



Department of
Housing Preservation
& Development

Construction Procurement at HPD

Build NYC

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About HPD

Established in 1978, the New York City Department of Housing Preservation and Development (HPD) is the largest municipal housing preservation and development agency in the nation.

HPD's core mission includes:

- Preserving affordable housing and protecting tenants*
- Developing new affordable housing*
- Enforcing the Housing Maintenance Code to ensure quality and safety*
- Engaging neighborhoods in planning*

To support these goals, HPD engages in a variety of construction and construction related activities.

Enforcing NYC Housing Code

The HPD **Emergency Repair Program (ERP)** was developed to provide rapid repairs to code violations in the case where a landlord is unable to provide the needed repairs.

- ❑ To ensure a ready pool of vendors, HPD has established multiple pre-qualified vendor lists. Trades include general contracting, plumbing, electrician, and asbestos abatement, to name a few.
- ❑ HPD encourages all construction vendors to seek out opportunities with a focus on small contractors and City-certified M/WBE vendors.
- ❑ The typical contract for such services ranges between \$600 - \$35,000.
- ❑ On an annual basis, HPD awards over 8,000 repair orders to contractors.

Enforcing NYC Housing Code

HPD in concert with the Dept. of Buildings (DOB) is the New York City agency responsible for the demolition of structurally unsafe buildings. The agency works with demolition contractors to provide expert demolition services. Our typical demolition portfolio includes:

- ❑ **Projected annual budget for demolitions:** \$15 Million
- ❑ **Number of projects per year:** 50
- ❑ **Average time per job:** 3 months
- ❑ **Typical scope of work:** Emergency demolition of residential properties within the five boroughs of New York City

Enforcing NYC Housing Code

On an annual basis, HPD reviews enforcement issues and develops a list of buildings at risk for serious housing code violations. Through HPD's **Alternative Enforcement Program (AEP)**, buildings are monitored for enforcement issues and repairs are made on an expedited basis.

- ❑ To facilitate a rapid response, HPD has established a prequalified-vendor list for City-certified M/WBE General Contractors.
- ❑ The typical contract for such services ranges between \$1,000 - \$35,000.
- ❑ Certain work orders may range as high as \$100,000.

Affordable housing

HPD manages a variety of programs to assist in the preservation and development of Affordable Housing in New York City.

- ❑ In 2017, this resulted in starting **28,492** new construction units and **59,065** through the HPD's preservation efforts.
- ❑ Programs include opportunities for inclusionary and supportive housing, senior housing, and related development programs.
- ❑ Through an RFEI/RFP/RFQ process, developers can learn of upcoming projects, submissions under review and projects in process.
- ❑ HPD has also committed to promoting participation of M/WBE and non-profit organizations through its Building Opportunity Initiative.

QUESTIONS?

Contact List

- ❑ **M/WBE Outreach:** Miri Shpuza / MWBE@hpd.nyc.gov / (212) 863-6333
- ❑ **HPD's Enforcing New York City Housing Code Prequalified Vendor Lists:** Collis Hooper / hooperc@hpd.nyc.gov / (212) 863-7815
- ❑ **HPD's Enforcing New York City Housing Code Demolition Program:** Althea Hunter / huntera@hpd.nyc.gov / (212) 863-6048
- ❑ **HPD Buildout Seminar Series:** Kevin Wells / wellske@hpd.nyc.gov / (212) 863-7638
- ❑ **HPD Asst. Commissioner/Agency Chief Contracting Officer:** Malissa Smith / smithmal@hpd.nyc.gov / (212) 863-6652

HPD related links

❑ **HPD Website PQL Application Links:**

<http://www1.nyc.gov/site/hpd/vendors/hpd-vendors-list.page>

❑ **HPD Website Housing Development Opportunities:**

<http://www1.nyc.gov/site/hpd/developers/process.page>

❑ **HPD M/WBE Building Opportunity Initiative:**

<http://www1.nyc.gov/site/hpd/developers/building-opportunity-initiative.page>

❑ **New York City Small Business Services Website:** <http://www.nyc.gov/sbs>