

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRD MEETING

Minutes of Board Meeting

Wednesday, May 25, 2016

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
Willie Mae Lewis, Member
Nnenna Lynch, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, May 25, 2016

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 27, 2016

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 25, 2016

- 1 Authorization to (a) Amend Board Resolution 13-11/20-14 and (b) Submit an Amendment of the Section 18 Disposition Approval

Location:	Randolph
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to: (a) amend Board Resolution 13-11/20-14 to reflect (i) a reduction in the number of Phase Two Project Site units to be redeveloped, (ii) a modification in the payment, timing and structure of the financing of the Phase Two Project Site, (iii) a change in entity to which the Phase Two Project Site will be conveyed, and (iv) a correction to the erroneously stated term of the Authority \$40 Million permanent loan for the redevelopment of the Phase One Project Site from 30 years to 40 years; and, (b) submit an amendment of the Section 18 disposition approval for Phase Two Project Site to the US Department of Housing and Urban Development to reflect the revised financing and conveyance structure.

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N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Requirement Contract for Various Types of Wooden Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$9,556,550.30
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Visual Millwork & Fixture Mfg Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive because the product offered did not conform with the bid specifications. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

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3 Award of a Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Bronx)
Administering Department:	Operations – Technical Services
Funding Source:	Capital – Federal
Amount:	\$4,510,333.50
Projected Section 3 Hires:	5

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

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4 Award of a Contract for Exterior Restoration

Location:	Whitman
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$29,393,616.00
Projected Section 3 Hires:	8

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

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5 Award of a Contract for Senior Center Renovation

Location:	Harborview Terrace
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – Federal, City & Other
Amount:	\$1,987,450.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, UTB-United Technology, Inc.

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6 Award of a Contract for Senior Center Renovation

Location:	Betances I
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – Federal, City & Other
Amount:	\$2,988,136.84
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, ACS System Associates, Inc.

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7 Award of a Job Order Contract for Heating, Ventilating and Air-Conditioning Systems

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, State, City, Mixed Finance & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, AWL Industries Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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8 Award of a Job Order Contract for Heating, Ventilating and Air-Conditioning Systems

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, State, City, Mixed Finance & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, AWL Industries Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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9 Award of a Job Order Contract for Heating, Ventilating and Air-Conditioning Systems

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, State, City, Mixed Finance & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, AWL Industries Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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10 Award of a Job Order Contract for Electrical Work

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, State, City, Mixed Finance & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the sole responsive and responsible bidder, Meco Electric Co., Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

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11 Rejection of Sole Bid for a Job Order Contract for Electrical Work

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

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12 Rejection of All Bids for a Job Order Contract for Electrical Work

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This job order contract will be re-bid.

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13 Rejection of All Bids for Comprehensive Rehabilitation

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

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- 14 Authorization of a Change Order to Contract No. HE1427059 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$480,816.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of a temporary oil boiler with a temporary natural gas boiler, which did not require initial Board approval, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of the temporary boiler for an additional twenty-four (24) months.

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- 15 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:	Red Hook East
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$400,000.00
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, to increase the not-to-exceed amount, in order to allow for the capacity to complete the ongoing restoration at Red Hook Senior Center.

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16 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$21,777,000.00
Projected Section 3 Hires:	16

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Forte Construction Corp./Emis Construction Group, Inc., JV.

APPROVED

17 Authorization to (i) Rescind Board Resolution 16-2/24-15; and (ii) Reject All Bids for Award of a Contract for Building Entrance Improvements

Location:	King Towers
Administering Department:	Capital Projects Division – City Capital
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind Board Resolution 16-2/24-15, which authorized award of this contract to the lowest responsive and responsible bidder, Project Eye Consultants Inc. because the scope of work and material specifications in the bid documents were not adequately clear; and (ii) reject all bids in the best interest of the Authority. This contract will be rebid to reflect revised contract specifications and ensure it clearly defines the scope of work and material specifications.

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18 Authorization to Enter into an Agreement with Verizon Online, LLC

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$1,645,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Verizon Online, LLC to provide Fiber Optic Services Internet circuits to enable connectivity between Development Management Offices and Central Office, commencing on June 1, 2016 and continuing through May 31, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter.

APPROVED

19 Authorization to Approve the Issuance of the Authority's Audited (i) Annual Financial Statements, and (ii) Single Audit Report

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

Authorization is requested to approve the issuance of the Authority's audited (i) Annual Financial Statements for the Fiscal Year Ended December 31, 2015, and (ii) Single Audit Report for the Fiscal Year Ended December 31, 2015, in accordance with the standards generally accepted in the United States and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, United States Department of Housing and Urban Development Uniform Financial Reporting Standards, and Title 2 US Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

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Vilma Huertas
Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

May 25, 2016

NextGen@nycha.nyc.gov

Agenda

- NextGeneration NYCHA One-year Anniversary
- NYCHA News
- NYC Council Executive Budget Hearing – May 19, 2016

NextGen Accomplishments

Year 1

Improving everyday quality of life

Made **critical improvements** to our buildings

Replaced **19 of 27 roofs** at
Queensbridge North and South

Started Sandy construction at
21 developments

Renovated **216 first floor
apartments** affected by Sandy

44,000

residents impacted



Replacing a roof at Queensbridge Houses

Improving everyday quality of life

Improved the speed and ease of our **customer service**

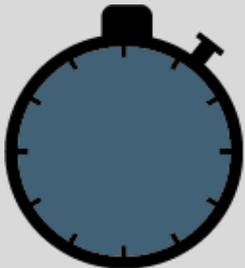
OPMOM

At our 18 localized property management developments, we reduced routine work order completion time from...

21 days
in January 2015

to

6.2 days
in April 2016



MyNYCHA app in English and Spanish



Online Section 8 recertifications and public housing annual income reviews



Handheld devices for dispatch and inventory at 3 developments

Improving everyday quality of life

Created **safer communities**



Polo Grounds Towers

Progress at our Mayor's Action Plan (MAP) Developments

Completed **exterior lighting** at 2 MAP developments

Reduced violent crime at MAP sites by **11%** in 2015

Completed 32 **layered access** and **CCTV** projects

10,000+ feet of legacy shedding removed

Partnering with city agencies and nonprofits

Connected residents with **quality career opportunities** and **best in class services**



Lancelot Brown, Owner of the Jamaican Grill Jerk Center

Graduated 350
residents from
**Resident Training
Academy**

Graduated 84
residents from
**Food Business
Pathways**

Transferred 24
community centers
and 17 senior centers
to DYCD and DFTA

Partnering with city agencies and nonprofits

Connected residents to resources to aid in their financial planning



One-on-one financial counseling appointment

Connected 200+ residents to homebuyer education resources

Integrated economic opportunity referrals into NYCHA management procedures

Enrolled 250+ Section 8 residents into the Family Self-Sufficiency Program

Laying the groundwork for much needed revenue generation

Identified new opportunities for **income generation and savings**

Established 24
new leases in
formerly vacant
spaces

Reduced central
office costs



Dr. James Kim, Commercial Tenant Williamsburg Houses

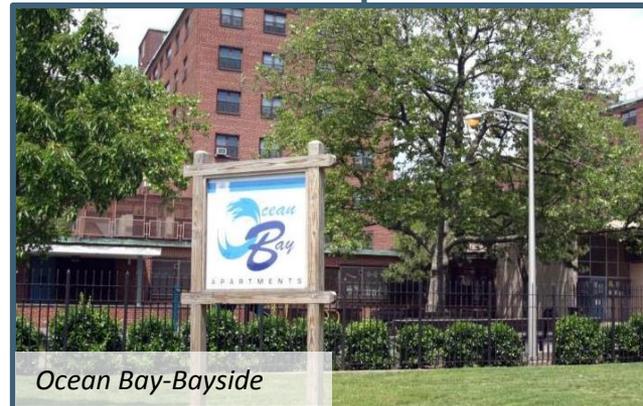
Laying the groundwork for much needed revenue generation

Launched **new construction and preservation** projects

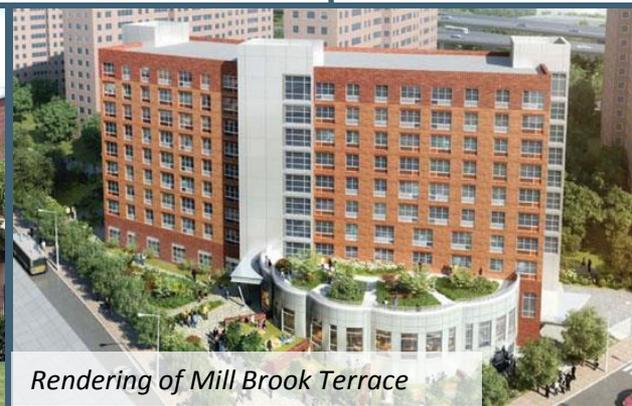
Released RFP to upgrade 1,400 public housing units in Far Rockaways through HUD's RAD program

Selected developers for our first 100% affordable sites

Engaged 600+ residents in 36 meetings at Holmes and Wyckoff as part of the NextGen Neighborhoods program



Ocean Bay-Bayside



Rendering of Mill Brook Terrace



Wyckoff Community Visioning Workshop

NYCHA News

- ❑ \$500K Citi Foundation Grant to Enterprise Community Partners, Inc.
 - Supports the preservation of 15,000 NYCHA units and connect residents to services to improve their quality of life.

- ❑ \$100K Federal Grant for Youth Reentry Services
 - Supports Youth Reentry Project - connects residents (ages 24 and younger) with criminal records to critical services.

- ❑ Outstanding Achievement in Administrative Innovation Award by MARC-NAHRO
 - NYCHA's Mobile Digital Vans, Self-Service Portal and MyNYCHA mobile app

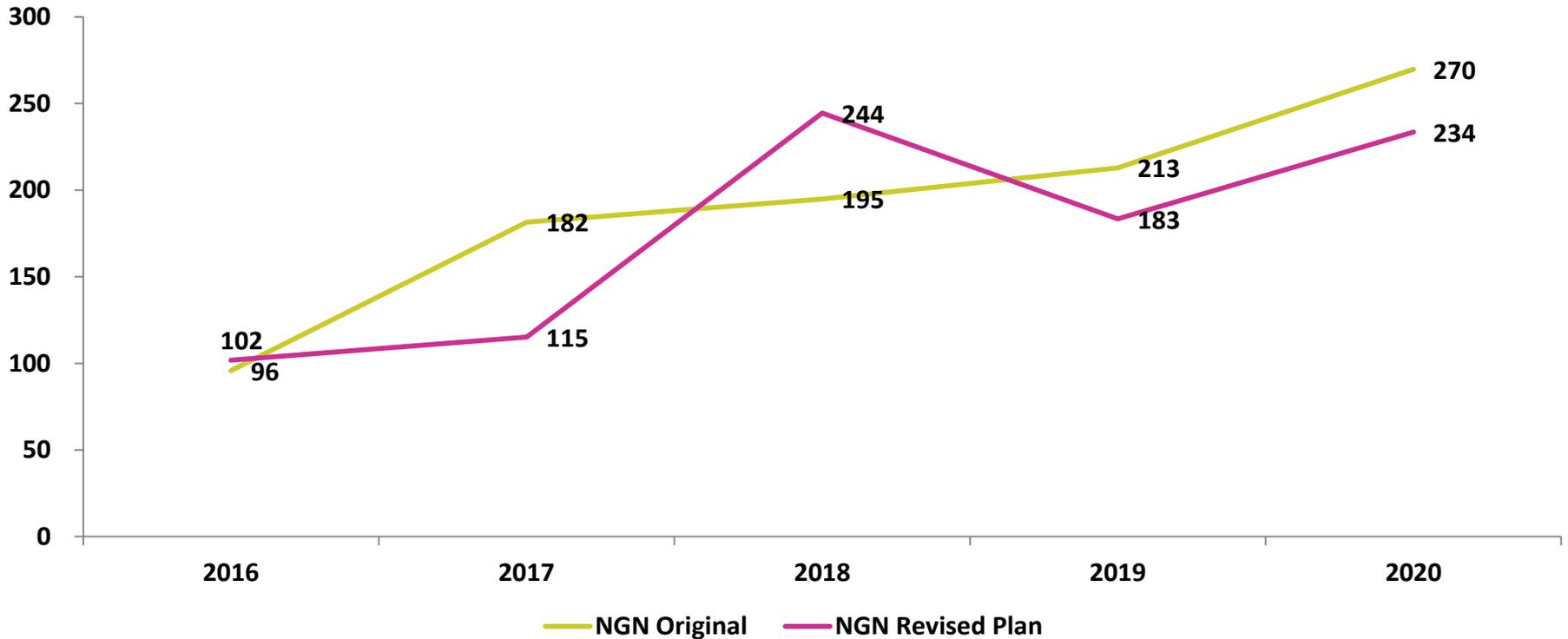
NYC Council Executive Budget Hearing

May 19, 2016

NextGen Reforecast

(\$ Millions)

NextGen initiatives reforecast reflects timing and plan adjustments



Next Gen Original Vs Reforecast

(\$ Millions)

Strategy	Original					Changes					2016 Revised				
	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
Integrate Central Office with City Agencies	11	33	90	92	94	14	(12)	(71)	(83)	(54)	24	21	19	8	39
Construct 17,000 new units	27	19	21	23	61	(27)	3	38	22	(15)	1	22	59	45	46
Leverage HUD Programs	8	79	23	29	35	21	(62)	73	21	23	29	17	95	50	59

- 1) Central Office Integration revenue projections were revised based on current transferable positions
- 2) Mixed income housing projections push out Wyckoff deal to 2018 because it has to go through ULURP, other adjustment based on RFP submissions
- 3) Increase in leveraging HUD programs from the increase in conversion of unfunded units per year (313 more units per year over the next 5 years), schedule changes in the RAD program including ; moving the closing from 2017 to 2020, and additional underwriting changes



NYCHA Board Calendar Meeting

General Manager's Report

May 25, 2016

NextGen@nycha.nyc.gov

Agenda

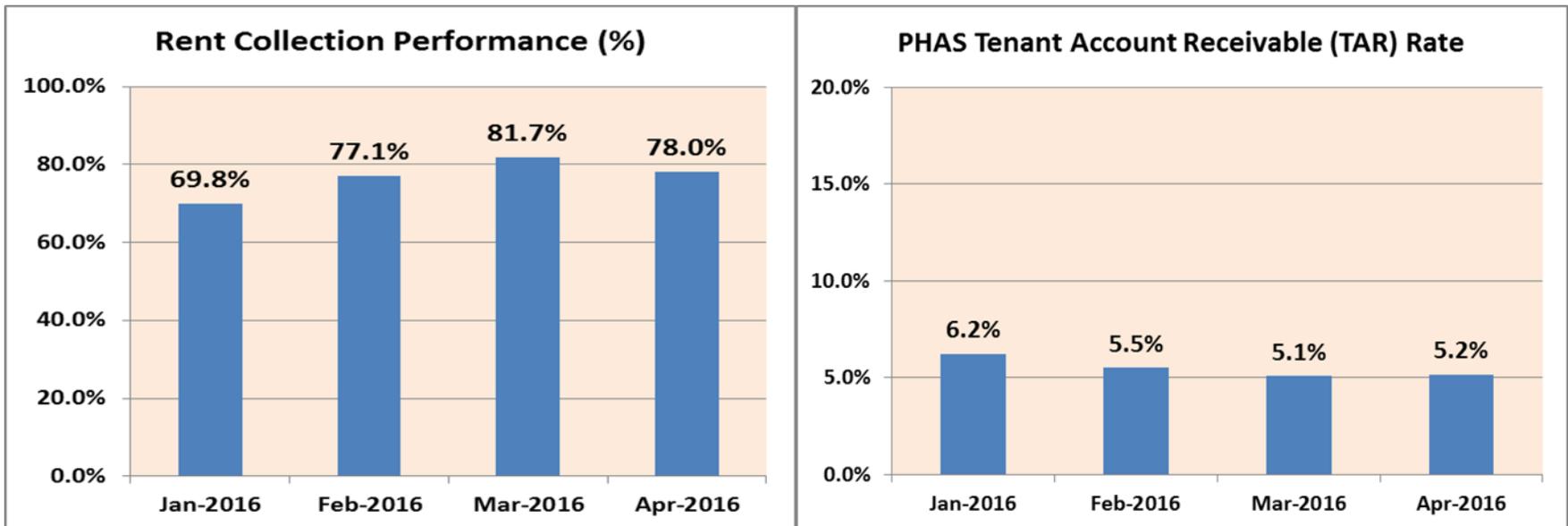
- NYCHA Key Performance Indicator (KPI) Report

Key Performance Indicator (KPI) Report

- ❑ The Key Performance Indicator (KPI) report tracks NYCHA's performance in four main areas:
 - Financial (Rent Collection)
 - Work Orders (Emergencies, Maintenance and Skilled Trades)
 - Vacancies (Apartment Turnaround Time)
 - Customer Satisfaction (Residents satisfied with repairs)

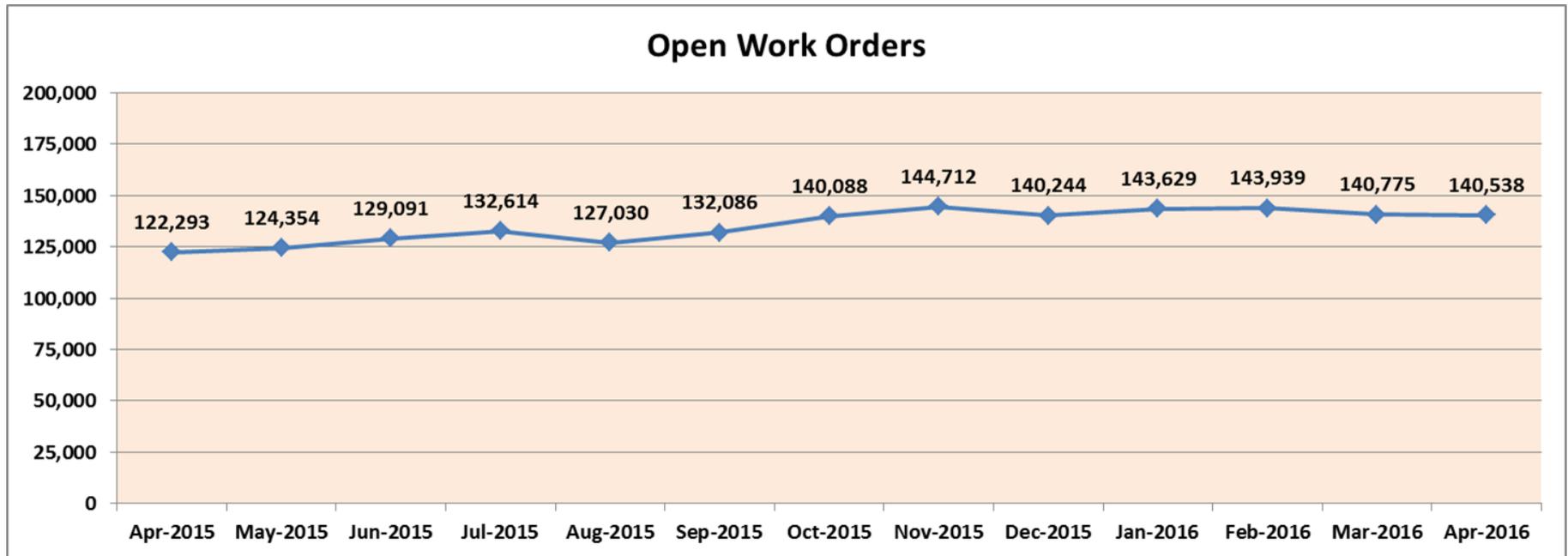
New Rent Collection Performance Report

- ❑ In April, NYCHA decreased its rent collection to 78% from 81.7% from the previous month. The HUD target is 97.5%. The **cumulative** rent collection rate for the past twelve months was **92%**.
- ❑ The TAR rate is the percent of tenant accounts receivables from the tenant revenue. The HUD goal is to be at less than 1.5% for the full 5 points and between 1.5% and 2.5% for 2 points.
- ❑ The PHAS Tenant Accounts Receivables (TAR) rate was 5.2% in April compared to 6.2% at the beginning of the year.



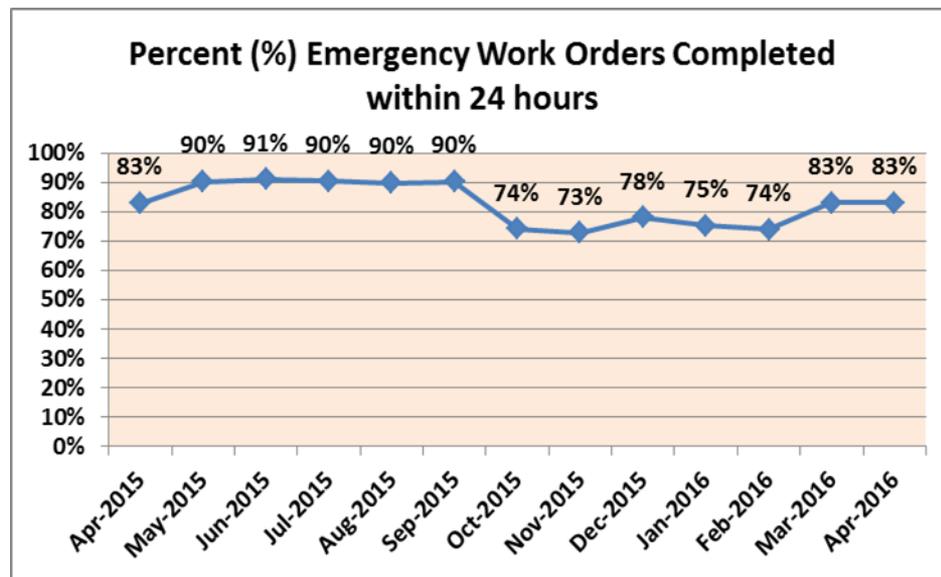
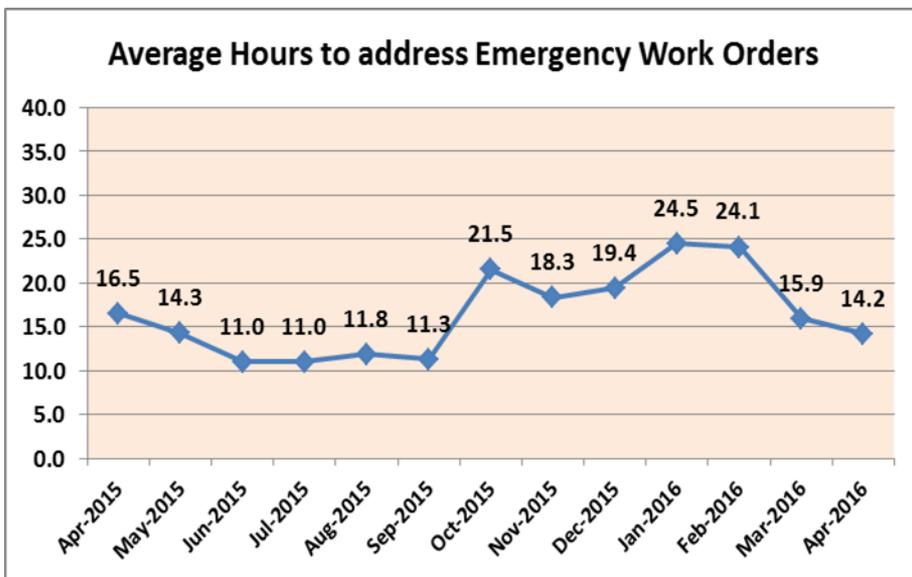
Work Orders Overview

- As of April 31, 2016, there were 140,538 open work orders. The number of open work orders was lower than the previous month and lower than the peak of almost 145,000 in November 2015.



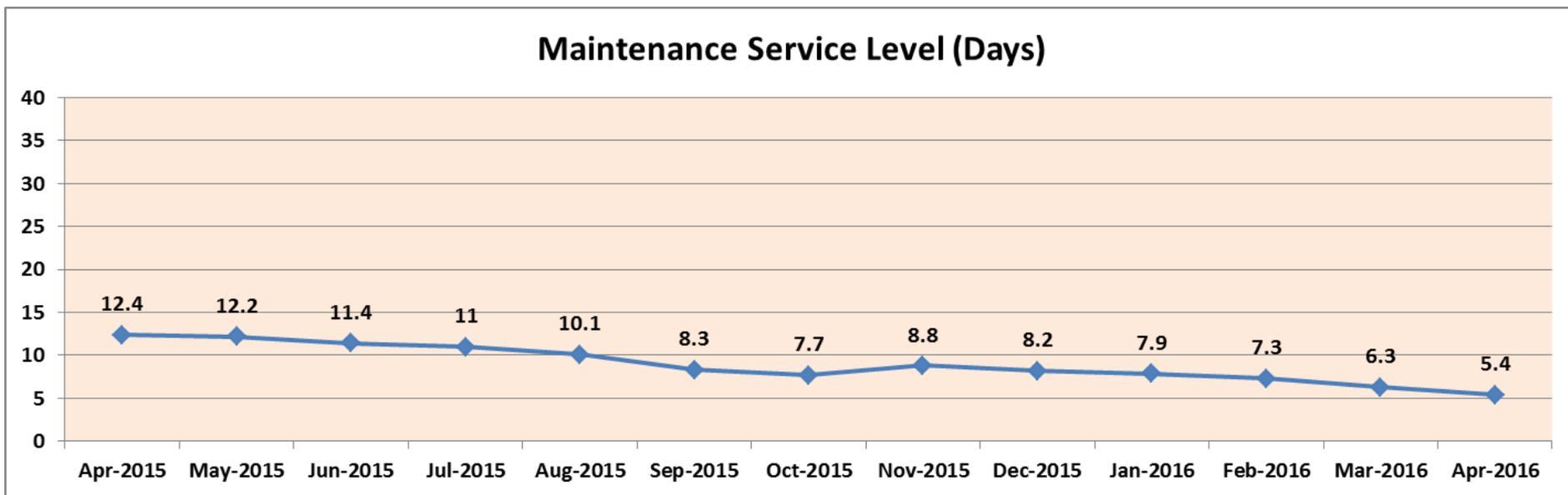
Emergency Work Orders

- Emergency work orders are high priority items such as heat and hot water, gas, elevator outages, etc. NYCHA has a target of 24 hours to respond to these conditions.
- In April 2016, the average time to resolve emergencies was 14.2 hours, which was the lowest since October 2015 and lower than the target of 24 hours.



Maintenance Work Orders

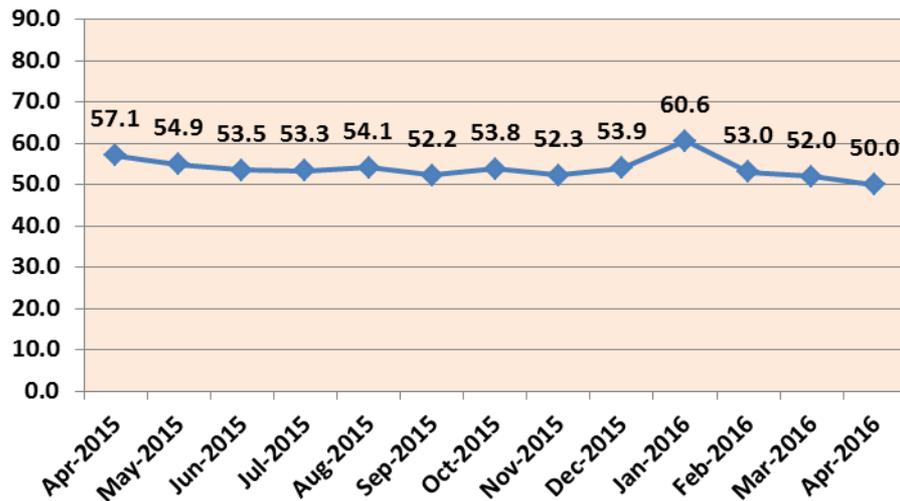
- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In April 2016, the service level was 5.4 days, a reduction of 56% from April 2015.



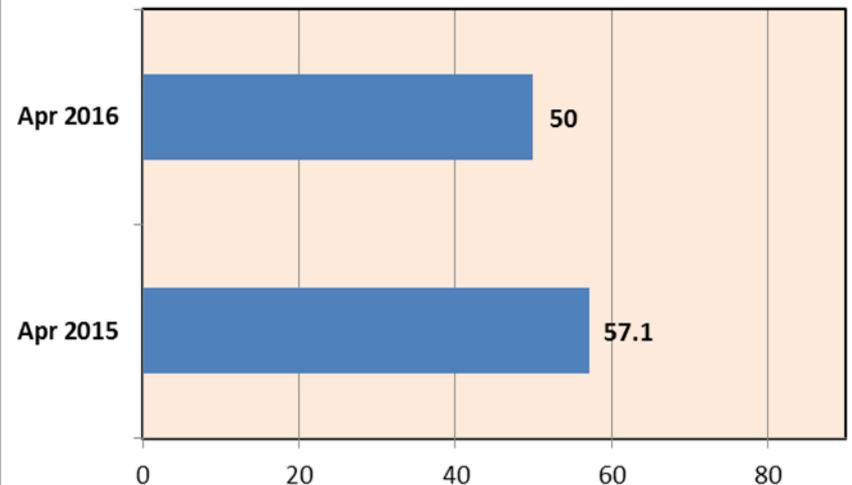
Apartment Turnaround Time

- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround for April 2016 was 50 days, a reduction of 12% compared to 57 days last April.

Apartment Turnaround (Days)

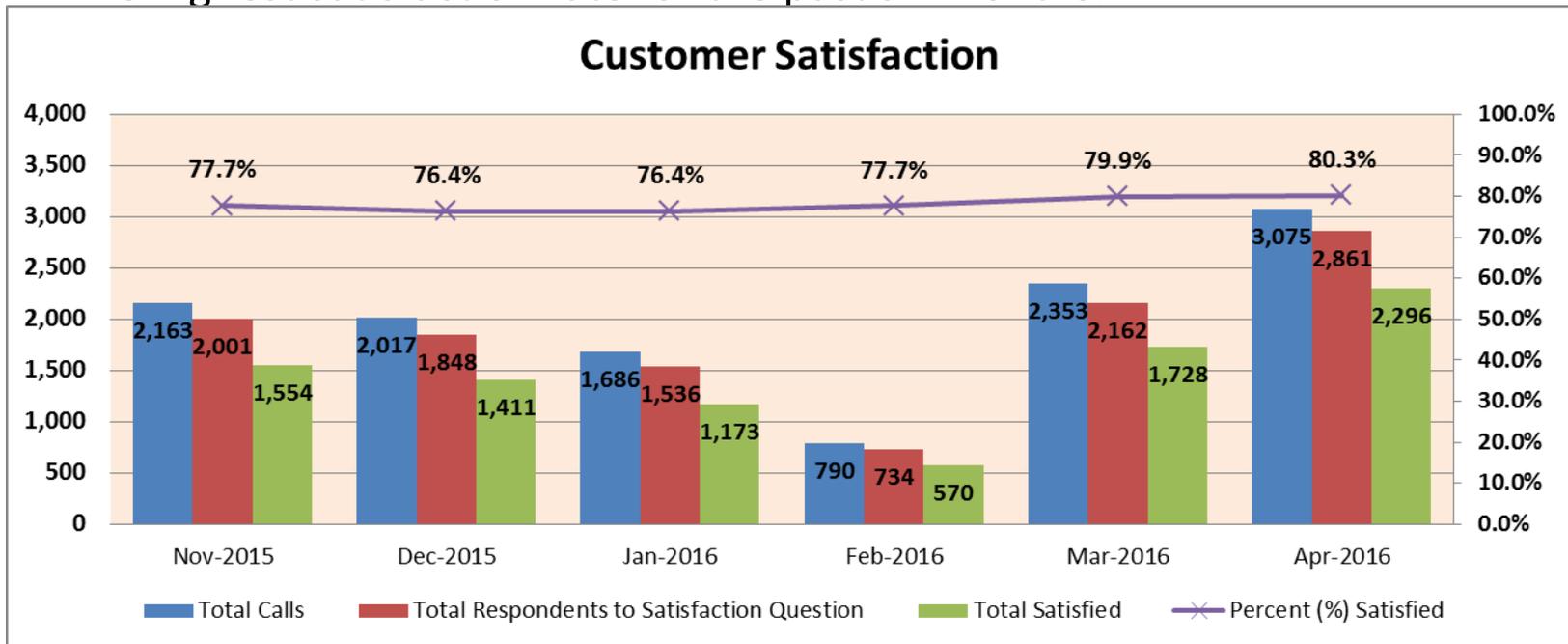


Apartment Turnaround (Days)



Customer Satisfaction

- ❑ The Customer Satisfaction measures the percentage of residents satisfied with the overall experience with their repair. This information is obtained from the results of the monthly robocalls conducted by the CCC for closed work orders.
- ❑ In April 2016, about 80% residents reported being satisfied with their repair. The highest satisfaction rate for the past six months.

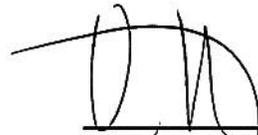


THREE-THOUSAND ONE HUNDRED AND THIRD MEETING

Wednesday, May 25, 2016

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:25 A.M.



Vilma Huertas
Corporate Secretary