



# RECOVERY — TO — RESILIENCY

NYCHA'S SUPERSTORM SANDY RECOVERY PROGRAM

## FACT SHEET

### A Look Back

The impact of Superstorm Sandy in October 2012 crippled much of New York City, including 10 percent of NYCHA’s developments. Eighty thousand residents in more than 400 buildings in Brooklyn, Queens, Manhattan and Staten Island were significantly affected by the storm and many are still feeling the impact today. When the storm hit, 402 NYCHA buildings lost power—including elevator and trash compactor service. Three hundred and eighty-six buildings lost heat and hot water. Hundreds of trees at NYCHA developments were uprooted, sand piles 4-feet tall accumulated at basement doors, and contaminated saltwater destroyed boilers and electrical panels, underground electrical conduits, massive trash compactors and playgrounds. Vehicles piled in corners of parking lots and 30-foot long trash compactors were lifted and carried by the storm. NYCHA pumped tens of millions of gallons of water from electrical and gas meter rooms, boiler rooms and other basement spaces. More than 20 temporary boilers and approximately 100 generators were brought in to restore heat and electricity to NYCHA facilities in the days that followed.

### Lasting Impact – Major & Less Severe Damage

- **219 buildings** damaged
- **330 apartments** impacted
- **60,000 residents** affected
- **64 boilers** either damaged or destroyed

## PROGRESS

*As the most costly and destructive disaster affecting NYCHA’s developments and residents in last 80 years, the Authority’s ability to build back better and stronger has been directly linked to the access and pace of recovery funding. This year, NYCHA has made more recovery progress than the two years prior and as the Authority moves from planning to construction to real impact, residents will soon see dollars put to work in their community.*

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| <p><b>FEMA 428 Funding Agreements</b></p> | <ul style="list-style-type: none"> <li>• <i>Phase I:</i> In July 2015, NYCHA and FEMA signed Letters of Understanding for nearly \$3 billion in funding under <a href="#">FEMA’s pilot 428 public assistance program</a> supporting recovery efforts at 33 developments.</li> <li>• <i>Phase II:</i> In September 2015, project worksheets which outline scope of work, projected timelines, and estimated funding for each development were finalized by NYCHA and FEMA. (development summaries and renderings are available on <a href="#">NYCHA Sandy Recovery webpage</a>) Each project worksheet went through a set of FEMA approval queues (i.e.; environmental, historic preservations, insurance review) before funds could be obligated to New York State Department of Homeland Security and Emergency Services (DHSES).</li> <li>• <i>Phase III:</i> The funds were then obligated to DHSES and NYCHA signed a Memorandum of Understanding with DHSES to create a process for how the funding will flow to NYCHA. NYCHA is currently in the process of completing designs for these 33 developments and starting construction.</li> </ul> |
| <p><b>Procurement</b></p>                 | <ul style="list-style-type: none"> <li>• As of February 2017, project bids for recovery work at <b><u>East River, Wald Houses (Ramps), LaGuardia, Two Bridges, Campos Plaza II, Red Hook Roof Repairs (Phase I), Haber Houses, Carey Gardens, Gravesend Houses and Redfern,</u></b> have been issued.</li> <li>• Letter of Award has been issued and contractors have been selected in <b><u>Smith Houses, Rangel, Coney Island Houses, and Gowanus Houses</u></b> with work set to begin after obtaining permitting approvals.</li> <li>• Construction is anticipated to begin at all 33 developments in 2017.</li> </ul>   |
| <p><b>Construction</b></p>                | <ul style="list-style-type: none"> <li>• Construction is completed at <b><u>Lower East Side Rehab 5.</u></b></li> <li>• Construction is underway at, <b><u>Astoria Houses, Coney Island Sites 4/5, Coney Island IB, Ocean Bay Apartments- Oceanside, Ocean Bay- Bayside (in coordination with RAD), and Carlton Manor,</u></b> to make repairs and construct systems to make the developments more resilient to</li> </ul>   |



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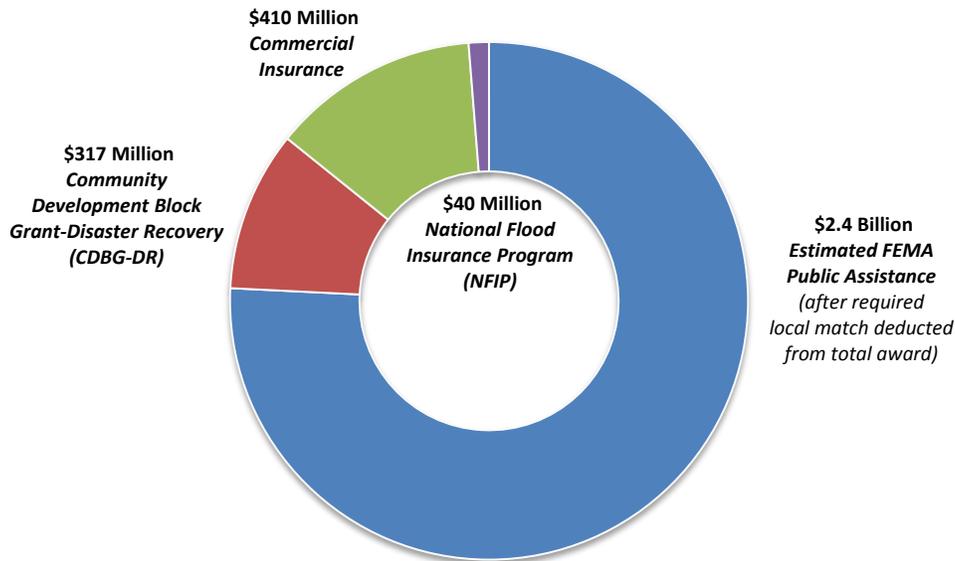
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|                        | <p>future storms. A complete restoration of the <b>Red Hook Senior Center</b> started in October 2015.</p> <ul style="list-style-type: none"> <li>• <b>258 apartments at 13 developments</b> have been restored and returned to rent rolls to-date</li> <li>• Prep work, such as boiler demolition, asbestos abatement, electrical feeder line replacement, and crawl space and boiler room restoration, in advance of permanent repairs is completed at all <b>23 developments</b>.</li> </ul> |
| <b>Resident Hiring</b> | <ul style="list-style-type: none"> <li>• Over 220 Section Three residents have been hired on Sandy contracts to date.</li> <li>• The Sandy Section Three team continues to connect Sandy-impacted residents to construction-related trainings and education resources.</li> </ul>   |

### FUNDING

Over the past three years, NYCHA pursued every funding stream available to help in recovery and resiliency efforts. FEMA Public Assistance flows through the state to NYCHA and HUD Community Development Block Grant-Disaster Recovery funds provided to NYCHA through the New York City Office of Management and Budget.



- [FEMA 406 Program](#) – program that addressed the recovery and mitigation of facilities that were damaged by Sandy.
- [FEMA 428 Program](#) – a pilot program authorized following Sandy to increase flexibility in the administration in assistance and incentivize timely and cost-effective completion of projects.
- [HUD Community Development Block Grant – Disaster Recovery \(CDBG-DR\)](#) – a flexible grant program that supports recovery efforts, especially in low-income areas.

### SCOPE OF WORK

The nearly \$3 billion in FEMA funding NYCHA secured in 2015 will help repair, restore and strengthen NYCHA developments devastated by Superstorm Sandy. Each development site is eligible for upgrades and resiliency improvements depending on the extent of the damage.

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| <b>Buildings Restoration</b> | <ul style="list-style-type: none"> <li>• Roof replacement</li> <li>• Renovate damaged first floor apartments and common areas (walls, floors, doors, exc.)</li> <li>• Install CCTV, layered access systems and stairwell lighting</li> <li>• Crawl space restoration</li> <li>• Replace damaged equipment and supplies</li> </ul> |
| <b>Electrical,</b>           | <ul style="list-style-type: none"> <li>• New boilers, electrical, and mechanical equipment</li> </ul>   |



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| <b>Mechanical, &amp; Plumbing Systems</b> | <ul style="list-style-type: none"> <li>• New buildings/rooms to house</li> <li>• Installation of back-up power generators</li> <li>• Replace underground conduits and exterior lighting</li> <li>• Dry flood proofing, which means making structures water tight below the flood level</li> </ul> |
| <b>Grounds Restoration</b>                | <ul style="list-style-type: none"> <li>• Playground structures and area</li> <li>• Asphalt resurfacing, sidewalks, and fencing</li> <li>• Remove underground fuel oil storage tanks</li> </ul>  |

### ACCOUNTABILITY & TRANSPARENCY

*With billions in recovery dollars now in place, NYCHA plans to move projects in the most responsible, timely, and cost-effective manner possible. The Authority is committed to the highest level of accountability and transparency to ensure proper oversight of the largest recovery and construction program in NYCHA history.*

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| <b>Public</b>    | <p>NYCHA launched a <a href="#">Sandy Recovery webpage</a> in October 2015 to serve as an information hub and track progress. The site includes development specific details an <b>interactive map</b>, which allows the public to view individual projects, contractor information and funding levels.</p>   |
| <b>Residents</b> | <p>The <b>NYCHA Office for Disaster Recovery's community outreach team</b> consisting of 24 members is responsible for keeping NYCHA residents and other community members regularly informed on recovery activities and project schedules. The community outreach team, which includes <b>13 residents hires under the Section 3 program</b>, speaking a variety of languages including <i>Spanish, Mandarin, Cantonese and Russian</i>. The team has a weekly call with every Sandy affected <b>Tenant Association president</b> to communicate updates and address concerns. Since April 2014, NYCHA has organized, attended, or participated in more than <b>1564 meetings</b> through February:</p> <ul style="list-style-type: none"> <li>• 329 Tenant Association meetings and 319 resident engagement events</li> <li>• 181 Resident home visits and 212 construction update meetings, 4 Groundbreaking events</li> <li>• 81 visits with elected officials and 111 community board meetings</li> <li>• Over 115,265 flyers have been distributed</li> </ul> |
| <b>External</b>  | <p>In June 2015, NYCHA signed an agreement (Memorandum of Understanding) with the City of New York's Department of Investigations for <b>independent auditors to monitor contracts</b> for Sandy-related repairs and restoration.</p>   |
| <b>State</b>     | <p>FEMA funding will flow through the <b>New York State Division of Homeland Security and Emergency Services (DHSES)</b>, which will review and approve disbursements to NYCHA. Funding will be tied to project status, consistency with the project scope approved by FEMA, percent of work completed, expenditure documentation, and the certification of completion. DHSES is subject to the <b>New York State Office of the Inspector General</b>.</p>  |
| <b>City</b>      | <p>The <b>New York City Office of Management and Budget (OMB)</b> reviews and approves the scope of work eligible for Community Development Block Grant-Disaster Recovery (CDBG-DR) funding and related invoices. CDBG-DR contracts are subject to OMB review and registration through the office of the <b>New York City Comptroller</b>.</p>  |
| <b>Federal</b>   | <p><b>FEMA</b> reviews the scope of work to ensure consistent with committed funding. All work related to the FEMA funding is subject to a <b>Department of Homeland Security Office of the Inspector General for audit</b>. Community Development Block Grant-Disaster Recovery (CDBG-DR) funding is subject to oversight by <b>HUD</b> and <b>HUD Office of the Inspector General</b>.</p>  |



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### DEVELOPMENTS SUSTAINING DAMAGES FROM SANDY

(Note: some developments sustained lesser damage than others; FEMA 428 funding will support recovery efforts at the most damaged developments, while other recovery funds will support restoration at other sites with less significant damages.)

