

Inwood 9th Avenue RFP Financial Assumptions

TERM SHEETS

Proposed project financing should adhere to all HPD term sheet requirements as applicable.

INTEREST RATES

Assume the following interest rates in the financing proposal. Deferred interest should be shown as both a use and a source in the Development Budget.

Construction Loan	
Private Lender	7.50%
HDC Short-term Bonds*	3.80%
HDC Long-term Bonds*	5.40%
HDC Subsidy	1.25% paid
HPD Subsidy (rental)	0.25% paid + 4.25% deferred
Reso A (rental)	0.25% paid + 1.00% deferred
HPD Subsidy and Reso A (homeownership)	0.25% paid + 0% deferred

* No reinvestment/negative arbitrage

Permanent Loan	
Private Lender and Homeownership End Loans	6.25%
HDC Long-term Bonds (40- year loan term)	5.90%**
HDC Subsidy	1.00% paid
HPD Subsidy (rental)	0% paid + 4.25% deferred
Reso A (rental)	0% paid + 1.00% deferred
HPD Subsidy and Reso A (homeownership)	0% paid + 0% deferred

**5.90% all-in: 5.50% base rate + 0.50% MIP

LOW-INCOME HOUSING TAX CREDITS (LIHTC)

Recommended credit type If proposing Low-income Housing Tax Credits (LIHTC):

For a project (an individual financing closing) with ≤ 120 units	9% LIHTC If proposing HPD 9% LIHTC, annual credit amount recommended to be no more than \$23,000 per LIHTC unit
For a project (an individual financing closing) with > 120 units	4% LIHTC with bond financing

PROJECT-BASED VOUCHERS

If proposing Section 8 Project-based Vouchers (PBV), assume gross rents equal to 100% of the FY2024 FMR (despite the site being located in an Exception Payment Standard area). Utility allowances should be subtracted from gross rents.

ESSHI

If proposing ESSHI, the rental assistance should correspond to maximum 60% of AMI rents.

(continued next page)

15/15

If proposing NYC 15/15, use the following payment standards. Utility allowances should be subtracted from these rents.

Studio	1 BR	2 BR	3 BR	4 BR
\$1,584	\$1,663	\$1,918	\$2,463	\$2,656

MAINTENANCE AND OPERATIONS (M&O): Submissions should use the latest versions of HDC M&O Standards:

- [2024 Maintenance and Operating Expense Standards](#)
- Respondents may assume non-prevailing wages for building service workers for buildings containing less than 120 units. For buildings with 120 or more units, prevailing wages for building service workers are required.
- For a project or project phase proposed under the Open Door term sheet (homeownership) only, applicants may alternatively use CPC 2024 M&O standards for the Open Door portion (see Appendix D)

(continued next page)



The Community Preservation Corporation

220 East 42nd St, 16th Floor
New York, New York 10017

The Community Preservation Corporation
New York City M&O Standards for 2024

Category	Standard	
Collections/Vacancy:	5.00%	vacant buildings or new construction
	10.00%	preservation deals without excellent collections history
Management:	6.50%	of effective revenue
	8.00%	of effective revenue for coops, LIHTC & supportive
Payroll:	\$1,500	per unit based on historical and budget
	\$2,000	per unit for union or prevailing wage
Cleaning & exterminating:	\$140	per room
Heat – Gas:	\$325	per room, less 10% with Enterprise Green Communities
Electric Heat Pump:	\$360	per room, less 10% with EGC
Oil or Dual Fuel:	\$400	per room, less 10% with EGC
Common Electric:	\$175	per room for walk-up, less 10% with EGC
	\$200	per room for elevator, less 10% with EGC
Water Sewer:	\$300	per room, less 10% with EGC
	Fixed	at MCP rate if building is in DEP MCP Program
Insurance:	\$1,500	per unit for buildings with greater than 20 units
	\$1,900	per unit for buildings less than 20 units
Elevator:	\$7,500	per cab (or pursuant to elevator contract)
Repair & Replacement:	\$1,000	per unit (includes painting)
Legal:	\$250	per unit
Accounting:	\$2,000	buildings less than 20 units, unaudited
	\$4,000	building greater than 20 units, unaudited
	\$12,000	audited (LIHTC & Coops)
Benchmarking:	\$600	per project/building (or pursuant to contract)
Coop Monitoring:	\$7,000	as applicable. Based on monitor contract amount.
Building Reserve:	\$300	per unit