

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Regular Meeting
Wednesday, April 29, 2026

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 25, 2026

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 29, 2026

1 Authorization to Enter into an Agreement with Sedgwick Claims Management Services, Inc. ("Sedgwick")

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Workers' Compensation Self-Insurance Fund
Amount:	\$15,808,664.00
Projected Section 3 Hires/Labor Hours:	938 of 3,750 Hours

Authorization is requested to enter into this agreement with Sedgwick for third-party claims administration for workers' compensation and medical management services, commencing on September 1, 2026 and continuing through August 31, 2031, or commencing on such other date as may be determined by the Interim Chief Procurement Officer or the Executive Vice-President and Chief Financial Officer and continuing for five (5) years thereafter. There are no renewal options.

N/A = NOT APPLICABLE

- 2 Authorization of a Contract Capacity Increase ("CCI") to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. 2505687 Awarded to DIA General Construction, Inc. ("DIA")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	Capital – Federal, State & City
Amount:	\$37,500,000.00
Projected Section 3 Hires/Labor Hours:	7,000 of 28,000 Hours

Authorization is requested to approve a CCI to this IDIQ JOC awarded to DIA for replacement of interior compactors, which commenced while the temporary suspension of pre-requisite Board approval requirements for Waste Management Contract-related awards, change orders and CCIs was in effect, authorized by Board Resolution 21-10/27-9 and subsequently amended by Board Resolution 23-7/26-22, for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the initial three-year term, which commenced on July 2, 2025 and is continuing through July 1, 2028.

- 3 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2212782 Awarded to SLSCO L.P. ("SLSCO")

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$5,191,966.99
Projected Section 3 Hires/Labor Hours:	5,770 of 23,007 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to SLSCO for general construction, authorized by Board Resolution 22-11/30-35 and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the first one-year renewal option term and the second one-year renewal option term, which commenced on January 25, 2026 and is continuing through January 24, 2028.

4 Authorization to Submit Initial RAD Applications to HUD for Trust Conversion for Multiple Project Sites

Location:	Coney Island I (Site 1B) & Hylan
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested, as it relates to the conversion of the following developments: in Brooklyn, Coney Island I (Site 1B), also known as Unity Towers, consisting of 193 units; and Hylan Houses, consisting of 209 units (collectively, the "Project Sites" and individually, a "Project Site"), to submit to the United States Department of Housing and Urban Development ("HUD"), (i) initial Rental Assistance Demonstration ("RAD") applications; (ii) RAD Financing Plans; and (iii) applications pursuant to Section 18 of the United States Housing Act of 1937, as amended, in anticipation of upcoming New York City Public Housing Preservation Trust ("Trust") conversions. Each Project Site will be presented in more detail to the Board closer to the date of each Trust conversion.

- 5 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Ground Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Nostrand
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	147,000 of 588,000 Hours

Authorization is requested, as it relates to the conversion of one (1) development – Nostrand Houses, consisting of 1,148 units in Brooklyn from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2025-01/PIH-2025-03 (HA) (January 16, 2025), and as may be further amended from time to time, and through the New York City Public Housing Preservation Trust’s (“Trust”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the Trust, including (a) one (1) or more ninety-nine (99) year ground lease(s), (b) a lease of vacant units in Sheepshead Bay Houses for temporary relocation units, (c) a management agreement with the New York City Housing Authority (the “Authority”) as the managing agent, and (d) other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement between the Authority and the City of New York, if necessary, and one (1) or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority to the Trust; and (iii) take such further action as may be necessary to effectuate the Transaction.

- 6 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Ground Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Seward Park Extension
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	113,750 of 455,000 Hours

Authorization is requested, as it relates to the conversion of one (1) development – Seward Park Extension, consisting of 360 units in Manhattan, from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2025-01/PIH-2025-03 (HA) (January 16, 2025), and as may be further amended from time to time, and through the New York City Housing Authority’s (the “Authority”) Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the United States Housing Act of 1937, as amended (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year ground leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one (1) or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority; and (iii) take such further action as may be necessary to effectuate the Transaction.

7 Authorization to Amend Board Resolution 25-12/17-7

Location:	Morris I & Morris II
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to amend Board Resolution 25-12/17-7, which authorized the New York City Housing Authority ("NYCHA") to (i) submit any necessary application(s), to the United States Department of Housing and Urban Development ("HUD"), including but not limited to pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Disposition Application"), to dispose of an approximately 26,000 square foot parcel of land located at Bronx County, Block 2902, Tax Lot 30 (the "Project Site"), a subdivided lot within Block 2902, Lot 36, along with a transfer of approximately 201,000 square feet of zoning floor area and grant of easements, for the construction of a building with approximately two hundred twenty-eight (228) affordable senior housing units (and one (1) superintendent's unit) for households earning between thirty percent (30%) to sixty percent (60%) of Area Median Income, with approximately thirty percent (30%) of units set aside for formerly homeless individuals and fifty percent (50%) of the remaining seventy percent (70%) of units set aside for current NYCHA residents, ground floor community facility uses, and on-site supportive services for residents provided by Selfhelp Community Services, Inc., collectively, (the "Project"); (ii) submit a Rental Assistance Demonstration ("RAD") application and RAD financing plan to HUD for a RAD transfer of assistance from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under HUD Notice H-2019-09/PIH-2019-23 (HA) REV-4 (September 5, 2019), as amended by HUD Notice H-2023-08/PIH-2023-19 (HA) (July 27, 2023), and as may be further amended from time to time, from Morris II to the Project Site (the "RAD Conversion"); (iii) upon HUD approval of the Disposition Application and the RAD Conversion, enter into the ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Sol on Park JV, LLC, a joint venture among NRP Sol on Park, LLC, Selfhelp Realty Group Inc., and Foxy Management Ltd, or its affiliate, collectively, (the "Developer") for the Project; and (iv) enter into the transaction documents for the conveyance and the RAD Conversion, including but not limited to a Delayed Conversion Agreement with the Developer, which allows the RAD Conversion units to remain public housing units until the new building is ready for occupancy, and any other documents necessary to effectuate the conveyance of and the transfer of assistance to the Project, to (i) correct the transfer of zoning floor area to the Project from approximately 201,000 square feet to 170,949 square feet; (ii) revise the HUD Notice citation from HUD Notice H-2023-08/PIH-2023-19 (HA) (July 27, 2023) to HUD Notice H-2025-01/PIH-2025-03 (HA) (January 16, 2025) as the most recent amendment, covering RAD Conversions; (iii) change the erroneously stated transfer of assistance to the Project Site from Morris II to both Morris I and Morris II; and (iv) update the name of the Developer entity from Sol on Park JV, LLC to Sol on Park LLC. All other terms and conditions set forth in Board Resolution 25-12/17-7 shall remain unchanged.

8 Authorization to Enter into an Agreement with Banc of America Public Capital Corp (“BAPCC”)

Location:	Saint Nicholas & Todt Hill
Administering Department:	Treasury Operations
Funding Source:	Operating & Capital – Federal
Amount:	\$23,600,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) enter into an agreement with BAPCC to obtain financing with a principal amount up to \$13,200,000.00 in general obligation financing for the installation of Energy Conservation Measures, to be performed through a Self-Managed Comprehensive Modernization (“Comp Mod”) Energy Performance Contract (“EPC”) (collectively, the “Self-Managed Comp Mod EPC”), with a combined principal and interest repayment amount not to exceed \$23,600,000.00, at the locked interest rate of 5.136% and not to exceed 5.50%, commencing on May 28, 2026 and continuing through November 15, 2045, or commencing on such other date as may be determined by the Executive Vice-President and Chief Financial Officer and continuing for nineteen (19) years, five (5) months and nineteen (19) days thereafter, pursuant to a Master Equipment Lease-Purchase Agreement, upon the United States Department of Housing and Urban Development (“HUD”) EPC approval (the “Agreement”); (ii) enter into all necessary financing and ancillary documents related to the Agreement; (iii) grant to BAPCC all security interests or encumbrances associated with the Self-Managed Comp Mod EPC and the related escrow account that are necessary to secure such financing, upon HUD approval, pursuant to Section 30 of the United States Housing Act of 1937; and (iv) reimburse the Authority from the BAPCC financing for certain non-HUD funds expended by the Authority to-date related to the Self-Managed Comp Mod EPC.

9 Authorization to (i) Ratify an Amendment to the HCVP Plan; and (ii) Further Amend the HCVP Plan

Location:	Non-Development
Administering Department:	Leased Housing
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) ratify an amendment to the Authority's Housing Choice Voucher Program ("HCVP") Administrative Plan ("Plan"), most recently amended by Board Resolution 25-10/29-3; and (ii) further amend the HCVP Plan, in accordance with the United States Department of Housing and Urban Development ("HUD") regulation 24 CFR 982.54 (d)(1) governing the Section 8 HCVP, to (a) revise policies to be consistent with new HUD guidelines and NYCHA operational updates, and (b) address minor edits to provide better clarification of existing policies.