

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND FIFTY-FIRST MEETING

### Minutes of Board Meeting

Wednesday, September 30, 2020

The meeting was held remotely.\* A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, Chair  
Joseph Adams, Member  
Paula Gavin, Member  
Matt Gewolb, Member  
Victor A. Gonzalez, Member  
Jacqueline Young, Member  
Jacqueline C. Hernandez, Esq., Corporate Secretary

\*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Wednesday, September 30, 2020 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Wednesday, September 30, 2020***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 29, 2020

**APPROVED**

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 30, 2020

1 Authorization to Ratify the Entering into an Agreement with Cellco Partnership d/b/a Verizon Wireless

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$16,000,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify the entering into an agreement with Cellco Partnership dba Verizon Wireless for wireless and cellular devices and usage service, which commenced on July 8, 2020 and is continuing through July 7, 2025, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PS68692 (Award Number 23100, Group Number 77017), which includes a five-year term. There are no renewal options.

**APPROVED**

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

2 Authorization of a Funding Increase to the Memorandum of Understanding with the New York City Department of Probation

Location:	Various (Citywide)
Administering Department:	Operational Analysis/Contract Management – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$8,000,000.00
Projected Section 3 Hires:	45

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Authorization is requested to approve a funding increase to this Memorandum of Understanding with the New York City Department of Probation to provide work crews to perform various maintenance and janitorial tasks, authorized by Board Resolution 17-2/22-22 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 two (2) one-year renewal option terms, which commenced on March 1, 2020 and is continuing through February 28, 2022.

**APPROVED**

3 Authorization to Enter into an Agreement with Vanguard Direct, Inc.

Location:	Various (Citywide)
Administering Department:	Operational Analysis/Contract Management – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$4,358,195.00
Projected Section 3 Hires:	0

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Authorization is requested to enter into an agreement with Vanguard Direct, Inc. for annual notices to tenants, commencing on October 1, 2020 and continuing through September 30, 2025, or commencing on such other date as may be determined by the General Manager and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options 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**

4 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	4

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Authorization is requested to award this IDIQ Job Order Contract ("JOC") to the lowest responsive and responsible bidder, AWL Industries Inc. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	4

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Authorization is requested to award this IDIQ Job Order Contract ("JOC") to the lowest responsive and responsible bidder, AWL Industries Inc. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

6 Authorization to Amend Board Resolution 19-7/31-76

Location:	Sumner
Administering Department:	Real Estate Department
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Authorization is requested to amend Board Resolution 19-7/31-76, which authorized the Authority to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine (99) year ground lease for an approximately 29,400 square foot parcel of land located at Kings County, Block 1580, tentative Tax Lot 10 (the "Project Site"), with a total of approximately 70,000 square feet of zoning floor area, and grant easements, for the construction of a building with approximately one hundred eighty-nine (189) affordable senior housing units, one (1) superintendent's unit, ground floor community facility uses, and on-site supportive services for residents, and (ii) upon HUD approval of the Section 18 Application, enter into a ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Sumner Senior Partners, LLC, a joint venture among Selfhelp Community Services, Inc., RiseBoro Community Partnership, Inc., and Urban Builders Collaborative, LLC, or its affiliate, to correct the approximate zoning floor area from 70,000 square feet to 138,935 square feet.

**APPROVED**

- 7 Authorization to (i) Submit Documents to HUD for PACT Conversion; (ii) Form Authority Corporate Affiliates; (iii) Enter into one (1) or more Ninety-Nine (99) Year Leases; (iv) Enter into a PILOT Agreement; and, (v) Provide Lessor’s Financing and Authority Subordinate Subsidy Financing

Location:	Various (Manhattan)
Administering Department:	Real Estate Department
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	170

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Authorization is requested, as it relates to the conversion of sixteen developments (the “Project Site”), consisting of 1,718 units in Manhattan from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice PIH 2012-32/H 2017-03 REV-3, as amended, and through the Authority’s Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with three (3) conversion methods promulgated by HUD, to wit, Rental Assistance Demonstration program; Federal statute 2 CFR Part 200; and Section 18 of the 1937 Housing Act, to (i) submit documents to HUD for conversion approvals; (ii) form Authority Corporate Affiliate entities to be part of the organizational structure of the ground tenant, a Housing Development Fund Corporation to serve as the nominee ground tenant, and a limited liability company to serve as the NYCHA affiliate member of the ground tenant; (iii) enter into one (1) or more ninety-nine (99) year leases (collectively, and separately, the “Lease”) and other ancillary documents with PACT Renaissance Collaborative, a joint venture by and among Monadnock Development LLC, Community Preservation Corporation, The Community Development Trust, LP, Lemor Development Group, LLC, Kalel Holdings LLC, The Community League of the Heights, and Cornell Pace, Inc. (“PACT Partner”), for the leasehold conveyance of the Project Site, upon HUD approval and the New York City Housing Development Corporation’s Sponsor Review of the PACT Partner; (iv) enter into a Payment in Lieu of Taxes (“PILOT”) agreement with the City of New York; (v) provide financing from the Authority to the Borrower Entities, that will be evidenced by one or more notes and secured by one or more mortgages and ancillary loan documents and/or a capitalized lease structure with an initial upfront rent payment and annual rent payments over the Lease term paid from cash flow; and (vi) take such further action as may be necessary to effectuate the transaction.

**APPROVED**

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

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating - Federal
Amount:	\$14,716,470.80
Projected Section 3 Hires:	Not Required

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Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$300,000,000.00 (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, 2020 and continuing to October 30, 2021.

**APPROVED**

9 Authorization to Approve the Issuance of the Authority's Fiscal Year 2019 Audited Annual Financial Statements

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

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Authorization is requested to approve the issuance of the Authority's Fiscal Year 2019 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments of which the most recent is by Board Resolution 13-9/25-6.

**APPROVED**

10 Authorization of a Change Order to the Agreement with Carpedia Hospitality Corp.

Location:	Various (Citywide)
Administering Department:	Strategy & Innovation
Funding Source:	Operating – Federal
Amount:	\$1,740,000.00
Projected Section 3 Hires:	0

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Authorization is requested to approve a change order to the agreement with Carpedia Hospitality Corp. for the redesign of the Maintenance Work Order Management system, which did not require initial Board authorization for an initial one-year term with one (1) one-year renewal option, to (i) extend the one-year renewal option term by two (2) months; and (ii) increase the not-to-exceed amount, in order to fund the additional scope items during the remainder of the initial one-year term, the one-year renewal option term and the extended two-month renewal option term, which commenced on November 22, 2019 and is continuing through January 21, 2022.

**APPROVED**

11 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	10

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Authorization is requested to award this IDIQ Job Order Contract ("JOC") to the lowest responsive and responsible bidder, WDF Inc. The first lowest bidder was deemed non-responsive for failure to submit the required sealed list of subcontractors and bid bonds, and failed to notarize the submitted Letters of Assent for its subcontractors, as outlined in the Authority's bid documents. The second lowest bidder is ineligible to receive award of this IDIQ JOC, as bid documents limit award of no more than two (2) IDIQ JOCs in this series to any one (1) vendor and the Authority is awarding two (2) other IDIQ JOCs in this series to the second lowest bidder. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**



12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	11

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Authorization is requested to award this IDIQ Job Order Contract ("JOC") to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required sealed lists of subcontractors, signed Letters of Assent for its subcontractors, bid bonds and contractor experience form, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for General Construction

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – FEMA, Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires:	11

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Authorization is requested to award this IDIQ Job Order Contract ("JOC") to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required sealed lists of subcontractors, signed Letters of Assent for its subcontractors, bid bonds and contractor experience form, as outlined in the Authority's bid documents. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 14 Authorization to Ratify a Funding Increase to the Agreement with D & B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor
Administering Department:	Capital Projects Division - VP - Recovery and Resilience
Funding Source:	Capital - FEMA
Amount:	\$100,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to ratify a funding increase to this agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional inspections during the extended 1170 day-term, which commenced on April 15, 2020 and is continuing through June 28, 2023.

**APPROVED**

- 15 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for Brickwork

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This IDIQ Job Order Contract will be re-bid.

**APPROVED**

- 16 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for Brickwork

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This IDIQ Job Order Contract will be re-bid.

**APPROVED**

- 17 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for Roofing

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This IDIQ Job Order Contract will be re-bid.

**APPROVED**

18 Rejection of All Bids for an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract for Roofing

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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Rejection of all bids is recommended in the best interest of the Authority. This IDIQ Job Order Contract will be re-bid.

**APPROVED**

19 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Plastic Laminated Wood Doors

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,275,763.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Cuisine Crotone, Inc. The first lowest bidder was deemed non-responsive for failure to submit its complete pricing, as outlined in the Authority's bid documents. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

20 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Manhattan)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$6,047,871.40
Projected Section 3 Hires:	2

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond, as outlined in the Authority's bid documents. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

21 Authorization to Ratify the Entering into an Agreement with Klear View Appliance Corp.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,200,000.00
Projected Section 3 Hires:	0

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Authorization is requested to ratify the entering into an agreement with Klear View Appliance Corp. to furnish and install air conditioner units, which commenced on June 2, 2020 and is continuing through December 1, 2021, pursuant to the terms and conditions of the New York City Department of Citywide Administrative Services Controller Registration No. 3887212/20190000121 (Bid No. 17000112), and includes an initial one-year term and one (1) six-month 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**

22 Authorization to Ratify the Entering into an Emergency Agreement with First Quality Maintenance II, LLC d/b/a Alliance Maintenance

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$4,500,000.00
Projected Section 3 Hires:	0

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Authorization is requested to ratify the entering into an emergency agreement with First Quality Maintenance II, LLC d/b/a Alliance Maintenance for furnishing and installation of air conditioner units, which commenced on June 23, 2020 and is continuing through December 22, 2021, which includes an initial one-year term and one (1) six-month 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**

23 Authorization to Ratify the Entering into an Emergency Agreement with First Quality Maintenance II, LLC d/b/a Alliance Maintenance

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$38,000,000.00
Projected Section 3 Hires:	145

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Authorization is requested to ratify the entering into an emergency agreement with First Quality Maintenance II, LLC d/b/a Alliance Maintenance for cleaning services, which commenced on April 8, 2020 and is continuing through January 7, 2021, which includes an initial six-month term and one (1) three-month renewal option to be renewed automatically, unless the Authority, as its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

- 24 Authorization to (i) Amend Board Resolution 18-9/27-32, and (ii) Approve a Funding Increase to Requirement Contract No. 1822920 Awarded to Sahara Construction Corp.

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$375,330.06
Projected Section 3 Hires:	Not Required

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Authorization is requested to (i) amend Board Resolution 18-9/27-32, which authorized the award of this requirement contract to Sahara Construction Corp. (“Sahara”) for replacement and repair of roof fans for an initial two-year term with one (1) one-year renewal option, by changing the erroneously stated scope of work, to accurately reflect the scope of work as it appears on the executed requirement contract; and (ii) approve a funding increase to this requirement contract awarded to Sahara, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on October 15, 2018 and is continuing through October 14, 2021.

**APPROVED**

- 25 Authorization of a Funding Increase to Requirement Contract No. 1817313 Awarded to Monitor Elevator Products LLC

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$37,061.47
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Monitor Elevator Products LLC for the purchase and delivery of elevator switches, which did not require initial Board authorization and as subsequently amended for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on June 1, 2018 and is continuing through May 31, 2021.

**APPROVED**

- 26 Authorization of a Funding Increase to Requirement Contract No.1911836 Awarded to Sahara Construction Corp.

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$860,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for sheet rock repair and/or replacement, 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 initial two-year term and the one-year renewal option term, which commenced on May 23, 2019 and is continuing through May 22, 2022.

**APPROVED**

- 27 Authorization of a Funding Increase to Requirement Contract No. 1824391 Awarded to Earth Link General Construction, Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$5,018,940.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Earth Link General Construction, Inc. for plaster restoration, authorized by Board Resolution 18-9/27-23 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on May 6, 2019 and is continuing through May 5, 2022.

**APPROVED**



- 28 Authorization of a Funding Increase to Requirement Contract No. 1822110 Awarded to Metrocity Renovation Inc

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,708,147.89
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Metrocity Renovation Inc for repair and replacement of apartment entrance doors, authorized by Board Resolution 18-9/27-28 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 initial two-year term and the one-year renewal option term, which commenced on October 22, 2018 and is continuing through October 21, 2021.

**APPROVED**

- 29 Authorization of a Funding Increase to Requirement Contract No. 1821181 Awarded to EIA Electric, Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$126,743.30
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to EIA Electric, Inc. for service of electro-magnetic locks, 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 initial two-year term and the one-year renewal option term, which commenced on August 14, 2018 and is continuing through August 13, 2021.

**APPROVED**

30 Authorization of a Funding Increase to Requirement Contract No. 1822802 Awarded to Hertz Electric LLC

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,564,758.41
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Hertz Electric LLC for exterior lighting repair and replacement (including mechanical time clocks), authorized by Board Resolution 18-9/27-33 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term and the one-year renewal option term, which commenced on October 15, 2018 and is continuing through October 14, 2021.

**APPROVED**

31 Authorization of a Funding Increase to Requirement Contract No. 1829224 Awarded to Pallan Construction, Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$218,223.01
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Pallan Construction, Inc. for wood floor repair and refinish, 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 initial two-year term and the one-year renewal option term, which commenced on October 17, 2018 and is continuing through October 16, 2021.

**APPROVED**

- 32 Authorization of a Funding Increase to Requirement Contract No. 1831533 Awarded to Bhaghiana General Construction, Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Property Management, Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$63,789.29
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Bhaghiana General Construction, Inc. for wood floor repair and refinish, 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 initial two-year term and the one-year renewal option term, which commenced on November 13, 2018 and is continuing through November 12, 2021.

**APPROVED**

- 33 Authorization of a Funding Increase to Requirement Contract No. 1911627 Awarded to JP Handa Construction Inc

Location:	Throggs Neck, Throggs Neck Addition & Randall Avenue - Balcom Avenue
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$50,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to JP Handa Construction Inc for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on October 15, 2019 and is continuing through April 14, 2021.

**APPROVED**

- 34 Authorization of a Funding Increase to Requirement Contract No. 1908602 Awarded to Amar Construction, Inc.

Location:	Senator Wagner
Administering Department:	Operations – Property Management, NextGen Ops 1
Funding Source:	Operating – Federal
Amount:	\$81,530.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Amar Construction, Inc. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization and as subsequently amended for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on October 21, 2019 and is continuing through April 20, 2021.

**APPROVED**

- 35 Authorization of a Funding Increase to Requirement Contract No. 1925810 Awarded to Polo Construction, Corp.

Location:	Governor Smith
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$53,973.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Polo Construction, Corp. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on December 2, 2019 and is continuing through June 1, 2021.

**APPROVED**

- 36 Authorization of a Funding Increase to Requirement Contract No. 1906182 Awarded to Amit Construction, Corp.

Location:	King Towers & Grampion
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$50,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Amit Construction, Corp. for removal and installation of vinyl composition floor tiles in apartments, which did not require initial Board authorization and as subsequently amended for an initial one-year term with one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year term and the six-month renewal option term, which commenced on October 9, 2019 and is continuing through April 8, 2021.

**APPROVED**

- 37 Authorization of a Funding Increase to Requirement Contract No. 1835990 Awarded to Sahara Construction Corp.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$548,137.37
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, 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 initial two-year term and the one-year renewal option term, which commenced on December 21, 2018 and is continuing through December 20, 2021.

**APPROVED**

38 Authorization of a Funding Increase to Requirement Contract No. 1833640 Awarded to Sahara Construction Corp.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Property Management, Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$23,337.10
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, 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 initial two-year term and the one-year renewal option term, which commenced on December 10, 2018 and is continuing through December 9, 2021.

**APPROVED**

39 Authorization of a Funding Increase to Requirement Contract No. 1820775 Awarded to Sahara Construction Corp.

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$396,000.00
Projected Section 3 Hires:	Not Required

---

Authorization is requested to approve a funding increase to this requirement contract awarded to Sahara Construction Corp. for emergency mechanical pumping and cleaning, 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 September 18, 2020 and is continuing through September 17, 2021.

**APPROVED**

- 40 Authorization of a Funding Increase to Requirement Contract No. 1814954 Awarded to TR Pipe Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$2,000,000.00
Projected Section 3 Hires:	Not Required

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Authorization is requested to approve a funding increase to this requirement contract awarded to TR Pipe Inc. for the replacement of vacuum pump units, authorized by Board Resolution 18-6/27-17 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 July 25, 2020 and is continuing through July 24, 2021.

**APPROVED**

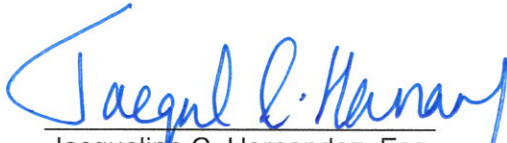
- 41 Authorization of a Funding Increase to Requirement Contract No. 1920559 Awarded to M & RR Construction Corp.

Location:	Various (Manhattan)
Administering Department:	Operations – Property Management, Manhattan
Funding Source:	Operating – Federal
Amount:	\$102,171.45
Projected Section 3 Hires:	Not Required

---

Authorization is requested to approve a funding increase to this requirement contract awarded to M & RR Construction Corp. for the cleaning of gutters, low roofs and canopies, 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 initial two-year term and the one-year renewal option term, which commenced on October 17, 2019 and is continuing through October 16, 2022.

**APPROVED**

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary

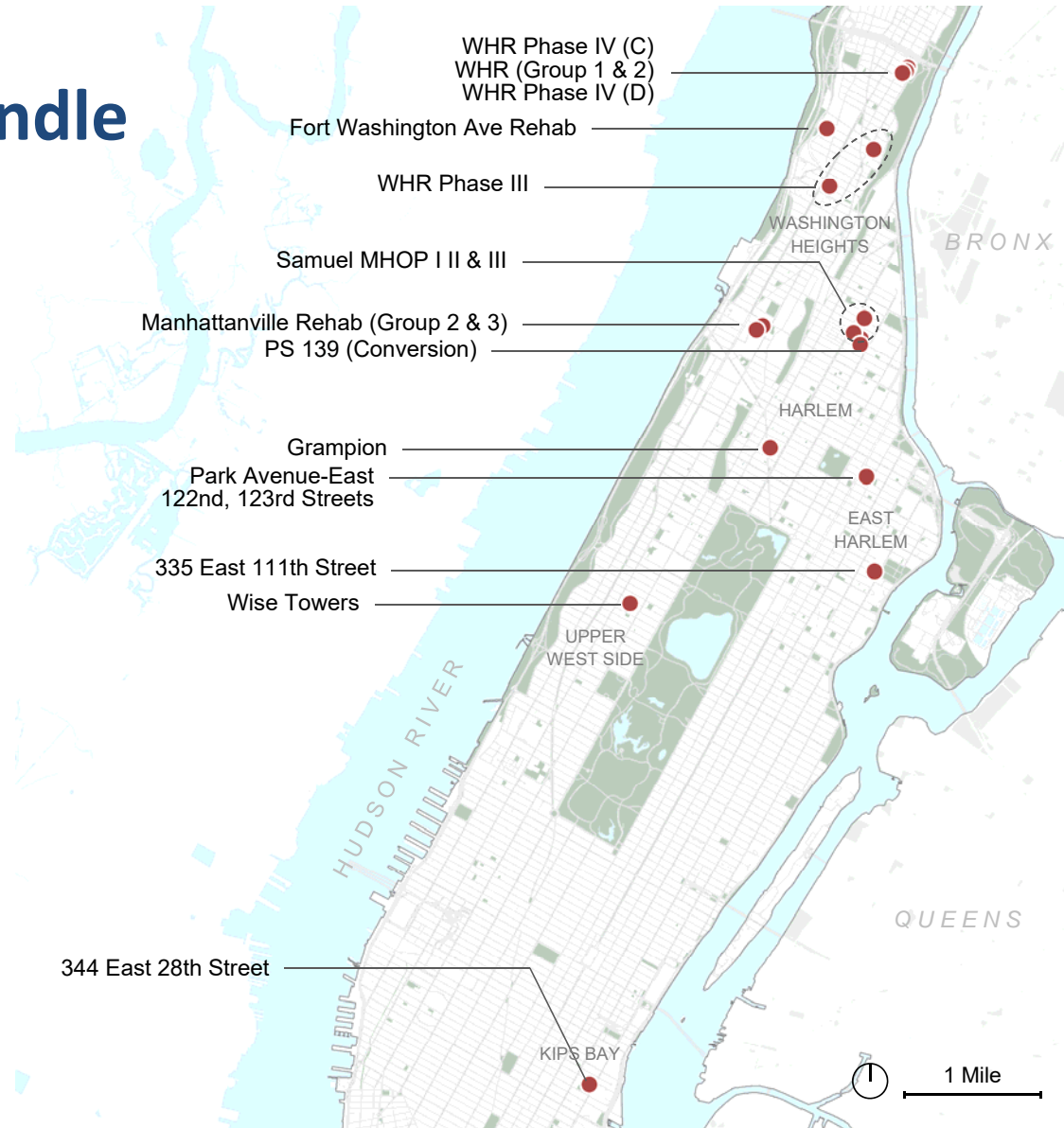


# PACT Manhattan Bundle

16  
Developments

38  
Dwelling Buildings

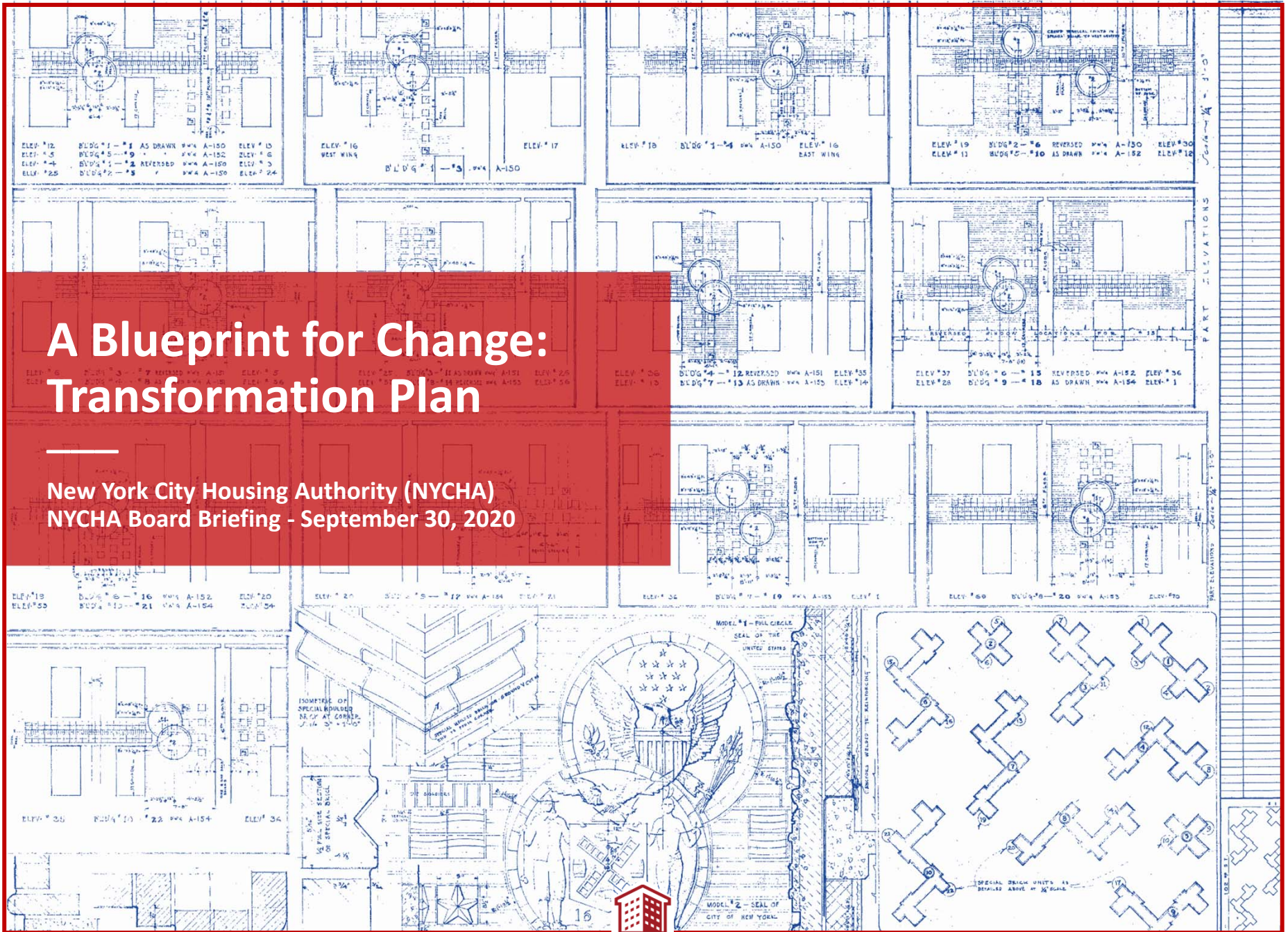
1,718  
Units





# A Blueprint for Change: Transformation Plan

New York City Housing Authority (NYCHA)  
NYCHA Board Briefing - September 30, 2020



# Overview of Initiatives

## NYCHA's challenges

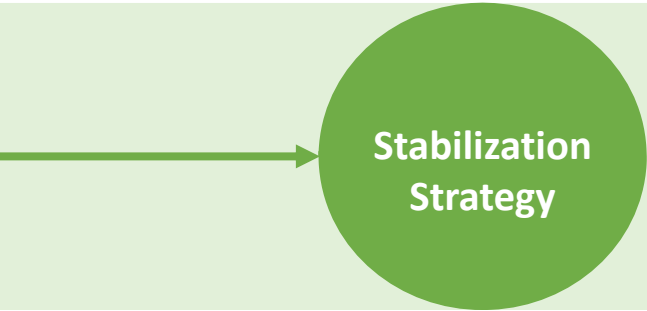
## Initiatives under development

Completion Date:  
Oct 30, 2020



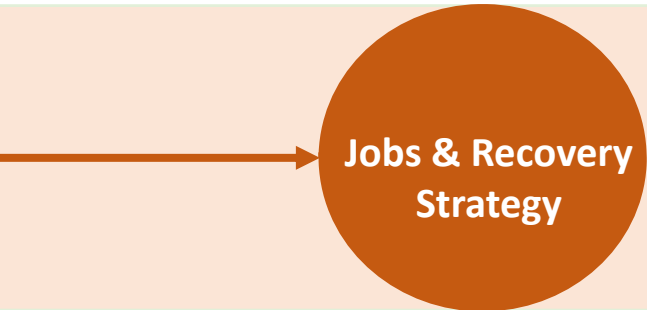
### Investing in the organization

- Focus on compliance
- Create culture of service
- Improve service delivery



### Investing in the properties

- Create a plan for every building
- Raise capital funds to reinforce operational improvements
- Address all elements of compliance and basic housing quality standards



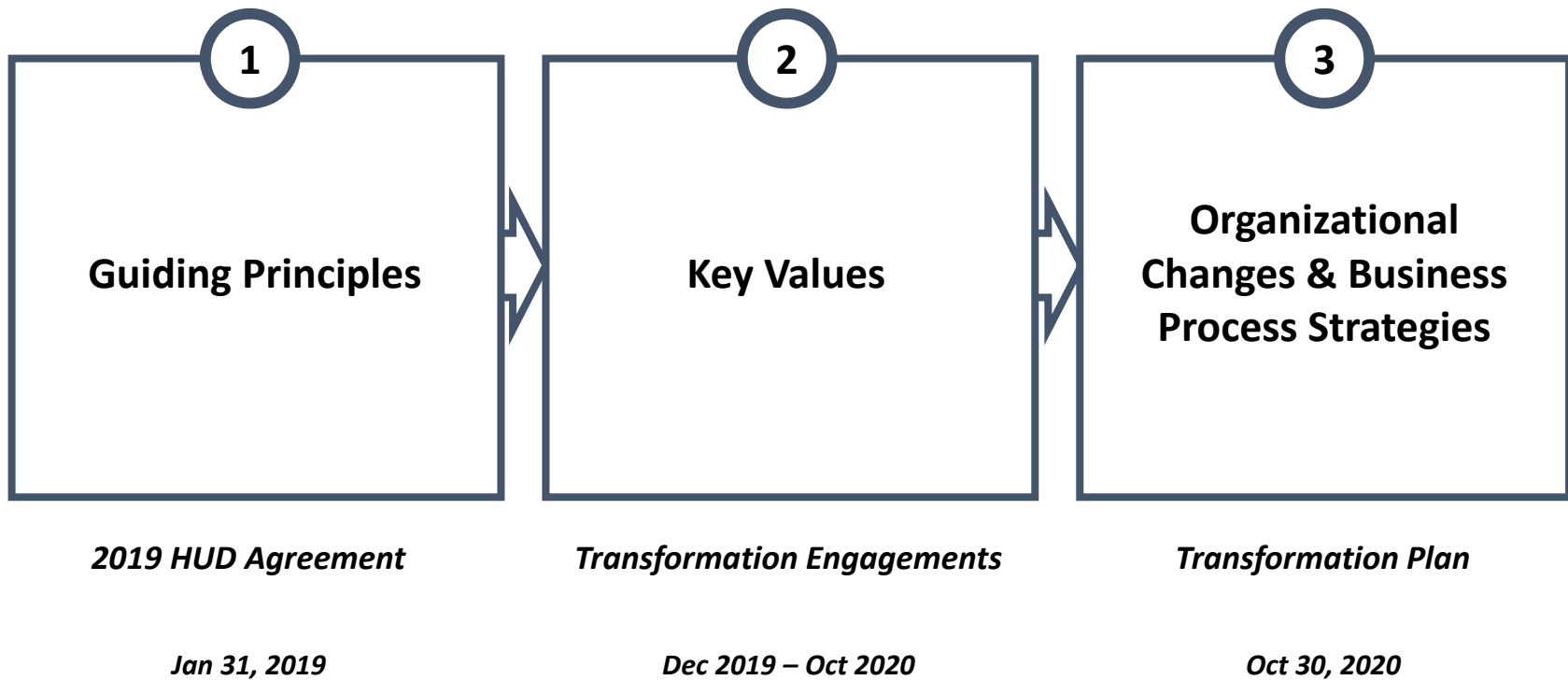
### Investing in people

- Expand & deepen economic opportunities
- Strengthen Section 3 & M/WBE programs
- Enhance health connections & improve environmental health



# Organizational Strategy = Transformation Plan

*The Transformation Plan's proposed changes and strategies are informed by principles that emerged from the 2019 HUD Agreement and numerous engagement sessions throughout 2020*



# Guiding Principles

*Per HUD Agreement, NYCHA must complete a Transformation Plan by 10/30/20*

**Based on the obligations of the HUD Agreement, we have identified five key organizational principles that helped formulate the changes in this plan:**

- NYCHA **must change the way we do business** by implementing new policies and procedures across the portfolio.
- NYCHA must be nimble enough to **respond quickly** to conditions at the property.
- NYCHA will monitor itself to **ensure quality** at the point of service.
- NYCHA will take on and **deliver large-scale projects** on time.
- NYCHA must **establish clear management structures** so individuals can be measured against clearly defined goals.



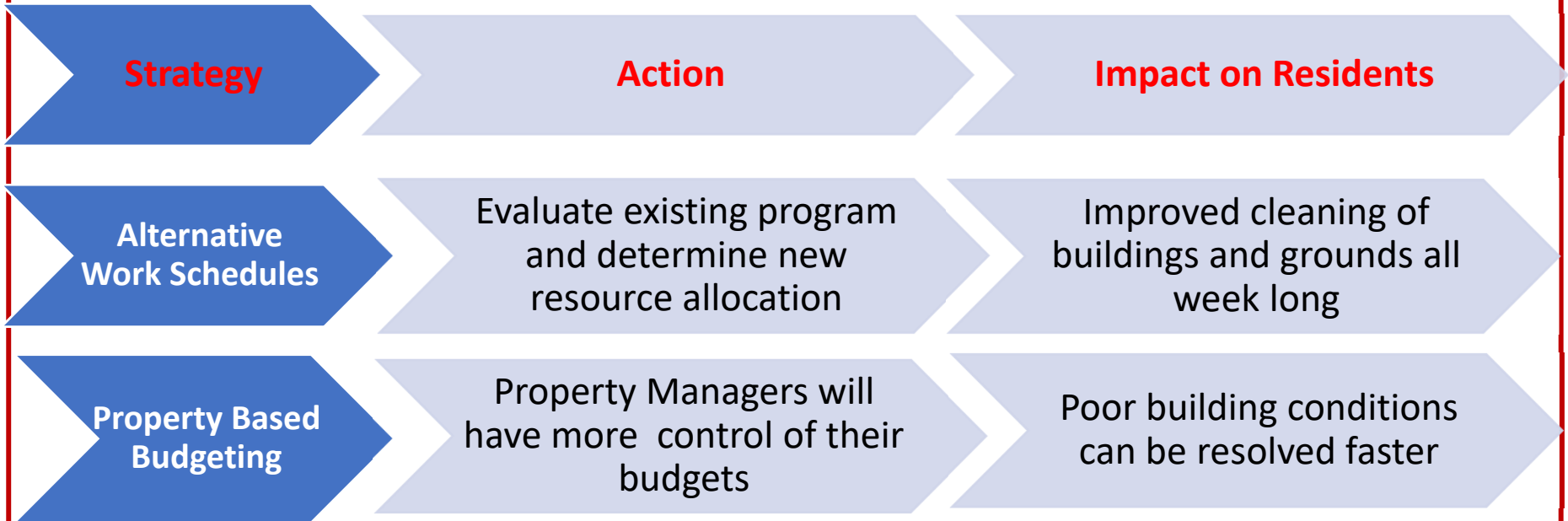
# NYCHA's New Mission and Values of the plan

*NYCHA's mission is to provide quality housing for New Yorkers that is sustainable, inclusive, and safe, while fostering opportunities for economic mobility.*



# NYCHA is transforming to serve you better...

## Examples at your properties...



## Organizational changes

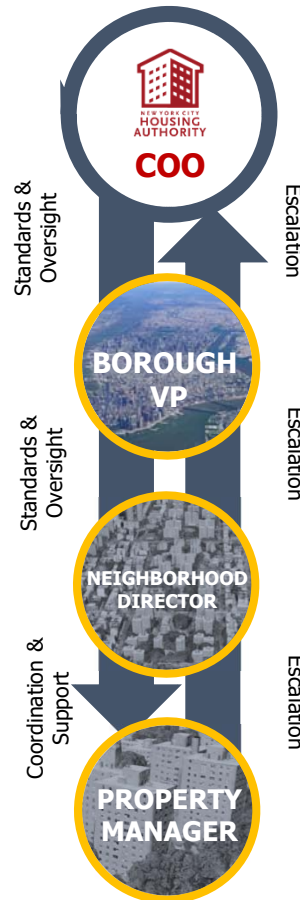
**There are three major organizational changes outlined in this plan:**

1. Changes to NYCHA's Board and executive management structure
2. Changes to NYCHA's property portfolios and property operations
3. Changes to how Central Office functions support property operations

# Neighborhood Model

## What is the Neighborhood Model

- **Move from 6 borough structure to 4 geographic boroughs** (MN, BX, BK, QN/SI), each led by a VP
- Boroughs will have 30 **contextual neighborhoods**, each with 4-7K units, led by a Neighborhood Director
- Neighborhoods will **prioritize geography and workload**, accounting for the city's context and history
- **Property Managers at each site will report to the Neighborhood Director**, including any private management firms under contract



## Why it will help performance

- **“Eyes on the buildings”** will improve oversight and resource allocation through Neighborhood Directors
- Deeper **understanding** of neighborhood needs and challenges can allow for bespoke solutions
- Increased **connectivity** between developments and better **integration** into existing neighborhood and community networks
- Better **interaction** with internal and external parties

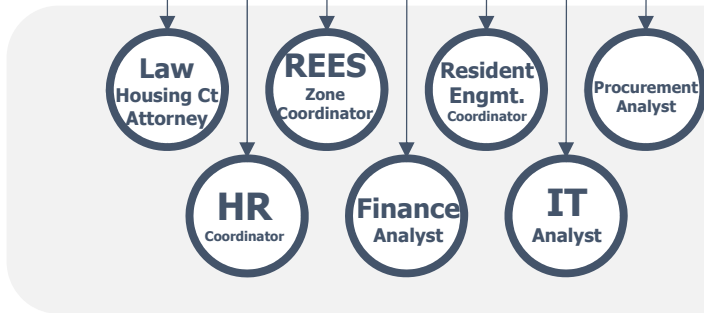


# Central Office Model

## Central Office Departments

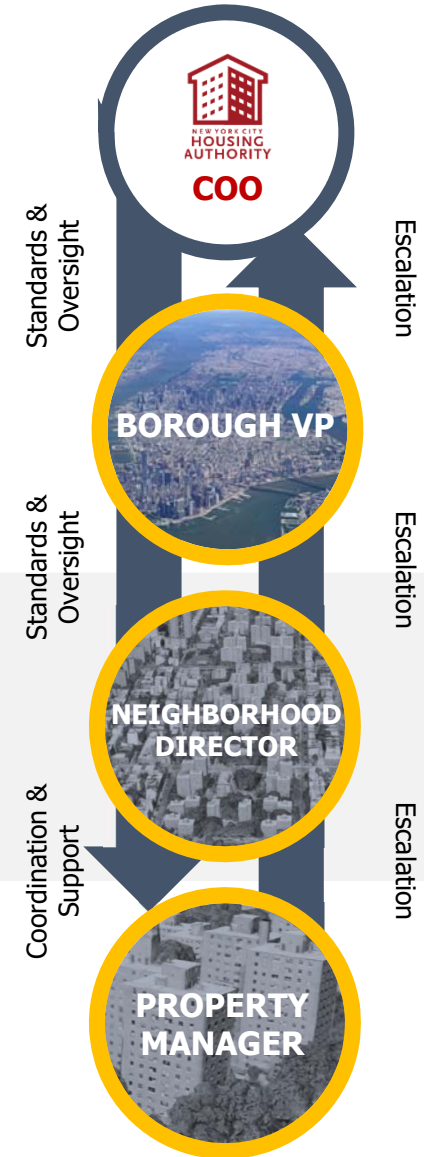


**Each department's Neighborhood coverage model will differ depending on work volume and needs**



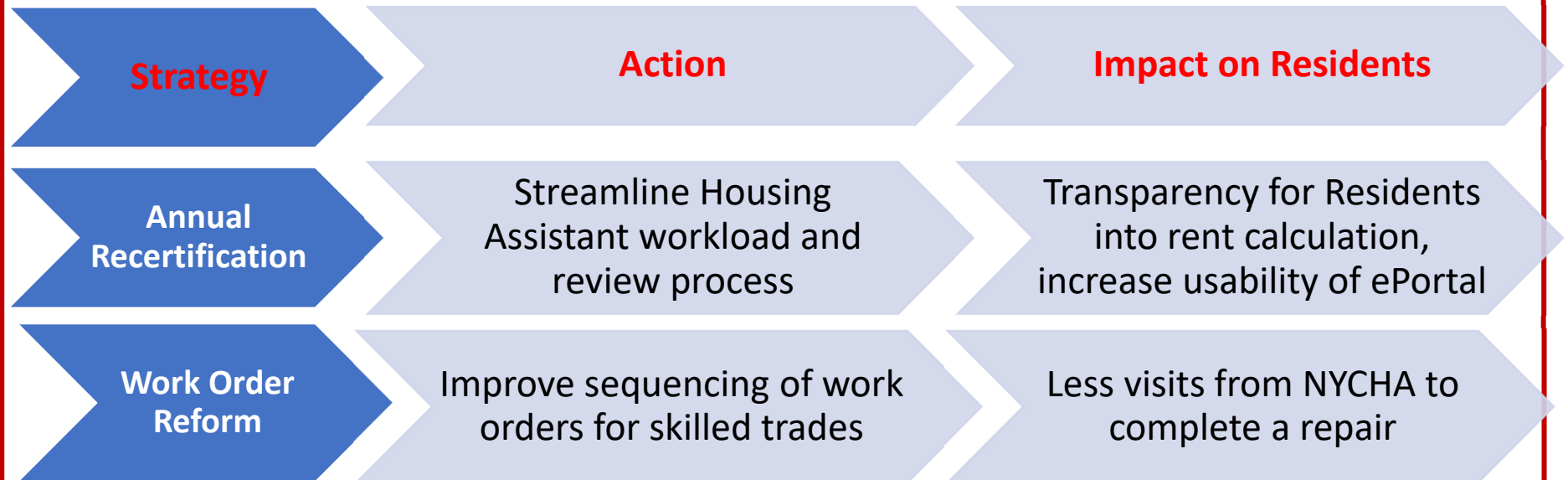
*Central office staff will report to their functional leadership, but Neighborhood Directors will have input into performance reviews*

## Property Management



# NYCHA is transforming to serve you better...

## Examples of direct service changes...



# Questions?





# Capital Projects Division

Board Meeting Update  
September 30, 2020

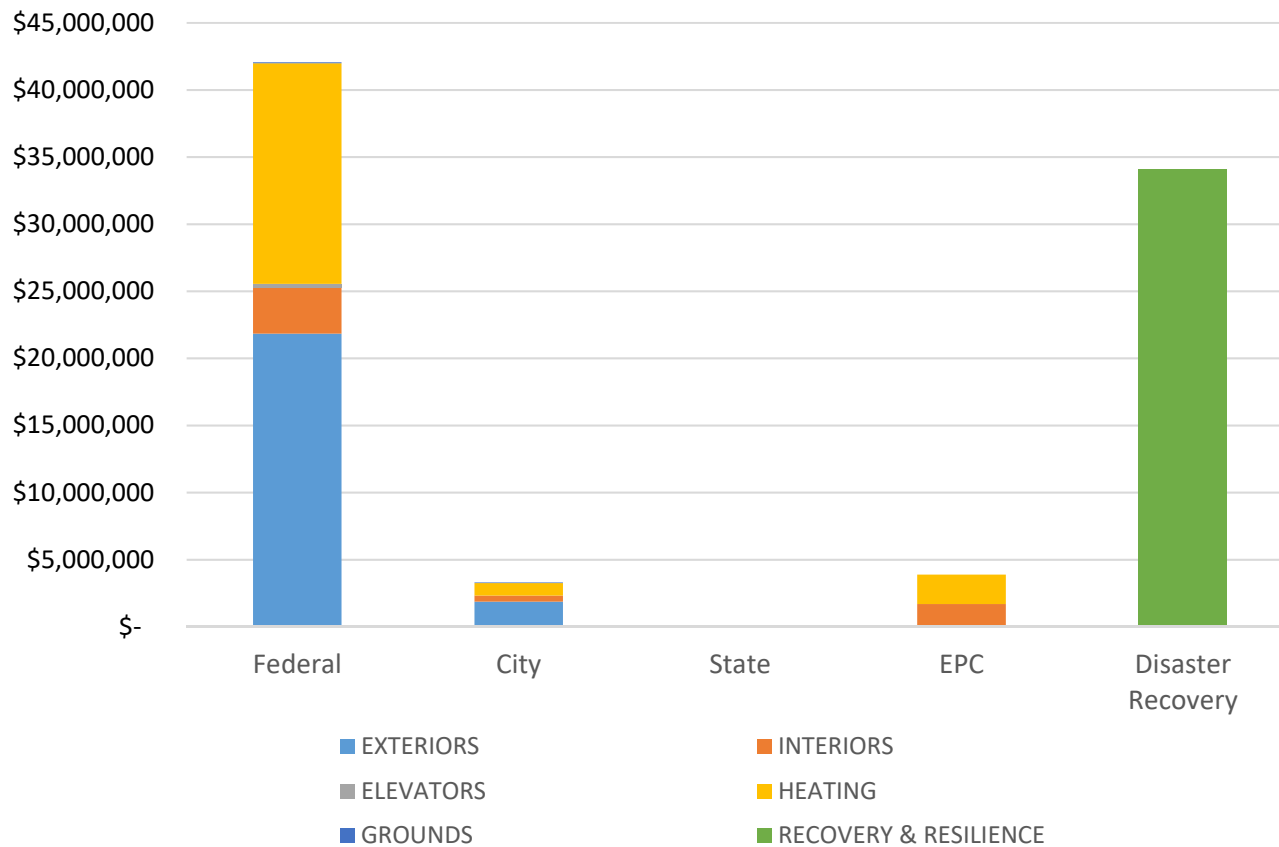


NEW YORK CITY  
**HOUSING  
AUTHORITY**

# Capital Projects Division

## August 2020 Spend

August 2020 Monthly CPD Spend By Work Type



Funding Source	Spend Total
Federal	\$42M
City	\$3M
State	\$4K
EPC	\$4M
Disaster Recovery	\$34M
<b>Total</b>	<b>\$83M+</b>



# Capital Projects Division

## **Weatherization Assistance Program ("WAP")**

In September 2019, Board Resolution #19-9/25-16 authorized, as solely related to Weatherization Assistance Program ("WAP") contracts,

(i) the temporary suspension of prerequisite Authority approval of

**(a) contracts that are valued in excess of \$1,000,000.00**, as required by Section 1.03(i)(1) of the Authority's By-Laws, pursuant to (a) Section 7.01 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38,

**(b) sole source contracts that are valued in excess of \$100,000.00** that would require Authority approval as required by Section 301(b)(2) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 19-6/26-8, and

**(c) change orders**, as required by Section 501(a)(3) of the CPR; and

(ii) at each Board Meeting, providing a WAP contracts report including, but not limited to, the

**(a) number of contracts awarded, and**

**(b) change orders entered into, subsequent to the prior Board Meeting.**



# Capital Projects Division

## Weatherization Assistance Program (WAP)

Status Report as of:  
9/18/2020

### Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

### Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 6 contracts totaling \$997,736.62 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Common area lighting is completed, and roof fan installations have started.
- Colon LIFHE Tower - Common area lighting is completed, and roof fan installations have started.
- Penn Wortman - Common area lighting is completed, and roof fan installations have started.

### Schedule

#### Listed Projects (see chart)

- Construction commenced: **March 2020**
- Anticipated Completion: **December 2020**
- Completed Energy Audits: **Begun in October 2019, Completed in January 2020.**

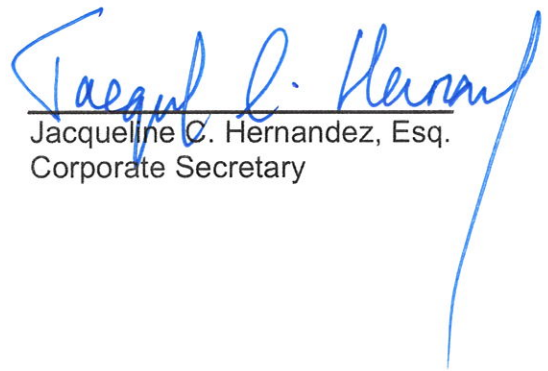
WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
<b>TOTAL</b>			<b>\$997,736.62</b>	



THREE-THOUSAND ONE HUNDRED AND FIFTY-FIRST MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:28 P.M.

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary