




NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

MEMORANDUM

To: The Chairperson and Members

From: Gary Rodney 
President

Date: September 15, 2016

Subject: Approval to Contract for Services

I am pleased to recommend that the Members approve the selection of a team of firms to include BAE Urban Economics, Carter Ledyard & Milburn LLP, BJH Advisors LLC and WXY Studio (the "Consultant Team") to perform an "enhanced affordability and job opportunity" study in response to the Corporation's request for proposals for such a study (the "RFP").

The Mayor has committed to explore opportunities for deeper housing affordability and access to high-quality jobs for local residents in addition to the Mandatory Inclusionary Housing ("MIH") program that passed earlier this year. In connection with this effort, the Corporation issued the RFP on June 14, 2016, in partnership with the New York City Department of Housing Preservation and Development ("HPD") and the New York City Department of City Planning (collectively, the "Partner Agencies"). The RFP called for a legal, financial and cost/benefit analysis of two policy scenarios that would pursue the goals described above. The Consultant Team provided the sole response to the RFP at the initial stage. On July 25, 2016, the Corporation re-issued the RFP and extended the time for responses by an additional four weeks. No further responses were received by the extended deadline.

A panel representing the Corporation and HPD reviewed the proposal submitted by the Consultant Team, including the team's qualifications and its responsiveness to the RFP's criteria. The panel also interviewed representatives of the Consultant Team. Although the Consultant Team provided the sole response to the RFP, the panel determined that the Consultant Team proposed a quality study at a reasonable price. In addition, Corporation staff and the Partner Agencies were satisfied with the quality of the work that BAE provided in completing the initial feasibility study of the MIH program (the Members approved BAE's selection for that study in September 2014). This prior experience gives the Consultant Team valuable perspective.

The Corporation plans to pay for the study from its unrestricted reserves, but the City's Office of Management and Budget will reimburse the Corporation for these costs.

Action by the Members

The Members are requested to approve the execution by an Authorized Officer of the Corporation of a contract with the Consultant Team that provides for the payment of fees and other expenses in an amount not expected to exceed \$200,000 from the Corporation's unrestricted reserves.