



NEW YORK CITY HOUSING AUTHORITY

PACT ROUND 11 RFEI

November 5, 2021

Questions and Answers for NYCHA PACT Round 11 RFEI

*The following responses represent a complete and final set of responses to questions received as of [Date], 2021

I. GENERAL

1. **Q: Will designations for Round 10 developers be made in time for teams to decide whether to submit for Round 11?**
 - A. No, designations for Round 10 will not be made before the Round 11 ranking forms are due.
2. **Q: Will the contemplated improvements work be done while the buildings are occupied?**
 - A. Yes. In most circumstances these should be planned as tenant-in-place rehabilitation projects.
3. **Q: Do any of the sites have new construction opportunities?**
 - A. Yes, we have identified a number of opportunities for new construction. With that said, teams are free to consider other opportunities as well. The RFEI identifies opportunities at: Middletown Plaza, Boston Secor (both part of the Boston Secor, Boston Road Plaza and Middletown Plaza project), East 173rd Street-Vyse Avenue (part of the Murphy Private project), 1010 East 178th Street (part of the Northwest Bronx Scattered Sites project), and at UPACA 5 and UPACA 6 (both part of the Jackie Robinson and Harlem Scattered Sites project).
4. **Q: Will we have an in-person site visit? Or will it be virtual?**
 - A. At this point, we are assuming virtual site visits. You will be notified if that plan changes.
5. **Q: Will we be required to provide a Baseline and Comprehensive scope as was required for PACT 10?**
 - A. Yes, for certain scope categories, both Baseline and Comprehensive scopes will be required.
6. **Q: Can you please confirm that no LIHTC-financing will be allowed?**
 - A. LIHTC-financing will not be allowed for the PACT rehabilitation. However, competitive sources that include LIHTCs may be assumed for new construction proposals, if applicable.
7. **Q: Will NYCHA outline its pre-development costs to be returned, if possible, in an underwriting scenario?**
 - A. Please assume \$1 million for NYCHA predevelopment costs in your proposals.
8. **Q: Have you identified a subsidy source when required?**
 - A. We will work with the selected teams to address any additional subsidy needs.
9. **Q: With regard to meeting the 20-year RAD capital Needs requirements we have used the HUD FHA model of considering years 1-6 as the "non-Critical" repairs that are done as part of the RAD Rehab and then adding the Repair for replacement of 20 years as part of the scope. This process projects 25 years of rehabilitation. It appears from the pre-bid discussion we may be**

putting ourselves at a competitive disadvantage using this approach as opposed to undertaking a RAD rehabilitation of 20 years comprising of years 1-6 as RAD Rehab and then a reserve for replacement of 14 years as opposed to 20 making a total RAD Rehab of 20 years. Please comment on which process you seek developers to use in their RFP response.

- A. At a minimum, your scope of work should address the total 20-year PNA needs as described in Exhibit B – PACT Scope of Work Template.

10. Q: Will there be a confirmation email confirming receipt of our project preferences?

- A. Yes, we will reach out to you to confirm we have received your project preference ranking form.

11. Q: Where can we access information on who was awarded individual PACT Projects? If a developer is awarded a contract, are GC work invitations automatically submitted to us or it is at the discretion of the Developer?

- A. Information on PACT designations can be found in our press releases. General contractors are part of the PACT project teams at the time of submission. As such, general contractors will be awarded PACT projects at the same time as development partners if they are part of the same project team.

II. SOCIAL SERVICE PROVIDER

12. Q: How does NYCHA pair social service agencies with partners? Is it usually just ultimately based on some sort of preexisting relationship or do new social service partners have a chance?

- A. Please see this process detailed on Page 26 of the PACT R11 RFEI. All qualified social service providers can be considered to be on the short list for a given site. If there is a site you are particularly interested in, please send this detail to pact.partners@nycha.nyc.gov.
- B. Social Service Providers do not need to respond to this RFEI. Pre-qualified providers will have the opportunity to pair with a site once a development team is selected.

13. Q: How many prequalified social service partners are there for this round? And how many developers need a social service partner?

- A. We have approximately 40 pre-qualified social service providers that a team can be paired with. The pairing occurs after designation and includes input of the development team, NYCHA, and the tenant body. See more detail in Question #12 and here a link to the pre-qualified list: <https://www1.nyc.gov/assets/nycha/downloads/pdf/Q1partner.pdf>

14. Q: Can the social service provider be part of the development team at the application stage? If so, will they be expected to survey residents to understand needs and ultimately manage the existing social service providers and implement new social service programming that will be funded as part of the PACT execution?

- A. Social service providers will be selected after designation, in collaboration with the selected team, NYCHA and resident leadership. If your team would like to suggest partners you have experience with we will consider that in the social service provider assignment process post-designation.
- B. Once a Social Service Coordinator is selected they will be responsible for conducting a project-wide Needs Assessment, as outlined on Page 26 of the PACT R11 RFEI. This occurs after designation but before closing.

15. Q: Can you provide more insight on how you share our profiles as candidates to the developers?

- A. See Question #12. NYCHA will, among other materials, share the surveys that Social Service Providers submitted as part of the RFQ process with designated PACT Partners.

III. MURPHY PRIVATE

- 16. Q: Why is the second assemblage called "Murphy" Private, given that none of the properties included have Murphy anywhere in the name/street address?**
- A.** This group of developments is currently managed together as a single consolidation called Murphy Private.