



NEW YORK CITY HOUSING AUTHORITY

PACT ROUND 10 RFEI

June 10, 2021

Questions and Answers for NYCHA PACT Round 10 RFEI

*The following responses represent a complete and final set of responses to additional questions received as of June 10th, 2021

- 1. Can the PNA Totals be provided by address (or building #)? Can a unit count be provided by address (or building #)?**
 - a. Not at this time. We will provide further detail to eligible applicants at each site later in the process.

- 2. The RFEI says to assume a 90% Section 18/10% RAD blend and HUD guidelines are for 80% max Section 18. Could you please confirm if this project has got some special dispensation or if some units are going through a separate Section 18 process rather than the RAD process.**
 - a. NYCHA anticipates that all of the sites in the Round 10 bundles will meet HUD's obsolescence threshold, making them eligible for a Section 18 conversion. NYCHA wants to ensure that RAD tenant protections apply to each site, so a HUD-approved portion of each site will also convert through RAD. As a result of these two factors, our guidance for initial underwriting is that 90% of units convert through Section 18 and 10% through RAD.
 - b. Were the sites to not meet HUD's obsolescence threshold, then sites would convert with one of HUD's traditional RAD blends (including the 80% TPV / 20% RAD blend) listed in PIH notice 2021-7 located here:
https://www.hud.gov/program_offices/public_indian_housing/repositioning/rad_section18

- 3. How are teams selected to apply for certain bundles?**
 - a. Teams are selected to apply for certain bundles through our project preference ranking process detailed on Page 41 of the RFEI. At a high level, NYCHA selects eligible teams based on conformance to preferences indicated in the RFEI, applicant ranking preferences, and NYCHA's assessment of team's existing capacity.

- 4. If a team is selected to apply for a particular bundle, can they add additional Developer team members for the final submission?**
 - a. Please refer to Page 42 of the RFEI.

- 5. Can the Lead Applicant propose different Project Teams / Joint Ventures for each site on the Project Ranking Form?**
 - a. No, lead Applicants cannot propose different Project Teams / Joint Ventures for each site on the Project Ranking Form.

6. When forming the initial project team, can you only choose partners on the pre-qualified list? If so, can you add Developer partners later?

- a. You should aim to choose partners from the pre-qualified list, except in select instances as detailed within the RFEI. In the event that you are not proposing a partner from pre-qualified list, please detail for NYCHA why you have chosen to work with this group. The inclusion of a partner who is not on the pre-qualified partner list is subject to NYCHA's sole discretion and approval. All participants will be required to provide NYCHA with entity level background information in line with what is asked for in the RFQ process.

III. Ocean Hill + Stuyvesant Gardens

7. Should the underused land at Stuyvesant Gardens be treated as an isolated zoning lot? Or should the site be considered part of the rest of the site and thus able to use available FAR?

- a. The land identified for potential development at Stuyvesant Gardens should be considered a part of the same zoning lot as the rest of the site and thus is able to use the available FAR.