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Orrick: New York City Public Housing Preservation Trust Advances First Use of Progressive Design-Build Project Delivery at a NYCHA Property

The New York City Public Housing Preservation Trust executed a contract with Technico Construction Services, one of North America's leading housing and infrastructure-focused professional services firms, to plan the comprehensive modernization of Hylan Houses, a 65-yea--old, single-building, 209-unit New York City Housing Authority (NYCHA) development home to approximately 416 residents in Bushwick, Brooklyn, marking the Trust's first use of progressive design-build project delivery and a key milestone in its resident-centric Modernization and Preservation Program.

Orrick advised the Trust.

THE CLIENT
The New York City Public Housing Preservation Trust is a government agency dedicated to safeguarding public housing as a sustainable foundation for community and opportunity. Working in partnership with NYCHA, the Trust repairs, renovates and modernizes public housing through its resident-centric Modernization and Preservation Program.

THE IMPACT
Following approval by the Trust Board on June 10, 2026, the contract advances the comprehensive modernization of Hylan Houses, the fourth NYCHA development whose residents voted to join the Trust. As New York City's first progressive design-build project – an innovative delivery method specifically authorized through the Trust legislation to support greater collaboration, transparency and efficiency – it serves as a template for future renovations across the NYCHA portfolio, helping reshape how public housing modernization is delivered in New York City.

The Trust will oversee scope development, design and construction for the modernization, with design, financing and construction expected to be completed in 2029. The final scope will address all pillar areas identified in NYCHA's 2019 Agreement with the U.S. Department of Housing and Urban Development. Under the Trust, Hylan Houses will remain 100 percent public while converting to the federally funded Project-Based Section 8 program and residents will retain their rights, including permanently affordable rent.

The selection of the progressive design-build team followed a rigorous two-step procurement process – a Request for Qualifications followed by a Request for Proposals – with a selection committee that included resident representatives, NYCHA property management and capital projects professionals. Residents of Hylan Houses have been engaged in the process since August 2024 and will continue to provide input on the design process, including finishes, colors and other design elements.

"The execution of this contract is a major milestone not only for Hylan Houses, but also for the Trust, as it marks the launch of our first Progressive Design-Build partnership. This innovative delivery

method was specifically authorized through the Trust legislation to support greater collaboration, transparency and efficiency in delivering large-scale capital improvements," said New York City Public Housing Preservation Trust President Vlada Kenniff.

THE TEAM
The Orrick team advising the Trust is led by Matthew Neuringer, Ross McKinnon and Henry McKenzie.

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