

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND NINETY-FOURTH MEETING

Minutes of Board Meeting

Wednesday, March 27, 2024

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair
Victor A. Gonzalez, Vice-Chair
Greg Belinfanti, Member
Paula Gavin, Member
James McKoy, Member
Raymond Miller, Member
Sheena Wright, Member
Lisa Bova-Hiatt, Chief Executive Officer (CEO)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, March 27, 2024

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 28, 2024

APPROVED

II. CEO's Remarks

Trust

- This year, the New York City Housing Authority (“NYCHA”) launched its second resident vote at Bronx River Addition. Currently, both mail and online voting are on the way, with in-person voting starting on April 2nd and preliminary vote results expected in mid-April.
- Engagement at Bronx River Addition has been very very robust. We have confirmed touch points with about 90% of 199 eligible resident voters. In addition, after a successful first resident vote at Nostrand Houses last year, we are preparing for our second quarterly resident meeting there. So very exciting progress on the Trust side.

Permanent Affordability Commitment Together (“PACT”)

- Last year, NYCHA set a new record by converting more than 5,200 units to Section 8 through the PACT Program.
- In 2023, we also closed on financing for \$1.8 billion for capital repairs at PACT Developments, the largest capital financing in the program’s history. We are also excited to announce the launch of our PACT Progress and Oversight dashboard, our PACT website. The dashboard will allow residents, elected officials and any stakeholders to see the performance of our PACT developments after a conversion, similar to how you can see data and information about our current Section 9 developments.
- At Fulton and Elliot Chelsea, the environmental review process and public comment period ended on March 8th, after launching in January with public meetings held in both January and February. The next steps include continued engagement and resident workshops, posting a draft Environmental Impact Statement and final scope of work this summer, and likely beginning the renewal process in 2025.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

Comprehensive Modernization Program

- In January, NYCHA announced a contract with the Community Modernization Group to undertake over \$150 million in renovations at Todt Hill Houses in Staten Island, benefiting over 1000 residents in more than 500 apartments across 7 buildings.
- Following this, in March, a contract with the St. Nicholas Revitalization Partners was executed to conduct over \$477 million in renovations at St. Nicholas Houses in Harlem, impacting 3,340 residents across 1,526 apartments and 13 buildings.
- Gowanus and Wyckoff Gardens, funded through the Gowanus Neighborhood Rezoning, are nearly at the conclusion of their procurement process with the announcement of the selected Design-Build team expected in the coming months.
- The work scope for each site has been uniquely tailored based on comprehensive feedback from the residents, property management, tenant association leadership and local elected officials.

III. Report

NYCHA's M/WBE Program
(Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 27, 2024

- 1 Authorization to (i) Amend Job Order Contract ("JOC") No. 1923580 Awarded to Pen Enterprises Inc. ("Pen") and (ii) Approve a Contract Capacity Increase to the JOC Awarded to Pen

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|--|-----------------------------|
| Location: | Various (Manhattan) |
| Administering Department: | Heating Management Services |
| Funding Source: | Capital – Federal |
| Amount: | \$6,250,000.00 |
| Projected Section 3 Hires/Labor Hours: | 1 Hire |

Authorization is requested to (i) amend this JOC awarded to Pen for general mechanical construction and trade renovation work, authorized by Board Resolution 19-10/30-7 and as subsequently amended for an initial two-year term with two (2) one-year renewal options, extending the term by an additional twelve-month term; and (ii) approve a contract capacity increase to this JOC awarded to Pen, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended twelve-month term, which commenced on December 2, 2023 and is continuing through December 1, 2024.

APPROVED

2 Authorization to Enter into an Agreement with Stellar Services, Inc. ("Stellar")

| | |
|--|---------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | IT Infrastructure & Operations |
| Funding Source: | Operating – Section 8 & Federal |
| Amount: | \$3,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | Other Economic Opportunities |

Authorization is requested to enter into this agreement with Stellar for Information Technology ("IT") Support Field Services and On-Demand IT Services, commencing on April 1, 2024 and continuing through March 31, 2029, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Authorization to Ratify the Entering into an Agreement with Verizon Business Network Services LLC ("Verizon")

| | |
|--|---------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | IT Infrastructure & Operations |
| Funding Source: | Operating – Section 8 & Federal |
| Amount: | \$35,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | Other Economic Opportunities |

Authorization is requested to ratify the entering into this agreement with Verizon for voice and data telecommunication services, which commenced on January 1, 2024 and is continuing through December 31, 2028, utilizing the terms and conditions of the New York City Office of Technology and Innovation Telecom Enterprise Agreement, formerly known as the Master Services Agreement Contract Number CT1-858-20238804607. There are no renewal options.

APPROVED

- 4 Authorization to Ratify (i) an Amendment to the Agreement with CGI Technologies and Solutions Inc. ("CGI") and (ii) a Contract Capacity Increase to the Agreement with CGI

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|--|---|
| Location: | Non-Development |
| Administering Department: | IT Infrastructure & Operations |
| Funding Source: | Operating & Capital – Federal & Section 8 |
| Amount: | \$599,271.00 |
| Projected Section 3 Hires/Labor Hours: | Other Economic Opportunities |

Authorization is requested to ratify (i) an amendment to this agreement with CGI for LegalStratus implementation professional services, which did not require initial Board authorization for a one-year term, extending the term by an additional six-month term; and (ii) a contract capacity increase to this agreement with CGI, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended six-month term, which commenced on January 17, 2024 and is continuing through July 16, 2024.

APPROVED

- 5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Environmental Consulting Services for Asbestos

| | |
|--|----------------------|
| Location: | Various (Citywide) |
| Administering Department: | Healthy Homes |
| Funding Source: | Capital – Federal |
| Amount: | \$2,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 1,125 of 4,500 Hours |

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

APPROVED

- 6 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2213513 Awarded to New York Environmental Systems, Inc. ("NYESI")

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|--|--------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Healthy Homes |
| Funding Source: | Capital – Federal & City |
| Amount: | \$15,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 40,576 of 162,240 Hours |

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to NYESI for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 23-1/26-27 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 initial three-year term, which commenced on February 21, 2023 and is continuing through February 20, 2026.

APPROVED

- 7 Authorization to Ratify (i) an Amendment to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1927037 Awarded to Joseph Environmental, L.L.C. ("Joseph") and (ii) a Contract Capacity Increase to the IDIQ Contract Awarded to Joseph

| | |
|--|--------------------|
| Location: | Various (Citywide) |
| Administering Department: | Healthy Homes |
| Funding Source: | Capital – City |
| Amount: | \$5,006,460.00 |
| Projected Section 3 Hires/Labor Hours: | 2 Hires |

Authorization is requested to ratify (i) an amendment to this IDIQ contract awarded to Joseph for lead-based paint abatement, authorized by Board Resolution 20-1/29-4 and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term by a second additional twelve-month term; and (ii) a contract capacity increase to this IDIQ contract awarded to Joseph, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second extended twelve-month term, which commenced on January 21, 2024 and is continuing through January 20, 2025.

APPROVED

8 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Welding

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Property Management – Queens & Staten Island |
| Funding Source: | Operating – Federal |
| Amount: | \$10,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 2,500 of 10,000 Hours |

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Simco Enterprises, Corp. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the third lowest bidder and the fourth lowest bidder were deemed non-responsive for failure to submit the required signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. The fifth lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

9 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2200494 Awarded to Raz Interiors Ltd. ("Raz Interiors")

| | |
|--|-------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Paint Administration |
| Funding Source: | Operating & Capital – Federal |
| Amount: | \$2,500,000.00 |
| Projected Section 3 Hires/Labor Hours: | 2,100 of 8,400 Hours |

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Raz Interiors for maintenance painting of (i) apartments and (ii) interior and exterior public spaces, authorized by Board Resolution 22-3/23-2 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 September 12, 2022 and is continuing through September 11, 2025.

APPROVED

- 10 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2209543 Awarded to JCC Construction Corp. ("JCC")

| | |
|--|---------------------------------|
| Location: | Various (Citywide) |
| Administering Department: | Property Management – Manhattan |
| Funding Source: | Operating – Federal |
| Amount: | \$10,050,000.00 |
| Projected Section 3 Hires/Labor Hours: | 9,193.5 of 36,774 Hours |

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to JCC for replacement of underground piping (sewer and fire utility distribution), authorized by Board Resolution 22-9/28-12 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 initial three-year term, which commenced on December 27, 2022 and is continuing through December 26, 2025.

APPROVED

- 11 Authorization to Approve a Change Order to Contract No. GR1508592 Awarded to WDF Inc. ("WDF") Related to the Response to and Recovery from Hurricane Sandy

| | |
|--|---|
| Location: | Baruch & Lavanburg |
| Administering Department: | Asset & Capital Management – Recovery and Resilience |
| Funding Source: | Capital – FEMA, CDBG-DR & Insurance |
| Amount: | \$2,155,201.28 |
| Projected Section 3 Hires/Labor Hours: | 0 |

Authorization is requested to approve a change order to this contract awarded to WDF for restoration, authorized by Board Resolution 18-2/28-2 and as subsequently amended for an initial three-year, three-month and eleven-day term, to increase the amount, in order to fund the additional assigned work during the initial three-year, three-month and eleven-day term, the extended one-year and sixteen-day term, the extended five-month and twenty-seven-day term and the extended one-year and one-day term, which commenced on August 7, 2018 and is continuing through May 31, 2024.

APPROVED

12 Award of a Contract for Gas Riser Replacement

| | |
|--|---|
| Location: | Van Dyke I |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal |
| Amount: | \$6,922,300.00 |
| Projected Section 3 Hires/Labor Hours: | 819 of 3,276 Hours |

Authorization is requested to award this contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp. The first lowest bidder was deemed non-responsive for failure to meet the required minimum experience, as outlined in the Authority's bid documents.

APPROVED

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

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Asset & Capital Management – Project Management Team 3 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$10,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 7,250 of 29,000 Hours |

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

APPROVED

- 14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Roof Work

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Asset & Capital Management – Project Management Team 3 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$10,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 3,375 of 13,500 Hours |

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

APPROVED

- 15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for Roof Work

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Asset & Capital Management – Project Management Team 3 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$10,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 9,730 of 38,921 Hours |

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

APPROVED

- 16 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$15,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 1,125 of 4,500 Hours |

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

APPROVED

- 17 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") for General Construction

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$15,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 1,125 of 4,500 Hours |

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

APPROVED

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

| | |
|--|---|
| Location: | Various (Citywide) |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$15,000,000.00 |
| Projected Section 3 Hires/Labor Hours: | 10,500 of 40,000 Hours |

Authorization is requested to award this IDIQ JOC to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first lowest bidder was deemed 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 first lowest bidder. This IDIQ JOC also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 19 Authorization to (i) Amend Board Resolution 23-11/30-15 and (ii) Approve a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract Awarded to Empire Control Abatement, Inc. ("Empire")

| | |
|--|---|
| Location: | Various (Manhattan) |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$2,018,616.00 |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested to (i) amend Board Resolution 23-11/30-15, which authorized the ratification of the award of an IDIQ contract to Empire for grounds improvements, for an initial three-year term with two (2) one-year renewal options, to correct the erroneously stated not-to-exceed ("NTE") amount from \$12,981,384.00 to \$15,000,000.00 as it appears on the executed IDIQ contract; and (ii) approve a contract capacity increase to this IDIQ contract awarded to Empire, to increase the NTE amount, for the difference in the amount already authorized by the Board and the actual amount on the executed IDIQ contract. All other terms and conditions set forth in Board Resolution 23-11/30-15 shall remain unchanged.

APPROVED

- 20 Authorization to (i) Amend Board Resolution 23-11/30-16 and (ii) Approve a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract Awarded to Medco, LLC ("Medco")

| | |
|--|---|
| Location: | Various (Manhattan) |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$1,110,000.00 |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested to (i) amend Board Resolution 23-11/30-16, which authorized the ratification of the award of an IDIQ contract to Medco for grounds improvements, for an initial three-year term with two (2) one-year renewal options, to correct the erroneously stated not-to-exceed ("NTE") amount from \$13,890,000.00 to \$15,000,000.00 as it appears on the executed IDIQ contract; and (ii) approve a contract capacity increase to this IDIQ contract awarded to Medco, to increase the NTE amount, for the difference in the amount already authorized by the Board and the actual amount on the executed IDIQ contract. All other terms and conditions set forth in Board Resolution 23-11/30-16 shall remain unchanged.

APPROVED

- 21 Authorization to (i) Amend Board Resolution 23-11/30-17 and (ii) Approve a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract Awarded to Empire Control Abatement, Inc. ("Empire")

| | |
|--|---|
| Location: | Various (Bronx, Brooklyn, Queens & Staten Island) |
| Administering Department: | Asset & Capital Management – Project Management Team 2 |
| Funding Source: | Capital – Federal, City & State |
| Amount: | \$2,018,616.00 |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested to (i) amend Board Resolution 23-11/30-17, which authorized the ratification of the award of an IDIQ contract to Empire for grounds improvements, for an initial three-year term with two (2) one-year renewal options, to correct the erroneously stated not-to-exceed ("NTE") amount from \$12,981,384.00 to \$15,000,000.00 as it appears on the executed IDIQ contract; and (ii) approve a contract capacity increase to this IDIQ contract awarded to Empire, to increase the NTE amount, for the difference in the amount already authorized by the Board and the actual amount on the executed IDIQ contract. All other terms and conditions set forth in Board Resolution 23-11/30-17 shall remain unchanged.

APPROVED

22 Authorization to Amend Board Resolution 23-12/19-24

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|--|---|
| Location: | Lincoln |
| Administering Department: | Asset & Capital Management – Project Management Team 1 |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested to amend Board Resolution 23-12/19-24, which authorized the award of a contract to AMB Construction Inc. for roofing replacement and rooftop structure renovation, for a two-year and nineteen-day term, to correct the erroneously stated contract term duration from a two-year and nineteen-day term to a two-year term as it appears on the executed contract. All other terms and conditions set forth in Board Resolution 23-12/19-24 shall remain unchanged.

APPROVED

23 Authorization to Submit Initial Rental Assistance Demonstration Applications to the United States Department of Housing and Urban Development (“HUD”) for Permanent Affordability Commitment Together (“PACT”) Conversion for Multiple Project Sites

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|--|--|
| Location: | Various (Bronx, Brooklyn & Manhattan) |
| Administering Department: | Real Estate Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested, as it relates to the conversion of the following developments: in Manhattan, Hernandez, Meltzer Tower, and Seward Park Extension, consisting of 740 units; in Brooklyn, Bay View, consisting of 1610 units; and in the Bronx, Bryant Avenue-East 174th Street, East 165th Street-Bryant Avenue, East 173rd Street-Vyse Avenue, Hoe Avenue-East 173rd Street, Hunts Point Avenue Rehab, Longfellow Avenue Rehab, West Farms Road Rehab, and West Farms Square Conventional, consisting of 850 units (collectively, the “Project Sites” and individually, a “Project Site”), to submit to HUD, (i) initial Rental Assistance Demonstration (“RAD”) applications, (ii) RAD Financing Plans, and (iii) applications pursuant to Section 18 of the United States Housing Act of 1937, as amended, in anticipation of upcoming PACT conversions. Each Project Site will be presented in more detail to the Board closer to the date of each PACT conversion.

APPROVED

- 24 Authorization to (i) Seek the United States Department of Housing and Urban Development's ("HUD") Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

| | |
|--|--|
| Location: | Various (West Brighton I & West Brighton II) |
| Administering Department: | Real Estate Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires/Labor Hours: | 129,155 of 516,620 Hours |

Authorization is requested, as it relates to the conversion of two (2) developments, West Brighton I and West Brighton II, consisting of 598 units in Staten Island 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 HUD Notice H 2019-09/PIH-2019-23 REV-4 (September 5, 2019), as amended by HUD Notice H-2023-08 PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority's Permanent Affordability Commitment Together ("PACT") initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the "Transaction"), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority, and assignment to the New York City Housing Development Corporation, to the PACT Partner; and (iii) take such further action as may be necessary to effectuate the Transaction.

APPROVED

- 25 Authorization to (i) Seek the United States Department of Housing and Urban Development's ("HUD") Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

| | |
|--|-------------------------|
| Location: | Sack Wern |
| Administering Department: | Real Estate Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires/Labor Hours: | 25,625 of 102,500 Hours |

Authorization is requested, as it relates to the conversion of one (1) development, Sack Wern, consisting of 413 units in the Bronx 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 HUD Notice H 2019-09/PIH-2019-23 REV-4 (September 5, 2019), as amended by HUD Notice H-2023-08 PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, and through the New York City Housing Authority's Permanent Affordability Commitment Together ("PACT") initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the "Transaction"), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority, and assignment to the New York City Housing Development Corporation to the PACT Partner; and (iii) take such further action as may be necessary to effectuate the Transaction.


APPROVED

26 Authorization to Amend Board Resolution 20-9/30-7

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|--|-------------------------|
| Location: | Various (Manhattan) |
| Administering Department: | Real Estate Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires/Labor Hours: | Not Required |

Authorization is requested to amend Board Resolution 20-9/30-7, which authorized the Authority to (i) submit documents to the United States Department of Housing and Urban Development for Permanent Affordability Commitment Together ("PACT") conversion approvals; (ii) form Authority Corporate Affiliates; (iii) enter into one (1) or more ninety-nine (99) year leases; (iv) enter into a Payment in Lieu of Taxes agreement; and (v) provide lessor's financing and Authority subordinate subsidy financing for the project known as the PACT Manhattan Bundle to (i) modify the financial terms as it relates to the partnership between the Authority and the PACT Renaissance Collaborative (the "PACT Partner") (the "Transaction"), specifically, to defer the Authority's portion of the net cash flow payments to the PACT Partner; (ii) seek any required approvals in connection with the foregoing; and (iii) take such further action as may be necessary to effectuate the Transaction. All other terms and conditions set forth in Board Resolution 20-9/30-7 shall remain unchanged.

APPROVED



Jacqueline C. Hernandez, Esq.
Corporate Secretary

March 27, 2024
Board Calendar Meeting
NYCHA's M/WBE Program
Guy Oliveri
Vice President of Procurement Policy and
Performance Management



Overview of NYCHA's M/WBE Program

Commitment

- NYCHA is committed to addressing historic disparities in contracting by providing opportunities to minority and women entrepreneurs. All applicable NYCHA contracts require compliance with M/WBE participation goals.

NYCHA's M/WBE Program:

- **On contracts above \$250,000**, M/WBE subcontractor participation is 'mandated:'
 - **30% GOALS** (15% Minority-Owned & 15% Women-Owned).
- **On contracts up to \$250,000**, Section 3 and M/WBE First Policy applies:
 - Purchases over \$10K and up to \$250K, NYCHA prioritizes awards to M/WBEs (and Section 3 Business Concerns) through 'three bids and a buy' small purchase rules.
 - Purchases up to \$10K, NYCHA prioritizes awards to M/WBEs (and Section 3 Business Concerns) before sourcing to non-M/WBEs.

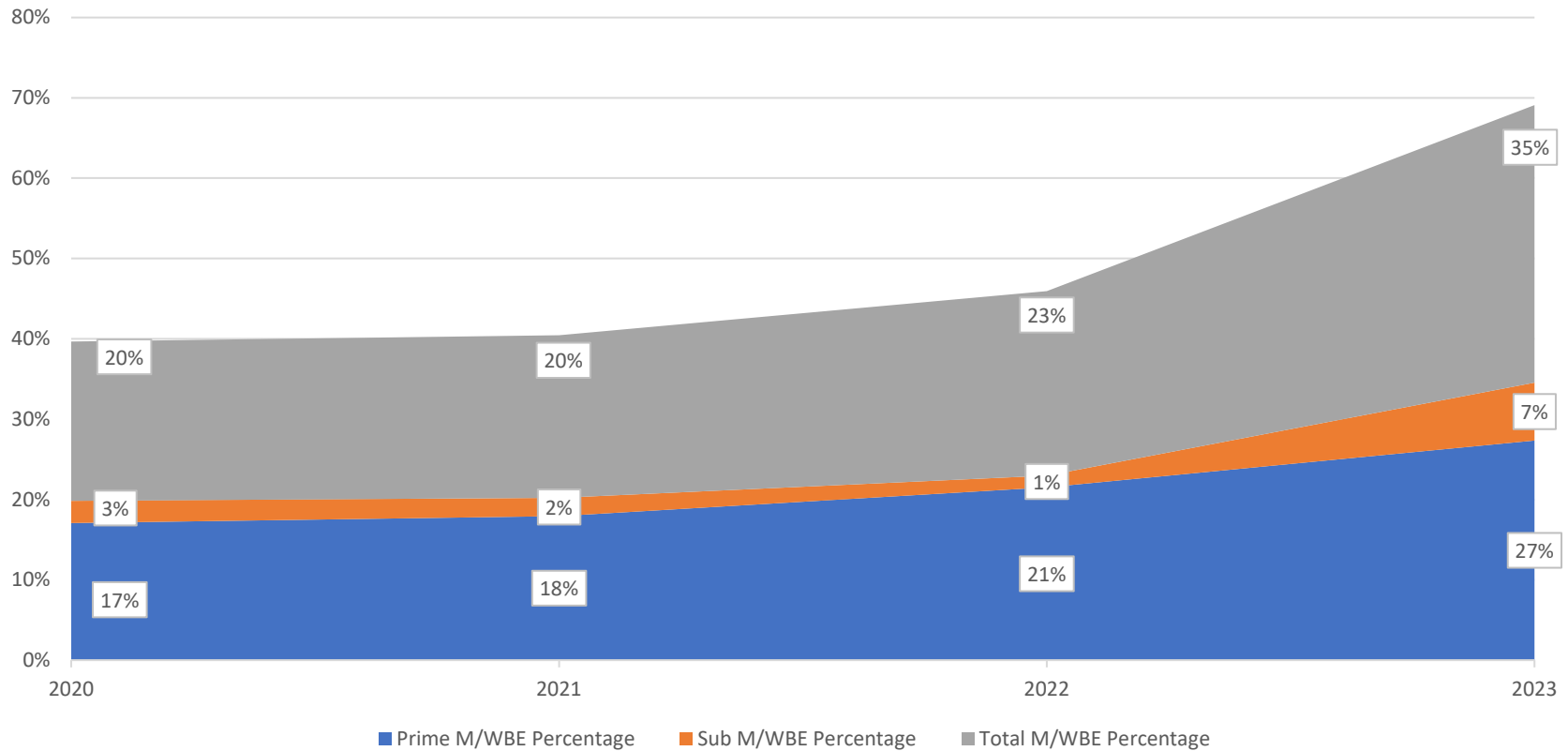
Overview of NYCHA's M/WBE Program

Performance

- NYCHA is a significant contributor to the Mayor's OneNYC goal to award \$60 billion to M/WBEs by Fiscal Year 2030.
 - As of the City's most recent published OneNYC report (aggregate of Fiscal Years 2015-2023), **NYCHA has awarded \$4.370B to M/WBEs.**
 - The value of NYCHA's awards is the second highest of all non-mayoral agencies and the third highest overall.
- NYCHA's M/WBE Utilization prime utilization has increased from 17% in 2020 to 27% in 2023, and overall utilization (prime + sub) has increased from 20% to 35% during the same time period. (see next slide)

M/WBE Performance

NYCHA M/WBE Prime + Sub Awards



| NYCHA M/WBE PRIME + SUB TOTAL | | | | |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|
| | 2020 | 2021 | 2022 | 2023 |
| Prime M/WBE Total | \$355,715,956 | \$430,488,253 | \$499,949,511 | \$429,124,727 |
| Sub M/WBE | \$57,971,929 | \$54,629,410 | \$34,308,423 | \$112,998,101 |
| Total M/WBE Amount | \$413,689,905 | \$485,119,684 | \$534,259,956 | \$542,124,850 |
| Total Award Amount | \$2,086,072,443 | \$2,399,811,209 | \$2,325,400,791 | \$1,568,988,592 |
| Prime M/WBE Percentage | 17% | 18% | 21% | 27% |
| Sub M/WBE Percentage | 3% | 2% | 1% | 7% |
| Total M/WBE Percentage | 20% | 20% | 23% | 35% |

M/WBE Initiatives

Completed

- Launched M/WBE program at NYCHA with mandatory requirement to subcontract.
- Added new and important information and training materials to public facing websites.
- Launched quarterly vendor newsletter. – Q4 2021
- Reorganized the Procurement Department and created and staffed a new unit dedicated to M/WBE.
- Updated the Procurement Policy Manual (PPM) to include M/WBE goals for large procurements and M/WBE preference for small procurements.
- Host recurring live events and ‘office hours’ virtual events for vendors.
- Trained all NYCHA staff on M/WBE policies and procedures.
- Added RFP evaluation criteria for vendor commitment to diversity.

M/WBE Initiatives (cont.)

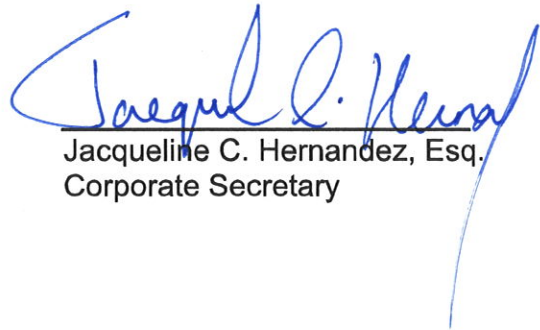
In Progress

- Establishing a series of Pre-Qualified Lists (PQLs) that feature M/WBEs.
- Hosting 'Break Into Action with NYCHA' networking event targeting MWBEs & S3BCs who are interested in doing business with NYCHA– scheduled for May 2, 2024
- eComply project in development to support Section 3 and M/WBE compliance and outreach activities. Configuration in process with vendor.
- M/WBE Mentorship Program – Legislation authorizing NYCHA to implement a program is in effect. NYCHA has submitted scopes of work to the City. Longer term, NYCHA has the option to establish its own program.
- Increase M/WBE (and Section 3 Business Concern) discretionary limit. Will require State and Federal approval. – TBD

THREE-THOUSAND ONE HUNDRED AND NINETY-FOURTH MEETING

ADJOURNMENT

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



Jacqueline C. Hernandez, Esq.
Corporate Secretary