



NEW YORK CITY HOUSING AUTHORITY

PACT ROUND 10 RFEI

June 2, 2021

Questions and Answers for NYCHA PACT Round 10 RFEI

*The following responses represent a complete and final set of responses to questions received as of May 21st, 2021

- 1. It looks like some of those properties might be able to qualify for historic tax credits. Are there specific properties in PACT Round 10 that are definitively not qualified for historic tax credits?**
 - The determination of final HTC eligibility will happen later in the process, so no sites have disqualified at this point. That being said, we would ask that you present a base underwriting without HTC included, and then provide either (1) an alternative underwriting scheme with HTC or (2) a narrative on the potential financial impact to the deal, inclusive of your team's experience raising Historic Tax Credit equity.

- 2. How does the preference for working with existing social service providers work with assigning a new one?**
 - A: See page 26 of the RFEI. All existing social service providers will remain a part of the service plan for each site and will be incorporated into the plan development process. Designated teams might identify the need for additional services beyond what is currently offered at the project site. NYCHA will assist teams in finding additional pre-qualified social service providers to fill service gaps as necessary.

- 3. For new construction infill, will NYCHA provide Project Based Section 8 to support depth of affordability, link to existing wait lists, and support acquisition proceeds?**
 - Project Based Section 8 should not be assumed for any proposal initial new construction infill underwriting.

- 4. How does NYCHA's smoke free policy practically work?**
 - NYCHA will require the selected PACT property management team to adopt NYCHA's existing smoke free policy. The required PACT lease rider regarding the smoke-free policy that must be used by PACT property management teams is available on NYCHA's website.

- 5. Are 2021 Pre-Qualified Social Service Partners expected to re-apply/ apply for this Round 10?**
 - No. Pre-Qualified applicants are not expected to re-apply for this round. The list of currently pre-qualified Social Service Providers can be found on NYCHA's Resources for Developers and Vendors page, [HERE](#).

6. What about prequalified General Contractors? Do they need to re-apply?

- No, any pre-qualified partners under the PACT 2021 Q1 RFQ do not need to re-apply to be qualified. Every qualified partner does need to submit a proposal to the RFEI, per the instructions detailed in the RFEI, to be part of a designated PACT Project Team.

7. Is the ranking form posted online yet?

- No, we will reach out to all PACT partners when we have an update on the timing of the ranking form.

8. Q: Will all buildings within each bundle be required to be held by one common owner?

- No, that is not a requirement. However, please demonstrate in your application the justification for having more than one owner and/or borrower entity and please ensure your project team meets all other requirements.

II. Union Avenue Consolidated

9. Will there be new construction opportunities available at any of the Union Ave Consolidated sites in Round 10 of PACT?

- While no opportunities have been identified at Union Avenue Consolidated at this time, teams may include proposals for new construction where they deem them to be feasible and add value for residents.

10. Can NYCHA provide more context about the security systems in place in the Union Avenue Consolidated sites? What is the extent of the systems? How are they operated and maintained? What are the current expenses?

Project Name	Consolidation Name	Development Name	Security Cameras (Yes/No)	# of Cameras	Installation Timeframe	Cost to Replace
Union Avenue Consolidated	Forest	EAGLE AVENUE- EAST 163RD STREET	NO	0	n/a	n/a
	Union Avenue Consolidated	CLAREMONT PARKWAY - FULTON AVE / 1325 FRANKLIN AVENUE	YES	73	Within past 5 years	~\$1,000
		DAVIDSON	YES	26	Within past 5 years	~\$1,000
		SOUTH BRONX	NO	0	n/a	n/a

		AREA (SITE 402)				
		STEBBINS AVENUE- HEWITT PLACE	NO	0	n/a	n/a
		UNION AVENUE- EAST 163RD STREET 950 UNION	YES	23	Within past 5 years	~\$1,000
		UNION AVENUE- EAST 166TH STREET 1150 UNION	YES	26	Within past 5 years	~\$1,000