

NYCHA Electric Vehicle Charging Solicitation

Respondent's Conference

May 18, 2026

Sustainability Programs, NYCHA Asset & Capital Management



NEW YORK CITY
**HOUSING
AUTHORITY**

Respondent's Conference Logistics

- Please take a moment to ensure your mic is muted
- Post your name, company, and email in the chat. This will ensure you receive any follow up communication from NYCHA
- This conference will not be recorded
- You may submit questions throughout the conference using the Q&A function
 - Any questions after the conference can be submitted to sustainability@nycha.nyc.gov by 5:00 PM on **May 26, 2026**
 - All questions will be answered in writing and posted on the NYCHA website on **June 9, 2026**

Agenda

1. NYCHA's Sustainability Goals
2. Solicitation Timeline
3. Solicitation Overview
4. Program Goals
5. Program Responsibilities
6. Solicitation Process
7. Solicitation Components
8. Solicitation Response Structure and Submissions
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NYCHA aims to provide quality, sustainable housing for New Yorkers while fostering economic mobility

335
Properties

2,410
Resident
Buildings

177,565
Apartments

511,384
Residents

**270 NYCHA-
run properties**

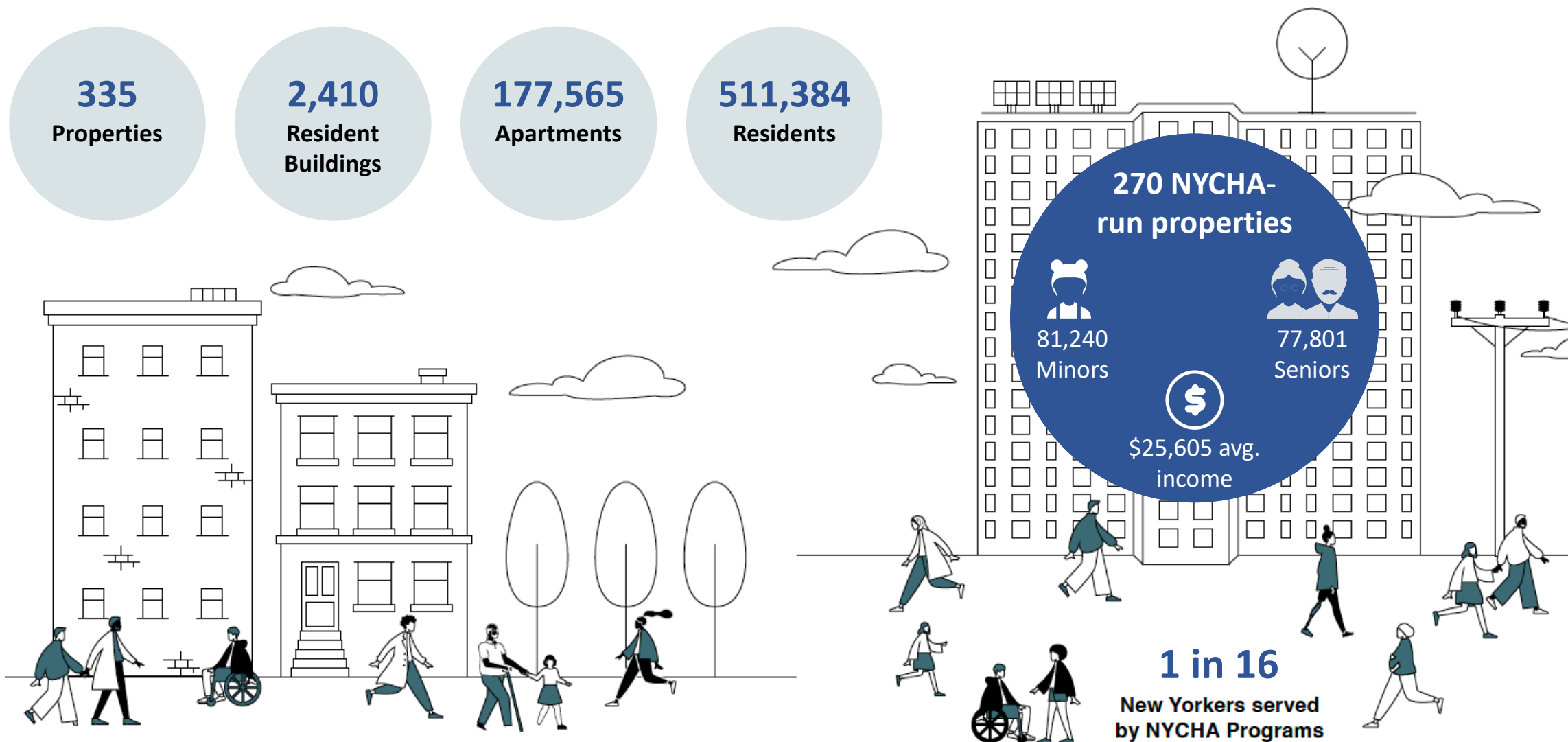

81,240
Minors


77,801
Seniors

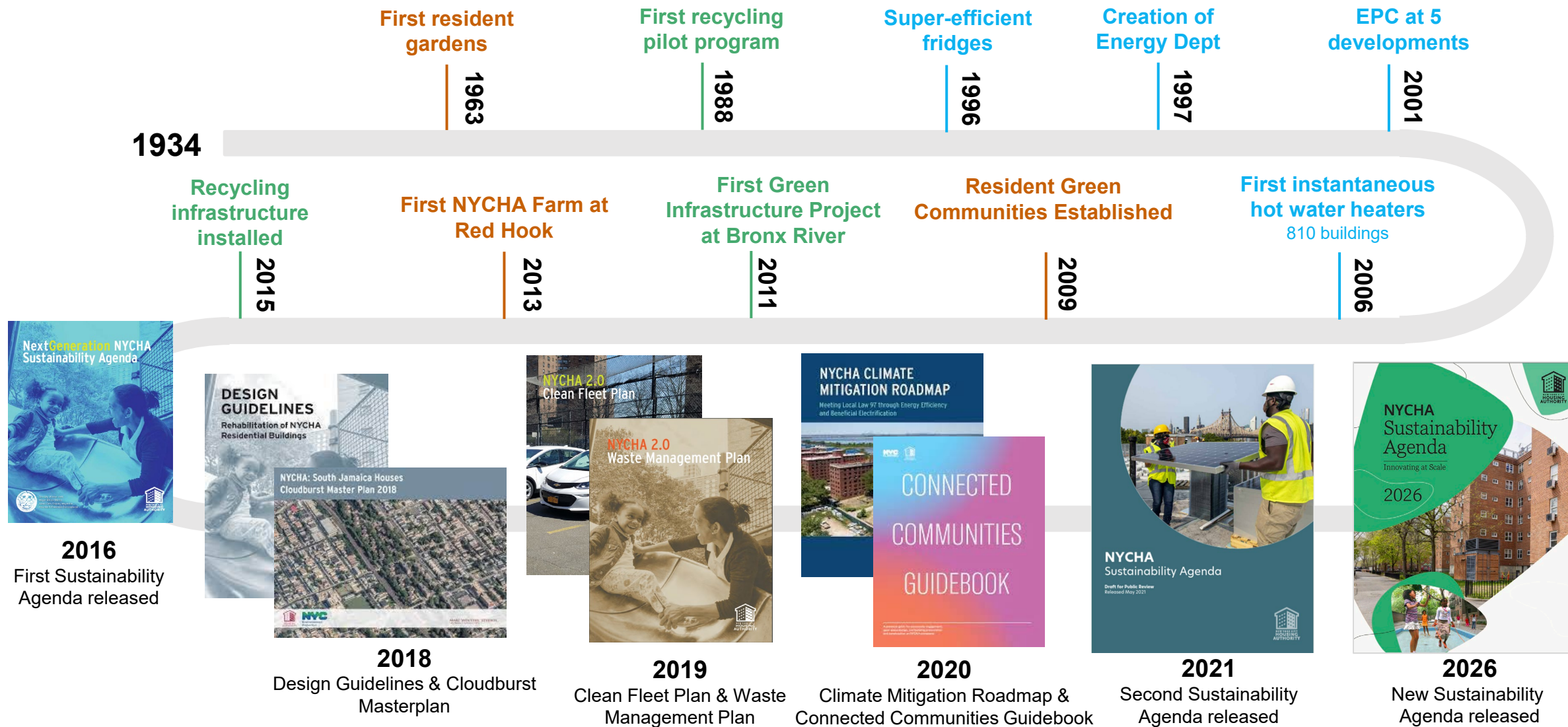

**\$25,605 avg.
income**

1 in 16

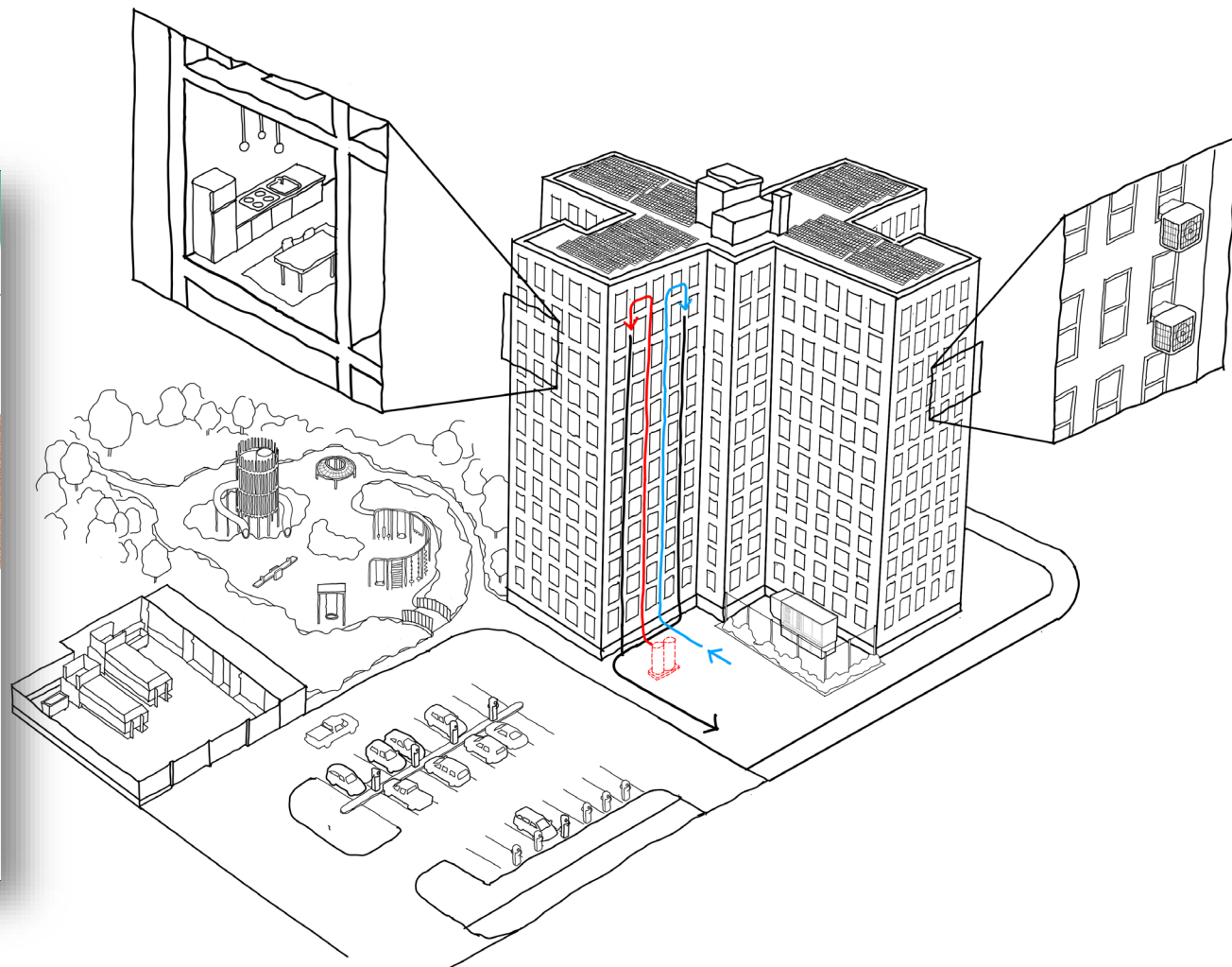
**New Yorkers served
by NYCHA Programs**



NYCHA's Sustainability Goals



NYCHA's Sustainability Goals – Sustainability Agenda



NYCHA's Sustainability Goals – Sustainability Agenda



GOAL 1

20,000 apartments with
heat pumps



GOAL 2

45,000 apartments
with efficient water
and lighting fixtures



GOAL 3

10,000 induction stoves
installed



GOAL 4

144 properties with
modernized waste
infrastructure



GOAL 5

146 buildings protected
from climate-related
disruptions



GOAL 6

15 developments with
new waste plumbing
lines



GOAL 7

150 EV charging stations



GOAL 8

30 MW of solar
power installed



GOAL 9

1,300 residents benefiting
from economic
opportunity through
NYCHA sustainability work

Solicitation Timeline

Milestone	Date
Solicitation Release Date	May 11, 2026
Respondent's Conference	May 18, 2026, 10 AM
Question Submission Deadline	May 26, 2026, 5 PM
Question and Answer Release Date	June 9, 2026
Solicitation Response Deadline	June 23, 2026, 2 PM

Solicitation Overview

- NYCHA currently owns and operates a portfolio of 100+ residential properties with associated off street parking facilities
 - 14,000+ parking spaces throughout the five boroughs
 - Some lots have unpermitted spaces that are not in use by residents
- These unpermitted spaces represent an opportunity for NYCHA to contribute to the expansion of EV charging in NYC while generating much needed revenue for the Authority



Solicitation Overview

- **NYCHA is seeking qualified teams to develop publicly available EV charging stations on NYCHA properties with excess parking capacity and generate lease revenue for the Authority**
 - Teams will own, finance, design, permit, install, operate, monitor, and maintain the charging stations
 - Teams will pay NYCHA monthly for the use of the parking facilities where the EV chargers are installed, at a per parking space rate
- All projects developed under this solicitation must be open to both the general public and NYCHA residents
- NYCHA will not be responsible for covering any costs associated with the projects
- Anticipated lease(s):
 - Length: 15 years, with two optional 5-year renewals, for a total of up to 25 years
 - Payment terms: Lessees will pay NYCHA a fixed monthly lease payment, or a percentage of gross revenue, whichever is higher for the month

EV Charging Program Goals

1. Generate revenue to support the Authority's primary mission of providing quality housing
2. Increase access to EV charging stations in underserved neighborhoods
3. Support the City's and State's initiatives to increase low-carbon modes of transportation
4. Provide training, green job opportunities, and other benefits to NYCHA residents



Program Responsibilities of the Project Developer

Project Developers Are Responsible For:

- Project financing
- Project management and ownership
- System design, site preparation, construction, and commissioning
- Operations & maintenance
- Insurance
- Security
- Electricity costs
- Decommissioning at lease end
- Lease payments to NYCHA
- Subscriber and/or customer identification, including LMI discounts
- Training and hiring NYCHA residents
- Delivery of any additional direct benefits to NYCHA residents

Program Responsibilities of NYCHA

NYCHA will:

- Serve as host and lessor
- Provide site access
- Review plans and designs to ensure continuity of building operations
- Attend project commissioning inspections
- Perform periodic construction safety inspections
- Introduce Project Developer to Resident Associations
- Support resident hiring and training
- Facilitate parking lot maintenance

Solicitation Process

NYCHA seeks two primary outcomes with this solicitation:

1. Establishment of a Qualified Partners List (QPL)

- The QPL will serve as a pool of vendors capable of providing EV charging services across NYCHA's portfolio of developments
- Respondents meeting minimum qualifications will be added to the QPL
- The QPL will be valid for up to 5 years unless NYCHA decides to resolicit sooner
- NYCHA may work with vendors from the QPL for future EV charging opportunities

2. Selection of Initial Project Developer(s) to conduct due diligence and award lease(s)

- The top 1–3 scoring Respondents will be selected to become Project Developers
- Project developers will receive Conditional Designation Letters
- Project developers will proceed into additional site due diligence and lease negotiations

Solicitation Process

Part I

Establish QPL

EV Charging teams are formed and Solicitation reviewed

Submit Minimum Qualifications and Solicitation Response

Establish Qualified Partner List (QPL)

Part II

Due diligence
and award
initial leases

Evaluate Responses

Select Initial Project Developer(s)

Conduct due diligence on preferred sites

Award lease(s)

Solicitation Process

Submit Minimum Qualifications

1. At least one member of the Respondent's team must have at least 3 years prior experience providing EV charging services
2. At least one member of the Respondent's team must have been the prime or sub-contractor on at least 3 successful EV charging station installations in North America
3. The Respondent must provide 3 references with direct knowledge of past EV charging installations performed by the Respondent
4. The Respondent must hold (or have a sub-contractor who holds) an NYC General Contractor License. The Respondent must also identify a staff person or subcontractor who is either a Registered Architect or Professional Engineer who will be responsible for filings and submissions, as well as a staff person or subcontractor who holds an NYC Master Electrician's license

The QPL will be valid for up to 5 years unless NYCHA decides to resolicit sooner.

Solicitation Process

Submit Solicitation Response

1. Cover page (**Attachment A**)
2. Minimum Qualifications (**Attachment D**), narrative on Respondent's team information, experience, and financial information (**Attachment C**)
3. Listing of preferred developments (**Attachment E**) and narrative of technical approach to deployment, and construction plan
4. Operations, maintenance and security narrative
5. Project financing narrative
6. Average uptime of previous installs and projected uptime at NYCHA sites
7. Customer experience narrative
8. Financial benefits to NYCHA and NYCHA residents (**Attachment F**)
9. NYCHA resident hiring plan (**Attachment B**)
10. Additional benefits to NYCHA residents and LMI discounts narrative

Solicitation Process

Evaluation Criteria	Maximum Points Available	Weight
1. Qualifications, Financial and Technical Approach	30	60%
1.1. Proposer Experience, Qualifications, Financial Plan	10	20%
1.2. Project Technical Approach and Construction Plan	10	20%
1.3. Operations, Maintenance, Security, and Customer Experience	10	20%
2. Benefits to NYCHA and NYCHA Residents	20	40%
2.1. Lease Payments to NYCHA	10	20%
2.2. Resident Hiring Commitments and Plan, and Other Benefits to NYCHA Residents	10	20%
TOTAL POINTS AVAILABLE	50	100%

Key Solicitation Components

- **Site selection**
 - Respondents will provide a list of their top 20 developments in order of preference in a completed **Attachment E** excel file
 - Selected project developers will receive conditional designation letters and conduct site due diligence at a narrowed set of sites
- **Lease payment and share of revenue**
 - Respondents will complete the sample site exercise (**Attachment F**) to convey the lease payment and share of revenue the Respondent would pay to NYCHA at the hypothetical site
 - Respondents will be evaluated on this sample site exercise
- Selected Project Developers will receive conditional designation letters and conduct due diligence at the preferred sites and will mutually determine a narrower set of sites with NYCHA
- Project developers will ultimately convey the monthly lease payment and share of revenue for each selected site during lease negotiations with NYCHA

Solicitation Response Structure and Submissions

1. Cover Page (Attachment A)

- Primary point of contact: name, role, contact information
- Legal name of the entity that would be intended to sign as Lessee
- List of 20 developments
- Major quantitative commitments

2. Responses to the items outlined in Section 3.3 - Response Content Requirements

- Responses should be numbered and should immediately follow the solicitation question
- Responses should adhere to the page number requirements outlined in the solicitation
- Responses must be submitted electronically as one PDF containing all narrative responses and with four (4) completed XLS Attachments to sustainability@nycha.nyc.gov by the response submission deadline

Solicitation Tips

- Follow all stated directions in Solicitation Sections 3.2 and 3.3
- Electronically send a **single .pdf along with all required .xls attachments** containing all components of the Response to sustainability@nycha.nyc.gov by 2:00 PM EDT on the Solicitation Submission Deadline. NYCHA will NOT accept hardcopy responses
- We encourage you to register your company with PASSPort, as the process can take time. It is expected that Respondents will immediately work on registering themselves and all parent entities within PASSPort upon notice of being selected for the QPL. Please refer to **Exhibit D** for additional information.

Thank you and Reminders!

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Submit all additional questions by 5 PM EDT on May 26 to sustainability@nycha.nyc.gov

NYCHA Electric Vehicle Charging Solicitation – Respondent's Conference

Attendees

First Name	Last Name	Firm name
Tonya	Lewter-Gordon	La Vie Development, Inc.
Shannon	Dulaney	it's electric
Malky	Wieder	Energy Plus NY
Michael	Elhav	Energy Plus
Olivia	Cosio	Voltpost
Brian	Reckdenwald	Gravity
Leo	Ma	<i>Unknown</i>
Kerel	Roach	<i>Unknown</i>
Goldy	Lefkowitz	Energy Plus NY
Jay		<i>Unknown</i>

Questions and Answers

1. Can you please confirm that all respondents who meet the minimum qualifications will be added to the QPL? And then the evaluation criteria will be used to select the top 1-3 vendors?
 - a. Yes, if respondents meet the minimum qualifications they will be added to QPL automatically.
 - b. The evaluation criteria will then be used to select the top 1-3 vendors based on scored ranking. The top 1-3 respondents will become the initial Project Developers based on these scores, while vendors on the QPL will be consulted for future work.
2. Is there a typical lease payment or percent of revenue share NYCHA is looking for?
 - a. We don't have a set number, though we would expect at a minimum to make more money from charging than we could from permitting a parking space. We know that the cost of constructing and resulting payback may vary by site based on the cost of interconnection and space available at each location, which will be reviewed further with selected Project Developer(s) conducting due diligence. For evaluation purposes, we have asked Respondents to complete the Sample Site Exercise (**Attachment F**), through which all

Respondents will share proposed payment terms based on the same hypothetical scenario and site conditions outlined in the exercise.

3. I understand that you want everything submitted as one PDF. Does that include the excel spreadsheets, or do you want that submitted separately?
 - a. We do want the excels submitted as separate files so that they remain in excel file format. Please do not submit the excel files as PDFs. Respondents should submit a single PDF with the narrative portion of the solicitation response and other documentation like **Attachment C** and insurance, along with excel files for each of the four excel Attachments (**Attachments B, D, E, and F**).
4. Can you please point to where we can find the sites for development, of which we must select our top 20?
 - a. The sites for development are listed in the Table of Developments (Exhibit A), which can be accessed by emailing sustainability@nycha.nyc.gov. This exhibit is not posted to the NYCHA website; you must reach out to NYCHA by email to receive a copy.
5. Can you clarify/confirm whether 150 "charging stations" equate to 150 individual chargers, parking spaces, or sites? Because some charging stations units have 2 plugs that could serve two vehicles/parking spots simultaneously, clarifying would be helpful.
 - a. The goal put forward in our [Sustainability Agenda](#) is to have 150 parking spaces with charging stations over the next 5 years. We do not expect to meet this goal from this initial EV Charging solicitation.
6. Can developers anchor their project sites with local commercial fleets committed to charging there, while keeping the site open for public charging?
 - a. We encourage partnerships with other entities in the city, including commercial fleets, in order to drive high utilization at the sites and ultimately generate more revenue for NYCHA. However, as noted in **Section 2.1.8** of the solicitation, we are restricting the use of the chargers to light duty vehicles that can seat seven or fewer passengers. NYCHA's parking lots are not designed for parking medium and heavy duty vehicles. While partnerships are allowed, all chargers must also remain open to the general public at all times.
7. Is there a split that NYCHA would like to have between DCFC and Level 2 chargers?
 - a. We welcome different types of charging duration and the split of Level 2 and DCFC is up to each project team. We defer to your team to determine what mix makes the most sense for your project, and to be included in the solicitation response through **Attachment E**. Providers of solely Level 2 or

solely DCFC charging equipment are encouraged to consider teaming up with a provider who can offer the other type to submit a joint proposal, but Responses from teams offering a single type of charging will also be considered.

- b. We are expecting that this initial solicitation will result in approximately 5 developments per project developer, but that expectation is subject to change, and we know that some sites may change based on feasibility. Those projects could include Level 2 chargers, DCFC chargers, or both. We heard from EV charging developers during the Request for Information issued last year that they prefer a minimum of 6-8 stations per site, so we'll be looking to get to that minimum number per development. Final numbers of spaces and sites will be determined during the due diligence phase.
8. Will questions be answered as received over email?
- a. Questions will not be answered as they are received over email. Questions will be collected until the 5 PM EDT May 26, 2026 deadline and answers will be provided on June 9 when the full Q&A is published. Please note that questions will be published anonymously with no names or emails attached.