

Central NStat Working Group #2 - Physical Space

March 15, 2021 - 4-6pm

Notetaker: Patrice

Physical Space Top Issues

1. Safety + Health (65%) -- today's focus in breakout groups
2. Recreation + Play
3. Culture + Cohesion
4. Greening + Rest
5. Circulation + Wayfinding

Safety Recap from Breakout Group [here](#)

1. Consistently broken and poorly constructed doors
2. Careful selection of contractors in the future
3. More capital funding to provide long-term solutions to address inefficient repairs
4. Increased communication on updates for open tickets + repairs
5. Open tickets and repairs completed in a timely manner
6. Increased accountability for contractors hired by NYCHA

Health Recap from Breakout Group [here](#)

1. Heavy duty cleaning to address trash, rodents etc.
2. Compost options for food waste
3. Dog parks and designated pet areas
4. More incentives to encourage resident participation in cleanliness of developments
5. A description of NYCHA's waste management that's public: NYCHA's Waste Management Plan has set a goal to make NYCHA buildings and grounds free of visible garbage, litter, and pests by 2025. In the first phase, NYCHA is investing \$38 million in waste management infrastructure at 52 developments and developing a Campaign for a Clean NYCHA.
 - o GCF: We're in contract with them to carry out some of this work, so hopefully more details to share within the next month as details are finalized

WG #2 Policy Event Analysis with Ras

- Issue: Contractor Accountability (Safety)
- What needs to happen?
 - o NYCHA should not be the only one selecting contractors
 - o We should engage elected officials
 - o Resident-centered decision making should be a priority.
 - o Change the low bid system
 - Federal regulations require that it goes to the lowest bidder.
 - o Transparency on what the standards for contractors
 - o Bring a racial equity lens and practices to contracting and service
 - o Explore a community ranking system
 - o Create a publicly accessible projects tracker to increase transparency

- Diversify the pool of potential contractors + broadening the network of RFP respondents

Relevant NYCHA Updates from City Agencies/Partners in attendance

- Federal Monitor + NYCHA's Transformation Plan (Jodi, City Hall)
 - Federal Monitor looks at how NYCHA is functioning and advises NYCHA on how they can improve their procedures. Specifically looks at NYCHA's payment and contracting services as it relates to construction. The Federal Monitor + NYCHA just published their Transformation Plan in consultation with construction industry experts, residents and employees. The Monitor is currently working on how it will be funded based on current capital.
 - Transformation Plan Summary [here](#)
 - Full Transformation Plan [here](#)
- NYCHA Capital Projects Map (Erin, Green City Force)
 - [Here](#) you can see (at the bottom) NYCHA Capital projects map - planned, completed, in construction, and in the design phase.
 - Capital Tracking: NYCHA Capital tracking
<https://www1.nyc.gov/site/nycha/about/departments/capital-projects.page>

Highlights from the Chatbox

- Layman: Some Property Managers now maintain control of a percentage of the developments' budget. Is this city wide? Would decentralizing approval and execution of repair / maintenance projects increase speed?
 - Delma: @Layman - that's a great point. The Transformation Plan goes into the new "Neighborhood Based Model" so the Ops folks can have more agency with their budgets and autonomy to execute work.
 - Layman: @ Delma OPMOM 2.0 allowed for me to work with a lot more PMs in Brownsville back in the day to move forward on resident placemaking projects quickly... Is there potential synergy to simplify policy around approvals with the new neighborhood based model and future resident led projects city wide.....?
 - Delma: No, there have been some technology problems as NYCHA Capital moved to a new E-Builder software so they stopped being automatically updated but the PTAD and Analysis and Reporting folks have been working on getting it back up.
 - Delma: @Layman - yes, let's get Ops and Strategic Planning to learn from your experience!
- GCF: better understanding of the system can help drive priorities and strategies - what's already in play, is your complaint falling on deaf ears at a certain forum - where to better direct it? how to address problems upstream rather than band aid solutions
- Ras: Federal - super important, especially because we have a new administration, new HUD Secretary, etc...
- Delma: It would be great to know how to organize around one issue from all of our different roles (CBO, agency, resident) so we can work together and maybe have one of those wins!

- Jessica: Interested in learning best practices or what can be done so we can also activate with our centers.
- Ariana: I want to uplift something that Thunny mentioned in our breakout regarding good habits starting in the home, starting with teaching the youth about recycling, trash pick-up, positive habits that benefit your community, and living like you like in a community. It is important that we continue to loop in and listen to the youth in these conversations. Longer term changes happen generationally
- Delma: I think we should have Eva Trimble and co present about the Transformation Plan and how it touches on the issues we discussed. Are you all connected with them? I could email introductions.