

NYCHA PACT RFEI: Howard Houses

Addendum #1: Responses to Questions Received by 10/3

Note: Certain questions have been edited for length and clarity.

1. Question: Could you please speak to the social services expected and funding?

Answer: Following designation, the Designated Project Team will work directly with NYCHA's Portfolio Planning and Community Development teams to develop a service coordination model for their project, conduct a resident needs assessment, and develop a formal social service plan tailored to the unique characteristics of the development. The social service plan must also include a proposed budget, detailed performance metrics, and methods for ongoing program assessment and adjustment. The service coordination model must include an on-site presence at the PACT development and the selection of a lead service coordinator to oversee the delivery of services for all residents.

Additional information on NYCHA's Social Service Requirements can be found in Exhibit Q of the RFEI, *Social Services Requirements for PACT Partners*.

2. Question: Can a list of attendees to this session be shared?

Answer: A list of the organizations registered for the pre-submission conference will be shared with those who registered interest via the Applicant Interest Form (<https://forms.office.com/g/KvtBnruJC1>).

3. Question: Is there an alternative day for the site visit to October 8, which is a holiday?

Answer: The site visit has been rescheduled for Thursday, October 16, 2025, at 10 am.

4. Question: How many teams do you expect to select for round two?

Answer: The number of teams that will be selected for the second round of submissions has yet to be determined and will depend on the quality of submissions received from applicant teams.

5. Question: When will teams be shortlisted for the second round of submissions?

Answer: In early 2026, NYCHA will notify teams that have been selected as finalists and provide instructions for additional submissions. However, a specific date has yet to be determined.

- 6. Question: What resident associations and/or community-based groups have been engaged in the visioning of the Howard Houses campus improvement plan and the preparation of this RFEI?**

Answer: A “campus improvement plan” has not been produced for this RFEI. A *Resident Priorities* document (Exhibit D) was produced in collaboration with the Tenant Association and informed by feedback from residents collected in a visioning workshop hosted by NYCHA and the architectural consultant, Marvel Architects, in March 2025.

- 7. Question: Can you share how many RFEIs NYCHA expects to release in 2026, and for which developments?**

Answer: Information on future RFEIs is not currently available but will be posted on the PACT Procurement webpage ([PACT-Procurement](#)) as they are released.

- 8. Question: Will the CNA/PNA be shared at this stage of the RFEI?**

Answer: The 2023 Property Needs Assessment Costed Action Report (Exhibit B) was included in the RFEI released on September 10, 2025. The Capital Needs Assessment will be conducted by a third-party during the pre-development phase of this project but will not be available before applicant submissions are due.

- 9. Question: Is there only one tenant association? When were the last elections?**

Answer: NYCHA certifies only one tenant association at each development. The tenant association board consists of five members and is selected every three years through an election process open to residents of the development. Elections for the Howard Houses Tenant Association were held in Fall 2022 and will be held again in Fall 2025.

- 10. Question: Who has to be “pre-qualified” to make a submission?**

Answer: All developer entities must be pre-qualified. Applicants may propose to include non-prequalified Property Managers or General Contractors in their Project Team, but NYCHA may ask for additional materials, including asset statements. Please refer to related definitions and p. 53 of the RFEI.

- 11. Question: Do PACT Project social service providers need to be pre-qualified?**

Answer: No, the Designated Partner Team is not required to select a pre-qualified social service provider.

- 12. Question: Does the “Meaningful Role” requirement of at least 30% overall equity pertain to one M/WBE organization or can the combined sum of multiple M/WBE groups’ equity be counted towards the 30% threshold?**

Answer: The “Meaningful Role” requirement of at least 30% equity pertains to one entity.

13. Question: Are there drawings of the development NYCHA can share?

Answer: Yes, drawings of Howard Houses will be uploaded to a SharePoint folder and shared with applicants who have submitted an Applicant Interest Form (<https://forms.office.com/g/KvtBnruJC1>).

14. Question: Would NYCHA be able to share details regarding the historic significance of the Howard Houses buildings, including any historical preservation reports or evidence?

Answer: NYCHA has no documentation to share at this time. Howard Houses may be eligible for historic tax credits, as it was built in 1955 and is one of the fifteen State-aided “Tower in the Park” public housing developments. Historic eligibility will be determined when the Designated Project Team submits the Part 1 application of the Historic Preservation Certification process.