



NEW YORK CITY HOUSING AUTHORITY

250 BROADWAY • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

GREGORY RUSS
CHAIR & CHIEF EXECUTIVE OFFICER

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Questions and Answers for NYCHA PACT Partners 2021 Projects – Social Service Providers

*The following responses represent a complete and final set of responses to questions received as of January 30th, 2020

- 1. Q: How many developments are targeted?**
 - A: Approximately 62,000 units are targeted for PACT conversions over the next 5-10 years.
- 2. Q: How many developments are released each year?**
 - A: The goal is to release between 5,000-10,000 units per year. This equates to approximately 5 developments each year.
- 3. Q: Will social service providers will be able to serve multiple developments?**
 - A: Yes, social service providers will be able to serve multiple developments.
- 4. Q: Page 4 of the RFQ says that NYCHA may select a partner who is not prequalified. Is it an advantage if you are a pre-qualified partner?**
 - A: Yes, being a pre-qualified partner is an advantage in facilitating selection for a PACT project.
- 5. Q: If you are a developer and social service provider, do you need to submit twice?**
 - A: Yes, you need to submit to both RFQ #94802 and RFQ #94803.
- 6. Q: Where does the funding for social service provision come from?**
 - A: There are a number of potential funding sources for social service provisions, which will vary by development. However, the aim is for the preponderance of the funding to come from the PACT conversion and management operation.
- 7. Q: Is Davis-Bacon / prevailing wage applicable to renovation work or property management?**
 - A: The applicability of Davis Bacon prevailing wage depends on the type of job. Construction work will be subject to prevailing wage requirements, while property management work is dependent.
- 8. Q: When does social service delivery start?**
 - A: Social Service delivery starts at the onset of predevelopment work.
- 9. Q: Is the social service provider involved during renovation and construction?**
 - A: Yes, the social service provider is involved at the onset of renovation and construction.
- 10. Q: Are you matching sites based on experience/qualifications and expressed interest in a particular development?**

- A: We are matching social service providers based on a range of factors, including but not limited to their experience and qualifications in the neighborhood of the development.

11. Q: Are there specific services that you are looking for?

- A: We encourage all types of social service providers to submit a response to the RFQ.

12. Q: If a social service provider does not hold or own any asset, how should they fill out form 3, assets statement?

- A: If a social service provider does not hold or own any assets, they should fill out form 3 outlining that no individual in their entity owns or holds any assets.

13. Q: Should applicants from social service providers include Forms 4A-D or 5A-D if they do not have any experience in development or management?

- A: No, social service providers are not required to fill out these forms if they do not have such experience.

14. Q: Are all units planned for PACT conversions currently subject to Section 9?

- A: No, some of the units are subject to financing that isn't subject to Section 9.

15. Q: Is it required to provide two flash drives for a complete submission?

- A: Yes, a complete submission for this RFQ requires two flash drives, in addition to one signed hard copy.

16. Q: If an entity already receives PACT cornerstone funding, does PACT funding replace Department of Youth and Community Development (DYCD) cornerstone funding?

- A: No, PACT funding does not replace DYCD cornerstone funding.

17. Will there be multiple social service providers working together at one site?

- A: The needs of each site will be determined as part of the designation process. There is the possibility that as part of the analysis and designation, multiple complimentary providers are designated at one site, however this has not been planned for at this point.

18. Is there a regulatory agreement that the developer must sign that prevents the developer from cutting social services or getting rid of the social service provider to make more money?

- A: Social Service Providers will have their own specific binding agreements in place with the development team. In addition, the NYCHA documents will require that social services continue to be provided for the duration of the management term.

19. Are social service providers able to approve of NYCHA's site designations?

- A: Yes, social service providers can agree or disagree to any assignment provided.

20. How does NYCHA determine the funding for social services in each of the projects?

- A: Funding for social service is negotiated for each site as part of the designation process.

21. Once a social service provider is selected, what activities will the social service provider be involved in?

- A: The social service provider will be responsible for implementing the social service plan that was developed as part of the site analysis process in collaboration with NYCHA's community development department and the site's residents.

22. If a social service provider does not provide all of NYCHA's target social service provisions, should the social service provider reach out beforehand to partners?

- A: This is not required, however, the social service provider can reach out to compatible partners to ensure that they are able to meet all residents' social service needs.

23. Is NYCHA seeking community organizations to canvass developments to determine needs?

- A: NYCHA's community development department is primarily responsible for determining the social service needs of a development.

24. If the entity is already prequalified as a developer, does the entity need to complete a different submission process in order to become pre-qualified as a social service provider?

- A: If an entity is a developer and a social service provider, the entity is required to submit to the RFQ for social service providers as well as the RFQ for developers, general contractors, and property managers.

25. Will RAD conversions always include funding?

- A: The goal of the RAD conversions is to, in converting the site to Section 8 project based vouchers, raise private debt and equity. It would be atypical for a RAD conversion to not include any additional funding.

26. Will ongoing maintenance and training fall under property manager or general contractor?

- A: The property manager will be primarily responsible for ongoing maintenance.

27. Will the work of the social services provider start before the construction or after its completed?

- A: Some social service work will begin at the onset of designation. However, the core functions will mostly commence after construction.

28. Will there be funding for apartments that have arrears at conversion?

- A: Potentially, all funding for potential arrears will be negotiated upon designation.

29. Are the renovations going to happen while residents are in the apartment or will it depend on the scope?

- A: Renovations will primarily be completed as tenant-in-place rehabilitations. This type of renovation allows for the least amount of disruption, in which the resident can stay in their apartment while the apartment is undergoing renovation work. Residents may be permitted to or have a need to relocate if they have a rehabilitation scope of work or individual need that necessitates this.

30. What legal services will residents have access to in the event of a dispute over their standing related to arrears, tenancy, etc?

- A: Social service providers can make referrals to legal services where appropriate.

31. When does NYCHA anticipate matching teams to sites? Does NYCHA anticipate services will begin in the second half of 2020?

- A: NYCHA anticipates matching teams to sites in the middle of 2020 as part of the designation process. Initial service provisions will begin upon designation.

32. Can NYCHA provide estimates for the amounts in contracts?

- A: Contract amounts will be determined upon designation, informed by the scope of services being provided, and vary based on the needs and size of the site.

33. How will social service providers ensure they are compensated for their time before designation?

- A: Social service providers will have the opportunity to negotiate and execute documents delineating the scope of and compensation for their service prior to being obligated to provide any services. This will be part of the designation process.

34. Will residents will be involved in any way besides determining social services need?

- A: Residents will be engaged extensively to inform all work occurring on NYCHA campuses as part of PACT conversions.