NYCHA Development Partnership Opportunities RFEI

Addendum #1: Responses to Questions Received by September 9, 2025

Development Team Requirements

1. **Question: Will the Environmental Services team member be required as part of the Submission Package?**

   Answer: No, they are not required as part of the team at time of submission.

2. **Question: Are professional services firms like consultants or legal counsel eligible to respond to this RFEI?**

   Answer: Professional services firms are only eligible as part of a development team with a developer entity.

3. **Question: Regarding Development Team composition – are you also looking for architectural and engineering services, construction management services, program management services, tenant outreach and engagement services?**

   Answer: Please see above answer. The applicant needs to be part of a development team with a developer entity.

4. **Question: Can local CBOs that already work within NYCHA communities submit proposals for this, e.g., as a partnership with a developer?**

   Answer: Yes, as part of a development team with a developer entity.

5. **Question: Is there flexibility on the developer experience requirement? For example, if a developer has completed preservation transactions, new construction projects <100 units, or new construction projects near NYC, but not in the city limits?**

   Answer: We will accept proposals from teams that can demonstrate cumulative project experience adding up to 100 units, especially if the project proposal is also for a smaller project of comparable size, i.e., the experience is relevant. Any projects meeting the experience requirement must be located in New York City, however.

6. **Question: If there is a newly formed development company that has not completed any units in NYC in the past 5 years as a company, but individually, the principals and senior leadership team have 1,000s of units completed in NYC in the last 5 years, would the newly formed development team be considered?**

   Answer: Yes, that is acceptable.

Application Format & Instructions

7. **Question: Does the asset statement form need to be submitted on behalf of each team member?**

Answer: The asset statement form needs to be signed and submitted on behalf of the Principal of the Applicant entity. Depending on the structure of the Applicant, multiple asset statements may need to be submitted. Please refer to related definitions in the RFEI.

8. **Question: Sorry if I missed this, but if my company was pre-approved for 2024, where do we renew for 2025? Did you discuss renewals?**

   Answer: This question appears to be in reference to the PACT Pre-Qualified Partner Request for Qualifications and Pre-Qualified List, which is a separate process.

9. **Question: If a team has multiple proposals (project ideas) should they be submitted together and separated by tab, or should they be completely separate proposals?**

   Answer: If the team is exactly the same, i.e., the team-specific submission requirements would be the same, one proposal is acceptable, as long as the project-specific content is separately described and laid out (e.g., Proposal Overview, Financial Proposal, Deed Copy, and any other relevant sections).

10. **Question: If a developer team has multiple privately-owned sites that could be considered for potential collaboration projects with NYCHA, each offering different opportunities, can the team submit multiple proposals, or is it limited to just one submission?**

    Answer: A team can submit multiple proposals. If it's the exact same team, it's acceptable for it to be one submission with the same team-specific contents, with the proposal-specific information different for each particular project proposed (e.g., Proposal Overview, Financial Proposal, Deed Copy, and any other relevant sections).

11. **For a proposal including many properties structured as separate projects/legal ownership entities, would you prefer that we submit one consolidated proposal covering the entire portfolio, or individual proposals for each project where there are vacancies that could be made available to house NYCHA residents?**

    Answer: Assuming that the development team is the same, please submit one proposal for the entire portfolio.

<u>Submission Deadline & Evaluation Process</u>

12. **Question: The RFEI has a submission window, rather than a single submission date. Does that mean if a response is submitted at the beginning of the window, it will be reviewed right away, rather than after the window closes?**

    Answer: Our review schedule will depend on the volume of proposals received, e.g., if we receive several proposals early in the window, we may begin our review process then, but proposals received earlier in the window will not receive any preferential treatment in terms of evaluation.

13. **Question: Will submissions that are received earlier have a higher chance of 'winning'? And is there a cap on how many teams are awarded a RFEI partnership with NYCHA?**

Answer: No, proposals that are received sooner will not have a higher chance of "winning." All proposals received up until the submission deadline will be considered. Whether there is a limit to how many teams will move forward will depend on the volume and quality of proposals that are received.

14. Question: Will you accept early submissions, i.e., before the submission window?

Answer: No, submissions are restricted to the submission window.

15. Question: How and when will NYCHA select teams? Will there be an interview process?

Answer: We will identify teams for moving forward in negotiations after the submission window has closed, and we have completed our review. We cannot commit to a timeline, and it will depend on the quality and volume of proposals received. There likely will be an interview for finalist teams. As stated in the RFEI, "selection" means only that NYCHA will commence negotiations with an applicant for potential inclusion in our pipeline.

16. Question: If a proposal is submitted early in the submission window will NYCHA offer initial feedback and allow revisions?

Answer: We will most likely not provide feedback until after the submission window is over. As stated in the RFEI, teams may submit an amended proposal before the end of the submission window if they choose to do so independent of any feedback, but not after the final deadline.

17. Question: NYCHA prequalified developers a few years back. Does that prequalified status carry any weight for this RFEI?

Answer: This question appears to be in reference to the Pre-Qualified Partner Request for Qualifications and Pre-Qualified List. This is a separate process, and Pre-Qualified status is not part of the evaluation criteria under this RFEI.

18. How are general contractor experience and resident management experience weighted when evaluating development teams?

Please see evaluation criteria on pp. 12-13 of the RFEI.

<u>Project Site & Proposal Requirements</u>

19. Question: We have a proposed new construction project. I'm not aware of any NYCHA development in the neighborhood, would this project be eligible to seek vouchers to house NYCHA residents?

Answer: Yes, NYCHA would consider this proposal.

20. Question: Is there a geographical proximity to existing NYCHA properties that NYCHA is seeking proposals from?

Answer: We are open to receiving proposals for projects located throughout the city, including in areas without existing NYCHA properties. That said, for projects specifically

proposing a Transfer of Development Rights (TDR), geographic proximity to an existing NYCHA development is required. For TDR, the transfer must be able to meet all applicable requirements regarding the location of granting lots and receiving lots under the NYC Zoning Resolution.

21. **Question: Does the land need to be entitled in order to submit it? For example, could the development plan be subject to a ULURP or does it need to be as-of-right?**

    Answer: No, land does not need to be already entitled and can be subject to ULURP.

22. **Question: In the RFEI for NYCHA Development Opportunities, you state that transfers of development rights are restricted to lots located on the same block as NYCHA developments. Will transfers be considered for sites that are not directly on the same block as a NYCHA development, but highly proximate to, such as across the street, a block away, or diagonal to?**

    Answer: Proposals for transfers of development rights should be able to meet applicable requirements under the NYC Zoning Resolution.

23. **Question: In Scenario 1, you noted "on same block as NYCHA". Can we assume the property can be "across the street" as NYCHA properties usually take a full block?**

    Answer: As a general matter, we are open to receiving proposals for projects located across the city, but in relation to transfers of development rights, they would have to be eligible to meet all applicable requirements under the NYC Zoning Resolution.

    Question: Would underdeveloped land (such as a parking lot) on property that is owned by NYCHA and leased for 99 years to a NYCHA/developer partnership as part of the PACT program, be eligible for development utilizing the programs offered in this RFEI?

    Answer: PACT project sites are not technically privately owned land, but we welcome these proposals. Such proposals may not need to submit all of the required documents for this RFEI. To determine the most appropriate next steps, please get in touch with NYCHA Real Estate Development – either through existing project contacts or via emailing development@nycha.nyc.gov

24. **Question: Are sites on current RAD-PACT projects (e.g. parking lots) be eligible under this RFEI?**

    Answer: Please see above response.

25. **Question: Are PACT developments considered "private sites" - and thus eligible to submit - in the context of this RFEI?**

    Answer: Please see above response for question #23.

26. **We are interested in submitting proposals for new development on NYCHA's underutilized land parcels. Does that qualify for submission under Section D - Adjacent Land in the RFEI? Can you please confirm that proposals submitted under**

opportunity Section D – Adjacent Land are not required to be on privately owned land, as the proposed development will take place on existing NYCHA property?

Answer: Please see above response for question #23.

27. **Question: If a site is currently City-owned but has been awarded to a developer via an RFP process, could we show evidence of that award to satisfy the privately-owned site requirement?**

    Answer: While not technically satisfying a privately-owned site requirement, we are open to considering these proposals.

28. **Question: Are there specific target areas or neighborhoods of focus?**

    We are open to project proposals located across the city, but proximity to existing NYCHA campuses is preferred.

29. **For project example scenario #2 mentioned in the RFEI, what is the definition of "in the same neighborhood"? We have a project in pre-development that is approximately 1 mile from a NYCHA campus. Is there a maximum distance the site can be to a NYCHA campus? For scenario #2, does the private parcel need to be in the same community board or council district? Any guidance related to how a neighborhood is defined would be helpful.**

    There is no set definition we are using for "neighborhood." We are open to teams making a case for geographic proximity to an existing NYCHA development.

30. **Question: Will NYCHA accept properties under contract, however, not owned or closed on?**

    Answer: Yes, we will consider proposals for properties under contract, but there would need to be a path to closing before we could move forward, which should be described in the Proposal Overview. Purchase and sale agreements should also be included, as noted on p. 10 of the RFEI.

31. **NYCHA typically adopts the HPD design guidelines for new construction projects. Are you anticipating that practice in new development projects under this RFEI? Or is NYCHA anticipating the projects under this RFEI to adopt NYCHA issued design guidelines?**

    Affordable new construction projects would be required to meet HPD design guidelines. Projects that are not being financed under an HPD affordable housing program may need to meet additional design guidance from NYCHA on a case-by-case basis, in line with the RFEI's stated goals.

<u>Development Opportunities</u>

32. **Question: Does [Transfer of Assistance] require prevailing wage?**

    Answer: Yes, Transfer of Assistance is subject to Davis-Bacon and must meet prevailing wage requirements unless under 8 units.

33. **Question: Can you elaborate more on how this program would be revenue generating for NYCHA as mentioned? Would the privately owned land NYCHA is proposing to develop on through this RFEI be transferred to NYCHA ownership? Would the buildings be owned by NYCHA / would cash flow go to NYCHA?**

    Answer: A privately-owned site would not be transferred to NYCHA ownership. We are looking for a variety of proposals for how to provide housing opportunities for NYCHA residents. Proposals do not need to be limited in terms of cash flow assumptions to NYCHA at this time.

34. **Question: Does a proposal that includes TDR from NYCHA property to a privately-owned site require the inclusion of NYCHA units on the privately owned site?**

    Answer: Yes, that would be ideal.

35. **Question: Is NYCHA working with existing HPD programs?**

    Answer: We are interested in proposals that are independent of other City programs, but depending on the particulars of the site and the project, it may make sense to partner with other City agencies to effectuate a project.

36. **Question: Is there a list of NYCHA properties that have excess development rights?**

    Answer: We are not able to share a list of NYCHA properties with excess development rights at this time and would encourage teams to conduct their own zoning analyses. A significant proportion of NYCHA developments have excess development rights.

37. **Question: Is there a list of NYCHA sites with air rights? Or is the idea that a developer submits their qualifications and NYCHA may bring the site that fits their qualifications?**

    Answer: Please see above answer. In terms of process, this RFEI requires a proposal to be submitted, not just developer qualifications.

38. **Question: In a project that has HPD or HDC support, do the NYCHA PBV units get exempt from the housing lottery? Are the direct referrals from NYCHA?**

    Answer: Our goal is to maximize the number of units that are marketed directly to NYCHA residents or qualified applicants on the NYCHA Section 8 waitlist.

39. **Question: Does the Transfer of Assistance need to be for an entire building, or could we propose vouchers for a portion of an existing building? What might be the upper limit for vouchers that can be provided per project?**

    Answer: Transfer of Assistance does not need to be for an entire building and can pertain to a subset within a mixed-income project. There isn't an upper limit – it depends on the proposed project.

40. **Question: How many PBVs are available? Can you apply for PBV for a project that has no other connection to NYCHA and is not in the direct vicinity of a NYCHA campus?**

    NYCHA has a sufficient number of vouchers available on an annual basis to support a variety of projects. The proposed project does not need to be directly proximate. There is a preference for proposals in proximity to existing NYCHA campuses, but if a development team has ideas for opportunities for NYCHA residents in a neighborhood without existing NYCHA housing, we would consider those ideas as well.

41. **Question: What is the minimum unit count per project?**

    Answer: There is no minimum unit count.

42. **Question: Just to confirm, a transfer of NYCHA development rights by itself would NOT trigger prevailing wage, correct?**

    Answer: Correct.

43. **Question: Can the PBV tool be used on its own for an existing project with vacancies, or does it need to be in combination with another tool? Is there a minimum number of PBVs that needs to be requested?**

    Answer: We are open to proposals for just PBVs. No, there is no minimum number.

44. **Question: Are there opportunities for privately owned SROs?**

    Answer: At this time, we are not accepting proposals for SROs.

45. **Question: Is NYCHA working with HPD to incorporate NYCHA relocation needs within what would otherwise be HPD lottery projects?**

    Answer: NYCHA regularly collaborates with City and State affordable housing finance partners.

46. **Question: If a building has a set-aside for NYCHA TBV holders, could we use this RFEI to convert existing TBV tenants to PBVs?**

    Answer: More information about this specific project would be required in order to provide guidance on this question.

47. **Question: Do you provide funding to repair vacant units to get them ready for lease up?**

    Answer: We do not provide this funding on its own outside of a larger strategy, e.g., using the tools described in this RFEI.

48. **Question: If we already have an LOI from NYCHA for development on land adjacent to NYCHA, do we need to apply to this RFEI?**

Answer: If you already are actively working with NYCHA on a project, you do not need to submit through this RFEI.

49. Question: Is there any NYCHA subsidy besides vouchers available for new, ground-up construction?

Answer: That is not currently contemplated, but depending on the specifics of a proposal, and the extent to which a project is related to an existing NYCHA development, it might be appropriate to make a case to the City for subsidy in relation to a NYCHA development.

50. Question: Will there be a Payment in Lieu of Taxes (PILOT) agreement signed at closing for the property taxes?

Answer: Respondents may indicate real estate tax exemptions they feel would help effectuate a project. PILOT agreements require City approval and are not guaranteed.

51. Question: Will there be any paired exemptions from real estate taxes available as part of this program – or can such a request be included in the proposal?

Answer: Please see above response.

52. Question: What is the maximum percentage of PBVs that a project can sustain? There is a 25% or 40% limit on Faircloth to RAD.

Answer: This depends on the proposal. It is acceptable to propose 100% PBVs.

53. Question: What level of zoning approvals will you be looking for in successful projects?

Answer: A project does not need to have already received zoning approvals. The team should indicate any outstanding approvals in the Proposal Overview part of the submission.

54. Question: What is the state of NYCHA's capital resources and their position on contributing capital to any projects within this RFEI?

Answer: NYCHA's capital resources are extremely limited, but what NYCHA can contribute are the tools described in the RFEI, e.g., vouchers, ToA, and TDR. Depending on the potential project and scope of the project, there may be the opportunity to make the case to the City to provide subsidy.

55. Question: If a developer already has a 485x or 421-a building underway, could the affordable units be used through the Transfer of Assistance program to accommodate NYCHA residents, while the developer renovates / builds new housing on NYCHA land? If so, would the developer have to comply with reporting requirements of Davis Bacon or would the 485x / 421a prevailing wage reporting requirements be sufficient?

Answer: We would have to review the number of units being requested through ToA and the status of the project before we could answer with certainty.

56. **Could you provide more information on the Davis Bacon requirements as outlined in the pre-submission conference yesterday? For instance, if a project is fully vested under 421a and is already going to be built with prevailing wages, would it have to comply with Davis Bacon as well if we are pursuing TOA?**

    Please see above response.

57. **Question: If a developer has a site which could be developed as-of-right for x# of units, but with a ULURP rezoning could produce 2x or 3x units, would NYCHA support an as-of-right first phase for 40%-50% of x (meeting your minimum size expectations) requiring only a tax lot subdivision, with the developer pursuing rezoning of the balance of the site for inclusion after ULURP approval?**

    Answer: If this is describing a phased project in which the second phase is subject to ULURP, that is acceptable. The approach, including with respect to zoning approvals, should be described in the Project Narrative.

58. **Question: If NYCHA wants to proceed with a RFEI proposal for the transfer of development rights, what is NYCHA's process to effectuate the transfer? Does NYCHA need any external approvals?**

    Answer: A Transfer of Development Rights requires Section 18 approval from HUD. NYCHA would work through the process with the project team.

59. **Question: Would you be able to briefly go over the ownership/management structures NYCHA would consider? And surrounding splitting of developer fees?**

    Answer: NYCHA is flexible and willing to consider a number of options, depending on the nature of the proposal.

<u>Other</u>

60. **Question: Will we get a copy of the attendee list after the meeting?**

    Answer: Yes, NYCHA will provide a copy of the attendee list.

61. **Question: Does NYCHA provide a forum in which Development Teams can search out available firms for services such as Environmental Services Provider, Data Management, HPD Exemption Submission, and Pre/post Closing Support?**

    Answer: We do not provide those services.