

PACT 2021: PRE-QUALIFIED PARTNERS (As of 3/12/20)

The following list of pre-qualified PACT partners was generated based on information regarding experience and track record as provided by respondents to NYCHA in response to its Requests for Qualifications (RFQ) issued on January 3, 2020. The information provided was assessed against the threshold requirements described in each of the seven partner categories described below. Placement in each category of the PACT 2021: Pre-Qualified Partners list is based entirely on each entity's adherence to the threshold requirements as of the date of its application to the RFQ. As such, in 2020 and beyond, entities may place in different categories if and as their levels of activity change upon annual updates.

NYCHA and New York City Housing Development Corporation (HDC) will assign Social Service Providers to each project. Social Service Providers may be drawn from the following Pre-Qualified list or be site-based/locally based Social Service Providers not currently on the Pre-Qualified list

Designation on the Pre-Qualified List is subject to full sponsor review by HDC pursuant to the terms of the RFQ.

Developer

ORGANIZATION	THRESHOLD REQUIREMENT	
	Completed at least 1 residential rehabilitation project with a total development cost (TDC) of at least \$75M within the past 5 years OR completed a combination of rehabilitation and new construction development with aggregate TDC of at least \$200 million within the past 5 years and at least 1 residential rehabilitation project of at least 100 units within the last 5 years	Completed at least 1 residential rehabilitation project with a total development cost (TDC) of at least \$10M and up to \$75M within the past 5 years
Apex Building Group		X
Asian Americans for Equality Inc (AAFE)		X
Beacon Communities LLC	X	
BGC Advantage	X	
Bronx Pro Group LLC		X
Brooksville Company	X	
BRP Development Corporation	X	
BFC Development Partners LLC	X	
Camber Property Group LLC	X	
CB-Emmanuel Realty LLC (CBE)		X
Community League of the Heights Inc (CLOTH)		X
Dantes Partners		X

Developer

ORGANIZATION	THRESHOLD REQUIREMENT	
	Completed at least 1 residential rehabilitation project with a total development cost (TDC) of at least \$75M within the past 5 years OR completed a combination of rehabilitation and new construction development with aggregate TDC of at least \$200 million within the past 5 years and at least 1 residential rehabilitation project of at least 100 units within the last 5 years	Completed at least 1 residential rehabilitation project with a total development cost (TDC) of at least \$10M and up to \$75M within the past 5 years
Douglaston Development	X	
Duvernay + Brooks LLC	X	
ELH Mgmt LLC		X
Engel & Partners Inc		X
Exact Capital Group	X	
Fairstead Affordable NY LP	X	
Fifth Avenue Committee Inc		X
Fordham-Bedford Housing Corporation	X	
Genesis Companies LLC		X
Gilbane Development Company	X	
IMPACCT Brooklyn	X	
Joined Development Partners LLC		X
K&R Preservation LLC	X	
Kalel Holdings, LLC	X	
Kraus Construction, Inc	X	
L+M Development Partners Inc	X	
Lemle & Wolff Development Co. LLC		X
Lemor Development Group		X
Lendlease Americas Holdings Inc	X	
Marshall Procida Development Group LLC	X	
McCormack Baron Salazar	X	
Monadnock Development LLC	X	
Mountco		X
NCV Capital	X	
Notias Construction, Inc.	X	
Omni New York LLC	X	
Pantheon Development Group LLC		X

Pemmil Affordable LLC	X	
Pennrose LLC	X	
Preservation of Affordable Housing Inc (POAH)	X	
Procida-Butz	X	
Property Resources Corporation	X	
Ranger		X
RDC Development LLC	X	
Rockabill Development LLC		X
Selfhelp Realty Group Inc		X
Settlement Housing Fund Inc	X	
SKA MARIN	X	
Slate Property Group	X	
SLSCO LP	X	
SMJ Development LLC		X
St. Nicks Alliance Corporation		X
Standard Communities	X	
Stuart Alexander		X
The Arker Companies LLC	X	
The Community Builders	X	
The Habitat Company		X
The Hudson Companies Inc	X	
The National Housing Partnership Foundation		X
The Richman Group		X
Toporovsky & Sons Realty Corp.		X
Trinity Financial Inc	X	
West Harlem Group Assistance Inc	X	
Winn Residential NY LLC	X	

Contractor

ORGANIZATION	THRESHOLD REQUIREMENT	
	Completed at least 1 tenant-in-place rehab construction project of at least \$50 million in hard costs within the past 5 years OR completed at least 1 new construction project with a TDC of at least \$100 million within the last 5 years. Experience with prevailing and labor monitoring.	Completed at least 1 tenant-in-place rehab construction project of at least \$5M and up to \$50M in hard costs within the past 5 years. Experience with prevailing wage and labor monitoring.
Apex Building Group Inc		X

BFC Development Partners LLC	X	
Broadway Builders LLC		X
Bronx Pro Group LLC		X
BRP Construction Co	X	
Chateau General GC LLC	X	
Cornerstone Construction Group		X
ELH Mgmt LLC		X
Empire Core	X	
Fairstead Affordable NY LP	X	
Gilbane Development Company	X	
GMA Construction Group		X
Home Builders 1 LP		X
Horrigan Development LLC		X
L+M Builders Group LLC	X	
Lemle & Wolff Construction Corp		X
Lendlease Americas Holdings LP	X	
Lettire Construction Corporation	X	
Levine Builders	X	
McGowan Builders Inc		X
MDG Design + Construction LLC	X	
Melcara Corporation	X	
Mountco	X	
Monadnock Construction Inc	X	
Notias Construction Inc		X
Penta Restoration	X	
Procida-Butz	X	
Renewal Construction Services LLC	X	
SLSCO, LP	X	
Touchstone Builders Inc		X

Property Manager

ORGANIZATION	THRESHOLD REQUIREMENT	
	Managed at least 1,000 units of affordable Section 8 or otherwise regulated housing in the past 5 years	Managed between 100 to 1,000 units of affordable Section 8 or otherwise regulated housing in the past 5 years
Arco Management Corp	X	
Ashton Management Corp	X	
Beacon Residential Management	X	

Pinnacle City Living LLC	X	
C+C Apartment Management LLC	X	
CFF Consulting Inc		X
Clinton Management	X	
Concord Property Management		X
Cornell Pace Inc	X	
Diamond Mine Real Estate		X
ELH Mgmt. LLC	X	
Exact Capital Group	X	
Fairstead Affordable NY LP	X	
Fordham-Bedford Housing Corporation	X	
Fifth Avenue Committee Inc		X
Grenadier Realty Management LLC	X	
The Habitat Company	X	
IMPACCT Brooklyn		X
Joined Management Services		X
Kraus Management Inc	X	
Lemle & Wolff Inc	X	
Lisa Management Inc	X	
PRC Management Company LLC	X	
Prestige Management Inc		X
Progressive Management of NY V LLC	X	
Reliant Realty Services LLC	X	
Shinda Management Corporation	X	
St. Nicks Alliance Corporation	X	
The Community Builders	X	
TPM Management	X	
Trinity Management	X	
Wavecrest Management Group LLC	X	
Webb & Brooker Inc		X
WinnResidential NY LLC	X	