

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND EIGHTY- THIRD MEETING

Minutes of Board Meeting

Wednesday, July 30, 2014

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Shola Olatoye, Chair
Kyle E. Kimball, Vice-Chairman
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, July 30, 2014

I. Authority Minutes

Adoption of Minutes of Special Meeting, Friday, July 25, 2014

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 30, 2014

- 1 Authorization to (i) Submit Section 18 Applications to HUD for the Disposition of 63 Vacant Single-Family FHA Repossessed Houses (Group V); and, (ii) Subject to HUD Approvals, Convey Titles to Not-For-Profit Organizations

Location:	FHA Repossessed (Group V)
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) submit applications to the US Department of Housing and Urban Development ("HUD") pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Applications"), to dispose of 63 vacant single-family houses located in Brooklyn and Queens included in the FHA Repossessed Houses (Group V) (collectively, the "Houses"); and, (ii) subject to HUD approvals, convey titles to Habitat For Humanity-New York City and Restored Homes Housing Development Fund Corporation to facilitate the rehabilitation of the Houses and provide affordable homeownership opportunities for Authority residents or other qualified households through the resale of the Houses.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Amend Board Resolution 14-1/29-17

Location:	FHA Repossessed Houses (Group V)
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 14-1/29-17 which authorized, subject to the US Department of Housing and Urban Development's ("HUD") approval, the (i) execution of Contracts of Sale with qualified Authority residents of occupied single-family houses located in Bronx, Brooklyn and Queens included in the FHA Repossessed Houses (Group V); and, (ii) conveyance of titles to qualified Authority residents who have satisfied the conditions in accordance with the Authority's Public Housing Homeownership Development Plan for Project HOME, pursuant to Section 5(h) of the United States Housing Act of 1937, as amended.

An amendment to Board Resolution 14-1/29-17 is requested to reflect the change in the terms of sale requirement whereby the term of the subsidy mortgage to be executed by the purchasers be extended from a term of ten (10) years to fifteen (15) years, to satisfy the conditions requested by HUD for its approval.

APPROVED

3 Authorization to Amend the Authority's By-Laws

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

Authorization is requested to amend the Authority's By-Laws (the "By-Laws") adopted by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws shall be effective July 30, 2014.

The amendment of the By-Laws by this Board Resolution amends and restates the By-Laws as enacted pursuant to Board Resolution 13-9/25-8 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

WITHDRAWN

4 Authorization to Adopt the Programs Committee Charter

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

Authorization is requested to adopt the Programs Committee Charter (the "Charter") to govern the Programs Committee, which was established pursuant to the Authority's recently amended By-Laws, adopted pursuant to Board Resolution 14-7/30-3. The Charter shall be effective July 30, 2014.

WITHDRAWN

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

Location:	Various (Brooklyn West & South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,644,393.08
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., 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.

APPROVED

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

Location:	Various (Brooklyn East)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$3,644,393.08
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., 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.

APPROVED

7 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan North)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,285,155.68
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., 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.

APPROVED

8 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,311,882.72
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., 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.

APPROVED

9 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Bronx South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,104,999.72
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., 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.

APPROVED

10 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Brooklyn East)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,086,761.52
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, V. Barile 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.

WITHDRAWN

11 Award of a Requirement Contract for Inspection of Fire Standpipe and Sprinkler Systems

Location:	Various (Brooklyn South & West)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,268,685.60
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, V. Barile 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.

WITHDRAWN

12 Award of a Requirement Contract for Kitchen Counter Tops

Location:	Various (Bronx & Manhattan)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,703,090.94
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Rynone Manufacturing Corp., for the not-to-exceed amount.

APPROVED

13 Award of a Requirement Contract for Kitchen Counter Tops

Location:	Various (Brooklyn, Queens & Staten Island)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,410,148.60
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the second lowest responsive and responsible bidder, Visual Millwork & Fixture Mfg Inc., for the not-to-exceed amount, in the best interest of the Authority and pursuant to the terms of the bid documents.

APPROVED

14 Award of a Construction Manager Subcontract for Interior Stairs Replacement

Location:	Whitman
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$8,576,359.38
Projected Section 3 Hires:	9

Authorization is requested to approve the award of this subcontract from the Authority's Construction Manager, STV Construction, Inc., to the lowest responsive and responsible bidder, Dynasty Stainless Steel & Metal Industries, Inc.

APPROVED

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

Location:	Glenmore Plaza
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$3,211,800.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company.

APPROVED

16 Rejection of All Bids for Replacement of Domestic Water Heaters

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
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.

APPROVED

17 Award of a Contract for Replacement of Roof Water Tanks

Location:	Various (Bronx, Brooklyn & Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$4,400,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the sole responsive and responsible bidder, Rosenwach Tank Co. LLC.

APPROVED

18 Award of a Contract for Exterior Restoration and Roofing Replacement

Location:	Pink
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$34,539,063.28
Projected Section 3 Hires:	12

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

APPROVED

19 Authorization of a Change Order to Contract No. HE1123921 Awarded to Kordun Construction Corp.

Location:	WSUR (Brownstones)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$140,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to this contract, awarded to Kordun Construction Corp., for the replacement of boilers, authorized by Board Resolution 12-7/3-3. This change order is required to increase the not-to-exceed amount, in order to cover the costs for installation of a stainless steel chimney liner.

APPROVED

- 20 Authorization of a Change Order to Contract No. HE1124925 Awarded to Kordun Construction Corp.

Location:	Washington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,115,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to this contract, awarded to Kordun Construction Corp., for the replacement of boilers, authorized by Board Resolution 12-5/23-16. This change order is required to increase the not-to-exceed amount, in order to cover the costs for installation of a stainless steel chimney liner.

APPROVED

- 21 Authorization of a Change Order to Contract No. GD1224631, Awarded to U.A. Construction Corporation

Location:	Soundview
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City
Amount:	\$78,039.29
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to this contract, awarded to U.A. Construction Corporation, for installation of play equipment and related work, authorized by Board Resolution 13-9/25-12. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of an additional steel bar fence.

APPROVED

22 Authorization to Amend Board Resolution 11-9/28-4

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 11-9/28-4 and as subsequently amended by Board Resolution 13-2/27-8, which authorized the award of (12) agreements to twelve (12) firms to provide architectural and engineering services in connection with Local Law 11 inspections and related design and professional services, by increasing the not-to-exceed amount, in order to cover the costs of additional required inspections, pursuant to new NYC Department of Buildings regulations.

APPROVED

23 Authorization to Amend Board Resolution 12-10/24-1

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City & Section 8
Amount:	\$30,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 12-10/24-1 and as subsequently amended by Board Resolution 13-1/16-4, which authorized the award of fourteen (14) Indefinite Delivery, Indefinite Quantity Agreements with fourteen (14) firms to provide professional construction management services, by increasing the not-to-exceed amount, in order to cover the costs of continued services for additional assigned work.

APPROVED

- 24 Ratification of a Change Order to Contract No. AE9900033 Awarded to Pagnamenta Torriani Architects Planners LLP

Location:	Richmond Terrace
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$12,500.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract, awarded to Pagnamenta Torriani Architects Planners LLP, to provide architectural and engineering services for the modernization and expansion of the community center, authorized by Board Resolution 99-8/18-14. This change order is required to increase the not-to-exceed amount, in order to cover the costs for additional architectural and engineering services.

APPROVED

- 25 Authorization to Enter into an Agreement with HAKS Engineers, Architects and Land Surveyors, P.C.

Location:	Justice Sonia Sotomayor
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$9,213,994.55
Projected Section 3 Hires:	1

Authorization is requested to enter into an agreement with HAKS Engineers, Architects and Land Surveyors, P.C., to provide professional construction management as agent services for comprehensive improvements, commencing on August 11, 2014 and continuing through August 10, 2019, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter.

APPROVED

26 Rejection of All Bids for Replacement of Interior Compactors

Location:	Various (Bronx)
Submitting Department:	Capital Projects Administration
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 rebid.

APPROVED

27 Ratification of an Award of Two (2) Emergency Contracts for the Installation of Closed Circuit Television Cameras and Layered Access Controls

Location:	Various (Brooklyn)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$2,235,668.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of two (2) emergency contracts with one to Interface Cable Assemblies and Services Corp. and the other to Arcadia Electrical Co., Inc.

APPROVED

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

Location:	Rangel
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$7,270,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company.

APPROVED

29 Authorization to Release the Lowest Responsive and Responsible Bidder and Award a Requirement Contract for Exterior Restoration for Site Specific Developments and Emergency Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$18,281,319.10
Projected Section 3 Hires:	6

Authorization is requested to (i) release the lowest responsive and responsible bidder from its bid in the best interest Authority, as recommended by the Authority's Bid Release Board; and, (ii) award this requirement contract to the second lowest responsive and responsible bidder, Neelam Construction Corporation, for the not-to-exceed amount.

APPROVED

30 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Self Insurance Fund
Amount:	\$4,348,154.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's General Liability Insurance Program policies to (i) Gemini Insurance Company, a W.R. Berkley Insurance Corporation subsidiary, (ii) AIG Specialty Insurance Company, an American International Group subsidiary, (iii) XL Insurance America, Inc., a XL Group Plc subsidiary, (iv) United States Fire Insurance Company, a Crum & Forster subsidiary insurance company of Fairfax Financial USA Group, and (v) Federal Insurance Company, a Chubb Group of Insurance Companies subsidiary. The General Liability Insurance Program policies provide insurance coverage for torts above the Authority's typically \$1M (million) self-insured retention, in the amount of \$101M per occurrence and \$114M in the aggregate (including \$101M of automobile liability). The General Liability Insurance Program policies also provide the Authority with terrorism coverage. All policies will have a one (1) year term commencing on August 1, 2014 and continuing through July 31, 2015.

APPROVED

31 Authorization to Award the Authority's Public Officials Liability Insurance Policy, Including Employment Practices Liability Coverage

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Self Insurance Fund
Amount:	\$280,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's \$25M (million) Public Officials Liability Insurance Policy, including a \$10M sublimit for Employment Practices Liability Coverage, to National Union Fire Insurance Company of Pittsburgh, PA, a subsidiary of American International Group, in excess of the Authority's self-insured retention of \$500,000.00 for a term of one (1) year, commencing on August 1, 2014 and continuing through July 31, 2015.

APPROVED

- 32 Vice-Chairman Kimball moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED

A handwritten signature in black ink, appearing to read "V. Huertas", is written over a horizontal line.

Vilma Huertas
Corporate Secretary



Board Calendar Meeting Chair's Report

July 30, 2014





Key items

- 1 Mayor's Safety & Security Initiative
- 2 NYCHA Metrics





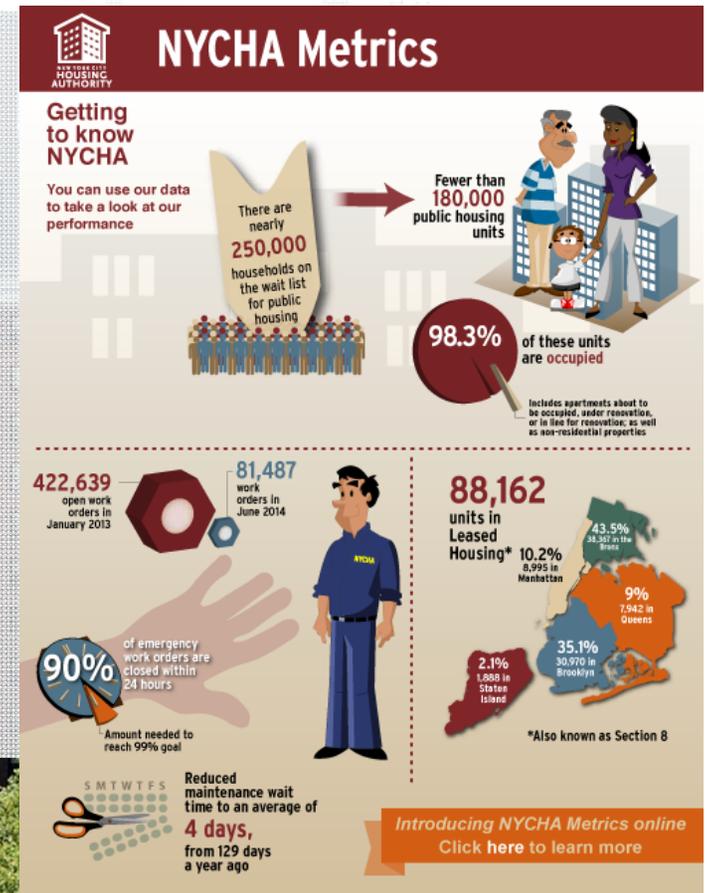
Mayor's Safety & Security Initiative

- \$210.5mm for physical improvements, exterior lighting, 200 police officers, and community programs
- The 15 developments of focus:
 - Boulevard
 - Brownsville
 - Bushwick
 - Butler
 - Castle Hill
 - Ingersoll
 - Patterson
 - Polo Grounds
 - Queensbridge
 - Red Hook
 - St. Nicholas
 - Stapleton
 - Tompkins
 - Van Dyke
 - Wagner



NYCHA Metrics

- Transparency initiative launched July 21
- Data, updated monthly
 - open work orders
 - wait times for routine repair
 - maintenance and skilled trades work
 - Section 8 Housing
 - vacancy rates



General Manager's Report to the Board of Commissioners

New York City Housing Authority
July 30, 2014



LEASED HOUSING: Budget & Utilization Rates



PROJECTED HAP BUDGET SHORTFALL	
Expenditures Forecast (As of June 2014)	\$996,978,911
Annual Budget Authority	\$991,563,077
Reserves	\$537,000
Surplus/(Need)	(\$4,878,834)
Estimated Depletion	12/14/14
Number of Units Impacted	(5,405)
Annualized Units Impacted	(450)

NYCHA has already applied for a shortfall funding request from HUD to ensure no deficit in 2014. The projected year-end deficit has reduced due to high Port-Out absorptions by other PHAs and a high number of Move-Outs.

UTILIZATION	JUNE 2013	JUNE 2014	Variance
Total Units Leased	98,907	88,529	-10.5%
HAP \$ Utilization Rate for Section 8 Vouchers (%)	109%	100%	-9%

LEASED HOUSING: Project Based Vouchers



PROJECT BASED VOUCHERS (PBVs): PIPELINE OF PROJECTS FOR LEASING IN 2014 AND FUTURE YEARS

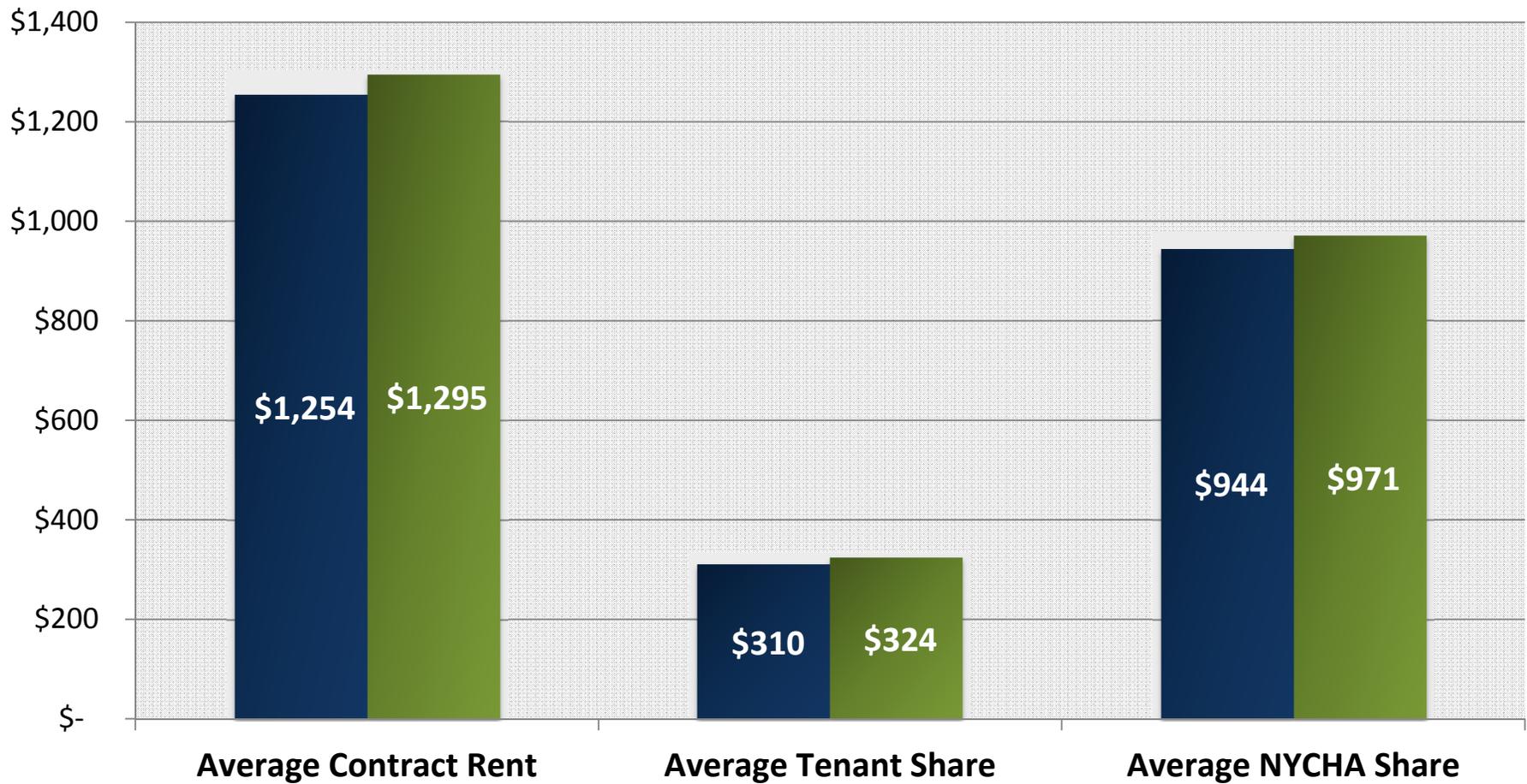
Pipeline Year	Property Name	Borough	# of PBV Units	AHAP Executed	Population Type	Expected Occupancy
2014 Pipeline	Metro East 99 Street	Manhattan	175	9/28/2012	Disabled and/or Seniors	September 2014
	Utica Place	Brooklyn	8	1/22/2013	VASH - Veterans	August 2014
2015 Pipeline	The Woodlands	Bronx	100	12/17/2012	Seniors	March 2015
	Ennis Francis	Manhattan	60	12/28/11	General Population	June 2015
	Soundview	Bronx	85	12/17/2013	Seniors	December 2015
2016 Pipeline	316 East 162nd St	Bronx	86	6/27/2014	Homeless	June 2016
Project Based Developments Pending NYCHA Review	1420 Crotona Park	Bronx	60	--	Homeless / Senior	--
	Henry Apartments 1674 Broadway & 768 Decatur Street	Manhattan	106	--	Homeless	--
	Creston Ave Residence	Bronx	8	--	VASH	--

LEASED HOUSING: Average Rent Changes



Average Rent Changes, May 2013 vs. May 2014

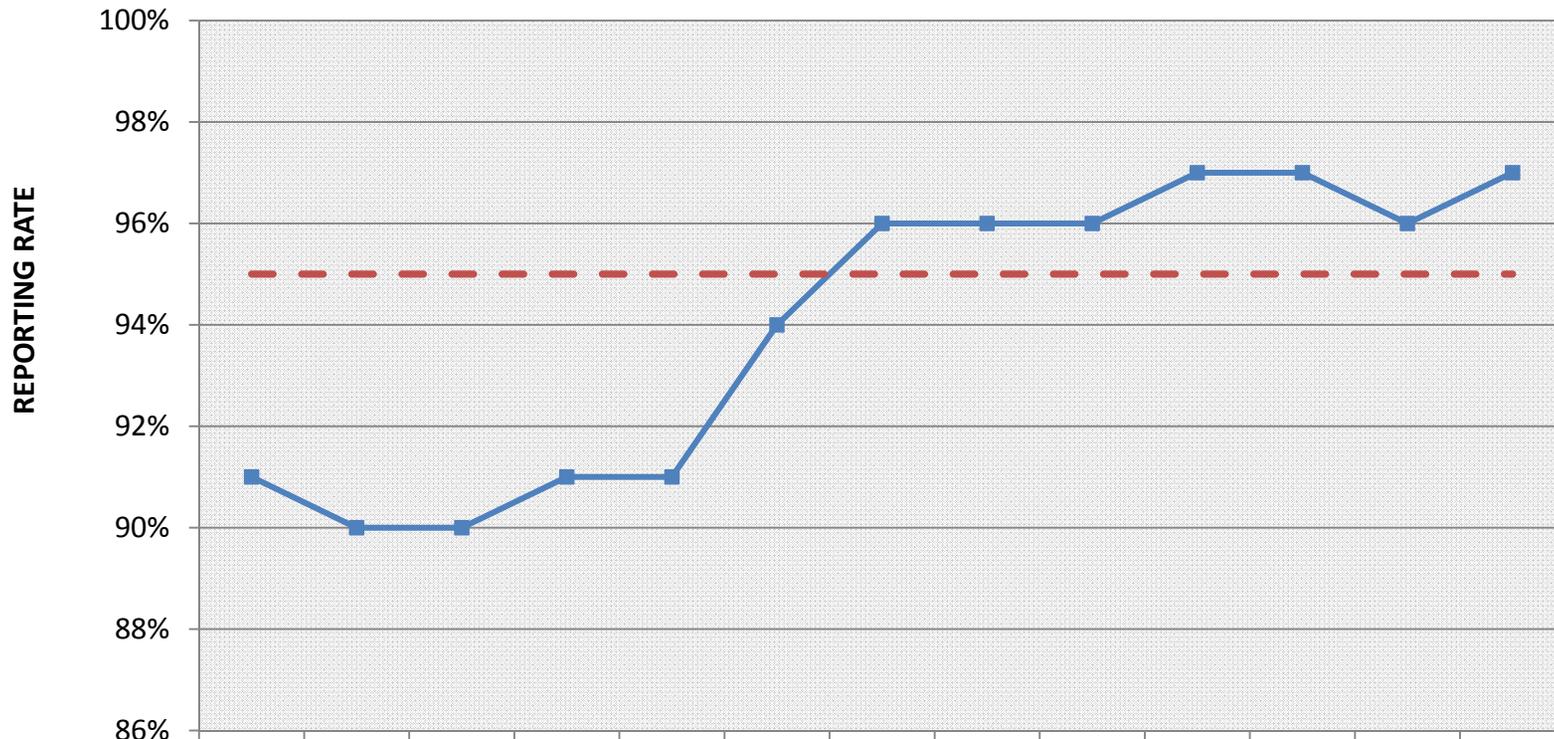
■ 2013 ■ 2014



LEASED HOUSING: PIC Reporting



PIC Reporting Rate: Annual Recertifications, Jun 2013 - Jun 2014

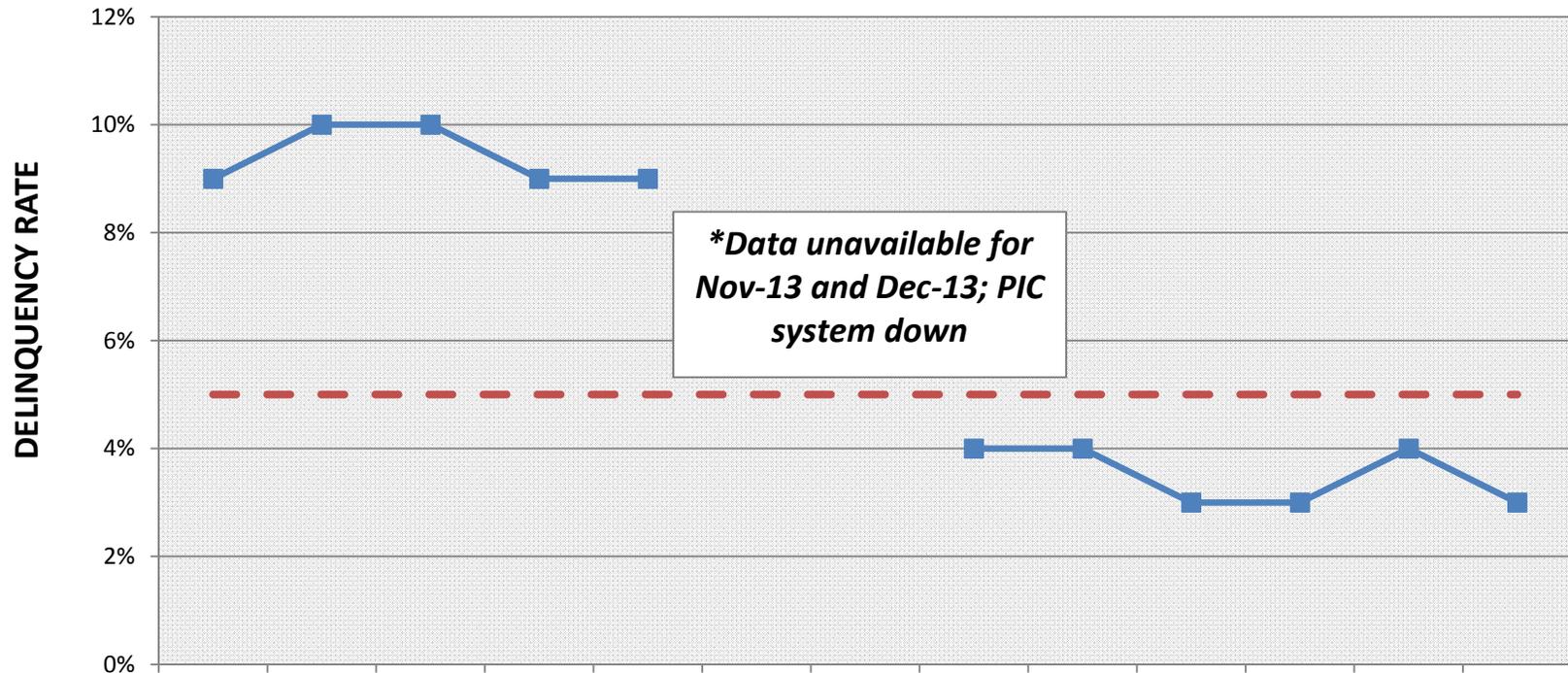


	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
—■— Reporting Rate (%)	91%	90%	90%	91%	91%	94%	96%	96%	96%	97%	97%	96%	97%
— Target (>= 95%)	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%

LEASED HOUSING: PIC Reporting



PIC Delinquency Rates: Annual Recertifications, Jun 2013 - Jun 2014

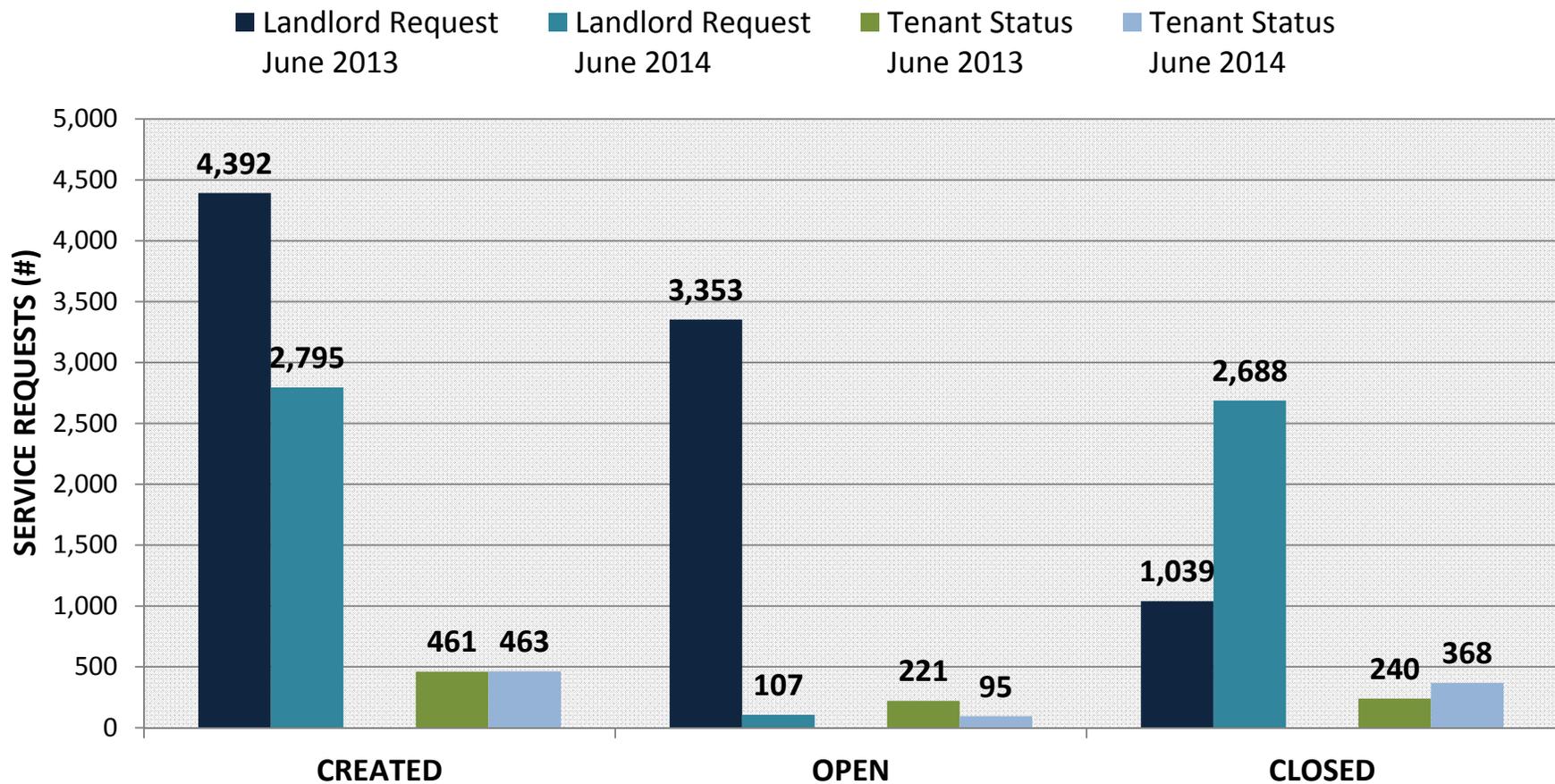


	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
Delinquency Rate: Recertifications (%)	9%	10%	10%	9%	9%			4%	4%	3%	3%	4%	3%
Target (< 5%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

LEASED HOUSING: Information Service Requests



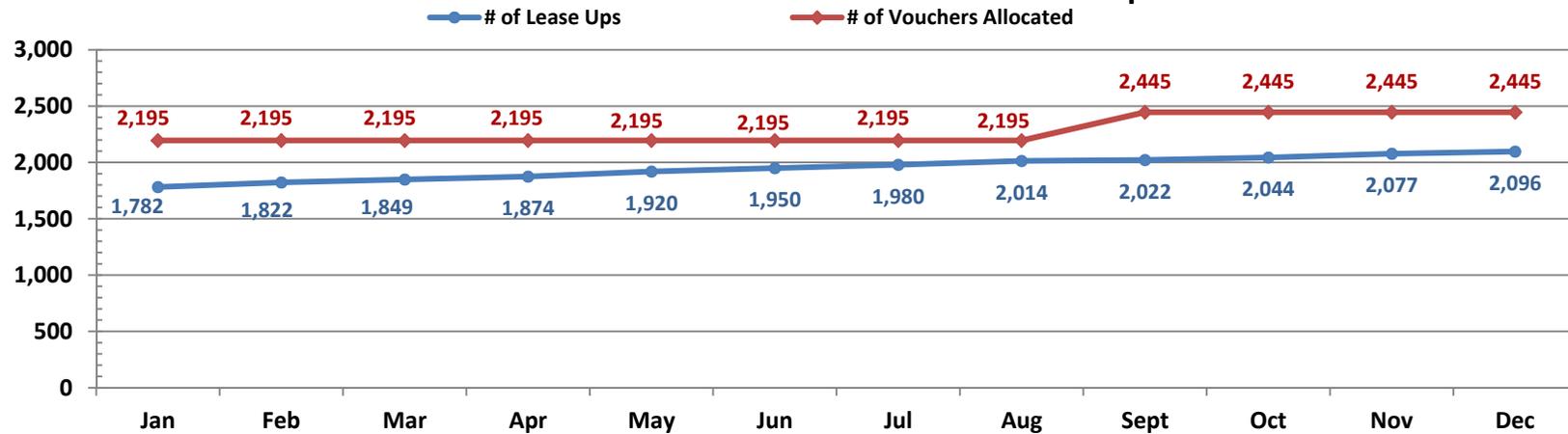
Landlord and Tenant Information Service Requests, June 2013 vs. June 2014



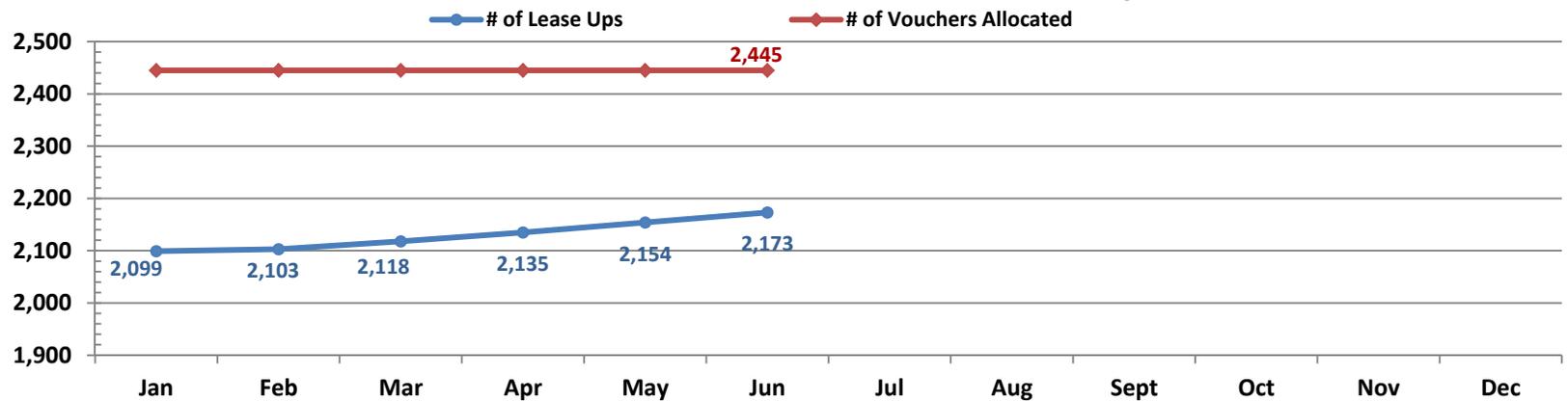
LEASED HOUSING: Veterans Affairs Supportive Housing (VASH) Referrals



2013 VASH Referrals Received vs. Leased-Up



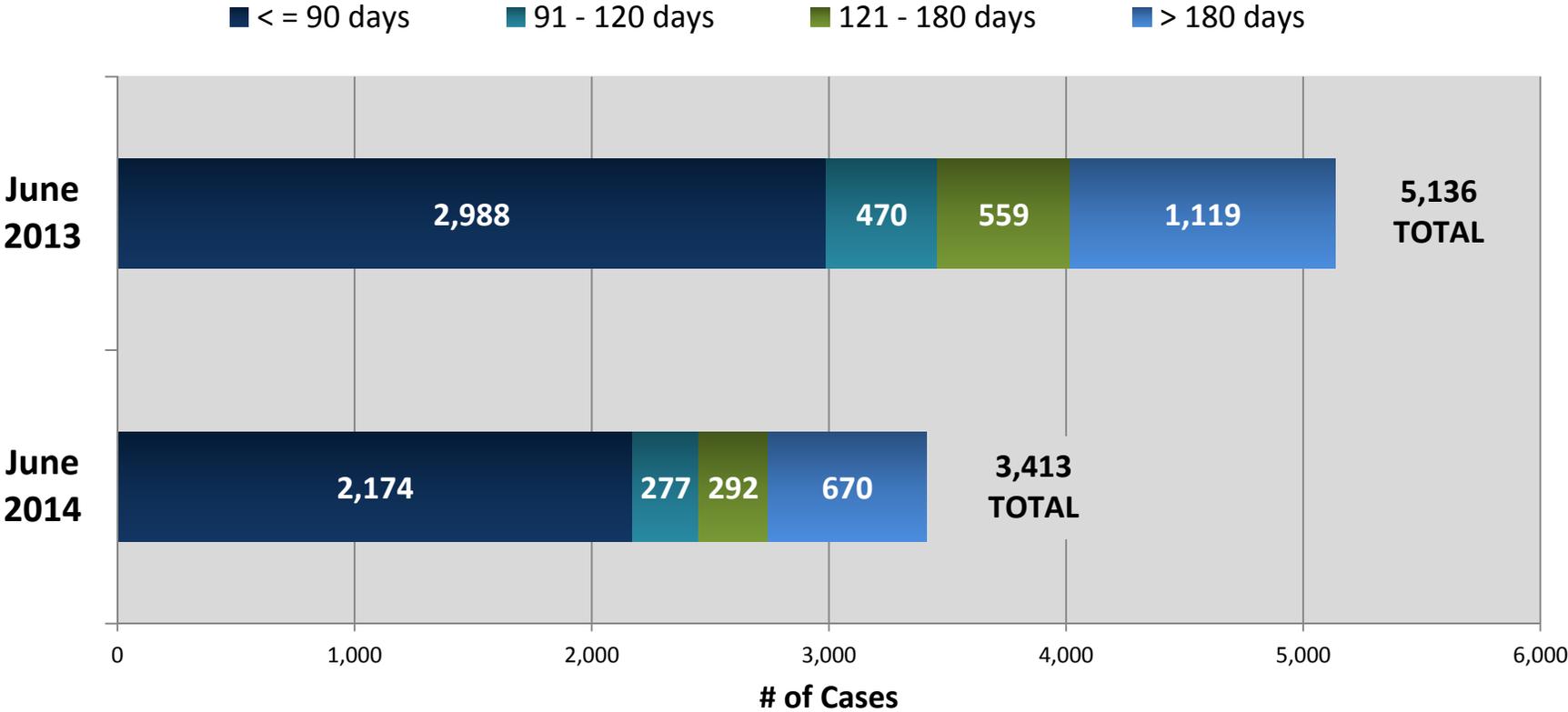
2014 VASH Referrals Received vs. Leased-Up



LEASED HOUSING: Suspension Activity



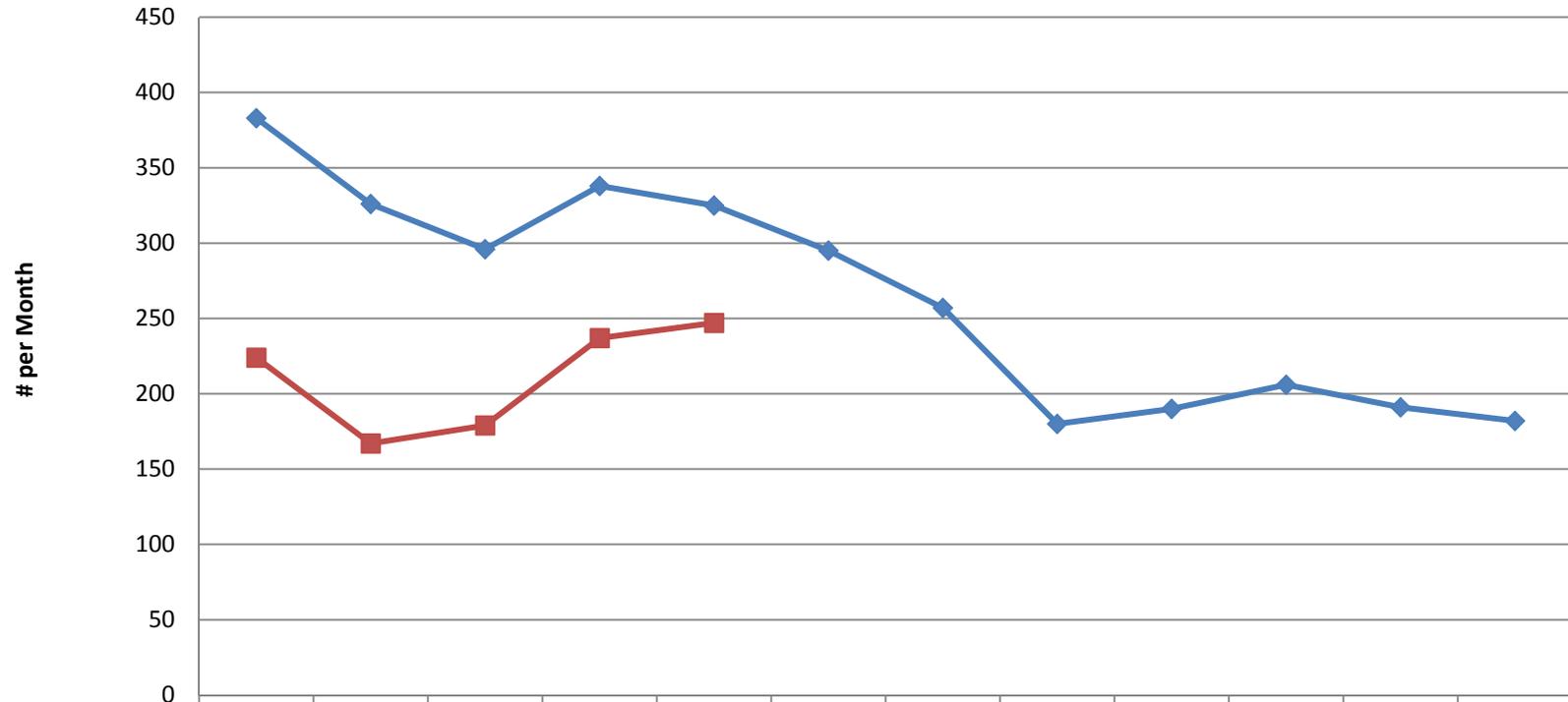
Suspension Aging Summary, June 2013 vs. June 2014



LEASED HOUSING: Court Unit: Pilot Initiative



New Subpoenas Received



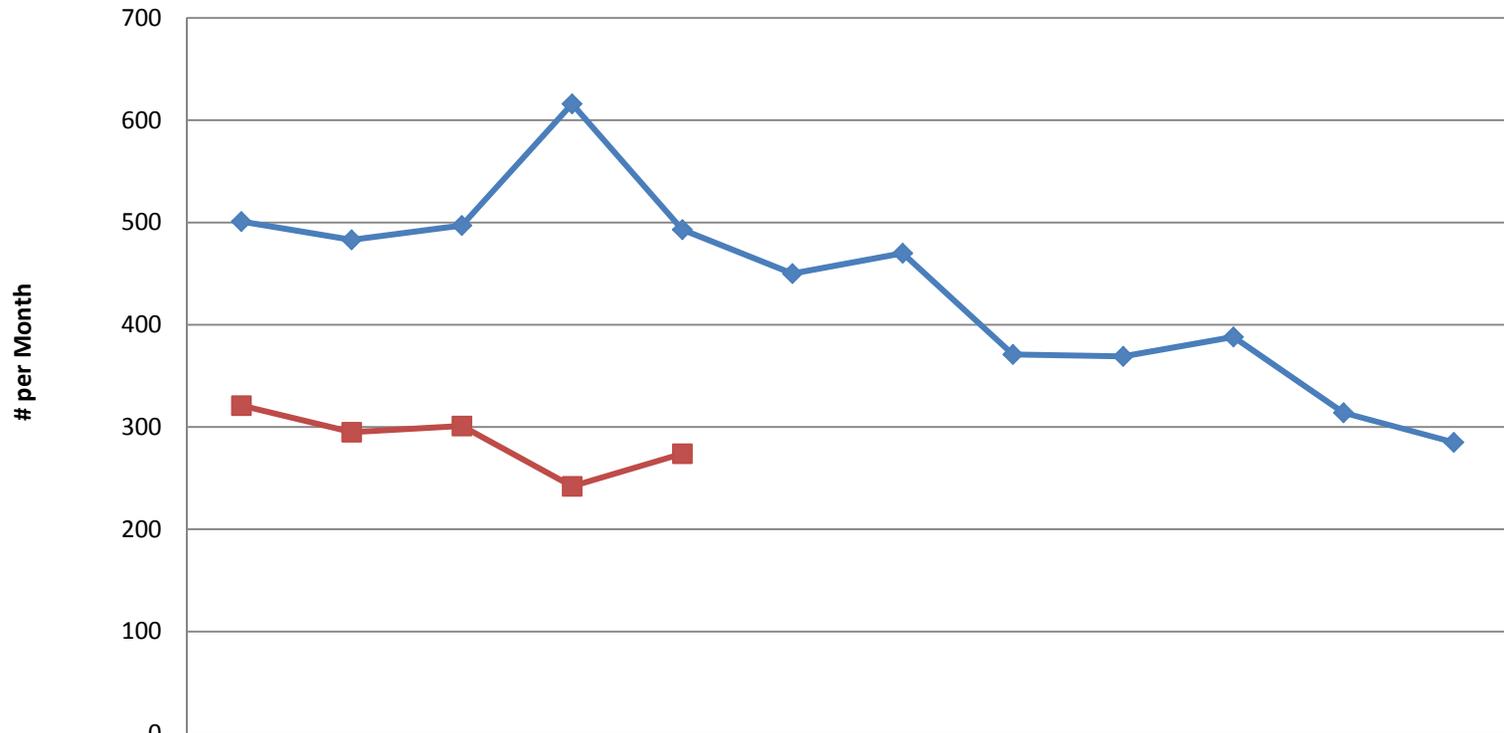
◆ 2013 New Subpoenas	383	326	296	338	325	295	257	180	190	206	191	182
■ 2014 New Subpoenas	224	167	179	237	247							

- Legal review helped decrease the incoming number and scope of new subpoenas.
- Quality of information regarding case status improved because of use of laptops in Court.

LEASED HOUSING: Court Unit: Pilot Initiative



Court Adjudgments

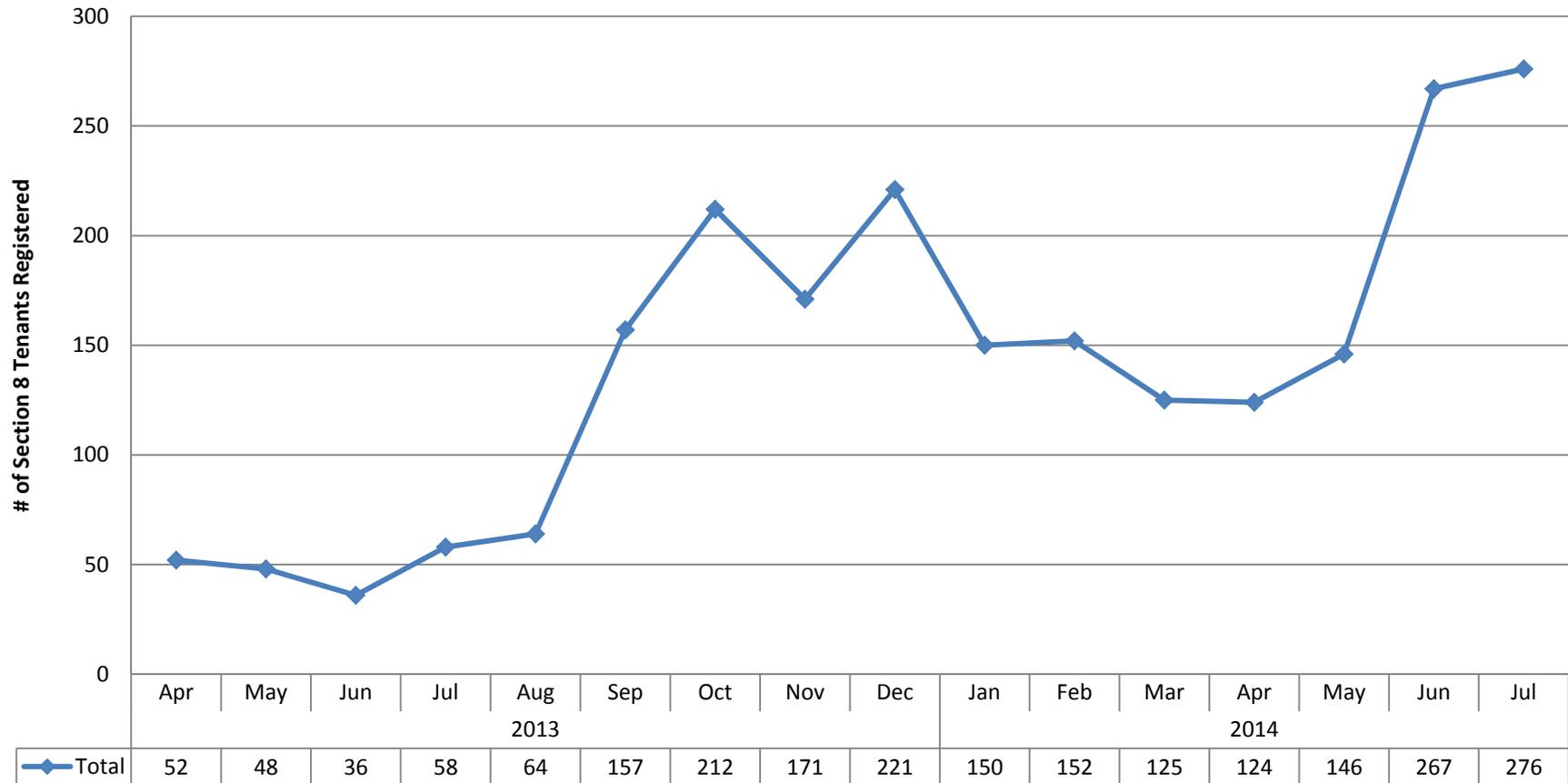


- Improved **on-time** Lease Renewal processing decreased court adjudgments.

LEASED HOUSING: Tenant Self-Service Portal Registrations



Month-to-Month Tenant Registrations

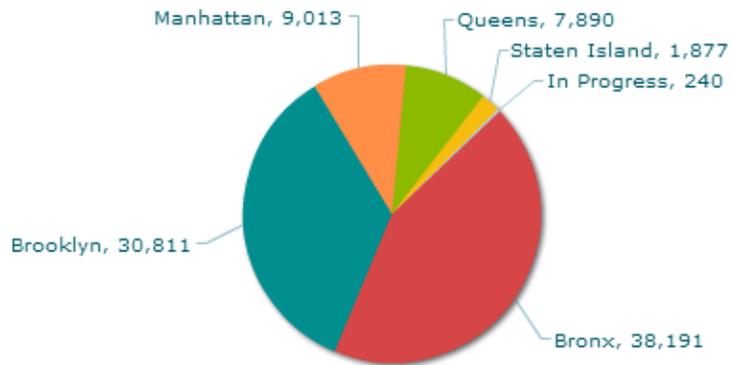


- Total LHD tenants registered on the Self-Service Portal to date = 2,259.

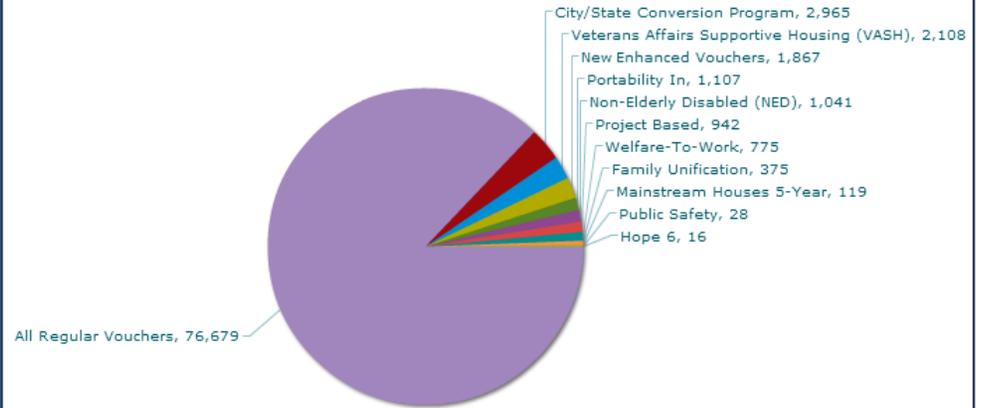
LEASED HOUSING: Monthly Metrics



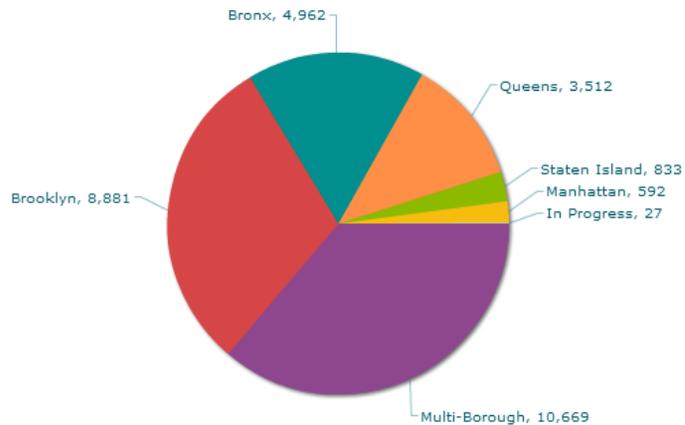
Section 8 Units Lease By Borough



Section 8 Units Under Lease By Voucher Type



Number of Section 8 Owners by Borough



Veterans Affairs Supportive Housing (VASH)



This chart shows how many apartments are rented by families with Section 8 VASH vouchers, which are available to veterans. You can compare how many there were for each month of the past year.



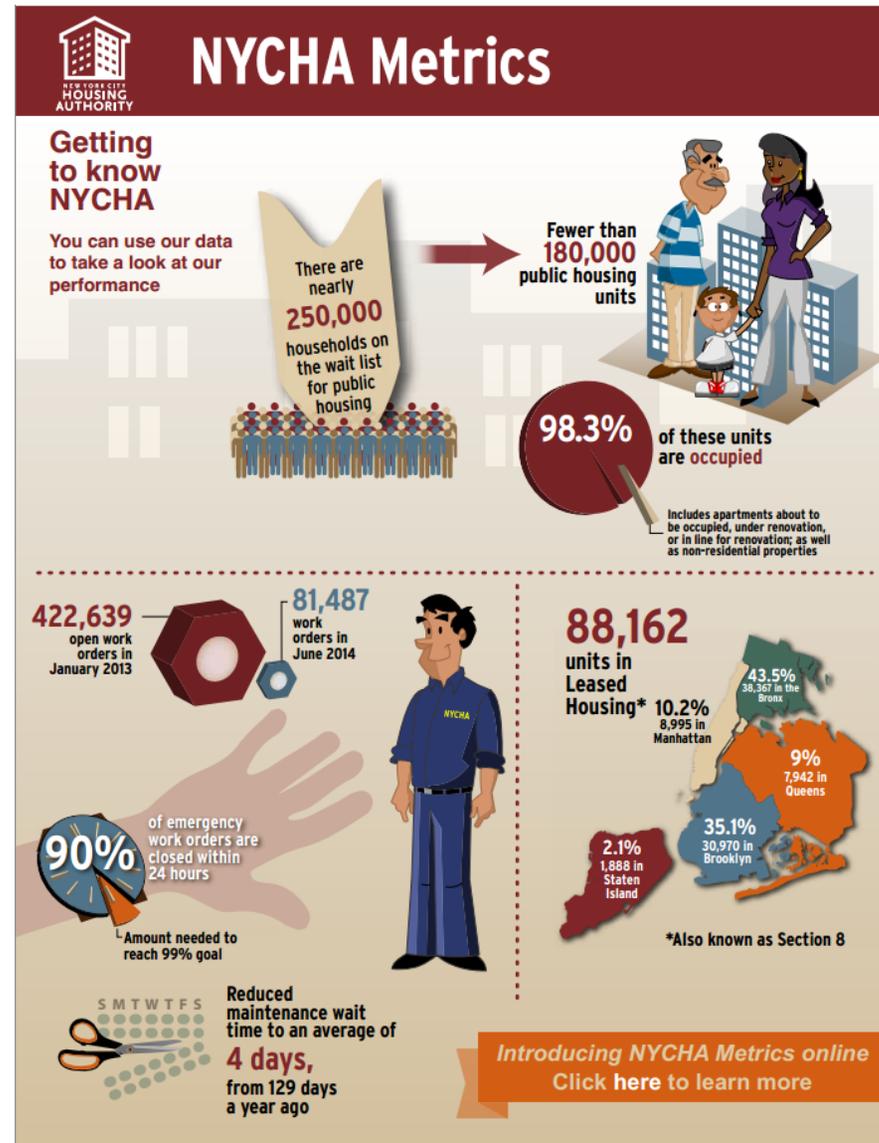
**Other NYCHA
Key Performance Data
July 2014**

NYCHA METRICS: New Metrics Webpage



As the New York City Housing Authority moves forward with a commitment to greater transparency, the [NYCHA Metrics webpage](#) was recently launched on the agency's public-facing website.

The new webpage will be updated monthly, providing fresh accurate information on the number of open work orders NYCHA is addressing by development, wait times for routine repair, maintenance and skilled trades work; Section 8 Housing, vacancy rates and more.



NYCHA METRICS: Public Housing Occupied and Vacant Apartments



Occupied and Vacant Apartments



Average Turnaround Days to Re-occupy Vacant Apartments



Occupied and Vacant Apartments



Public Housing Waiting List



NYCHA METRICS: Repair & Maintenance Plan



Service Level Performance (Days) by Trade

Trade	Prior Year	Current	Above/Below Target
BRICKLAYER	95	16	●
CARPENTER	225	53	●
ELECTRICIAN	92	9	●
EXTERMINATOR	24	4	●
GLAZIER	218	19	●
MAINTENANCE	126	4	●
PAINTER	177	49	●
PLUMBER	106	30	●
ROOFER	28	21	●
VENDOR	516	278	●

This chart shows the average number of days it takes different types of NYCHA workers to complete a repair. You can compare current wait times to last year's and see if NYCHA is meeting its service response goal.



Service Level Performance (Days) by Repair Category

Category	Prior Year	Current	Trend
COMPACTOR	6	3	●
DOOR	6	9	●
INTERCOM	9	8	●
LEAKS	63	5	●
MILDEW	7	7	●
PUBLIC SPACE LIGHT	12	10	●
ROOF FAN	9	15	●

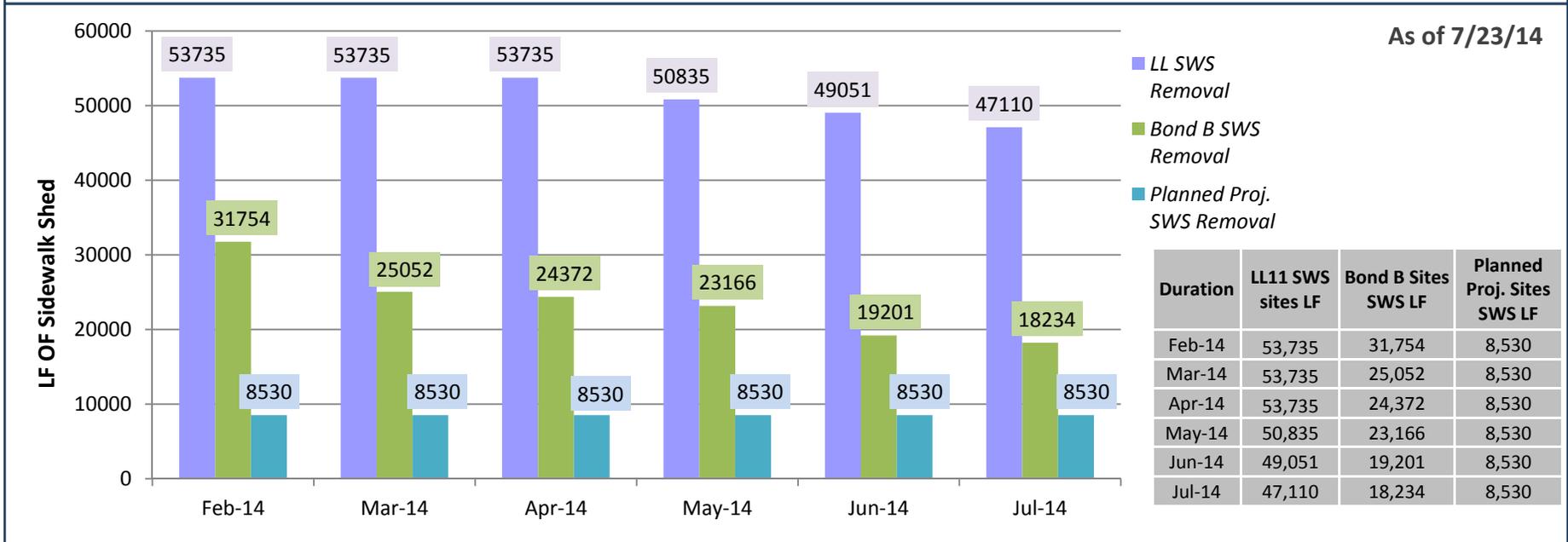
Reports NYCHA's repair requests response rate measured in days by service category. Currently, NYCHA responds to repair request within 10 days and the response rate has improved as compared to the same time period in the previous year.



NYCHA METRICS: Sidewalk Shed Removal Plan



Borough	Nmbr of Developments	Buildings With Sheds	LF of Shedding	LF in Construction	LF Bond B	LF Local Law 11 Emergency	LF of Fencing	Bldgs With Sheds in Place Greater Than 3 Years	Bldgs With Sheds in Place Between 2 and 3 Years	Bldgs With Sheds in Place Less Than 2 Years	Sheds Removed	LF of Shedding Removed	Locations Where Sheds Cannot be Removed Due to AC Violations	LF of Sheds Related to AC Violations
Bronx	25	80	32,964	26,654	3,660	2,650	2,651	19	6	55	30	7,809	4	258
Brooklyn	53	196	66,463	42,665	16,139	7,659	11,745	82	20	94	105	36,039	1	310
Manhattan	28	87	24,159	3,964	6,969	13,226	5,620	21	6	60	36	13,449	0	0
Queens	8	48	20,190	8,528	7,132	4,530	6,389	17	1	30	20	7,716	0	0
Staten Island	4	7	3,581	1,854	1,727	0	0	5	0	2	1	855	0	0
Report Total:	118	418	147,357	83,665	35,627	28,065	26,405	144	33	241	192	65,868	5	568



NYCHA METRICS: CCTV Installations



Borough	Total No. of CCTV Projects	Number of Projects in Construction	No. of Completed Projects	No. of Project On Hold
Bronx	18	6	3	0
Brooklyn	11	7	1	0
Manhattan	16	4	1	4
Queens	4	3	1	0
Totals	49	20	6	4

Completed Projects

As of 7/23/14

Development	Borough	Planned Construction Completion Date	Actual Construction Completion Date	Number of Cameras Installed
Ira S. Robbins Plaza	Manhattan	8/25/2014	7/22/2014	4
Bailey Houses	Bronx	7/11/2014	6/30/2014	8
Betances IV Houses	Bronx	8/13/2014	7/14/2014	10
Claremont-Franklin Houses	Bronx	8/1/2014	7/18/2014	5
Boulevard Houses	Brooklyn	10/8/2014	7/18/2014	17
Baisley Park Houses	Queens	10/8/2014	7/23/2014	11

- All six projects completed to date were accomplished ahead of schedule.
- There are no projects planned in Staten Island for the 2014 CCTV program.

NYCHA METRICS:

Mayor's Safety Plan: 15 Target Developments



On July 8, 2014, the de Blasio administration announced a **\$210.5** million comprehensive safety and crime reduction plan focusing on the 15 NYCHA developments that account for nearly 20% of all violent crime in public housing.

No.	Development	Borough	Residential Buildings	Stair Halls (Lobbies)	Current Apartments	Total Residents
1	Boulevard	Brooklyn	18	30	1,441	2,806
2	Brownsville	Brooklyn	27	46	1,337	3,294
3	Bushwick	Brooklyn	8	8	1,220	2,865
4	Butler	Bronx	6	7	1,476	4,338
5	Ingersoll	Brooklyn	20	46	1,826	3,965
6	Castle Hill	Bronx	14	14	2,024	5,017
7	Patterson	Bronx	15	25	1,790	4,386
8	Polo Grounds	Manhattan	4	11	1,614	3,947
9A	Queensbridge N	Queens	13	48	1,541	3,287
9B	Queensbridge S	Queens	13	50	1,604	3,388
10A	Red Hook E	Brooklyn	16	51	1,408	2,969
10B	Red Hook W	Brooklyn	14	50	1,470	3,248
11	St. Nicholas	Manhattan	13	14	1,525	3,482
12	Stapleton	Staten Island	6	12	690	1,934
13	Tompkins	Brooklyn	8	13	1,045	2,843
14A	Van Dyke I	Brooklyn	22	32	1,603	4,068
14B	Van Dyke II	Brooklyn	1	1	111	128
15	Wagner	Manhattan	22	22	2,154	4,879
Total			240	480	25,879	60,844

UPDATES

Light Towers: 140 of the 150 planned towers have been installed at the 15 impact sites: 15 from Parks Dept., 19 from NYPD, and 106 from NYCHA Vendors (as of 7/28/14).

CCTV: 17 new cameras were installed at Boulevard Houses, well before the October 8th deadline. 30 new elevator cameras will be installed at Patterson Houses by the end of 2014 (as of 7/23/14).

Community Centers: 105 centers at NYCHA developments citywide have expanded summer hours: 73 sites open until 11pm, 7 days a week; 32 with gyms open until 11pm Mon-Thu and until 12:30am Fri-Sun. (as of 7/29/14)

Summer Youth Employment Program: 850 youth from the 15 impact sites were added to the program (as of 7/29/14).

THREE-THOUSAND EIGHTY-THIRD MEETING

Wednesday, July 30, 2014

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:18 A.M.

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

Vilma Huertas
Corporate Secretary