

A photograph of a public housing complex. In the foreground, there is a playground with blue and yellow equipment, including a slide. The middle ground shows a paved walkway, green benches, and a black metal fence. In the background, there are several tall, multi-story brick apartment buildings with many windows. The scene is surrounded by lush green trees, suggesting a well-maintained urban environment.

New York City
Public Housing
Preservation Trust

**Safeguarding Housing
for Generations to Come**

NYCHA is a City within a City

335
Individual
developments

2,212
Residential
buildings

177,569
Public housing
apartments



1 in 17
New Yorkers are served by
NYCHA Public Housing &
Section 8 Programs

NYCHA Matters in New York City

Fast Facts^{1, 2}

Largest source of affordable housing in New York City – sheltering **15% of low-income renters**

Over **650 local businesses** are owned by NYCHA residents, contributing to entrepreneurship in New York City

Residents run the City – the largest employers are the Dep of Education, NYCHA, NYPD, and the public hospital system

Residents are cornerstones of their neighborhoods – the average tenure of a NYCHA resident is **25 years**



Notes:
1. Regional Plan Association, “[NYCHA’s Crisis: A Matter for All New Yorkers.](#)”
2. NYCHA, “[About NYCHA.](#)”

Public Housing Nurtures the Dreams of Brilliant New Yorkers



Photo Credit: New York Times
Hakim Jeffrey, Bay View Resident,
Community Farmer



Photo Credit: PHCF
NYCHA Residents
Clean Energy Academy Graduates



Photo Credit: Richard Levine - Demotix/Corbis
Dr. Mary Bassett
Former NYC and NYS Health Commissioner



Photo Credit: D Dipasupil, Getty Images
Marty Markowitz
Brooklyn Borough President



Photo Credit: PHCF
Hasan Abdul-Malik
Entrepreneur



Photo Credit: Bloomberg / Getty Images
Ursula Burns
Chairman and CEO, Xerox



Photo Credit: NYCHA
Jneyde Williams
Artist & Graphic Designer

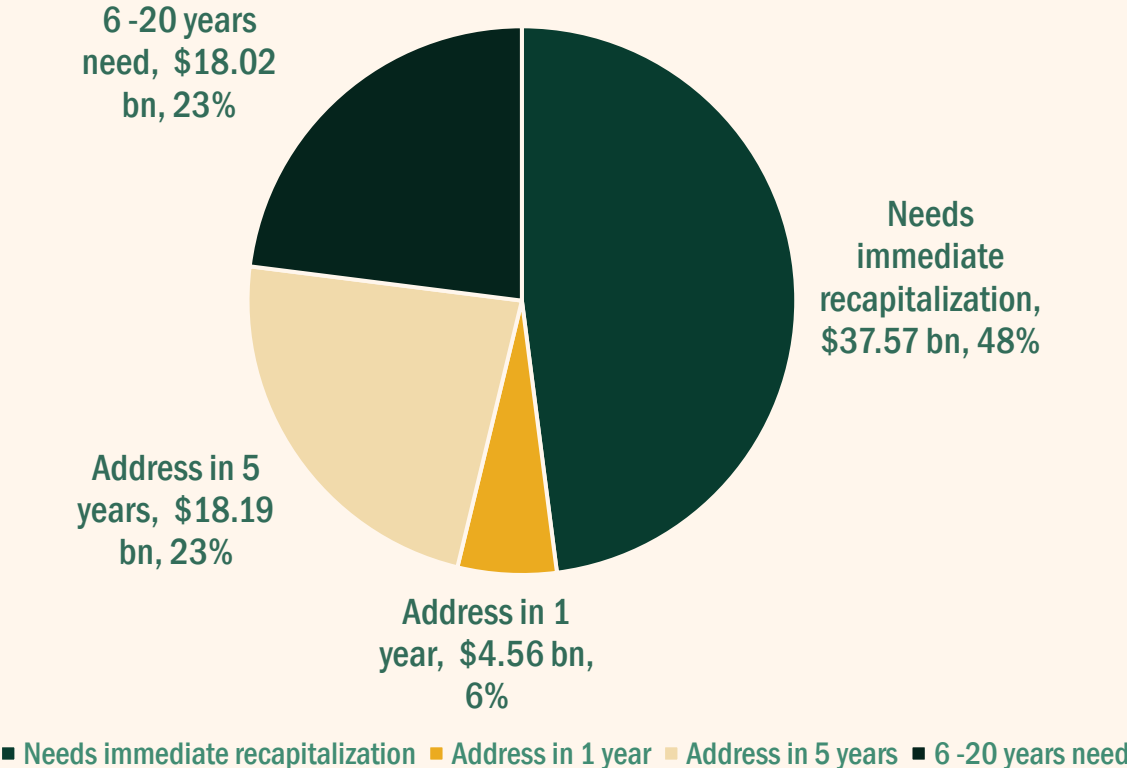


Photo Credit: Getty Images
Sonia Sotomayor
Supreme Court Justice

NYCHA Needs the Trust:

NYCHA's \$78.3 Billion Capital Need Impacts Resident Health and Quality of Life

Physical Needs Assessment

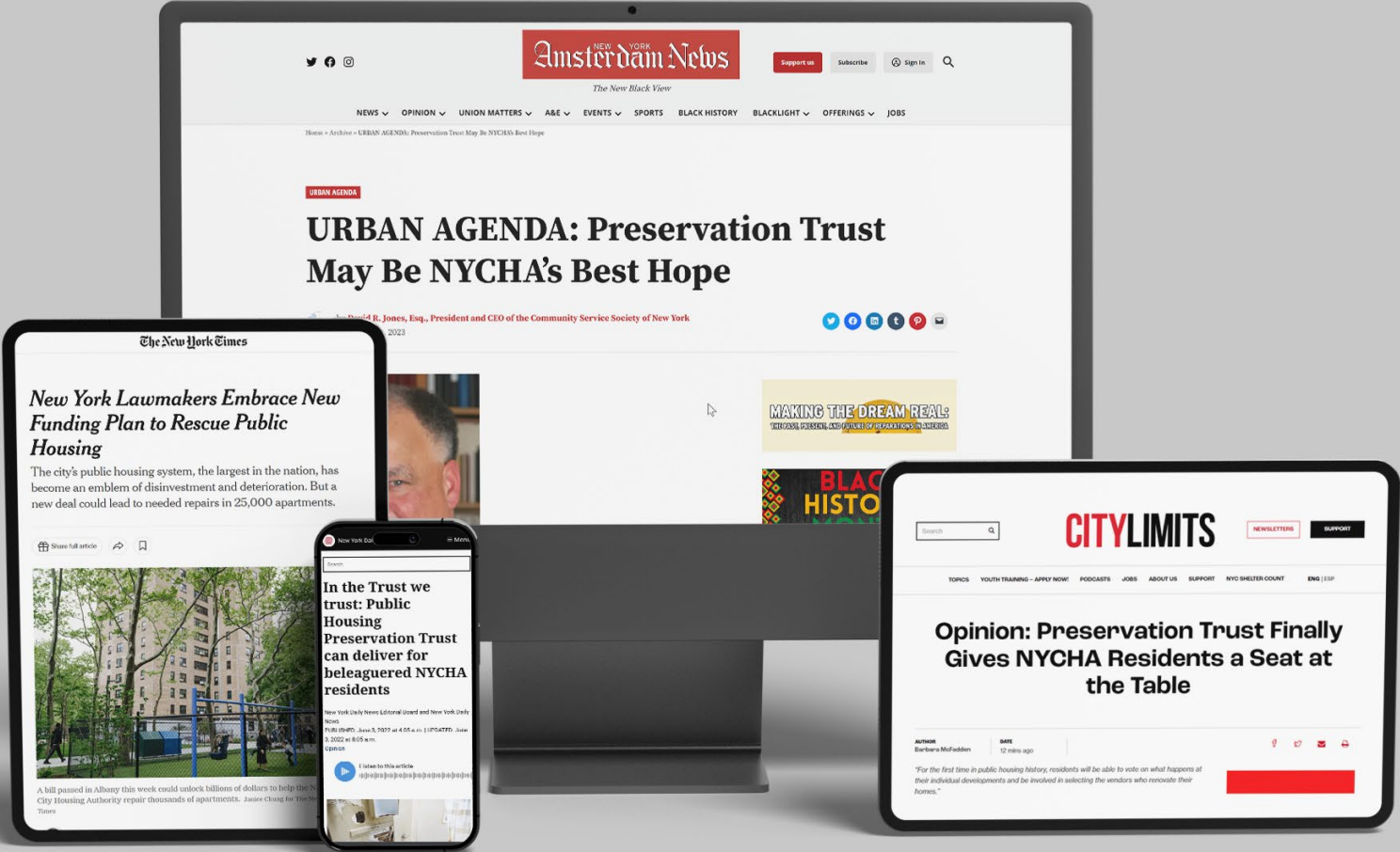


Quality of Life Issues

- Failing boiler plants and distribution systems lead to heating outages
- Old plumbing systems break down and leak, causing mold to repeatedly recur in resident homes
- Many apartments contain components with lead-based paint that require complete replacement to eliminate the risk
- Elevators break down and leave residents stranded
- Lack of dedicated waste and recycling infrastructure and understaffed developments can lead to pest issues

Notes:
1. [NYCHA 2023 Physical Needs Assessment, NYCHA's 2023 Budget Book](#), p. 16.

Residents, Employees, and Advocacy Groups Wanted a Public Solution that Could Bring More Funding, Faster Repairs



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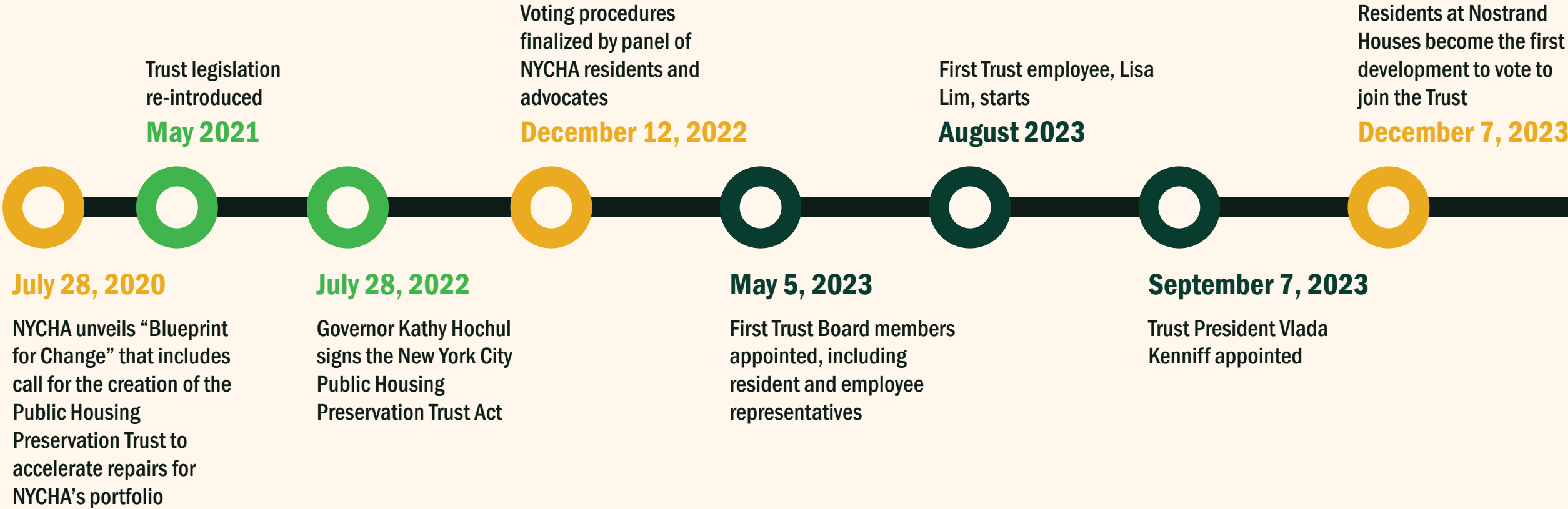
Their Voices Were Heard – Creating the Preservation Trust



The New York City Public Housing Preservation Trust is a government agency created by State legislation in 2022.

The Trust was founded to be a partner to the New York City Housing Authority to accelerate holistic repairs and expand access to multiple funding sources.

From Idea to Execution, Residents and Workers Led the Way



Meet our Resident Board Members



This is not just about buildings - the Trust is about our homes, our resilience. We're taking charge of our future, and that's something special.

— Barbara McFadden, Resident and Tenant Association President of Nostrand Houses, and Trust Board Member



Our Team: Committed to Resident Partnership



**Vlada
Kenniff,
Ph.D.
President**



**Jillian
McLaughlin
Chief Operating
Officer**



**Lisa
Lim
General
Counsel**



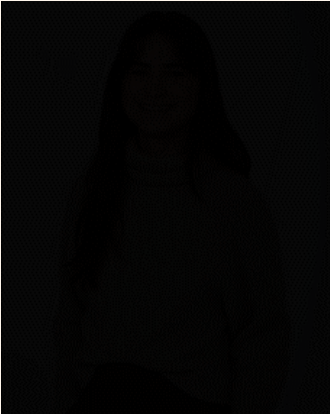
**Stacey
Tyson
Chief
Procurement
Officer**



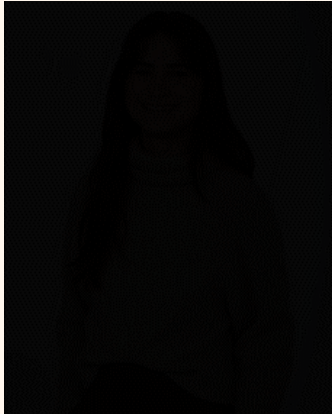
**Evan
Walker-
Wells
Policy Advisor
& Counsel**



**Debora
Lopes
Senior
Policy Advisor**



**Coming
Soon
Head of
Resident
Partnerships &
Operations**



**Coming
Soon
Chief Project
Officer**

NYCHA's current options for modernization

NYCHA (Section 9):

Under Section 9, all public housing in NYC is owned and operated by NYCHA.

1. NYCHA is responsible for property management, maintenance, and repairs.
2. Funding mainly comes from the federal government, with additional state and city contributions.
3. Residents pay rent, which is capped at 30% of their adjusted household income.

PACT (Permanent Affordability Commitment Together):

Conversion to the federal Section 8 program and transition to private management with public oversight.

1. Involves NYCHA, a private management company, and residents.
2. NYCHA leases buildings to a private company for 99 years, which then manages the property.
3. Funded by residents' rent, Section 8 Vouchers, private loans, and investor funding.

The New York City Public Housing Preservation Trust

Conversion to the federal Section 8 program and maintenance of public management with public oversight.

1. No private landlord/manager involved; NYCHA continues to manage the property.
2. NYCHA leases developments to the Trust under a 99-year lease.
3. Funding comes from residents' rent, Section 8 Project-Based Vouchers, private loans, tax credits, and local government bonds.
4. The Trust is responsible for repairs, offering more flexibility in hiring contractors and funding access.

The Trust model set up to drive results

The program's increased investment brings significant benefits:



Nearly double the operating funds for renovations and upkeep



Major rehabilitation addressing the 20-year needs



A sustainable, ongoing subsidy, ensuring long-term support for NYCHA homes



Preservation of resident rights, including rent capped at 30% of income

Trust Strategic Capabilities

Capital Project Delivery

1



Financing

2



Resident Partnership

3



**Oversight +
Asset Management**

4



Trust Modernization & Preservation Program

Program Overview

Planned Scale

25K

Apartments

35+

Developments

\$12B+

Capital Need

50K+

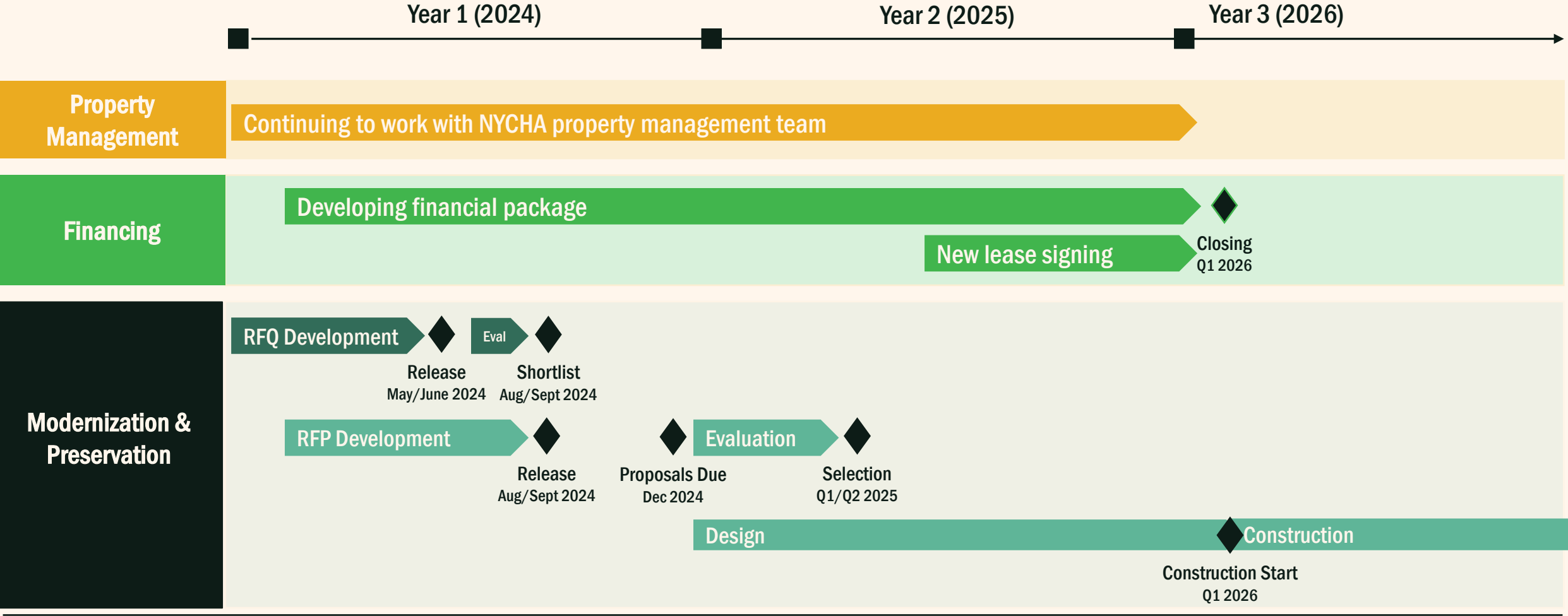
Residents

Comprehensively renovate developments and transition from Section 9 funding to project-based Section 8 funding. Scopes of work will vary by project, but are anticipated to include:

Anticipated Capital Scopes

- + Accessibility Upgrades
- + Building and Apartment Interior Upgrades
- + Building Exteriors and Envelope Upgrades
- + Domestic Hot Water Upgrades
- + Electrical Upgrades
- + Elevator Upgrades
- + Energy Efficiency Upgrades
- + Exterior Site Improvements
- + Hazardous Material Abatement
- + HVAC Upgrades
- + Kitchen, Bathroom, & Plumbing
- + Site Security Improvements
- + Water Efficiency Upgrades
- + Resiliency and Decarbonization Scopes

Nostrand Timeline Driven By Traditional Design Build Delivery



Thank You!

New York City
**Public Housing
Preservation Trust**