

Nevins and Third RFP Financial Assumptions

TERM SHEETS

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

NOTE:

Please refer to Land Use/Zoning under Project Snapshot in the RFP document for guidance on Universal Affordability Preference (“UAP”) assumptions.

Nevins Site only: HPD will not accept Proposals featuring Affordable Independent Residences for Seniors (“AIRS”) applied to the NCP building on the Nevins Street Site.

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%
HPD Subsidy (rental)	0.25% paid + 4.10% deferred
Reso A (rental)	0.25% paid + 1.00% deferred

Permanent Loan	
Private Lender	6.25%
HPD Subsidy (rental)	0% paid + 4.10% deferred
Reso A (rental)	0% paid + 1.00% deferred

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 ≤ 105 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 > 105 units	4% LIHTC with bond financing

PROJECT-BASED VOUCHERS

If proposing Section 8 Project-based Vouchers (PBV), assume gross rents equal to 100% of 2024 Fair Market Rent. Utility allowances should be subtracted from gross rents.

ESSHI

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

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
\$1,553	\$1,630	\$1,880	\$2,415	\$2,604

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

- [Link for all-electric buildings](#)
- [Link for other buildings](#)

- 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.