

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTY-SEVENTH MEETING

Minutes of Board Meeting

Monday, December 22, 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
Beatrice Byrd, Member
Derrick D. Cephas, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Monday, December 22, 2014

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, November 26, 2014

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Monday, December 22, 2014

1 Authorization to Approve Investment Transactions

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Division for the Quarter Ended September 30, 2014, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Approve the Authority's Five (5) Year Capital Plan for Calendar Years 2015 - 2019

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Capital – Federal, City, State & Private
Amount:	\$4,217,132,322.00
Projected Section 3 Hires:	N/A

Authorization to approve the Authority's Five (5) Year Capital Plan for Calendar Years 2015 – 2019.

APPROVED

3 Authorization to (i) Rescind Board Resolution 14-9/24-10; and (ii) Reject all Bids for Award of a Requirement Contract for Asbestos Abatement Project Monitoring and Management

Location:	Various (Brooklyn)
Submitting Department:	Procurement
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind Board Resolution 14-9/24-10, which authorized award of the requirement contract to the lowest responsive and responsible bidder, Genesis Environmental Consultants Inc., because the services are no longer needed as a result of diminished asbestos abatement work overseen by the Technical Services Department; and (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date.

APPROVED

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

Location:	Various (Manhattan North)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,362,186.74
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Crescent Contracting 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

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

Location:	Various (Manhattan South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,362,186.74
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Crescent Contracting 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

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

Location:	Various (Bronx North)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,357,672.36
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Crescent Contracting 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 Repair/Replacement of Fire Standpipe and Sprinkler Systems

Location:	Various (Bronx South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,357,672.36
Projected Section 3 Hires:	3

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Crescent Contracting 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 Lead Contaminated Dust Cleaning

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$2,024,632.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Sky Rise, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failing to provide the required 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

9 Award of a Contract for Replacement of Interior Compactors

Location:	Justice Sonia Sotomayor
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$614,611.95
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the sole responsive and responsible bidder, Arrow Steel, Inc.

APPROVED

10 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Baisley Park
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,705,154.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Nouveau Elevator Industries, Inc.

APPROVED

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

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$12,445,755.35
Projected Section 3 Hires:	3

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

APPROVED

- 12 Ratification of a Change Order to Contract No. RF1122923 Awarded to D'Onofrio General Contractors Corp.

Location:	East New York City Line
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$43,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this contract awarded to D'Onofrio General Contractors Corp., for roof replacement, masonry repair and related work, authorized by Board Resolution 12-5/9-14. This change order was required to increase the not-to-exceed amount, in order to cover the costs for continued rental of sidewalk sheds for ten (10) months and two (2) weeks.

APPROVED

- 13 Authorization of a Change Order to Job Order Contract No. 1316523 Awarded to Jemco Electrical Contractors, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Federal, City, Section 8, Mixed Finance, Insurance & FEMA
Amount:	\$6,952,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this Job Order Contract awarded to Jemco Electrical Contractors, Inc. for apartment renovation, which did not require initial Board approval. This change order is required to increase the not-to-exceed amount, in order to cover the costs for renovation of seventy (70) apartments.

APPROVED

- 14 Authorization of a Change Order to the Contract between the Authority's Construction Manager, TDX Construction Corporation and its Subcontractor Navillus Tile, Inc./DBA Navillus Contracting

Location:	Armstrong I and II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$600,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract between the Authority's Construction Manager, TDX Construction Corporation, and its Subcontractor, Subcontractor Navillus Tile, Inc./DBA Navillus Contracting ("Navillus"), for masonry repairs, parapet wall and abatement, awarded pursuant to Task Order # 2. This change order, in the negotiated amount, is required to compensate Navillus for costs for an eight (8) month delay claim due to additional work, impasse change order for brick repointing and additional asbestos abatement work change order.

APPROVED

- 15 Authorization of a Change Order to Contract No. GR7008148 Awarded to Applied Projects Company, Inc.

Location:	Johnson
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$390,658.31
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Applied Projects Company, Inc. ("APC"), for the completion of the general construction work for the Community Center, Child Development Center and Addition, authorized by Board Resolution 07-7/25-5. This change order, in the negotiated amount, is required to compensate APC for additional general conditions.

APPROVED

- 16 Authorization of a Change Order to Job Order Contract No. SP1125077 Awarded to The Gordian Group, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance, Insurance & FEMA
Amount:	\$1,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this Job Order Contract awarded to The Gordian Group, Inc. for various construction tasks, authorized by Board Resolution 11-11/9-1. This change order is required to increase the not-to-exceed amount, in order to cover the costs for continued support of the Hurricane Sandy Recovery Program, Closed Circuit Television and Layered Access Control Program, and the safety and security work funded by the New York District Attorney's Office.

APPROVED

- 17 Authorization to Amend Board Resolution 14-11/26-2

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

Authorization is requested to amend Board Resolution 14-11/26-2 which authorized the Authority 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 (the "Phase II Site"), 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 funds and \$4,580,053.00 Replacement Housing Factor funds, and (iii) provide 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 US Department of Housing and Urban Development.

An amendment to Board Resolution 14-11/26-2 is requested to reflect a correction to the erroneously stated developer fee therein, to be received by the Authority, as \$750,000.00 instead of \$820,000.00, pursuant to the terms and conditions for the Phase II Site.

APPROVED

- 18 Board Member Byrd 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

A handwritten signature in black ink, appearing to read 'V. Huertas', is written over a horizontal line. The signature is stylized and somewhat cursive.

Vilma Huertas
Corporate Secretary



Board Calendar Meeting Chair's Report

December 22, 2014





NextGenNYCHA Goals

Fund

Operate

(Re)Build

Engage Residents

Communicate



2014 Accomplishments: Mar – Dec

Fund

- Implemented debit card service for Section 8 landlords
- Manhattan DA Vance asset forfeiture funds \$101mm
- Mayor's forgiveness of police payments \$72.5mm



2014 Accomplishments: Mar – Dec

Operate

- Work order backlog reduced 432K → 100K
- Service time improvements 150 → 9.6 days
- Housed 1,000 homeless families (824 in PH)
- Modified DV policy
- Online annual recertification for Section 8
- Trained 350 supervisors in mold remediation
- Project-based Section 8 approved for 1,867 units
- Supply management increased MWBE spend for procurement to 49% (*as of 12/4*)



2014 Accomplishments: Mar – Dec

(Re)Build

- Section 8 Recapitalization
- Launched NextGenNYCHA community visioning in 3 developments, involving 900 participants
- Submitted \$4Bn in FEMA applications for 35 Sandy-impacted developments
- Capital obligated all \$500mm of Bond B
- Roof repairs completed at 18 buildings; work started at 99 others
- 47 of 49 CCTV projects completed *by 12/19*
- 27,000 feet of sidewalk sheds removed
- Prospect Plaza Phases I & II, creating 259 affordable housing units
- Stanley Commons, creating 240 affordable housing units and a new community center



2014 Accomplishments: Mar – Dec

Engage Residents

- Mayor's Action Plan for 15 developments
- Supported UPK through provision of 30 sites
- JPMorgan Chase and Citi grants for REES expansion
- Submitted Choice Neighborhoods and Promise Brownsville planning grant applications



2014 Accomplishments: Mar – Dec

Communicate

- Launched NYCHA Metrics to increase transparency
- Grew social media base significantly – 12,000 Twitter followers
- Published NextGenNYCHA Community Vision Plans for Mill Brook, Van Dyke and Ingersoll Houses



Looking Forward to 2015

- Release NextGeneration NYCHA Report
- Launch OPMOM
- Submit Choice Neighborhoods Implementation Grant for Mott Haven
- Rollout phased recycling program
- Release RFP for 3 NextGeneration NYCHA Sites
- Launch 501(c)(3)
- Ground breaking on FEMA/Sandy Projects
- Expand digital access



General Manager's Report to the Board of Commissioners

**New York City Housing Authority
December 22, 2014**

Optimal Property Management Operating Model (OPMOM) Pilot



OPMOM Overview

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 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

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

Optimal Property Management Operating Model (OPMOM) Pilot



OPMOM Updates

- Pilot Sites Selected
- Property Managers Selected
- Regional Asset Managers Selected
- Property Budgets Developed
- New Offices for Deconsolidated Sites Underway
- Staff Training In Progress
- Meetings Ongoing or Planned with Resident Leaders, CCOP Board, Property Managers, Elected Officials, Advocates, and Other Stakeholders
- Pilot Launches January, 2nd 2015



Brooklyn

- Howard
- Tilden
- Seth Low
- Langston Hughes
- Woodson
- Unity Plaza
- Van Dyke
- Brownsville

Bronx/Manhattan

- Millbrook
- Patterson
- Mott Haven
- Mitchel
- Melrose
- East River
- Wilson/White/
Metro North
- Jefferson
- Wagner
- Lincoln

Training	Dates
Budget Training for Managers	November 19-21, 2014
NAHRO Training for Managers (National Association of Housing and Redevelopment Officials)	December 2-4, 2014 - Managing Maintenance
	December 9-11, 2014 - Property Management Essentials
Management Training for SOC, SOG, PMS, APM and APMS staff	December 2014
Future Trainings and Refreshers	Throughout 2015



**Standard NYCHA
Key Performance Indicators
December 2014**

NYCHA METRICS: Maintenance & Repair Plan



Service Level Performance (Days) by Trade

Trade	Prior Year	Current	Above/Below Target
BRICKLAYER	23	21	●
CARPENTER	91	59	●
ELECTRICIAN	41	25	●
EXTERMINATOR	7	8	●
GLAZIER	57	12	●
MAINTENANCE	80	10	●
PAINTER	58	51	●
PLASTER	155	65	●
PLUMBER	50	44	●
ROOFER	15	12	●
VENDOR	532	110	●

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	10	●
DOOR	12	17	●
INTERCOM	12	13	●
LEAKS	23	7	●
MILDEW	9	9	●
PUBLIC SPACE LIGHT	21	18	●
ROOF FAN	16	18	●

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

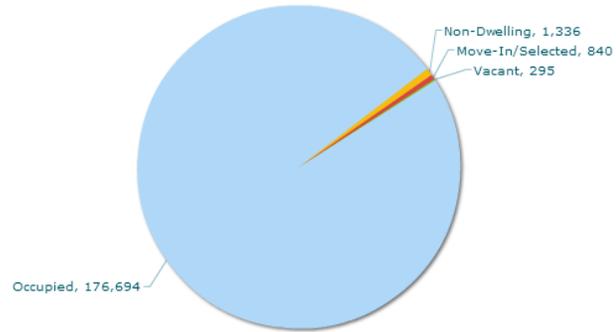


This chart shows how many new repair requests (work orders) were placed every month for the past year, and how many requests were closed or cancelled.

NYCHA METRICS: Public Housing Occupied and Vacant Apartments

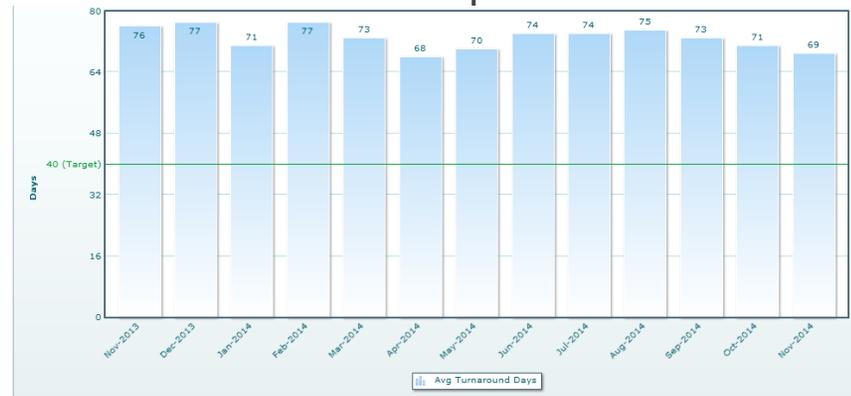


Occupied and Vacant Apartments



This chart shows how many NYCHA apartments are occupied or available to move into. It also indicates "non-dwelling" units that may be under renovation or not for residential use.

Average Turnaround Days to Re-occupy Vacant Apartments



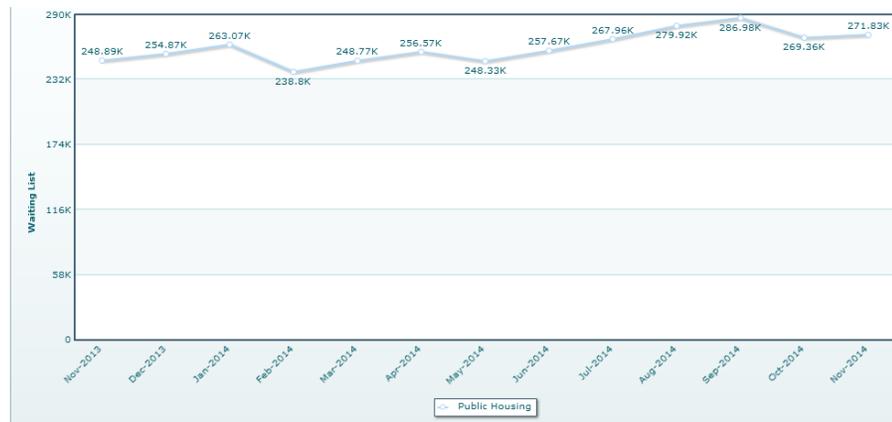
This chart shows how many days, on average, it takes NYCHA to move a new resident into an apartment after the previous resident moved out. You can compare how NYCHA is doing for each month of the past year.

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



	Target	Nov-14	Oct-14	Monthly Variance	2014 YTD	2013 YTD	YTD Variance
Annual Inspections Completed (%)	98%	26%	34%	-8%	86%	-	-
Annual Recertifications Completed (%)	95%	89%	79%	10%	96%	-	-
Long-Term Suspensions >180 days	-	525	553	-5%	637	794	-20%
Lease Renewal Requests Completed (%)	-	80%	89%	-9%	97%	76%	-21%
Landlord Information Service Requests Open	-	11	36	-69%	19	3,676	-99%
Tenant Information Service Requests Open	-	47	12	292%	256	335	-24%

PIC Reporting	Target	Nov-14	Oct-14	Monthly Variance	2014 YTD	2013 YTD	YTD Variance
Annual Recertifications Reporting Rate (%)	95%	97%	97%	0%	97%	-	-
Annual Recertifications Delinquency Rate (%)	5%	3%	4%	-1%	3%	-	-
HQS Inspections Delinquency Rate (%)	5%	3%	2%	1%	3%	-	-

LEASED HOUSING: Monthly Metrics



SEMAP Indicator Projected Scores

	November 2014 PROJECTED POINTS	October 2014 PROJECTED POINTS	Monthly Variance	2014 YTD PROJECTED POINTS	2013 YEAR END ACTUAL POINTS	YTD Variance
1. Selection from the Waiting List (15 points, 0 points)	15	15	0	15	15	0
2. Reasonable Rent (20 points, 15 points, 0 points)	20	20	0	20	20	0
3. Determination of Adjusted Income (20 points, 15 points, 0 points)	0	0	0	0	0	0
4. Utility Allowance Schedule (5 points, 0 points)	5	5	0	5	5	0
5. HQS Quality Control Inspections (5 points, 0 points)	5	5	0	5	5	0
6. HQS Enforcement (10 points, 0 points)	10	10	0	10	10	0
7. Expanding Housing Opportunities (5 points, 0 points)	5	5	0	5	5	0
8. Payment Standards (5 points, 0 points)	5	5	0	5	5	0
9. Annual Re-Examinations (10 points, 5 points, 0 points)	10	10	0	10	10	0
10. Tenant Rent Calculations (5 points, 0 points)	5	5	0	5	5	0
11. Pre Contract HQS Inspections (5 points, 0 points)	5	5	0	5	5	0
12. Annual HQS Inspections (10 points, 5 points, 0 points)	10	5	5	10	10	0
13. Lease-up (20 points, 15 points, 0 points)	20	20	0	20	20	0
14. FSS (10 points, 8 points, 5 points, 0 points)	0	0	0	0	5	(5)
BONUS. Deconcentration (5 points, 0 points)	5	5	0	5	5	0
TOTAL PROJECTED POINTS	120	115	5	120	125	(5)
Rating (%)	83%	79%	4%	83%	86%	-3%
Designation	Standard	Standard	-	Standard	Standard	-

SEMAP Indicator #3 Determination of Adjusted Income

	Target	Nov-14	Oct-14	Monthly Variance	2014 YTD	2013 YTD	YTD Variance
QA review (%) Files Passed	-	-	77%	-	-	-	-

Note: November 2014 data available in late December.

NYCHA METRICS: CCTV Installations



CCTV 2014 Installations Status (as of 12/19/14)

Borough	No. of Projects in Construction	No. of Projects Completed	No. of Projects Not Started	Total No. of CCTV Projects
Bronx	0	18	0	18
Brooklyn	1	10	0	11
Manhattan	1	15	0	16
Queens	0	4	0	4
Totals	2	47	0	49

HIGHLIGHTS:

- **47 of 49 (96%)** Projects Complete
- **2 of 49 (4%)** Projects in Construction
Marlboro (BK) and De Hostos (MN)
- **100%** Projects in Queens and the Bronx Complete

RECENT INSTALLATIONS:

- **Patterson Houses:** 30 new elevator cameras in 12 buildings. Patterson is among the 15 impact sites in the Mayor's Action Plan for Neighborhood Safety.
- **Lincoln Houses:** 214 new cameras in 14 buildings (70 exterior, 40 lobby, 28 elevator, 20 EMR, 28 roof landing, and 28 stairwell cameras).
- **WSURA (A), (B) and (C):** 29 new cameras across 3 properties (13 exterior, 6 interior, 6 elevator and 4 roof landing cameras).
- **Corsi Houses:** 4 new cameras, 15 existing cameras integrated into new SOC system, LAC work on 4 doors.

2014 CCTV Projects Completed

Development	Borough	Completion Date
1. Bailey	Bronx	6/30/2014
2. Betances IV	Bronx	7/14/2014
3. Claremont-Franklin	Bronx	7/18/2014
4. Boulevard	Brooklyn	7/18/2014
5. Ira Robbins Senior Homes	Manhattan	7/22/2014
6. Baisley Park	Queens	7/23/2014
7. Taylor Wythe	Brooklyn	8/5/2014
8. Latimer Gardens	Queens	8/14/2014
9. Hylan	Brooklyn	8/21/2014
10. Middletown Plaza	Bronx	8/22/2014
11. Cypress Hills	Brooklyn	8/22/2014
12. Vladeck	Manhattan	8/26/2014
13. Fort Independence	Bronx	9/2/2014
14. Ocean Bay/Edgemere	Queens	9/5/2014
15. Farragut	Brooklyn	9/9/2014
16. Davidson	Bronx	9/10/2014
17. Johnson	Bronx	9/11/2014
18. Douglass	Manhattan	9/12/2014
19. Tilden	Brooklyn	9/15/2014
20. Beach 41 st	Queens	9/19/2014
21. Adams	Bronx	9/19/2014
22. East River	Bronx	9/19/2014
23. Eastchester Gardens	Bronx	9/26/2014
24. 99 Ft. Washington	Manhattan	9/29/2014
25. Bronxchester	Bronx	10/14/2014
26. Millbrook	Bronx	10/15/2014
27. Hope Gardens	Brooklyn	10/22/2014
28. McKinley	Bronx	10/27/2014
29. Baruch	Manhattan	11/5/2014
30. Taft Rehab	Manhattan	11/7/2014
31. Harborview Terrace	Manhattan	11/7/2014
32. Monterey/Twin Parks	Bronx	11/10/2014
33. Soundview	Bronx	11/10/2014
34. Dome Site	Manhattan	11/12/2014
35. Throggs Neck	Bronx	11/12/2014
36. Pelham Parkway	Bronx	11/24/2014
37. Mitchel	Bronx	12/1/2014
38. Sheepshead/Nostrand	Brooklyn	12/1/2014
39. Marble Hill	Bronx	12/2/2014
40. Borinquen Plaza	Brooklyn	12/3/2014
41. Sumner	Brooklyn	12/5/2014
42. Lincoln	Manhattan	12/5/2014
43. Patterson	Bronx	12/12/2014
44. WSURA (A)	Manhattan	12/15/2014
45. WSURA (B)	Manhattan	12/16/2014
46. WSURA (C)	Manhattan	12/19/2014
47. Corsi	Manhattan	12/19/2014

2015 CCTV Projects

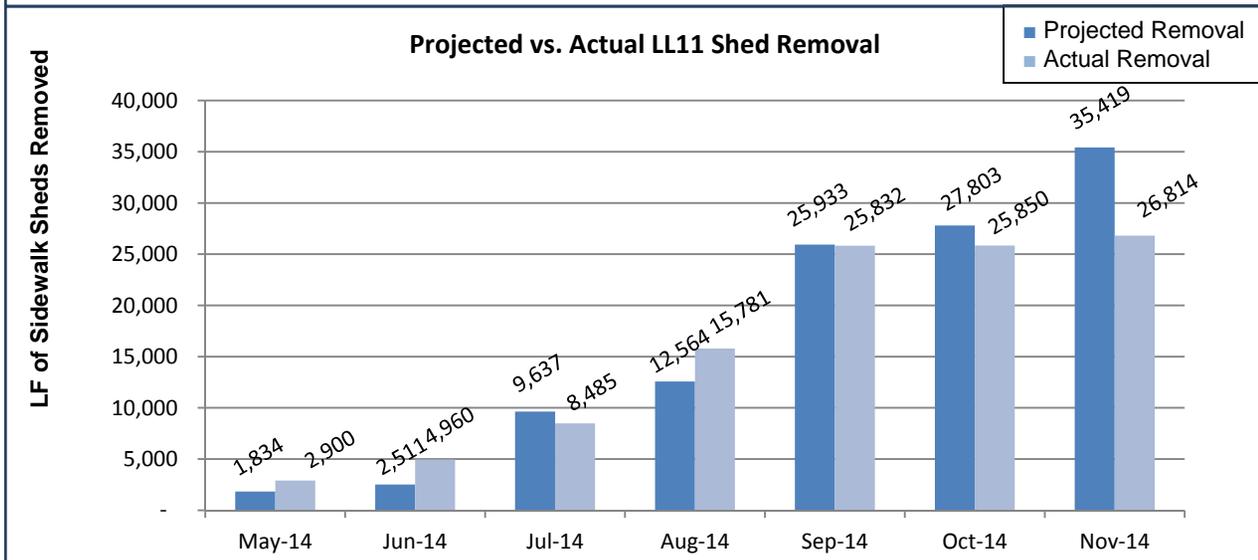
Development	Borough
Clinton	Manhattan
Corsi	Manhattan
Grant	Manhattan
Harborview Terrace	Manhattan
Jackie Robinson	Manhattan
Lexington	Manhattan
Manhattanville	Manhattan
Robbins Plaza	Manhattan
Samuel (MHOP) I & II	Manhattan
UPACA Site 5	Manhattan
Betances	Bronx
Bronxchester	Bronx
Claremont/Franklin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

Projected 2015 Total: \$19.2M
Installation schedule is pending.

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	43	22,753	15,152	3,561	4,040	2,638	4	1	38	88	36,006
Queens	55	193	80,946	24,694	25,728	30,524	8,976	32	3	158	231	80,104
Staten Island	29	94	38,192	9,900	17,908	10,384	4,265	5	2	87	82	27,769
Brooklyn	9	57	26,858	3,115	15,710	8,033	11,722	10	3	44	40	18,601
Manhattan	4	12	8,635	1,854	6,781	0	1,728	0	0	12	6	2,582
Totals	119	399	177,384	54,715	69,688	52,981	29,329	51	9	339	447	165,062



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	35,419	26,814	26,921
Dec-14	36,436	26,894*	26,841

NYCHA anticipates being back on schedule with projected targets for legacy shed removal by July 2015. There are currently 1,755 linear feet of legacy shed awaiting self-certification letter/DOB approval.

*Nearly 50% of March 2016 goal of 53K LF of LL11 sidewalk sheds removed.

THREE-THOUSAND EIGHTY-SEVENTH MEETING

Monday, December 22, 2014

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:56 A.M.

A handwritten signature in black ink, appearing to be 'VH', written over a horizontal line.

Vilma Huertas
Corporate Secretary