

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, November 26, 2014

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Shola Olatoye, Chair
Kyle E. Kimball, Vice-Chairman
Richard Baron, Member
Diahann Billings-Burford, Member
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, November 26, 2014

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, October 29, 2014

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, November 26, 2014

- 1 Authorization (i) to Submit an Amendment of the Section 18 Disposition Approval for Construction of Low Income Rental Units and Community Center at the Affordable Housing Site and Disposition of TDR; (ii) to Convey the Affordable Housing Site with TDR for Development; and (iii) for Retention of Easements

Location:	Linden (LLC II)
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested (i) to submit an amendment of the Section 18 disposition approval to the United States Department of Housing and Urban Development ("HUD"), pursuant to the submitted Section 18 application to HUD authorized by Board Resolution 07-2/21-12, relative to the portion which requested disposition of an approximately 3.7 acre parking area at Linden Houses, located at Kings County, Block 4375, Lot 1 (the "Affordable Housing Site") to facilitate the construction of up to 200 units of affordable housing to now also include the construction of (a) 240 low income rental units instead of the originally proposed 144 units in 53 affordable homeownership townhouses and (b) an approximately 19,300 square foot community center, and (c) disposition of approximately 25,521 square feet of Transferable Development Rights ("TDR") which are surplus to the needs of Linden Houses; (ii) to convey the Affordable Housing Site with the aforementioned TDR to The Kretchmer Companies, ELH Management, LLC and Galaxy General Contracting Corp. or their affiliate (the "Developer") to facilitate development of affordable rental housing and community center, subject to HUD's approval of the amended disposition request; and (iii) for retention by the Authority of easements from the Affordable Housing Site for the underground steam main and heating control cables servicing Linden and Boulevard Houses.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 2 Authorization to (i) Enter into a Ground Lease, (ii) Lend Funding for Construction and Permanent Financing of the Phase II Project, and (iii) Provide Twenty (20) Project-Based Section 8 Vouchers

Location:	Prospect Plaza
Submitting Department:	Development
Funding Source:	Capital – Hope VI and Replacement Housing Factor
Amount:	\$12,717,553.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) enter into a 99-year ground lease with HP PPN II Housing Development Fund Corporation, an affiliate of PPD Partners II LLC (the "Developer"), as nominee tenant, for the redevelopment of a parcel of land at Prospect Plaza, Kings County, Block 1463, Lots 16 and 41 comprised of approximately 79,900 square feet, pursuant to the 1999 HOPE VI Prospect Plaza Revitalization Plan, as amended, (ii) lend funding of approximately \$12,717,553.00 (\$8,137,500.00 HOPE VI grant and \$4,580,053.00 Replacement Housing Factor funds), and (iii) provide twenty (20) project-based Section 8 vouchers to the Developer for the construction and permanent financing of 149 affordable units comprised of 42 public housing units, 106 non-public housing units and one (1) superintendent's unit, pursuant to a mixed-finance proposal approved by the U.S. Department of Housing and Urban Development.

APPROVED

- 3 Authorization to Award the Authority's Excess Workers' Compensation Insurance Program Policy, Including Employer's Liability Insurance Coverage, to ACE American Insurance Company

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – WC Self Insurance Fund
Amount:	\$1,573,841.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's Excess Workers' Compensation Insurance Program Policy, which provides excess insurance coverage over a \$2 million self-insured retention and includes Employer's Liability Insurance coverage, to ACE American Insurance Company, for a one (1) year policy term, commencing on January 1, 2015 and continuing through December 31, 2015.

APPROVED

- 4 Authorization to Amend (i) Board Resolution 13-10/23-28 and (ii) the Agreement with IIT, Inc.

Location:	Non-Development
Submitting Department:	Human Resources
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$6,330,833.32
Projected Section 3 Hires:	N/A

Authorization is requested to amend (i) Board Resolution 13-10/23-28, which authorized entering into five (5) agreements for staff augmentation services, to correct the term of the agreements, erroneously stated as a three-year term, to an initial one-year term with an option to extend for additional periods cumulatively not to exceed four (4) years at the Authority's sole discretion; and, (ii) the aforementioned agreement with IIT, Inc. ("IIT"), to increase the not-to-exceed amount, in order to fund the continued provision of services for an extended one-year term, by reallocating the funds initially authorized by the aforementioned Board Resolution for agreements with Kelly Services, Inc. and Adil Business Systems, Inc. to IIT.

APPROVED

- 5 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Bronx)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$911,466.40
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Manhattan North)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,752,120.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, IESI NY Corporation, for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Award of a Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Manhattan South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,440,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, IESI NY Corporation, for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

8 Award of a Requirement Contract for Repair/Replacement of Fire Standpipe and Sprinkler Systems

Location:	Various (Queens & Staten Island)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,777,906.75
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc., for the not-to-exceed amount. The first lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than four (4) contracts for this type of work to any one vendor and the Authority seeks to award four (4) such contracts to the first lowest bidder. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

9 Award of a Requirement Contract for Clean-Up, Abatement and Restoration of Apartments Related to the Response to and Recovery from Hurricane Sandy

Location:	Baruch and Smith
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Insurance & FEMA
Amount:	\$5,220,277.04
Projected Section 3 Hires:	10

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gem - Quality Corporation, for the not-to-exceed amount.

APPROVED

10 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Bronx & Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$9,717,155.09
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe Inc., for the not-to-exceed amount.

APPROVED

11 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Isaacs
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$11,939,019.78
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Pro-Metal Construction, Inc.

APPROVED

- 12 Authorization to Enter into an Agreement with LiRo Program and Construction Management, PE P.C.

Location:	Queensbridge North & Queensbridge South
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$4,764,754.00
Projected Section 3 Hires:	4

Authorization is requested to enter into an agreement with LiRo Program and Construction Management, PE P.C., for professional construction management as agent services for comprehensive improvements, commencing on December 8, 2014 and continuing through December 7, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for four (4) years thereafter, with one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 13 Authorization of a Change Order to the Contract between the Authority's Construction Manager, STV Construction, Inc. and its Subcontractor, National Environmental Safety Company Inc.

Location:	Unity Plaza - Sites 4, 5A & 6
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$801,315.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract between the Authority's Construction Manager, STV Construction, Inc., and its Subcontractor, National Environmental Safety Company Inc. ("Nesco"), for roof replacement and related work, awarded pursuant to Construction Manager Task Order # 6. This change order, in the negotiated amount, is required to compensate Nesco for additional costs and expenses for time, labor, staffing, supervision, materials and overhead, due to the accelerated schedule.

APPROVED

14 Rejection of All Bids for Renovation and New HVAC System

Location:	White
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This contract will be redesigned to reduce the scope of work.

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15 Award of a Contract for Site Lighting Upgrade

Location:	Ravenswood
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$3,517,673.16
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, AAH Construction Corp.

APPROVED

16 Authorization to Approve the Authority's Five (5) Year Operating Budget Plan for Calendar Years 2015-2019

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal, State, City & Grants
Amount:	\$3,213,976,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a Five (5) Year Operating Budget Plan for Calendar Years 2015-2019.

APPROVED

17 Vice-Chairman Kimball moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary



Board Calendar Meeting Chair's Report

November 26, 2014





Overview

1. Mayor's Action Plan (MAP) for Community Safety Listening Sessions
2. Brownsville Promise Zone Initiative
3. NextGeneration NYCHA Update



MAP for Community Safety Listening Sessions

- This summer Mayor de Blasio launched a plan to reduce violence in NYCHA developments, targeting 15 developments across the City.
- Now the City is hosting listening sessions to make sure we are responding to community needs and engaging residents in the initiative
- Approximately 250 participants to date
- For more information email map@cityhall.nyc.gov

Development	Date	Location
Bushwick	November 5 th	Bushwick-Hylan Community Center 50 Humboldt Street, Brooklyn
St. Nicholas	November 12 th	St. Nicholas Senior Center 210 W. 131 st Street, NYC
Red Hook E,W	November 13 th	Red Hook East Community Center 110 W. 9 th Street, Brooklyn
Queensbridge I, II	November 17 th	Jacob Riis Community Center 10-25 41 st Ave., Long Island City
Tompkins	November 19 th	Tompkins Community Center 736 Park Avenue, Brooklyn
Brownsville	November 19 th	Brownsville Senior Center 528 Mother Gaston Blvd, Brooklyn
Patterson	November 20 th	Patterson Community Center 340 Morris Avenue, Bronx
Wagner	November 24 th	Wagner Community Center 435 East 120 th Street, NYC
Boulevard	December 1 st	Boulevard Community Center 726 Stanley Avenue, Brooklyn
Butler	December 1 st	Butler Community Center 1368 Webster Avenue, BX
Polo Grounds	December 2 nd	Polo Grounds Community Center 3005 Eighth Avenue, NYC
Ingersoll	December 8 th	Ingersoll Community Center 177 Myrtle Avenue, Brooklyn
Stapleton	December 9 th	Stapleton/Carter Community Center 189 Gordon Street, Staten Island
Van Dyke I, II	December 10 th	Van Dyke I Community Center 392 Blake Avenue, Brooklyn
Castle Hill I, II	TBD	Castle Hill Community Center 625 Castlehill Ave., Bronx



Promise Zones Background

Promise Zone Initiative is a non-funded HUD program that seeks to revitalize high-poverty communities across the country by:

- Creating jobs
- Increasing economic activity
- Improving educational opportunities
- Reducing serious and violent crime
- Leveraging private capital
- Assisting local leaders in navigating federal programs.

Benefits:

- 10 year designation
- Provides technical assistance to navigate federal grant programs
- Provides preference for grants

The designation partners the federal government with local leaders to accelerate efforts to revitalize their communities.



Identifying the Need - Brownsville

- The population in this area is **58,300** and the median household income is about **\$16,000** a year. There are **28,298** public housing units in **18** developments.
- Throughout Brownsville, **19.2%** of employment aged adults are without jobs.
- **81%** of children are born into **poverty**.
- Youth: ages 16-24 are imprisoned or jailed at the highest rate in NYC, 1 out of every 12 adult males are admitted to jail.





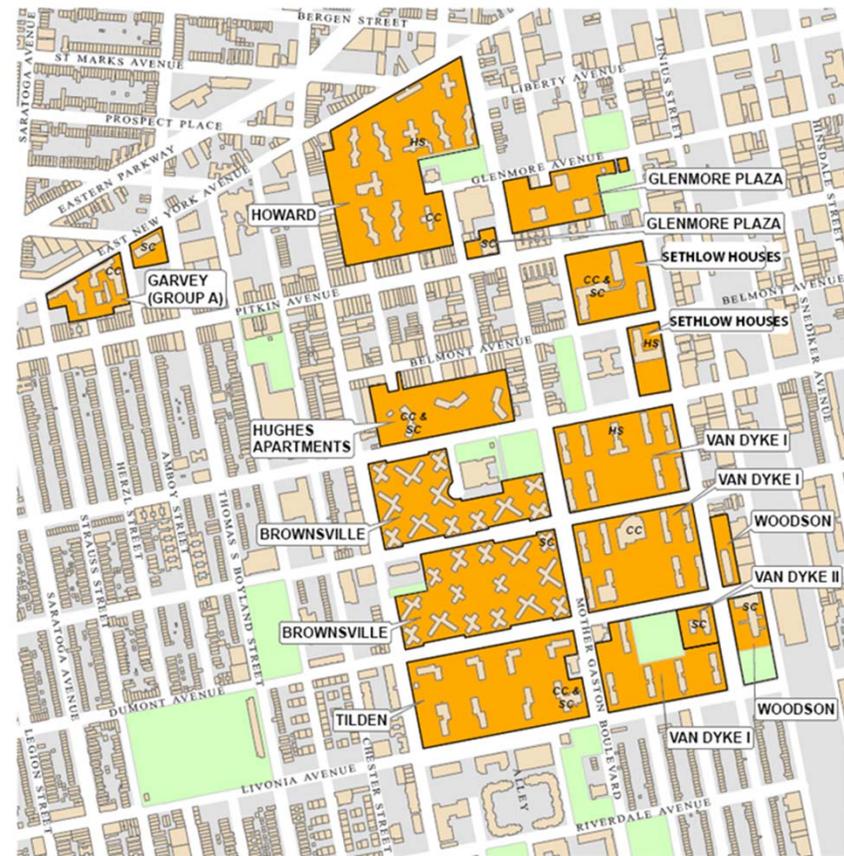
Catchment Area- Brownsville

The catchment area has a total of **14,853** household units.

Of those, **7,073** households are in NYCHA developments.

There are **ten** NYCHA developments within the area: Garvey (Group A), Howard, Glenmore Plaza, Seth low Houses, Hughes Apartments, Brownsville, Van Dyke I and II, Woodson, and Tilden.

Marcus Garvey Village is also included in the catchment area.





The Promise Zone Vision and Goals

The vision for Brownsville is to foster a safe and healthy community that offers economic opportunities for all residents.

Brownsville Promise Zone Initiative's Goals

1. Increase Economic Activity
2. Reduce Serious and Violent Crime
3. Increase Access and Connectivity to Resources
4. Increase Educational Opportunities
5. Improve Health and Wellness



NextGeneration NYCHA Update

Continue work to transform operating, funding and preservation functions

Community Visioning Charrettes

- A new approach to resident engagement
- Strong attendance: Nearly 900 total participants, ~90 residents & community members per session

Visioning Follow-up Meetings

- Meetings to present vision plans to community and create action plans around goals and implementation steps
 - Van Dyke – 84 attendees and 45 individuals signed up for committees
 - Ingersoll – 70 attendees and 48 individuals signed up for committees
 - Mill Brook – session scheduled for 12/1
- Visioning plans can be viewed at <http://on.nyc.gov/nextgeneration>



Ingersoll

- Safety and Security (43%)
 - Secure Ingersoll buildings
 - Improve lighting conditions
 - Increase police presence in and around the community
 - Enforce and enhance existing rules and regulations
- Affordable Housing (25%)
 - Build new and preserve existing affordable and senior housing at Ingersoll and within the Fort Greene neighborhood
 - Incorporate neighborhood services and commercial spaces into new affordable housing
- Repairs and Maintenance (17%)
 - Improve the quality and timely delivery of repairs
 - Engage residents in keeping buildings and grounds clean
- Job Training and Apprenticeships (7%)
 - Expand residents' access to available existing training and apprenticeship programs
 - Work with area's businesses and shop owners to increase resident access to jobs
- Community Services (6%)
 - Attract affordable shops and services to Ingersoll and the surrounding community.
 - Help seniors and people with limited mobility to access shops and services
- Playground Improvements (3%)
 - Develop a plan to improve the availability and quality of open space and playgrounds in Fort Greene



Millbrook

- Policing Issues (32%)
 - Improve communication between NYPD and Mott Haven residents
 - Engage residents in addressing safety and quality of life issues in individual buildings
- Affordable Housing (18%)
 - Create housing that is affordable to the incomes of the people who live in the Mill Brook Houses and Mott Haven
 - Work to limit gentrification that is shifting the neighborhood's character
- Youth (18%)
 - Develop educational and recreational programs that support youth in the classroom, in the community, and in the workforce
 - Engage parents, local businesses, and educators to support Mill Brook's youth
- Maintenance (14%)
 - Reevaluate repair and maintenance practices at Mill Brook Houses
 - Increase active resident participation in keeping Mill Brook well maintained
- Seniors (12%)
 - Locate affordable senior housing within or close to Mill Brook
 - Expand services and programs for seniors
- Community Gardening (5%)
 - Expand the community gardening program throughout Mott Haven
 - Encourage residents involvement in community gardening
 - Encourage residents to consume fresh fruits and vegetables they produce



Van Dyke

- Affordable Housing (33%)
 - Develop new housing that is affordable to Van Dyke residents
 - Introduce shops and services to improve quality of life and create job opportunities
 - Keep rents stable
- Security (32%)
 - Monitor and control access to individual buildings
 - Establish a strong and positive relationship with NYPD
 - Improve lighting conditions in Van Dyke Houses and surrounding neighborhood
- Job Training (11%)
 - Train residents to qualify for current and emerging jobs
 - Focus on job readiness, resume writing, interview skills, and money management
 - Expand opportunities for small-business creation and start-ups
- Abandoned Buildings and Lots (11%)
 - Use redevelopment to create affordable housing, retail stores, and services
 - Encourage outside investors and developers to consider Brownsville
 - Clean and beautify the neighborhood
- After School Programs
 - Expand available programs to include academics, recreation, life skills, and creativity
- Daycare Center
 - Locate a daycare center in Van Dyke to serve children throughout the neighborhood



General Manager's Report to the Board of Commissioners

New York City Housing Authority
November 26, 2014

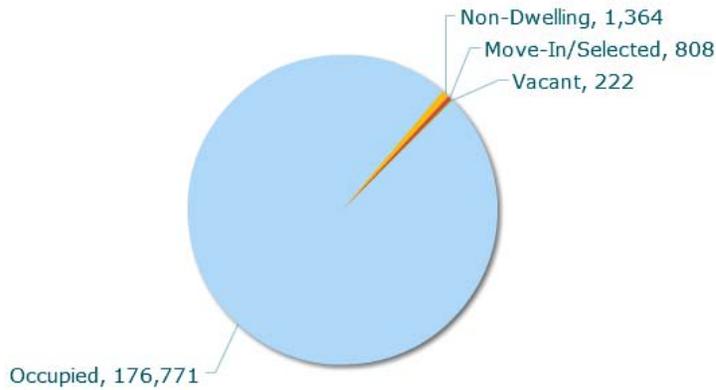


**Standard NYCHA
Key Performance Data
November 2014**

NYCHA METRICS: Public Housing Occupied and Vacant Apartments



Occupied and Vacant Apartments



Average Turnaround Days to Re-occupy Vacant Apartments



This chart shows how many days, on average, it takes NYCHA to move a new resident into an apartment after the previous resident moved out. You can compare how NYCHA is doing for each month of the past year.

Occupied and Vacant Apartments



This chart shows how many NYCHA apartments are occupied and how many are vacant, including how many have been chosen for a family to move into (move-in/selected) and how many are being renovated or are not for residential use (non-dwelling).

Public Housing Waiting List

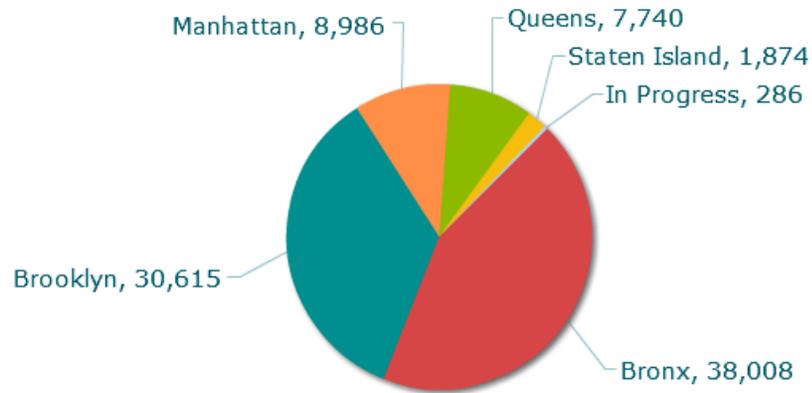


This chart shows how many people are on the waiting list for a NYCHA public housing apartment. You can compare how many were on the list each month of the past year.

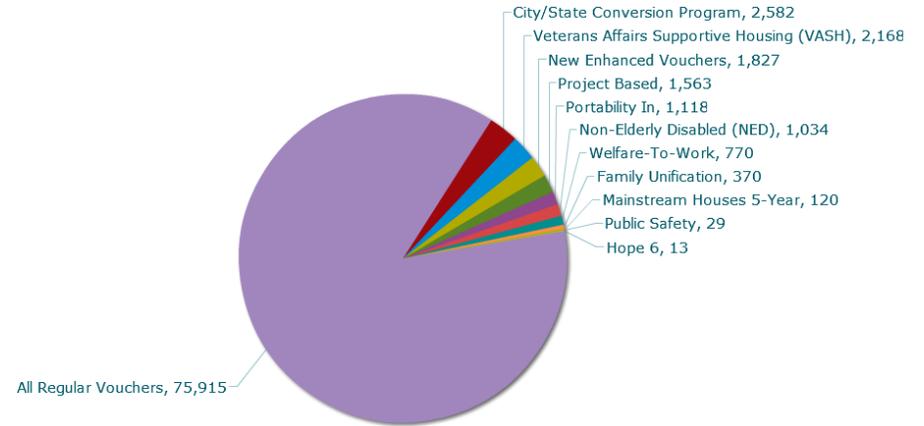
LEASED HOUSING: Monthly Metrics



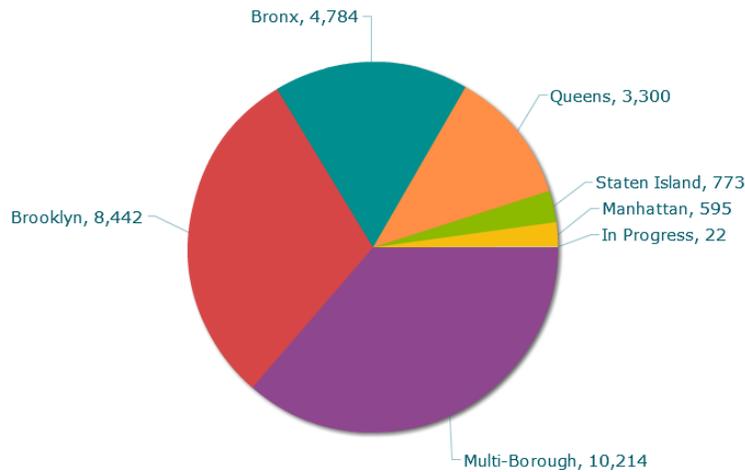
Section 8 Units Lease By Borough



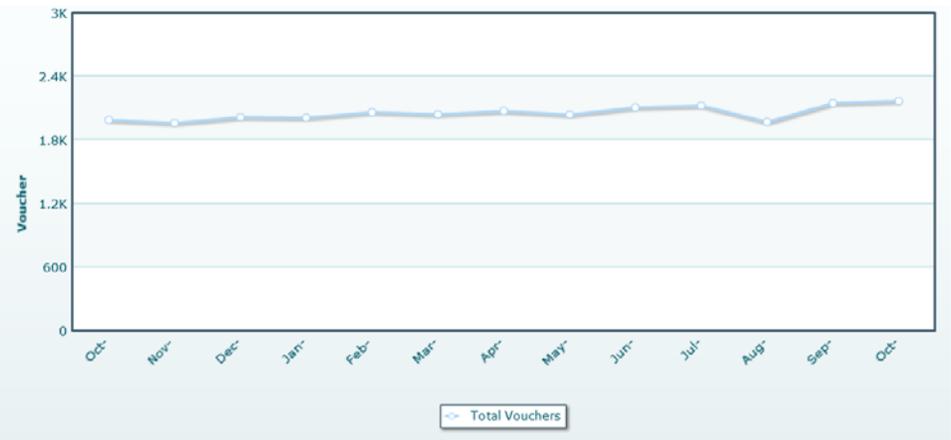
Section 8 Units Under Lease By Voucher Type



Number of Section 8 Owners by Borough



Veterans Affairs Supportive Housing (VASH)



This chart shows how many apartments are rented by families with Section 8 VASH vouchers, which are available to veterans. You can compare how many there were for each month of the past year.

NYCHA METRICS: Maintenance & Repair Plan



Service Level Performance (Days) by Trade

Trade	Prior Year	Current	Above/Below Target
BRICKLAYER	24	15	●
CARPENTER	106	54	●
ELECTRICIAN	45	20	●
EXTERMINATOR	6	6	●
GLAZIER	61	10	●
MAINTENANCE	83	8	●
PAINTER	68	45	●
PLASTER	165	61	●
PLUMBER	55	36	●
ROOFER	17	6	●
VENDOR	530	107	●

This chart shows the average number of days it takes different types of NYCHA workers to complete a repair. You can compare current wait times to last year's and see if NYCHA is meeting its service response goal.

Service Level Performance (Days)



This chart shows how many days, on average, it takes NYCHA to complete repairs. You can compare how NYCHA is doing for each month of the past year.

Service Level Performance (Days) by Repair Category

Category	Prior Year	Current	Trend
COMPACTOR	10	8	●
DOOR	13	13	●
INTERCOM	13	11	●
LEAKS	25	5	●
MILDEW	8	7	●
PUBLIC SPACE LIGHT	21	15	●
ROOF FAN	12	15	●

Reports NYCHA's repair requests response rate measured in days by service category. Currently, NYCHA responds to repair request within 10 days and the response rate has improved as compared to the same time period in the previous year.

Work Order Activity

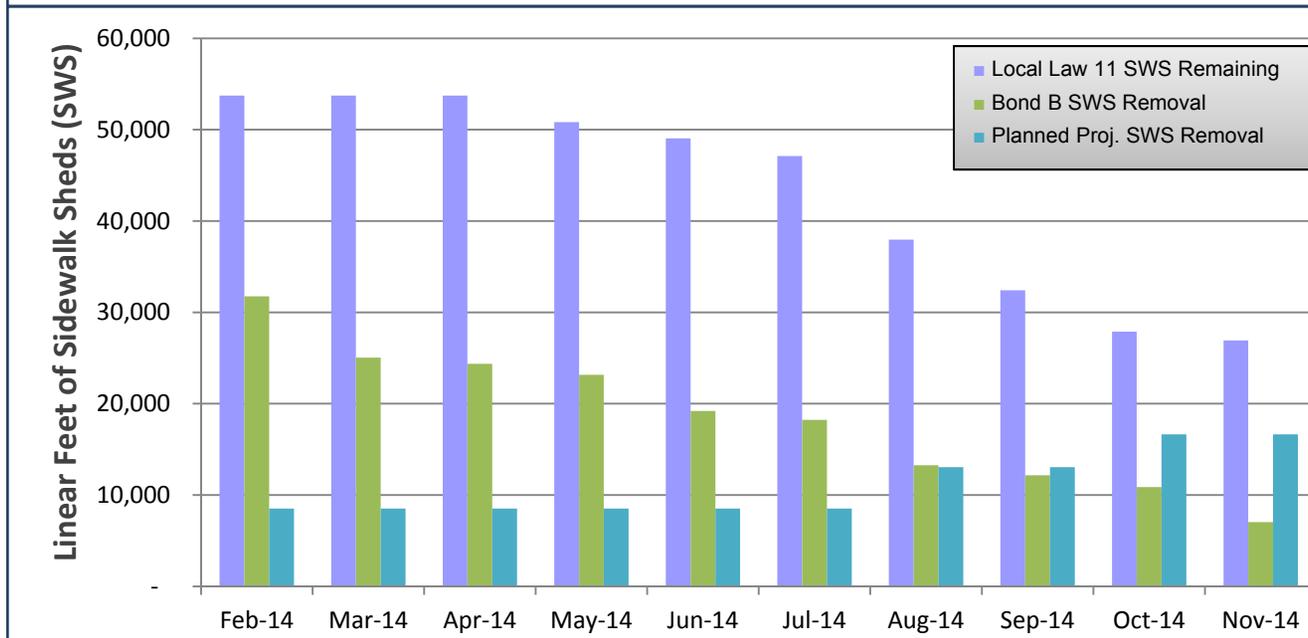


This chart shows how many new repair requests (work orders) were placed every month for the past year, and how many requests were closed or cancelled.

NYCHA METRICS: Sidewalk Shed Removal Plan



Borough	Number of Developments	Number of Buildings with Sidewalk Sheds	Approx. LF of Shedding	Approx. LF Sidewalk Shed for Sites in Construction	Approx. LF of Bond B Sheds	Approx. LF Sidewalk Shed LL11/ Emergency	Approx. LF of Fencing	No. of buildings with Sheds in Place More Than 3 years	No. of Buildings with Sheds in Place Between 2 and 3 years	No. of Buildings with Sheds in Place Less Than 2 years	No. of Sheds Removed	Total LF of Shedding Removed
Bronx	22	56	28,277	20,251	3,561	4,465	4,716	6	2	48	78	32,318
Queens	9	58	27,444	4,063	15,348	8,033	11,378	10	3	45	38	17,653
Staten Island	4	9	7,611	1,854	5,757	0	335	0	0	9	6	2,582
Brooklyn	55	195	81,881	23,464	25,110	33,307	9,163	33	4	158	226	77,264
Manhattan	29	93	38,082	8,090	17,004	12,988	4,565	5	1	87	81	25,721
Totals	119	411	183,295	57,722	66,780	58,793	30,157	54	10	347	429	155,538



Local Law 11 Sidewalk Shed Removal (Linear Feet)			
Duration	Planned Removal	Actual Removal	Remaining
May-14	1,834	2,900	50,835
Jun-14	2,511	4,960	49,051
Jul-14	9,637	8,485	47,110
Aug-14	12,564	15,781	37,954
Sep-14	25,933	25,832	32,422
Oct-14	27,803	25,850	27,885
Nov-14	28,047	26,040*	26,921

**As of 11/7/14; nearly 50% of March 2016 goal of 53,000 LF of LL11 sidewalk sheds removed*

As of 11/20/14

Mayor's Action Plan (MAP) for Neighborhood Safety



On July 8, 2014, the de Blasio administration announced a **\$210.5** million comprehensive safety and crime reduction plan focusing on the 15 NYCHA developments that account for nearly 20% of all violent crime in public housing.

No.	Development	Borough	Residential Buildings	Stair Halls (Lobbies)	Current Apartments	Total Residents
1	Boulevard	Brooklyn	18	30	1,441	2,806
2	Brownsville	Brooklyn	27	46	1,337	3,294
3	Bushwick	Brooklyn	8	8	1,220	2,865
4	Butler	Bronx	6	7	1,476	4,338
5	Ingersoll	Brooklyn	20	46	1,826	3,965
6	Castle Hill	Bronx	14	14	2,024	5,017
7	Patterson	Bronx	15	25	1,790	4,386
8	Polo Grounds	Manhattan	4	11	1,614	3,947
9A	Queensbridge N	Queens	13	48	1,541	3,287
9B	Queensbridge S	Queens	13	50	1,604	3,388
10A	Red Hook E	Brooklyn	16	51	1,408	2,969
10B	Red Hook W	Brooklyn	14	50	1,470	3,248
11	St. Nicholas	Manhattan	13	14	1,525	3,482
12	Stapleton	Staten Island	6	12	690	1,934
13	Tompkins	Brooklyn	8	13	1,045	2,843
14A	Van Dyke I	Brooklyn	22	32	1,603	4,068
14B	Van Dyke II	Brooklyn	1	1	111	128
15	Wagner	Manhattan	22	22	2,154	4,879
Total			240	480	25,879	60,844

UPDATES

Crime at Impact Sites: Recent incidents at Butler Houses (11/5/14) and Ingersoll Houses (11/15/14); one non-resident injury, no arrests. The 11/18/14 *MAPstat* meeting hosted by the Mayor's Office of Criminal Justice focused on incidents of domestic violence in NYCHA developments and surrounding communities. (As of 11/21/14)

Light Towers: 184 towers (surpassing original target of 150) currently installed at 17 developments, including at all 15 impact sites and Bayview and Breukelen Houses. NYCHA is looking to secure a requirement contract for long term use as the current agreement expires in December 2014 and the program is projected to be in effect into 2015. (As of 11/19/14)

MAPstat: Patterson Houses featured at 11/18/14 *MAPstat* meeting. MAP continues to host listening sessions at each development to get feedback on how to improve community safety. The team has spoken to over 100 residents who provided their views of safety in their community. Residents have expressed that they feel safer because of the additional lighting. (As of 11/19/14)

CCTV: 1300+ cameras installed or integrated at 36 developments, including 17 at Boulevard Houses. 30 new elevator cameras to be installed at Patterson Houses by the end of 2014. (As 11/25/14)

NYCHA METRICS: CCTV Installations



Completed 2014 Projects as of 11/25/14

Borough	No. of Projects in Construction	No. of Projects Completed	No. of Projects Not Started	Total No. of CCTV Projects
Bronx	4	14	0	18
Brooklyn	4	7	0	11
Manhattan	6	10	0	16
Queens	0	4	0	4
Totals	14	35	0	49

Notes:

- **36 of 49** projects completed to date.
- **34 of 36** projects completed ahead of schedule.
- **73%** projects completed.
- **27%** projects in construction.
- **0%** projects not started (all remaining are in construction).

Recent Installations:

- **Taft Rehab (MN)** – 8 exterior, 10 lobby, 4 elevator, 4 roof landing cameras
- **Monterey/Twin Parks (BX)** – 20 exterior, 12 lobby cameras
- **Harborview Terrace (MN)** – 12 exterior, 5 interior, 5 elevator, 4 roof landing cameras
- **Soundview (BX)** – 20 exterior, 12 lobby cameras
- **Dome Site (MN)** – 1 elevator, 2 exterior, 2 lobby cameras
- **Throggs Neck (BX)** – 4 exterior, 30 lobby cameras; Security Operations Center installed
- **Pelham Parkway (BX)** – 375 new cameras in various areas.

New CCTV Infographic



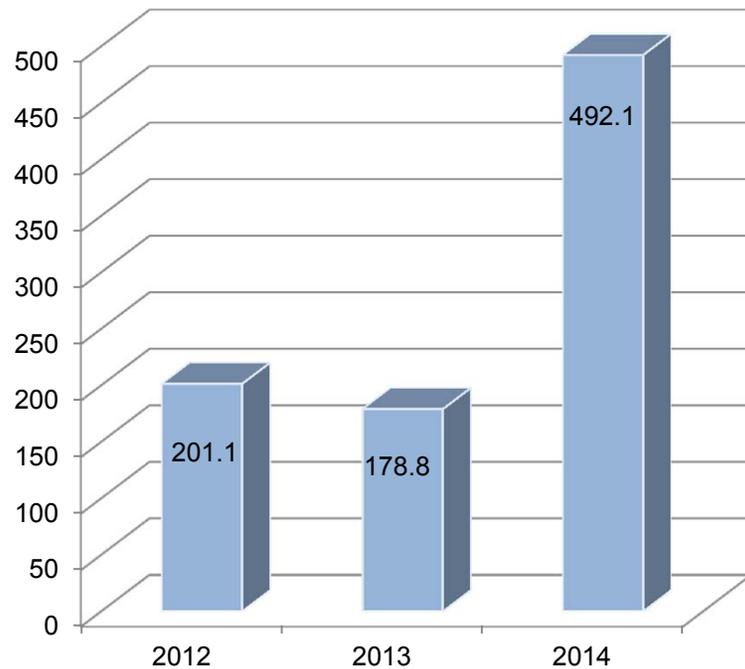
2015 CCTV Projects

Borough	Development
Manhattan	Clinton Houses
Manhattan	Corsi Houses
Manhattan	Grant Houses
Manhattan	Harborview Terrace
Manhattan	Jackie Robinson Houses
Manhattan	Lexington Houses
Manhattan	Manhattanville
Manhattan	Robbins Plaza
Manhattan	Samuel (MHOP) I & II
Manhattan	UPACA Site 5
Bronx	Betances Houses
Bronx	Bronxchester Houses
Bronx	Claremont/Franklin Avenue
Bronx	Gun Hill Houses
Bronx	John Adams Houses
Bronx	Marble Hill Houses
Bronx	Moore Houses
Bronx	Parkside Houses
Bronx	Sedgwick Houses
Bronx	Stebbin Hewitt Houses
Bronx	Twin Parks Consolidated
Brooklyn	Bayview Houses (MFAM)
Brooklyn	Berry Street-South 9th Street
Brooklyn	Brevoort Houses
Brooklyn	Gravesend Houses
Brooklyn	Marlboro Houses (MFAM)
Brooklyn	Sheepshead/Nostrand Houses
Queens	Baisley Houses
Queens	Ocean Bay Apts(Oceanside)
Staten Island	Cassidy/Lafayette Houses
Projected 2015 Total: \$17.6M	

NYCHA METRICS: MWBE Contracts - TYD

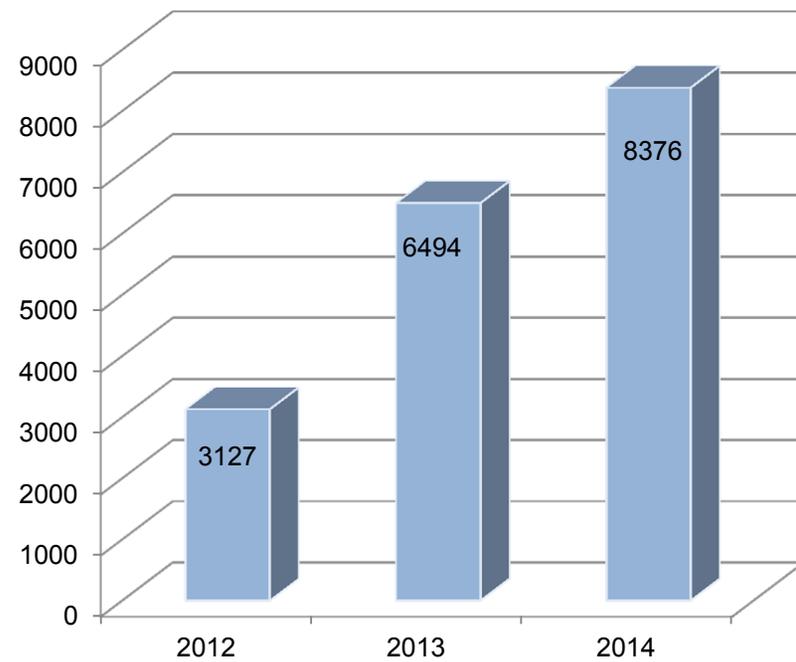


Total Dollar Amount (in MMs)¹



\$201.1 MM November 2012 YTD
\$178.8 MM November 2013 YTD
\$492.1 MM November 2014 YTD

Total Number of Contracts²



3,127 November 2012 YTD
6,494 November 2013 YTD
8,376 November 2014 YTD

1 - **48%** of all NYCHA 2014 Procurement has been awarded to MWBEs.

2 - An increase of **268%** compared to 2012.

Optimal Property Management Operating Model (OPMOM) Pilot



Objective: By re-engineering decision-making, work methods, training, financial management and internal cost allocations, organizational structure, and implementing a new quality management system which empowers Property Managers and their teams, NYCHA can optimize customer service and resident engagement.

Scope: Impacts all NYCHA departments except Capital Projects Division, Dept. for Development, and Leased Housing (Section 8).

Timing: Pilot kick-off January 1, 2015. 6-12 month duration after kick-off, depending on outcomes. Full implementation may take 3-5 years.

Project Goals

Optimize organization structure and staffing:

- Property Manager responsible for development operations
- All Staff at location report to Property Manager
- Skilled Trades work for Property Managers
- Staffing levels set by Property Manager within constraints of development's budget
- Development can staff to meet property needs

Optimize property budgets and central office costs:

- Bottom-up budgeting process
- Visibility and control over central office costs
- Budget tailored to each development's needs
- Budget based on HUD allocation

Optimize work methods for best customer service:

- Standardized performance metrics for all Property Managers
- Clear and concise work methods, processes and procedures built on best practices
- Consistent levels of professionalism

Optimize resident input for best overall outcomes:

- Regular meetings between Property Manager and Resident Leadership
- Manager engages Resident Leadership on key decisions
- Property staff attends Resident Association meetings

Participants

Howard (BK)*	Brownsville (BK)	Wagner (MN)
Tilden (BK)*	Millbrook (BX)	Lincoln (MN)
Seth Low (BK)	Patterson (BX)	East River (MN)*
Langston Hughes (BK)*	Mott Haven (BX)	Wilson/White/Metro
Woodson (BK)*	Mitchel (BX)	North (MN)*
Unity Plaza (BK)	Melrose (BX)	* <i>Deconsolidated sites</i>
Van Dyke (BK)	Jefferson (MN)	

Timeline

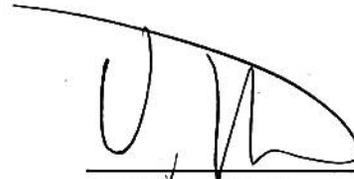


THREE-THOUSAND EIGHTY-SIXTH MEETING

Wednesday, November 26, 2014

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:02 A.M.

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

Vilma Huertas
Corporate Secretary