



New York City
Public Housing
Preservation Trust

Safeguarding Housing for Generations to Come

Board Meeting
November 22, 2023

Agenda

01 Approval of the Minutes

02 Chair Remarks

03 President's Report

04 Resolutions:

- Procurement Policy
- Annual Budget

05 Update on the Vote





President's Report

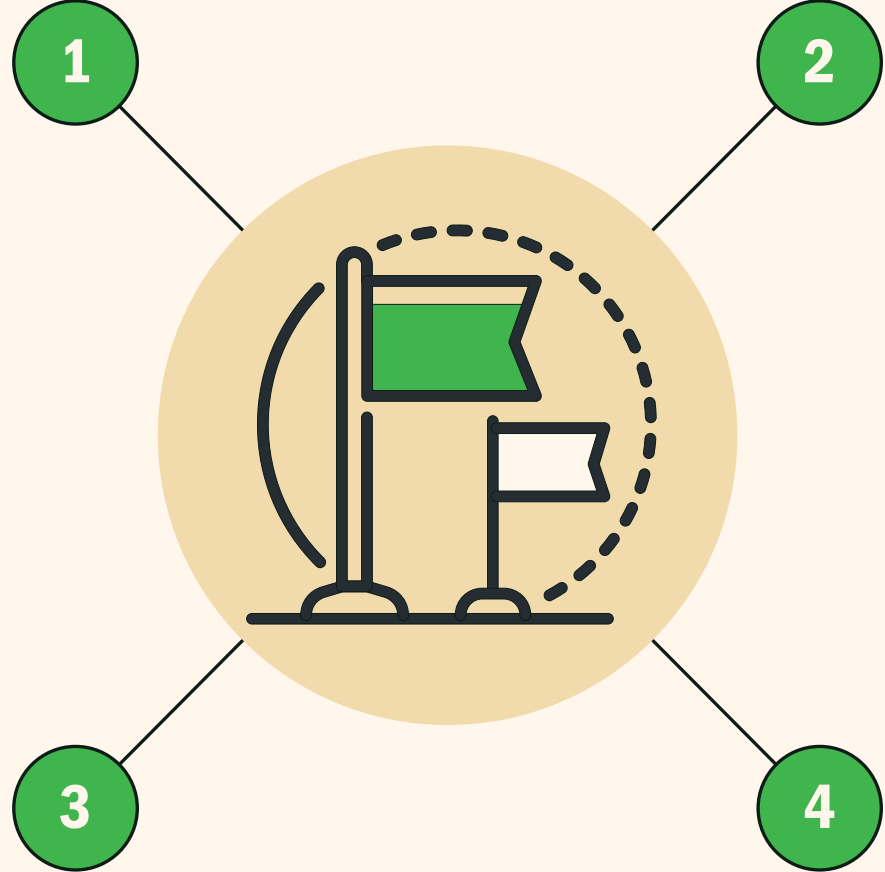
Trust Strategic Capabilities

Resident & Employee Partnership

Procurement Flexibility

Financing Capacity

Preservation of Municipal Workforce and Expertise



Early Organization

Recent Hires

- + Appointed **Jillian McLaughlin** as the Trust's Chief Operating Officer
- + Team of four manages communications, resident engagement, scaling operations, legal and policy development, and preparing for capital delivery work pending resident votes

Systems + Organization

- + Established bank accounts and secured insurance for the Trust to begin operations
- + Created a website and social media accounts to start transparent and proactive communication
- + Shared Services Agreement with NYCHA is in progress
- + Developed **Procurement Policy** for the Board's consideration
- + Developed **Operational Plan** and **Budget** for the Board's consideration

Engagement + Industry

- + Established a presence at Nostrand Houses through various events, door knocking and phone banking
- + Issued a Request for Information jointly with NYCHA to solicit industry feedback on the Trust Modernizations and Preservation Program
- + Interviews with residents and staff to develop a voice, vision, mission, and values
- + Launched the Logo Design Contest



Preservation Trust Logo Contest

Contest Winner

- + We are thrilled to announce **Shairon Rose** as the winner of the Trust’s design competition sponsored by the Public Housing Community Fund
- + **Shairon Rose** has lived in public housing for **8** years and believes in the Trust’s mission to safeguard public housing in New York City



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Procurement Policy

Procurement Policy

Procurement Type	Lowest Cost, Competitive Bidding	Best Value Bidding	Exceptions to Formal Competitive Bidding
<p>Policy Parameters:</p>	<p>The Trust can use lowest cost, competitive sealed bids that are publicly solicited or solicited from a list of prequalified bidders.</p>	<p>The Trust can select based on “best value” for contracts, including alternative project delivery contracts.</p>	<p>The Trust can use exceptions to formal, competitive bidding. The draft policy permits this in case of:</p> <ul style="list-style-type: none"> + Purchases for less than \$50K + Purchases for less than \$500K and awarded to a MWBE + Emergency purchases + Purchases for exigent circumstances + Contracts with another government entity + Purchases from an existing government contract + Only a single provider exists + Only one bid or no responsive bids are received
<p>Example Contract Types:</p>	<p>Construction projects that require one trade with little design variation</p>	<p>Major, complex capital rehabilitation project that requires close integration of design and construction expertise early</p>	<p>Emergency contract for a life safety repair at a development</p>



Proposed FY2023 and FY2024 Operational Plan & Budget

Planned Trust Programs & Services

Planned Programs	Description	Benefits to Residents & NYCHA
Trust Modernization & Preservation Program	The Trust forms a public-public partnership with NYCHA to convert developments to project-based Section 8 financing and offer comprehensive repairs and improved operations.	<ul style="list-style-type: none"> + Residents opt-into the program and preserve public housing rights + Comprehensive renovation of apartments and systems + Replacement of unreliable, Section 9 funding source with more reliable Section 8 funding + Creation of a reserve for ongoing repair needs + Improved operations and preservation of current municipal workforce
Alternative Project Delivery Services	The Trust can use its powers of alternative project delivery to execute complex capital projects faster and more cost-effectively than alternatives.	<ul style="list-style-type: none"> + The Trust can use its more flexible procurement capabilities to deliver a range of capital projects + Projects save between 2-10% of costs compared to traditional methods and 12-18 months

FY2023 and FY2024 Goals

Category	Goal
Core Operations	<ul style="list-style-type: none"> + Secure the insurance coverage to start operations + Establish financial controls and configure financial reporting and analysis software + Document compliance requirements and implement a compliance process + Finalize a Shared Services Agreement with NYCHA to cover administrative services for Trust employees + Establish strong governance with consistent input and oversight by the Board + Finalize a procurement policy and launch a procurement process + Adopt a Project Labor Agreement
Resident Engagement, Economic Opportunity, & Transparency	<ul style="list-style-type: none"> + Establish content and messaging that explains the Trust programs for the benefit of residents, prospective partners, and the general public + Ensure a regular cadence of two-way communication between the Trust and residents through a combination of in-person and digital channels + Create a program to maximize economic opportunity for NYCHA residents, other Section 3 workers and Section 3 businesses, and M/WBEs
Program Design & Execution	<p>Trust Modernization & Preservation Program</p> <ul style="list-style-type: none"> + Collaborate with NYCHA to establish Property Management Services for developments that transfer into the Trust + Issue the first solicitation for a Project Partner to modernize and preserve a development* <p>Alternative Project Delivery Services</p> <ul style="list-style-type: none"> + Set up systems for the Trust’s first set of capital projects + Issue the first solicitation for a Project Partner

*Subject to a resident vote

Core Competencies

Short-Term (FY 2023, H1 2024)

- + Strategy, Planning, & Policy
- + Legal & Compliance
- + Resident Planning & Partnership
- + Construction, Development & Project Management
- + Bookkeeping / Accounting

Mid-Term (H2 2024)

- + Financial Planning & Analysis

Long-Term (FY 2025)

- + Asset Management & Portfolio Operations

Proposed FY2023 & FY2024 Budget

	FY2023	FY 2024 Alt. Project Delivery Only	FY2024 Alt. Project Delivery + Trust Mods	Commentary
Program Development/Oversight	\$799,000	\$1,982,000	\$2,831,000	Includes legal costs, compliance, and planning, plus one-time set-up costs to draft organizational documents
Trust Modernization & Preservation Program	\$-	\$-	\$2,130,000	Includes project management costs – excludes direct costs of design, construction, and project-specific budgets and pro-rata allocation of non-personnel expense
Alternative Project Delivery Services	\$-	\$667,000	\$667,000	Includes project management costs – excludes direct costs of design, construction, and project-specific budgets and pro-rata allocation of non-personnel expense
Contingency	\$-	\$515,000	\$1,718,000	
Total	\$799,000	\$3,164,000	\$7,346,000	



Update on the Vote at Nostrand

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