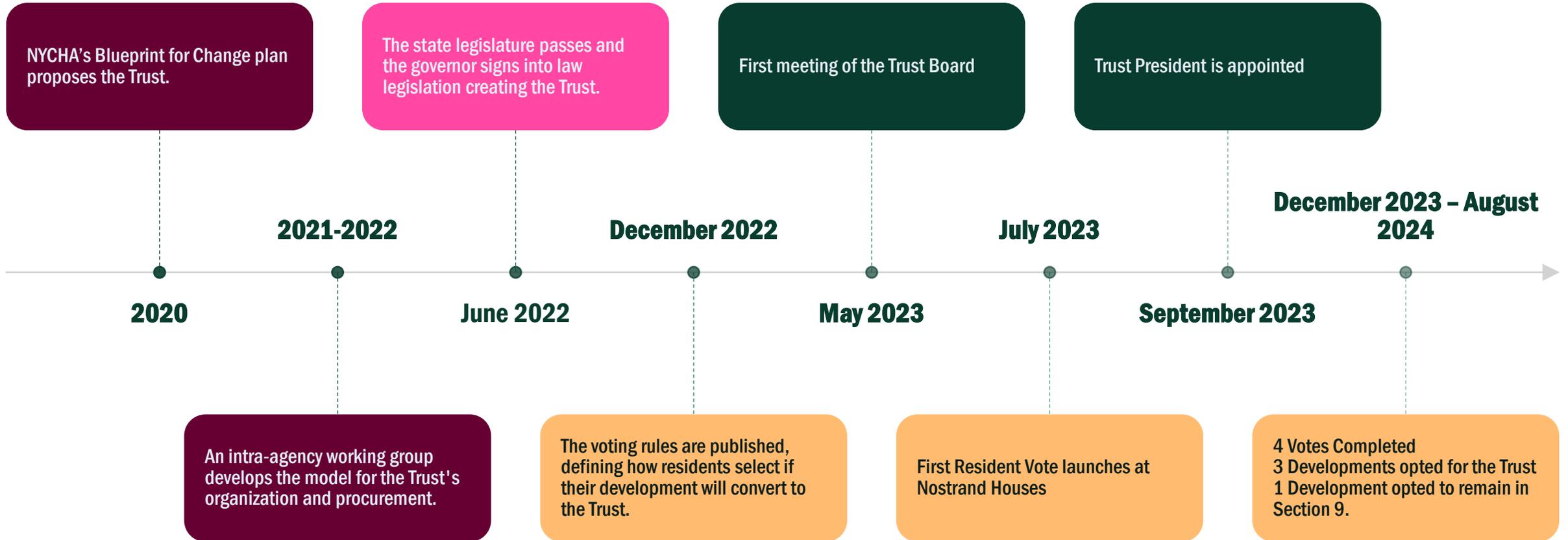
Andrew Kaplan, Chief of Staff



Agenda

1. Major Milestones: Voting & Trust Launch
2. Update on the Resident Vote
3. NYCHA Sites in Predevelopment
4. Timeline

Major Milestones: Voting & Trust Launch



We have achieved high voter turnout for all developments so far.

	Nostrand Houses	Bronx River Addition	Unity Towers	Coney Island Houses
Voting Period	11/8/2023 - 12/7/2023	3/13/2023 - 4/11/2024	7/17/2024 - 8/15/2024	7/17/2024 - 8/15/2024
Voter Turn-Out: Heads of Household	53%	61%	60%	57%
Voter Turn-Out: All Eligible Voters	51%	61%	59%	54%
# Voted for Section 9	172	16	72	241
# Voted for Trust	464	84	108	125
# Voted for PACT	163	22	11	42

We are currently conducting our fifth resident vote at Hylan Houses.

Hylan	
About	
Borough	Brooklyn
Neighborhood	Bushwick
Units/Buildings	209
Buildings	1 (19 stories)
Completed In	1960
Resident Demographics	
Total Residents	411 (~309 eligible for voting)
Languages Spoken	English: ~40%
	Spanish: ~14%
	Chinese: ~1%
	Unknown: ~45%
Age	62+: 33%



Key Dates	
Notice of Vote	August 1, 2024
Voting Begins	November 13, 2024
In-Person Voting Begins	December 3, 2024
Voting Concludes	December 12, 2024

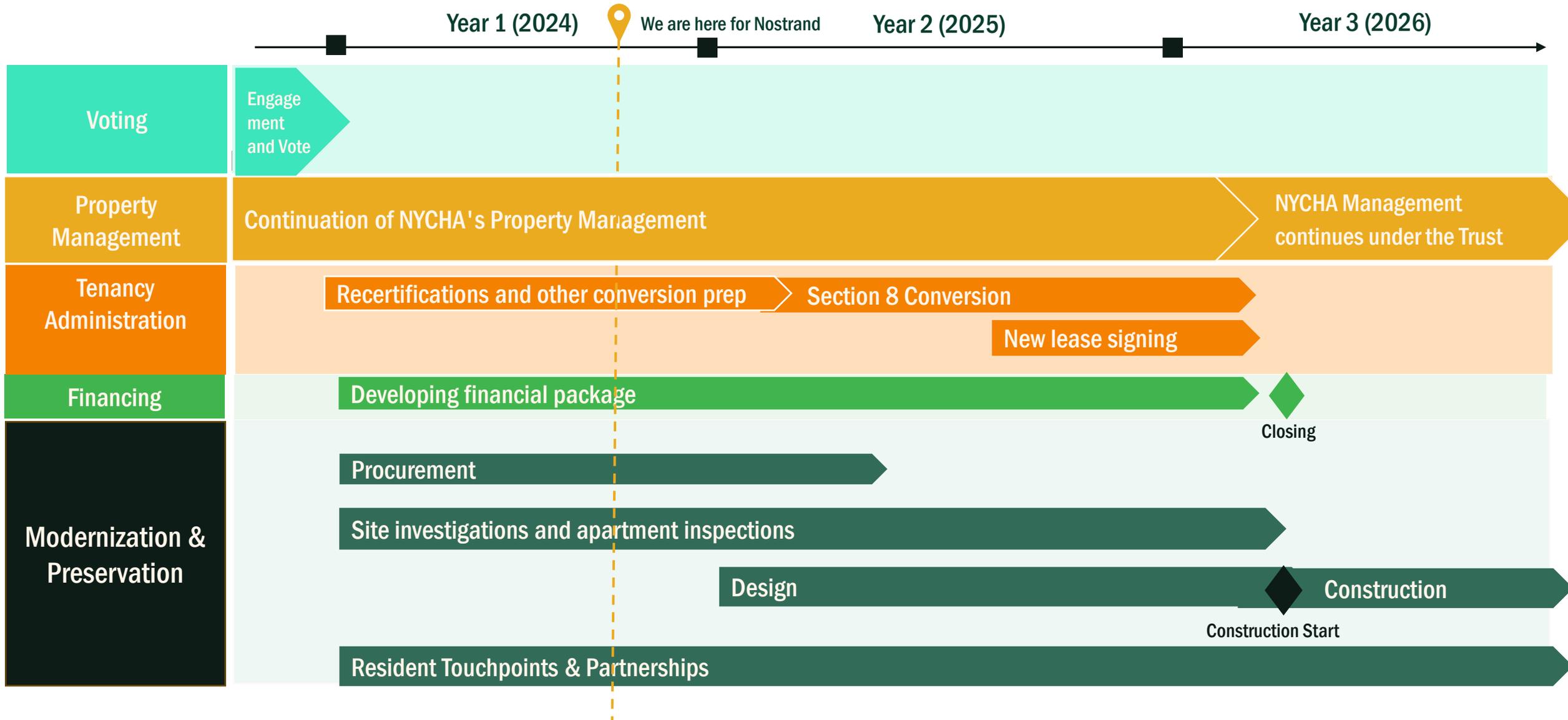
After a 100 day engagement period, the resident vote has begun at Hylan Houses.



Residents of 3 developments have opted to convert to the Trust

Name	Borough	Neighborhood	Units	Total Residents	Buildings	2023 20-Year PNA
Nostrand Houses	Brooklyn	Sheepshead Bay	1,148	2,200	16	\$607M
Bronx River Addition	Bronx	Soundview	234	199	2	\$67M
Unity Towers (Coney Island I/Site 1B)	Brooklyn	Coney Island	193	446	1	\$83M
Total			1,575	2,845		\$757M

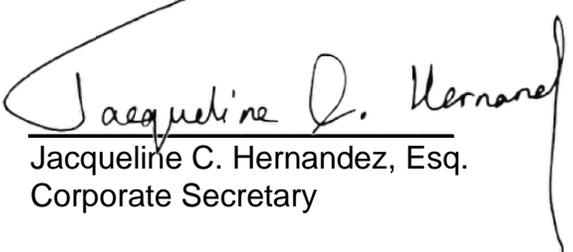
Combined Voting + Design Build Predevelopment Timeline



THREE-THOUSAND TWO HUNDREDTH AND FIRST MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:35 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary