

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

Minutes of Board Meeting

Thursday, November 30, 2023

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

Present: Greg Belinfanti, Member
Paula Gavin, Member
James McKoy, Member
Raymond Miller, 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
Thursday, November 30, 2023

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Tuesday, October 24, 2023

APPROVED

II. CEO's Remarks

III. Reports

Emergency Rental Assistance Program (ERAP) Update
(Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Thursday, November 30, 2023

1 Award of a Requirement Contract for the Purchase and Delivery of Sewer Cleaning Tools

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,477,822.50
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Big Apple Sign Corp. There are no renewal options.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of General Elevator Parts

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,442,774.80
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Elevator Technology Corporation. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Authorization of a Contract Capacity Increase to Requirement Contract No. 2110635 Awarded to Standard Wholesale Hardware, Inc. ("SWH")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$302,454.21
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to SWH for the purchase and delivery of mortise locks, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on June 18, 2021 and is continuing through June 17, 2024.

APPROVED

- 4 Authorization to Ratify (i) an Amendment to the Agreement with Sid Tool Co., Inc. dba MSC Industrial Supply Co. ("SID") and (ii) a Contract Capacity Increase to the Agreement with SID

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$7,231,303.94
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify (i) an amendment to this agreement with SID for the purchase and delivery of various maintenance, repair and operations supplies, which did not require initial Board authorization for a one-year and three-month term, extending the term for an additional seven (7) months; and (ii) a contract capacity increase to this agreement with SID, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial one-year and three-month term and the extended seven-month term, which commenced on March 1, 2022 and is continuing through December 31, 2023.

APPROVED

- 5 Authorization to Ratify a Contract Capacity Increase to Task Order ("TO") No. 2203629 Issued to United Facility Services Corp. d/b/a Eastco Building Services ("United Facility")

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$14,918,839.37
Projected Section 3 Hires/Labor Hours:	15,000 of 60,000 Hours

Authorization is requested to ratify a contract capacity increase to this TO issued to United Facility for Complete Facilities Maintenance and Management Services, which did not require initial Board authorization and as subsequently amended for a ten-month term, to increase the not-to-exceed amount, in order to fund Phase II of the Apartment Turnover and Readiness Initiative work during the remainder of the ten-month term, which commenced on March 1, 2023 and is continuing through December 31, 2023, utilizing the terms and conditions of the United States General Services Administration Master Services Agreement (Contract No. GS-21F-0129W).

WITHDRAWN

- 6 Authorization to Ratify (i) an Amendment to Requirement Contract No. 1925888 Awarded to Waste Connections of New York, Inc. ("Waste Connections") and (ii) a Contract Capacity Increase to the Requirement Contract Awarded to Waste Connections

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$1,007,363.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify (i) an amendment to this requirement contract awarded to Waste Connections (formerly, "IESI NY Corporation") for bulk garbage carting services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term for an additional twelve (12) months; and (ii) a contract capacity increase to this requirement contract awarded to Waste Connections, 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 November 12, 2022 and continued through November 11, 2023.

APPROVED

- 7 Authorization to Ratify (i) an Amendment to Requirement Contract No. 1925897 Awarded to Waste Connections of New York, Inc. ("Waste Connections") and (ii) a Contract Capacity Increase to the Requirement Contract Awarded to Waste Connections

Location:	Various (Bronx)
Administering Department:	Property Management - Bronx
Funding Source:	Operating – Federal
Amount:	\$464,484.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify (i) an amendment to this requirement contract awarded to Waste Connections (formerly, "IESI NY Corporation") for bulk garbage carting services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, extending the term for an additional twelve (12) months; and (ii) a contract capacity increase to this requirement contract awarded to Waste Connections, 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 November 12, 2022 and continued through November 11, 2023.

APPROVED

- 8 Authorization to Ratify (i) an Amendment to the Agreement with Building Management Associates, Inc. ("BMA") and (ii) a Contract Capacity Increase to the Agreement with BMA

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$15,477,555.00
Projected Section 3 Hires/Labor Hours:	10 Hires

Authorization is requested to ratify (i) an amendment to this agreement with BMA for property management services for Bronx Property Management Area – BX1, authorized by Board Resolution 18-6/27-21 and as subsequently amended for a five-year term, which includes a one (1) two-year renewal option, extending the term for an additional two (2) years; and (ii) a contract capacity increase to this agreement with BMA, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended two-year term, which commenced on August 1, 2023 and is continuing through July 31, 2025.

APPROVED

- 9 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2214381 Awarded to Earth Link General Construction, Inc. ("Earth Link")

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$4,995,000.00
Projected Section 3 Hires/Labor Hours:	880 of 3,520 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Earth Link for all-inclusive maintenance, repairs and environmental services in move-out unoccupied apartments, occupied apartments (including court cases) and public spaces, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial two-year term, which commenced on December 16, 2022 and is continuing through December 15, 2024.

APPROVED

10 Authorization to Ratify the Entering into an Agreement with CVR Associates Inc ("CVR")

Location:	Non-Development
Administering Department:	Leased Housing
Funding Source:	Operating – Section 8
Amount:	\$4,882,500.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify the entering into this agreement with CVR for housing choice voucher administration services, which commenced on February 6, 2023 and is continuing through March 31, 2027, to be coterminous with and utilizing the terms and conditions of the New York State Housing Trust Fund Corporation Request for Proposals No. 210930.

APPROVED

11 Authorization to Ratify the Entering into an Agreement with Emergent LLC ("Emergent")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$6,034,553.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with Emergent for Total Cloud Solutions, which commenced on January 26, 2023 and is continuing through January 25, 2028, which includes an initial two-year, five-month and two-day term and one (1) two-year, six-month and twenty-nine day renewal option to be exercised at the Authority's sole discretion, to be coterminous with and utilizing the terms and conditions of the Texas Region 4 Education Service Center Contract #R220803 for Total Cloud Solutions.

APPROVED

12 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Lower East Side I Infill
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$5,405,180.00
Projected Section 3 Hires/Labor Hours:	3,120 of 12,480 Hours

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

APPROVED

13 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Van Dyke I
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$41,893,853.00
Projected Section 3 Hires/Labor Hours:	8,500 of 34,000 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, J & N Construction Group Corp.

APPROVED

14 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Morris I
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$13,411,000.00
Projected Section 3 Hires/Labor Hours:	10,560 of 42,240 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc.

APPROVED

15 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Grounds Improvements

Location:	Various (Manhattan)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$12,981,384.00
Projected Section 3 Hires/Labor Hours:	4,125 of 16,500 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, 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

- 16 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Grounds Improvements

Location:	Various (Manhattan)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$13,890,000.00
Projected Section 3 Hires/Labor Hours:	5,500 of 22,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the second lowest responsive and responsible bidder, Medco, LLC. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, 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

- 17 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Grounds Improvements

Location:	Various (Bronx, Brooklyn, Queens & Staten Island)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, City & State
Amount:	\$12,981,384.00
Projected Section 3 Hires/Labor Hours:	4,125 of 16,500 Hours

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

APPROVED

- 18 Authorization to Approve a Change Order to Contract No. BW1505369 Awarded to Swiss Re Corporate Solutions America Insurance Corporation ("Swiss Re")

Location:	Whitman
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal
Amount:	\$2,121,061.71
Projected Section 3 Hires/Labor Hours:	Pending Submission

Authorization is requested to approve a change order to this contract awarded to Swiss Re for exterior restoration, authorized by Board Resolution 16-5/25-4 and as subsequently amended for an initial two-year, two-month and one-day term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended four-year, eight-month and eighteen-day term, which commenced on April 4, 2019 and is continuing through December 21, 2023.

APPROVED

- 19 Authorization of a Contract Capacity Increase to Indefinite Delivery Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. AS1924842 Awarded to Abatement Unlimited, Inc. ("Abatement")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, City & FEMA
Amount:	\$2,800,000.00
Projected Section 3 Hires/Labor Hours:	1,000 of 4,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Abatement for HAZMAT work, authorized by Board Resolution 21-3/31-14 for an initial two-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the first one-year renewal option term, which commenced on February 8, 2023 and is continuing through February 7, 2024.

APPROVED

20 Rejection of Sole Bid for a Contract for Exhaust Fan Building Management System Integration

Location:	Carver, Jefferson, Senator Wagner & Washington
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Rejection of this sole bid is recommended in the best interest of the Authority. This contract will be re-bid.

APPROVED

21 Authorization to Enter into Seven (7) Agreements with Seven (7) Firms

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State, City & FEMA
Amount:	\$300,000,000.00
Projected Section 3 Hires/Labor Hours:	Multiple Vendors - Multiple Plans

Authorization is requested to enter into seven (7) agreements with Aptim Engineering New York, P.C., CHA Consulting, Inc., CSA-Gannett Fleming Joint Venture, JMT of New York Inc.-T.Y. Lin Engineering & Architecture P.C. Joint Venture, LiRo-Hill Joint Venture II, STV Construction, Inc. and TDX Construction Corporation for construction management as agent services for the Authority's Comprehensive Modernization Program Department's Projects, commencing on January 1, 2024 and continuing through December 31, 2033, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for ten (10) years thereafter, which includes an initial five-year term, one (1) three-year renewal option and one (1) two-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 22 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement No. 2020261 Awarded to Dattner Architects D.P.C. ("Dattner Architects")

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$950,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to approve a contract capacity increase to this IDIQ agreement awarded to Dattner Architects for architectural services, which did not require initial Board authorization 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 additional assigned work during the remainder of the initial three-year term, which commenced on March 3, 2021 and is continuing through March 2, 2024.

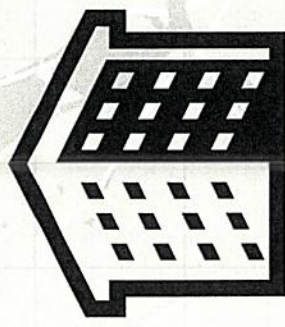
APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary

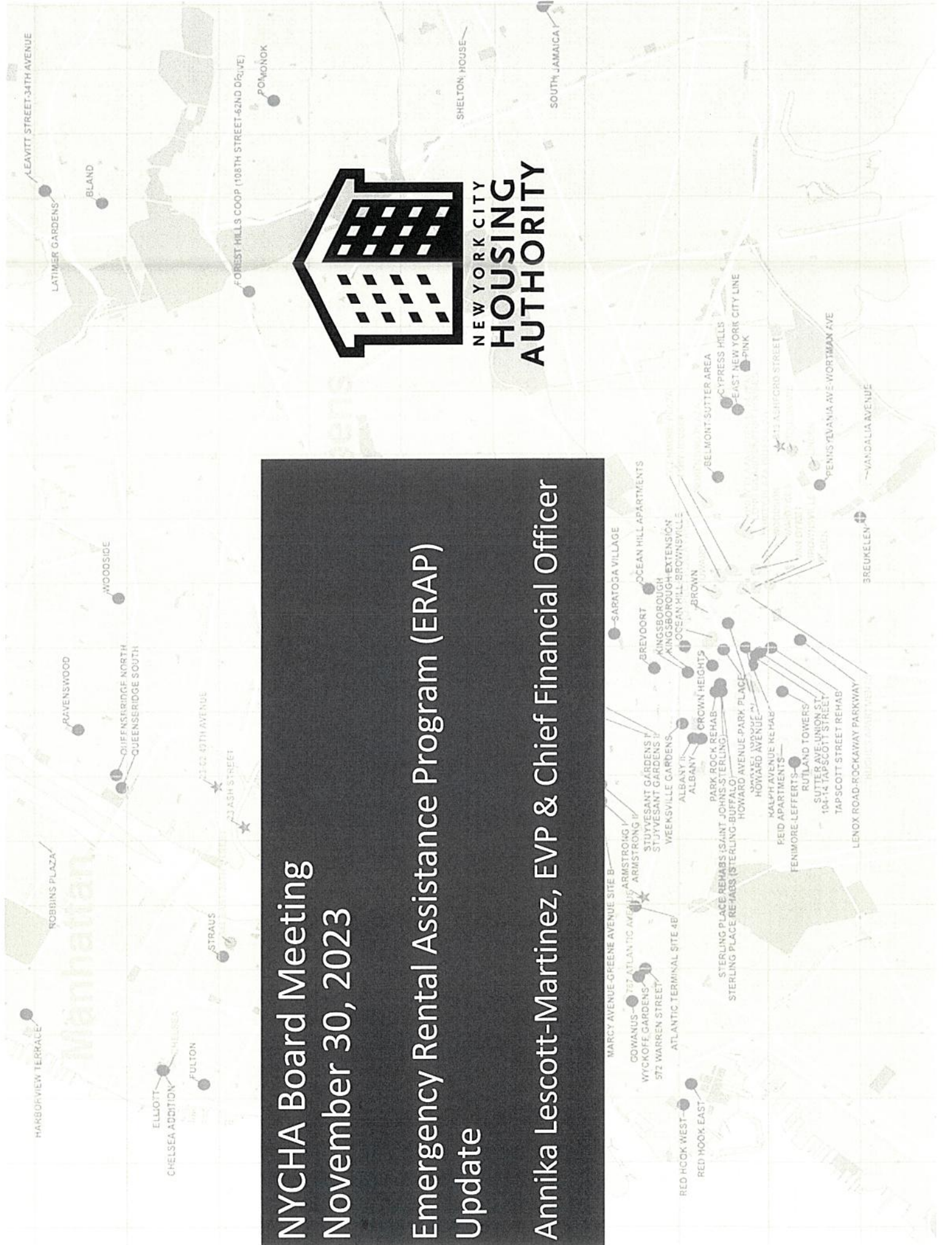
NYCHA Board Meeting November 30, 2023

Emergency Rental Assistance Program (ERAP) Update

Annika Lescott-Martinez, EVP & Chief Financial Officer



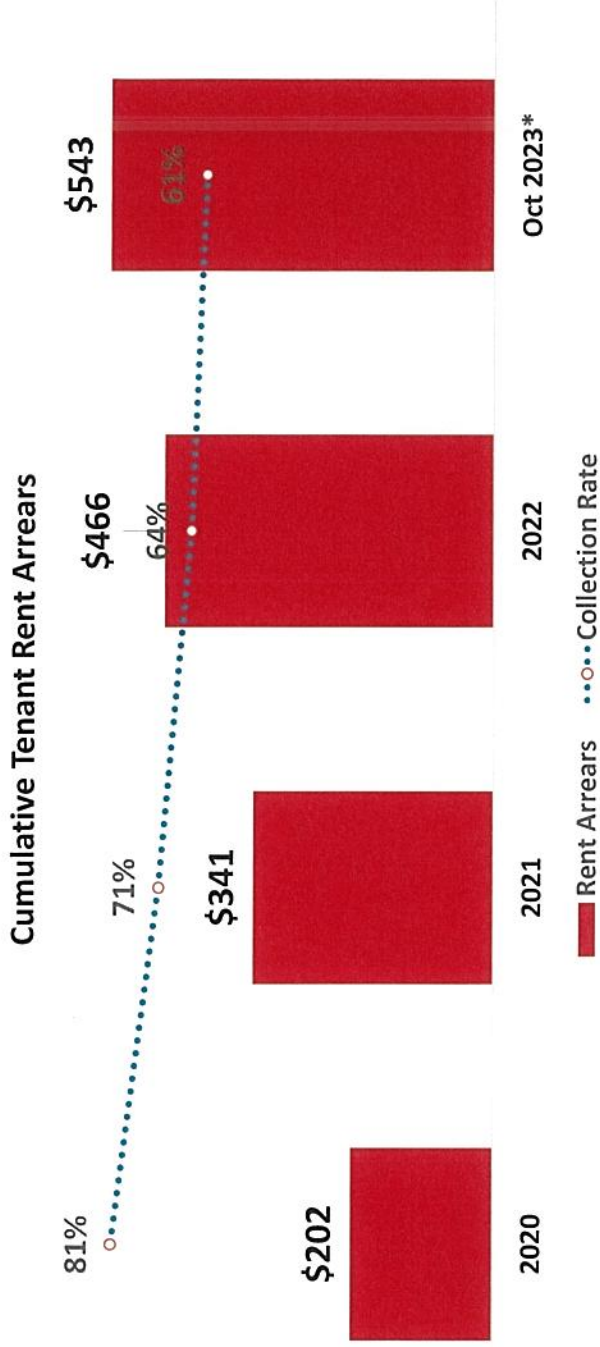
NEW YORK CITY
HOUSING
AUTHORITY





Tenant Rent Arrears as of October 31, 2023

- Cumulative rent collection has declined from 90% in 2018 to 61% in October 2023.
- NYCHA is only collecting 61% of the rent charged over a 12-month period. HUD expects that PHAs will collect 100% of the rent charged.
- Tenant arrears total \$543 million across approx. 70,000 households as of September 30, 2023— a \$341 million increase from 2020.
- The pace of monthly increases to the cumulative rent arrears shows signs of slowing.



*Cumulative Rent Collection rate is the total rent charged divided by the total rent collected over a twelve-month period. The 2023 rate is as of October 31, 2023 and is subject to change.

Emergency Rental Assistance (ERAP) Payments

- NYCHA submitted more than \$128 million worth of ERAP applications on behalf of 33,000 households.
- The New York State Office of Temporary and Disability Assistance (OTDA) and NYCHA are in the process of reviewing submitted ERAP applications and applying arrears, respectively.
- As of November 21, 2023, OTDA has paid NYCHA \$94.8 million for about 14,683 applications.
- Funding will be distributed on a rolling basis based on the date of application and applied directly to residents' rent accounts in the coming months.
- Tenants will receive notifications from OTDA and NYCHA when the status of their applications and accounts change.
- We have successfully applied \$63.1 million across 8,122 tenant accounts thus far.
 - The 8,122 tenants will see ERAP credits on their January 2024 rent receipts, which are issued in December 2023.
 - NYCHA tenant rent arrears will show decreases beginning in November 2023 actuals.

THREE-THOUSAND ONE HUNDRED AND NINETIETH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:36 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary