

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND EIGHTIETH MEETING

Minutes of Board Meeting

Wednesday, December 21, 2022

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: Gregory Russ, Chair
Victor A. Gonzalez, Vice-Chair
Joseph Adams, Member
Magalie Austin, Member
Paula Gavin, Member
Emma Wolfe, Member
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)
Vilma Huertas, Special Advisor to the Chair

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, December 21, 2022

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, November 30, 2022

APPROVED

II. Reports

2023-2027 Financial Plan
(Report is attached hereto and incorporated herein)

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, December 21, 2022

1. Authorization to Award the Authority's Excess Workers' Compensation ("WC") Insurance Program Policy, Including Employer's Liability ("EL") Insurance Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – WC Self-Insurance Fund
Amount:	\$4,522,592.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award the Authority's Excess WC Insurance Program Policy, which provides excess insurance coverage over a \$2,000,000.00 self-insured retention and includes EL Insurance coverage, to Safety National Casualty Corporation, a Tokio Marine Holdings, Incorporated subsidiary for a three-year policy term, commencing on January 1, 2023 and continuing through December 31, 2025.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services for Heating

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$17,000,000.00
Projected Section 3 Hires/Labor Hours:	9,375

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this service to any one (1) vendor, unless and until there are no other viable bidders, and the Authority seeks to award two (2) other IDIQ contracts to the first lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Authorization to Enter into an Agreement with HD Supply Facilities Maintenance, LTD. ("HD Supply")

Location:	Various (Citywide)
Administering Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$182,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to enter into this agreement with HD Supply for the purchase and delivery of various maintenance, repair and operations supplies, commencing on December 30, 2022 and continuing through December 29, 2027, or commencing on such other date as may be determined by the Chief Procurement Officer or the Senior Vice-President of Supply Management and Procurement and continuing for five (5) years thereafter, which includes an initial four-year term and one (1) one-year renewal option to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the Omnia Partners ("Omnia") Participating Agreement Number 16154-RFP C-73-17-021-7-00 between HD Supply and Maricopa County, Arizona. Omnia is a purchasing cooperative, connecting thousands of public agencies and education institutions with suppliers to create purchasing power.

APPROVED

4 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Bailey Ave West 193rd Street
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – State
Amount:	\$2,733,775.52
Projected Section 3 Hires/Labor Hours:	Labor Hours – 2,945

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failure to submit both the required signed Letter of Assent, pursuant to the Project Labor Agreement terms, and the required bid bonds for its prime and sealed subcontractors, as outlined in the Authority's bid documents.

APPROVED

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Plumbing Work

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$30,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,500

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Welkin Mechanical, LLC. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

6 Award of a Contract for Replacement of Underground Steam and Condensate Piping Distribution System

Location:	Farragut
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$12,273,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 5,855

Authorization is requested to award this contract to the lowest responsive and responsible bidder, TR Pipe Inc.

APPROVED

7 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. GR1925098 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Kingsborough, Washington & Drew-Hamilton (LLC 1)
Administering Department:	Asset & Capital Management – Capital Planning
Funding Source:	Capital – Federal, State & City
Amount:	\$12,500,000.00
Projected Section 3 Hires/Labor Hours:	7

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Jemco for general construction, authorized by Board Resolution 20-9/30-12 and as subsequently amended for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the first one-year renewal option term, which commenced on October 26, 2022 and is continuing through October 25, 2023.

APPROVED

- 8 Authorization to (i) Amend Board Resolution 19-1/30-5 and (ii) Approve a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") No. PL1726821 Awarded to JCC Construction Corp. ("JCC")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – VP – Project Management
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$16,007,325.00
Projected Section 3 Hires/Labor Hours:	2

Authorization is requested (i) to amend Board Resolution 19-1/30-5, which authorized the replacement of underground piping, for an initial three-year term with two (2) one-year renewal options, by changing the erroneously stated development coverage from borough wide-individual Manhattan to accurately reflect various developments Citywide as it appears on the executed IDIQ contract; and (ii) approve a contract capacity increase to this IDIQ contract awarded to JCC, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the first one-year renewal option term, which commenced April 1, 2022 and is continuing through March 31, 2023.

APPROVED

- 9 Authorization to Enter into Eight (8) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Eight (8) Firms

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – City
Amount:	\$50,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors – Multiple Plans

Authorization is requested to enter into eight (8) IDIQ agreements with ATC Group Services LLC, Core Environmental Consultants, Inc., Entech Engineering, P.C., Kam Consultants Corp., Lead By Example Environmental LLC, Lew Corporation, Tetra Tech, Inc., and TRC Environmental Corporation for lead-based paint X-ray fluorescence inspection services, commencing on December 22, 2022 and continuing through December 21, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Senior Vice President for Healthy Homes and continuing for three (3) years thereafter, which includes an initial two-year term and one (1) one-year renewal option to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

APPROVED

- 10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

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

Authorization is requested to award this IDIQ contract to the third lowest responsive and responsible bidder, AGD Contracting Corp. The first and second lowest bidders were deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 17,550

Authorization is requested to award this IDIQ contract to the fourth lowest responsive and responsible bidder, Linear Environmental Corp. The first and second lowest bidders were deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. The third lowest responsive and responsible bidder is being awarded Contract No. 2216359 from this Request for Quotes. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 18,750

Authorization is requested to award this IDIQ contract to the fifth lowest responsive and responsible bidder, P.A.L. Environmental Safety Corp. dba PAL Environmental Services, Inc. The first bidder and second lowest bidders were deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. The third lowest responsive and responsible bidder is being awarded Contract No. 2216359 from this Request for Quotes ("RFQ"). The fourth lowest responsive and responsible bidder is being awarded Contract No. 2216328 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 16,800

Authorization is requested to award this IDIQ contract to the sixth lowest responsive and responsible bidder, Abatement Unlimited, Inc. The first and second lowest bidders were deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. The third lowest responsive and responsible bidder is being awarded Contract No. 2216359 from this Request for Quotes ("RFQ"). The fourth lowest responsive and responsible bidder is being awarded Contract No. 2216328 from this RFQ. The fifth lowest responsive and responsible bidder is being awarded Contract No. 2216336 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 29,656

Authorization is requested to award this IDIQ contract to the seventh lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first and second lowest bidders were deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. The third lowest responsive and responsible bidder is being awarded Contract No. 2216359 from this Request for Quotes ("RFQ"). The fourth lowest responsive and responsible bidder is being awarded Contract No. 2216328 from this RFQ. The fifth lowest responsive and responsible bidder is being awarded Contract No. 2216336 from this RFQ. The sixth lowest responsive and responsible bidder is being awarded Contract No. 2216332 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Abatement in Occupied and Unoccupied Apartments

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Labor Hours – 14,250

Authorization is requested to award this IDIQ contract to the eighth lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first and second lowest bidders were deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. The third lowest responsive and responsible bidder is being awarded Contract No. 2216359 from this Request for Quotes ("RFQ"). The fourth lowest responsive and responsible bidder is being awarded Contract No. 2216328 from this RFQ. The fifth lowest responsive and responsible bidder is being awarded Contract No. 2216336 from this RFQ. The sixth lowest responsive and responsible bidder is being awarded Contract No. 2216332 from this RFQ. The seventh lowest responsive and responsible bidder is being awarded Contract No. 2216340 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

16 Authorization to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2023-2027

Location:	Non-Development
Administering Department:	Financial Planning and Analysis
Funding Source:	Operating – Federal, City, State & Grants
Amount:	\$4,413,191,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2023-2027.

APPROVED

17 Authorization to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2023-2027

Location:	Non-Development
Administering Department:	Financial Planning and Analysis
Funding Source:	Capital – Federal, City, State & Private
Amount:	\$8,612,289,310.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2023-2027.

APPROVED



Vilma Huertas
Special Advisor to the Chair



NYCHA Board Meeting December 21, 2022

2023-2027 Financial Plan

Annika Lescott-Martinez, Chief Financial Officer



**NEW YORK CITY
HOUSING
AUTHORITY**

Agenda



A Five-Year Operating Plan

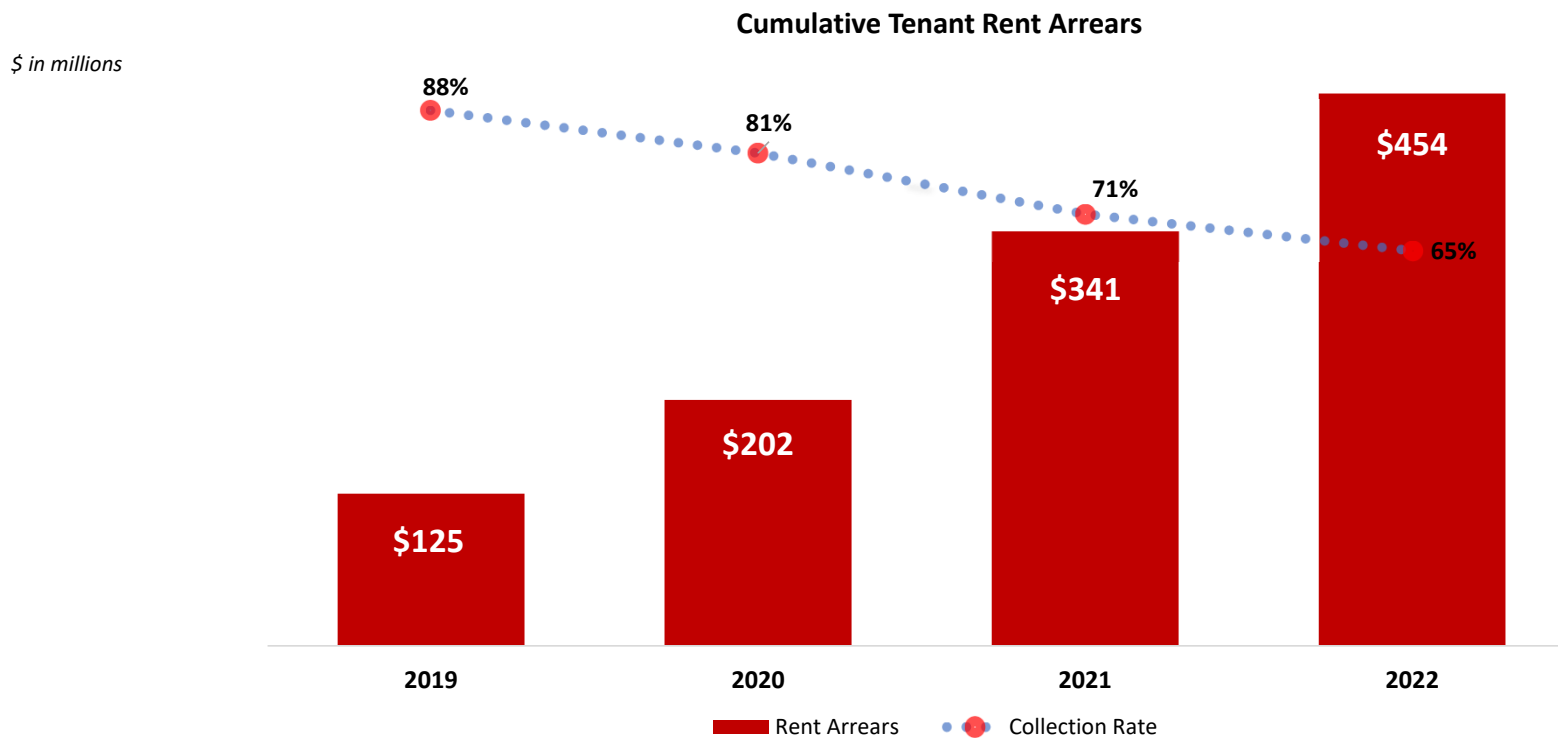
1. Tenant Rent Arrears
2. 2022 Year-End Reforecast
3. Proposed Operating Budget
4. Operating Reserve Position
5. Financial Risks
6. Five-Year Sources and Uses

B Five-Year Capital Plan

7. Sources and Uses
8. Strategic Investments

Tenant Rent Arrears

- Tenant rent arrears **total \$454 million across 73,028 households** as of November 30, 2022 -- up from \$125 million in 2019.
- **NYCHA is only collecting 65% of the rent charged over a 12-month period. HUD expects PHAs to collect 100% of the rent charged.**
- To date, NYCHA has submitted \$120 million worth of Emergency Rental Assistance Program (ERAP) applications for 31,330 households.



*Cumulative rent collection rate is the total rent charged divided by total rent collected over a twelve-month period. The 2022 rate is as of November 2022 and subject to change.



2022 Year-End Reforecast

- Based on the third quarter results, we are projecting a balanced budget in 2022 – an improvement from the \$35 million deficit adopted
- Our conservative budget projections assumed continued losses in tenant rent revenue
- Decreases in tenant rent revenue are offset by additional federal subsidy, one-time grants, and approved withdraws from the operating reserve
- High overtime and utility costs are driving increased spending

*All year-end figures are estimates and subject to change

(\$ in millions)	Adopted Budget	Q3 Yearend Reforecast	Variance (Adopted Less Reforecast)
Sources			
Tenant Rental Revenue	\$867	\$851	\$(16)
Operating Subsidy	\$1,023	\$1,211	\$188
Section 8 Subsidy	\$1,448	\$1,593	\$145
Capital Transfer/Mgmt. Fee	\$245	\$248	\$3
City Funds	\$276	\$247	\$(29)
All Others	\$184	\$194	\$9
Withdraw from Reserves	\$100	\$100	\$0
Total Sources	\$4,144	\$4,445	\$300
Uses			
Personal Services (PS)			
Salaries	\$795	\$752	\$43
Overtime	\$99	\$174	\$(75)
Fringe	\$624	\$617	\$7
All Other Salaries	\$17	\$29	\$(12)
Total PS	\$1,535	\$1,572	\$(37)
Other than Personal Services (OTPS)			
Supplies	\$108	\$98	\$10
Contracts	\$524	\$627	\$(103)
Utilities	\$489	\$530	\$(42)
Section 8 HAP	\$1,293	\$1,290	\$3
Other OTPS	\$231	\$328	\$(96)
Total OTPS	\$2,644	\$2,872	\$(228)
Total Uses (PS & OTPS)	\$4,179	\$4,444	\$(265)
Surplus/(Deficit)	\$(35)	\$0	\$35

Proactive Financial Measures

NYCHA is in a precarious financial position due to large tenant rent arrears, increasing utility costs, and increasing HUD/SDNY Agreement expenses. We have taken the following proactive measures in the 2023 Proposed Budget.



CONSISTENT PILLAR & PROPERTY FUNDING

Prioritized stable funding for property management contracts and staffing, and increases for pillar areas



CUTTING CENTRAL OFFICE CONTRACTS

Removed all nonessential contract spending in the central office departments through zero-based budgeting.



REDUCING CENTRAL OFFICE POSITIONS

Eliminated ~50% of the vacant budgeted positions in the central office, excluding the pillar areas and compliance departments. Further reductions may be required.



APPEALING THE OPERATING SUBSIDY

Submitting an operating subsidy appeal to HUD to fund mandated HUD/SDNY Agreement environmental expenses (2023 Q1).

(\$ in millions)

	2023
Sources	
Tenant Rental Revenue	\$850
Operating Subsidy	\$1,209
Section 8 Subsidies	\$1,629
City Funds	\$234
Capital Fund Transfer & Fees	\$249
Other	\$126
Reserves	\$65
Restricted Pact Proceeds	\$17
Total Sources	\$4,378
Uses	
Personnel Services (PS)	
Salaries	\$762
Overtime	\$100
Fringe	\$628
All Other Salaries	\$34
Total PS	\$1,524
Other than Personnel Services (OTPS)	
Leases	\$63
Supplies	\$110
Utilities	\$604
Contracts	\$463
Section 8 Landlord Payments	\$1,455
All Other OTPS	\$194
Total OTPS	\$2,889
Total Uses (PS + OTPS)	\$4,413
Surplus/ (Deficit)	(\$35)

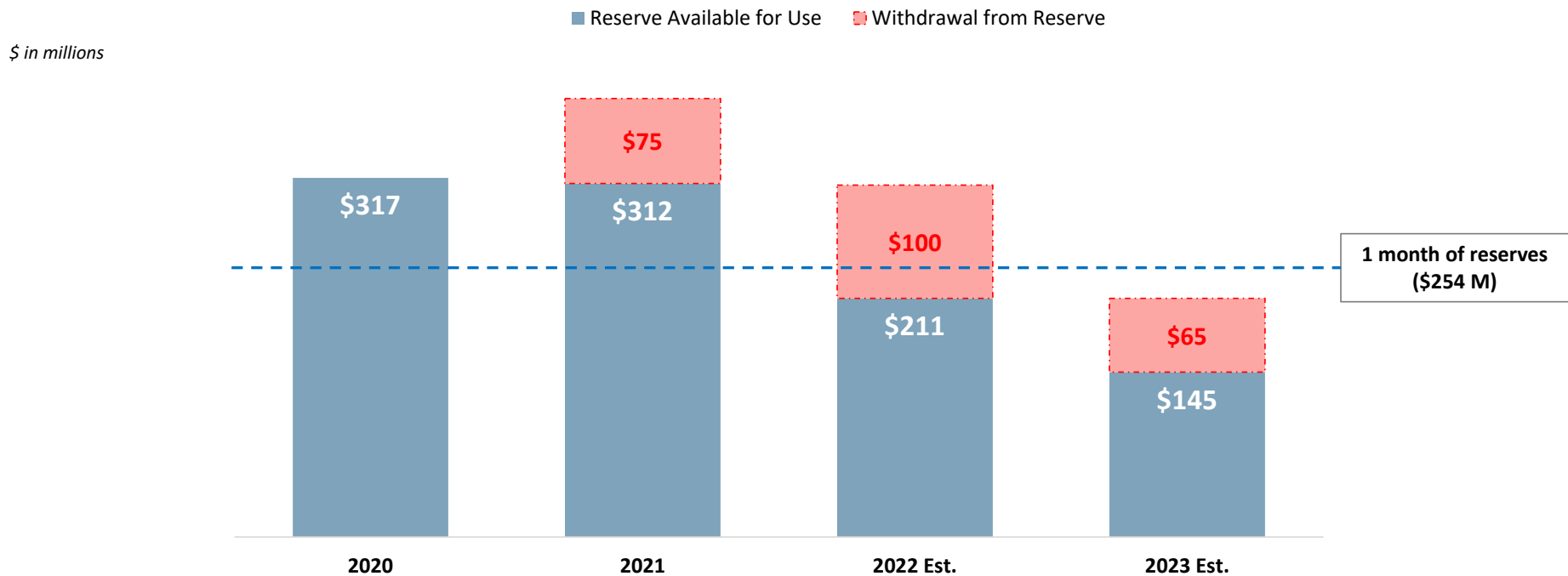
2023 Sources and Uses



- Projecting only \$850 million in tenant rent revenue as rent collection losses continue
- **\$65 million withdrawal from unrestricted operating reserves** (earned developer fees)
- **\$17 million allocation of restricted PACT proceeds** (requires HUD approval)
- Anticipating **\$35 million year-end deficit** in 2023
- We will closely monitor the deficit and provide a mid-year update to the Board.

Operating Reserves

- In the absence of sufficient rental revenue and escalating costs related to the HUD/SDNY Agreement, NYCHA has relied heavily on operating reserves to improve services and meet the demands of the Agreement.
- The 2022 adopted budget included \$100 million draw from reserves, and the 2023 proposed budget includes a \$65 million draw.
- **By 2022 year-end, there will be less than one month of reserves remaining. HUD recommends three to four months for PHAs of our size.**



**Reserve figures exclude \$100 million (net) of programmatic or committed funds that cannot be used to cover Public Housing Operating costs (e.g., CDBG-DR, LLC 1 and LLC 2 reserves, Emergency Housing Choice Voucher reserves, etc.). 2022 reserve is as of October 2022 and is subject to change.*

Financial Risks



Without additional funding or improvement in tenant rent payments, NYCHA will be forced to significantly cut expenses and curtail property repairs in beginning in 2024.

This could potentially impact repairs required for HUD/SDNY Agreement compliance.

- 1** \$120 million in Emergency Rental Assistance (ERAP) funding is unlikely while households with pending ERAP applications amass \$250+ million in arrears.

- 2** Heavy reliance on one-time unrestricted developer fees to cover ongoing increased operating expenses from the HUD/SDNY Agreement.

Repeated reserve draws reduce our cash position making it difficult to respond to unanticipated issues, prefund capital projects, and mitigate unexpected delays or reductions in grant funding.

- 3**
 - *All capital projects are funded on a reimbursement basis so NYCHA must have enough cash on hand to fund the work.*
 - *Months with three payrolls require at least \$140 million of cash on hand, in addition to all other vendor payments.*

- 4** Overtime costs continue to grow year-over-year.

- 5** Utility costs have increased 20% due to higher consumption and global market volatility.

Five-Year Proposed Sources and Uses



NYCHA is anticipating a \$35 million deficit in 2023. We will closely monitor spending and implement cost saving measures as needed.

(\$ in Millions)	2023	2024	2025	2026	2027
Sources					
Tenant Rental Revenue	\$850	\$826	\$773	\$696	\$681
Federal Operating Subsidy	\$1,209	\$1,251	\$1,327	\$1,316	\$1,239
Section 8 Subsidies	\$1,629	\$1,926	\$2,245	\$2,643	\$2,988
City Funds	\$234	\$232	\$218	\$216	\$216
Capital Transfer & Management Fee	\$249	\$249	\$249	\$249	\$249
Withdrawal from Reserves	\$65	\$0	\$0	\$0	\$0
All Other Revenue	\$143	\$101	\$101	\$70	\$53
Total Sources	\$4,378	\$4,584	\$4,912	\$5,189	\$5,425
Uses					
Personal Services (PS)					
Salaries	\$762	\$758	\$747	\$736	\$694
Fringe	\$628	\$637	\$645	\$657	\$680
Overtime	\$100	\$114	\$111	\$107	\$106
All other Salaries	\$34	\$34	\$33	\$33	\$33
Total PS	\$1,524	\$1,542	\$1,536	\$1,533	\$1,512
Other than Personal Services (OTPS)					
Leases	\$63	\$63	\$65	\$65	\$66
Supplies	\$110	\$102	\$96	\$88	\$86
Utilities	\$604	\$602	\$602	\$579	\$579
Contracts	\$463	\$378	\$360	\$341	\$337
Section 8 Landlord Payment	\$1,455	\$1,747	\$2,104	\$2,419	\$2,731
All other OTPS	\$194	\$190	\$175	\$175	\$170
Total OTPS	\$2,889	\$3,082	\$3,403	\$3,668	\$3,969
Total Uses (PS & OTPS)	\$4,413	\$4,624	\$4,938	\$5,200	\$5,481
Surplus/(Deficit)	(\$35)	(\$40)	(\$26)	(\$11)	(\$56)



Five-Year Capital Plan 2023- 2027

2023-2027 Capital Sources and Uses

- **\$8.6 billion of the estimated \$40 billion needed for capital repairs. \$3.7 billion available in 2023.**
- **Federal Public Housing Capital:** Assuming \$709 million grant per year.
- **City Capital:** includes \$1.9 billion of the \$2.2 billion for the HUD/SDNY Agreement, and \$1.3 billion of Mayoral funds.
- **State Capital:** \$538 million left to be committed of the \$750 million awarded by the State for the heating and elevator improvements.
- Since January 2022, NYCHA has been spending \$81 million on average per month on capital projects.

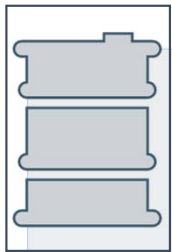
Sources	Roll of Prior Funds	2023	Total				
			2024	2025	2026	2027	2023 - 2027
Federal Public Housing Capital	\$731	\$709	\$709	\$709	\$709	\$709	\$4,275
City Capital	\$1,031	\$397	\$819	\$624	\$294	\$365	\$3,530
State Capital	\$538	\$0					\$538
Federal Disaster Recovery	\$72	\$0					\$72
Community Development Block Grant (via City)	\$23	\$119					\$142
Other	\$36	\$20					\$56
Total Sources	\$2,430	\$1,245	\$1,528	\$1,332	\$1,003	\$1,074	\$8,612

Total Available in 2023: \$3,675 million

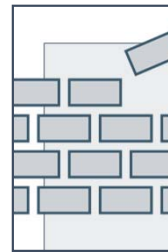
Uses	Roll of Prior Funds	2023	Total				
			2024	2025	2026	2027	2023 - 2027
Construction Hard Costs	\$2,205	\$822	\$1,152	\$978	\$664	\$734	\$6,556
Construction Soft Costs	\$149	\$352	\$342	\$318	\$317	\$317	\$1,796
Energy	\$33	\$52	\$19	\$23	\$7	\$8	\$141
Information Technology	\$43	\$19	\$14	\$14	\$15	\$15	\$119
Total Uses	\$2,430	\$1,245	\$1,528	\$1,332	\$1,003	\$1,074	\$8,612

2023 Capital Budget Strategic Investments

The Capital Plan proposes significant investments to fund improvements to NYCHA developments in 2023.



\$1,259 million to upgrade heating systems



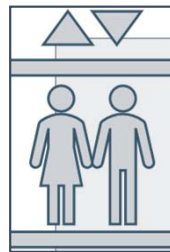
\$409 million for brickwork repairs and to maintain existing Local Law 11 shedding



\$743 million to repair roofs



\$648 million for lead abatement and asbestos abatement



\$504 million to support the replacement of elevators



\$628 million for Comprehensive Modernization projects

**Amounts represent major investments planned with all capital funds available in 2023. Does not include work planned with 2024-2027 funds.*

THREE-THOUSAND ONE HUNDRED AND EIGHTIETH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:20 A.M.

A handwritten signature in black ink, appearing to read 'V. Huertas', written over a horizontal line.

Vilma Huertas,
Special Advisor to the Chair