



# NEW YORK CITY HOUSING AUTHORITY

## PACT ROUND 12 RFEI

February 23, 2022

### Questions and Answers for NYCHA PACT Round 12 RFEI

\*The following responses represent a complete and final set of responses to questions received as of February 23, 2022

#### General Update

- There have been minor edits made to **Exhibit T – Eviction Rate Questionnaire**. When preparing a submission, please utilize the revised questionnaire located at: <https://www.nychdc.com/sites/default/files/2022-01/HDC%20Eviction%20Rate%20Questionnaire.pdf>

#### I. PRESUBMISSION CONFERENCE QUESTIONS

- 1. Q. Are there any NYCHA sponsored meet ups to get to know other PACT members or should I just reach out to GCs and solicit to be their Property Manager?**
  - A.** There are not NYCHA sponsored meet-ups. We encourage you to reach out to other pre-qualified PACT partners listed on the PACT website: <https://www1.nyc.gov/site/nycha/about/pact/procurement.page>.
- 2. Q. How committed is NYCHA towards sustainable development and sustainable management leveraging technology (apps)?**
  - A.** NYCHA is highly committed to sustainability. Please reference the scope guidance and comprehensive scope guidance included in the RFEI.
- 3. Q. We are an approved PACT General Contractor, how can we make sure we are receiving the relevant bid opportunities for the various on-going or upcoming projects? also are there any provisions for MBE/WBE contractors?**
  - A.** Every pre-qualified partner is included on outreach for every PACT RFEI release. If you would like additional individuals contacted as part of that outreach please send us their contact information. Additionally, you can always reference the PACT Website to view available opportunities: <https://www1.nyc.gov/site/nycha/about/pact/procurement.page>
- 4. Q. We are a GC that was pre-qualified last year. Do we need to do anything to renew this year?**

- A. Yes, you will need resubmit a Form 6. Please refer to and read through the RFQ on our PACT partner page: <https://www1.nyc.gov/site/nycha/about/pact/procurement.page>
5. **Q. What HPD New Construction program is expected by the agencies for the West Brighton site? SARA/ELLA/Mix and Match or we are free to choose?**
- A. It is open, but Applicants should align the proposed housing program with the resident priorities identified in Exhibit A. Any HPD rental term sheet would be eligible.
6. **Q. Do pre-approved SSPs need to do anything, other than complete Form 7, if they want to be considered for PACT 12 opportunities?**
- A. You should re-submit form 6 and 7 to remain pre-qualified. You won't need to do anything else beyond that, as we select our SSPs once development partners are selected for the project. We do this with our resident leaders. The online Form 7 is currently closed, please email the PACT partner email address to get access.
7. **Q. How can a service provider become a qualified provider for NYCHA PACT sites?**
- A. Please refer to the NYCHA PACT RFQ for the process of becoming pre-qualified. The RFQ can be found on this page, here: <https://www1.nyc.gov/site/nycha/about/pact/procurement.page>
8. **Q. Can you speak to the vacancy rates of the buildings included in Round 12?**
- A. We can provide this information at a later date. Please utilize the vacancy rate assumptions in the RFEI.
9. **Q. For the Moore/Courtlandt cluster, can you identify which of the 4 bldgs is 100% seniors? Is that due to a specific funding source such as 202 or a regulatory restriction? And, did we hear correctly that one of the other buildings, Moore, is predominantly seniors? Similarly, did that just develop organically? And, finally, does NYCHA perceive any need for right sizing those units, and has NYCHA discussed this with tenants?**
- A. The building at 372 E 152<sup>nd</sup> street is a Senior designated building. Moore has a larger senior population but isn't designated. Additional materials on this topic may be provided at a later time.
10. **Q. One of our principal's professional experience is outside of NYS but it is in subsidized housing. Kindly confirm that out of state subsidized PM experience will be accepted for RFEI prequalification.**
- A. Out of state experience will be considered and accepted in evaluation.
11. **Q. Can you elaborate a bit further on the social service requirements? The RFEI seems to suggest applicants should propose a social service coordinator, plan and budget but upon selection NYCHA will choose a social service provider or multiple providers to be part of the team -- is this correct? If so, how do you advise developing a plan and budget without knowing who will implement it?**

- A. A baseline budget it outlined in the Social Service Provider Guidance, please be sure to reference that guidance when drafting an initial plan or budget. A final Social Service Plan will not be submitted until closer to closing. Partners should think of the process in two phases as NYCHA will be working with the designated partner to assign a Service Provider after designation:
    - i. RFEI Proposal - During this phase you should prepare an initial plan based on your team's experience providing social services and an initial assessment of resident needs.
    - ii. Post-Designation: After designation, NYCHA will share a short list of potential providers for the designated team to consider. The PACT Project Team will ultimately be responsible for selecting a Service Provider and developing the final Service Plan with that partner in the predevelopment phase.
- 12. Q. How many eligible applicants does NYCHA anticipate selecting per site?**
- A. Between 2-3 PACT project teams will be selected to submit proposals per site.
- 13. Q. Besides standing funding caps per project, are there any caps earmarked for specific components of the project? (ie, PM costs capped at 10% of overall costs). I'm asking because this plays a role in proposal narrative.**
- A. Any requirements are detailed in the RFEI. You can reach out if there are specific questions beyond what is detailed in the RFEI.
- 14. Q. How much access do project teams have to NYCHA PACT for questions as we are drafting the proposal?**
- A. We will be issuing an initial QA followed by a release of some additional site diligence materials as well as conducting site tours. Questions arising from the additional materials and site tours will be answered in a second QA. We cannot guarantee that we will be able to respond to all questions or provide all material requested.
- 15. Q. Would SSP have to submit a proposal or would those applying have to reach out to SSP to partner?**
- A. The SSP does not have to submit a proposal. SSPs should fill out the Form 7 and become prequalified through the RFQ. Upon designating a team, NYCHA will create a list of qualified SSPs who are best equipped to provide services at each site.
- 16. Q. Can we apply to multiple project teams?**
- A. Developers can only be part of one Project Team and be part of one Preference Ranking form submission. If you are General Contractor or Property Manager it is possible to be involved in multiple submissions, but it is preferable for those entities to be focused on preparing a strong proposal for one site.
- 17. Q. Does a PACT Team consist of a lead SSP?**

- A. The RFEI details the roles. After designation, a shortlist will be provided to the designated teams. They will then select, in coordination with NYCHA, the SSP for that site.
- 18. Q. How can approved General Contractors become aware of bid opportunities?**
- A. Any pre-qualified partner will be on our prequalified outreach list. We reach out to the list when a new RFEI is published. You can reach out to [pact.partners@nycha.nyc.gov](mailto:pact.partners@nycha.nyc.gov) or look at the NYCHA website to identify open PACT opportunities.
- 19. Q. I am a Property Manager interested in working on one of these projects. How do I get involved?**
- A. Please refer to the selection process outlined in the RFEI. NYCHA will be evaluating proposals holistically and evaluating all entities in the Project Team. Interested Property Managers should be teaming up with other prequalified Developers and General Contractors that are complimentary to your company's strengths.
- 20. Q. We are a developer with extensive new construction experience, but do not have tenant-in-place experience. Is there a way for MWBEs without this experience to partner with larger entities?**
- A. Yes, most applicant teams consist of joint ventures. Please include your relevant experience in your pre-qualification submission.
- 21. Q. Has the new construction development site, size, and geometry for the West Brighton site been defined? This would be very helpful information to determine the new construction massing and re-zoning strategy through the ULURP.**
- A. You should have all information you need in RFEI. We did not delineate boundaries so that your proposals can evaluate how PACT and New Construction are best integrated into the campus. We acknowledge that a rezoning will be necessary, but we are looking for Applicants to identify the appropriate land use actions.
- 22. Q. Exhibit U, page 9 of the RFP, under the Land Use Approvals section implies the existing West Brighton campus currently has zoning non-compliances. If that is the case, can those non-compliances be shared?**
- A. The development is overbuilt. Applicants should identify the appropriate land use actions.

## II. GENERAL

- 23. Can you submit to the PACT Round 12 RFEI if you are pre-qualified under the PACT 2022 RFQ?**
- A. If you are pre-qualified under the PACT 2022 RFQ, you are eligible to form a project team and submit a project preference ranking form for the PACT Round 12 RFEI. Eligibility to submit a proposal for the Round 12 RFEI is subject to the results of the project preference ranking form as outlined on page 55 of the PACT Round 12 RFEI.

- 24. Is HDC the only lender that we can work with for construction and permanent financing?**
- A. Submitting a proposal with HDC financing and the prescribed underwriting assumptions is required as described in the Project Financing and Fee Requirements section of the RFEI. As described in the RFEI, if you would like to propose an alternative, please detail in your Financial Narrative and make clear the benefits and the proposed terms.
- 25. Are developers permitted flexibility in assigning the 10% RAD Chap Rents to particular units and projects?**
- A. NYCHA is open to alternative suggestions for RAD CHAP rent unit assignments. If proposing to assign an alternate split of RAD/Section 18 units, please describe in the Financial Narrative the benefits of doing so. The final assignment of RAD and Section 18 units is subject to NYCHA approval.
- 26. Q. Please provide a listing of buildings which are individually-metered and which buildings are master-metered.**
- A. Please refer to 'Exhibit C – Property Profiles'
- 27. Q. Please provide list of laundry rooms and community rooms by building.**
- A. Please view 'Exhibit C – Property Profiles' for the community center and laundry room addresses.
- 28. Q. Please list the number of boilers by building, age of boilers & fuel type**
- A. This information is not available at this time.
- 29. Q. Please list the number of parking spaces by building.**
- A. This information is not available at this time.
- 30. Q. Please provide number of separate entrances by building.**
- A. Building plans will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.
- 31. Q. Please provide list of buildings with exterior seating and/or play areas and equipment.**
- A. This information is not available at this time.
- 32. Q. Please provide the current electrical service (AMP's) in each building.**
- A. This information is not available at this time.
- 33. Q. Please provide square footage of roofs for all buildings.**
- A. Additional information on the buildings will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.
- 34. Q. Please provide us with latest PHAS reports for the projects.**
- A. This information is not available at this time.
- 35. Q. Please provide us with gas outages for the projects.**
- A. This information is not available at this time.

- 36. Q. Do any of the projects generate parking income?**
- A. For the purpose of preparing and submitting a proposal, please adhere to any parking income assumptions included in the underwriting template.
- 37. Q. Can QWEB be provided?**
- A. Additional information on the buildings will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.
- 38. Q. Do you have a list of 504 handicapped compliance units?**
- A. A list of 504 handicapped compliance units will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.
- 39. Q. Please provide a list of security cameras and equipment by building**
- A. Security system and camera equipment information will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.
- 40. Q. Please provide a list of capital repairs/replacements (roof, boiler, window, etc.) in progress**
- A. A list of recent on ongoing capital projects will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.
- 41. Q. Is New Construction prohibited from any of the current PACT 12 projects?**
- A. New Construction of Affordable housing is not prohibited from any of the current PACT Round 12 projects. NYCHA encourages Applicants to consider opportunities to improve otherwise underutilized spaces as outlined in Section IV(B)(10) of the RFEI.
- 42. Q. For the sites that have existing retail; is there a triple net lease available? Can you provide us with the lease terms?**
- A. We are not able to provide this detail at this time.
- 43. Q. Can you send us all existing environmental reports (Phase 1/NEPA etc.) for all the sites?**
- A. We are not able to provide this detail at this time.
- 44. Q. Were any market studies done for any of the sites. If so, can you please send?**
- A. This information is not available at this time.
- 45. Q. Can you send us all existing site plans for the projects?**
- A. Additional information on the buildings will be shared with each project team that is granted eligibility to submit proposals following completion of the project preference ranking form.