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THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD SIX  
211 EAST 43RD STREET, SUITE 1404  
NEW YORK, NY 10017

April 12, 2019

Kathryn Garcia, Interim Chair  
New York City Housing Authority  
250 Broadway  
New York, NY 10007

### **Resolution Urging NYCHA to Seek and Prioritize Non-Profit Property Managers in Their Proposed PACT Section 8 Conversion of 344 East 28th Street and Other Developments**

At the April 10, 2019 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

**WHEREAS**, NYCHA's NextGeneration PACT/RAD Request for Proposals for Manhattan developments (RFP #68035), released on February 1, 2019, made available the opportunity for a selected bidder to rehabilitate and manage over 1,700 NYCHA units (across 16 NYCHA developments) slated for conversion from Section 9 public housing into Section 8 housing;

**WHEREAS**, while most of the developments included in the RFP are located in Upper Manhattan, the RFP includes one development at 344 East 28<sup>th</sup> Street in Community District 6;

**WHEREAS**, several of the RFP's threshold requirements—particularly, prior experience with at least one tenant-in-place rehabilitation project of \$75 million or more in total development cost; and prior experience managing 1,700 or more affordable housing units—are set in such a way that locally-based nonprofit developers and community development corporations (CDCs) are effectively excluded from the bidding process;

**WHEREAS**, the Manhattan Borough President's office, upon reviewing the RFP, reached out to six Manhattan nonprofit developers that are well established in their respective communities and have completed quality affordable housing rehabilitation projects;

**WHEREAS**, all six organizations, when asked by the Borough President's office, indicated that they would not qualify to bid for NYCHA's Manhattan PACT/RAD RFP #68035 because they do not meet one or both threshold requirements of a \$75 million past project size and a management portfolio of at least 1,700 affordable housing units;

**WHEREAS**, several of these groups stated that they do not believe any local, neighborhood-based community development corporation would qualify;

**THEREFORE, BE IT RESOLVED** that Manhattan Community Board Six (CB6) urges NYCHA to revise its Manhattan PACT/RAD RFP #68035 to divide the 16 properties into smaller bundles that are more neighborhood-specific;

**BE IT FURTHER RESOLVED** that CB6 urges NYCHA to include in its selection criteria a preference for PACT development teams to include one or more non-profit organizations as an equity partner.

**VOTE: 34 in Favor 0 Opposed 2 Abstention 0 Not Entitled**

Best regards,



Jesús Pérez  
District Manager

Cc: Hon. Gale Brewer, Manhattan Borough President  
Hon. Carlina Rivera, Council Member  
Polina Bakhteiarov, Deputy Director, Real Estate Development, New York City  
Housing Authority  
Leroy Williams, Director, Community Development, New York City  
Housing Authority  
Melanie Aucello, Vice President, 344 East 28<sup>th</sup> Street Residents Association  
Carin van der Donk, Chair, CB6 Housing, Homeless, & Human Rights Committee