

Hunter's Point South Parcel E RFP Financial Assumptions

TERM SHEETS

Proposed project financing should adhere to all HPD/HDC term sheet and program summary 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*	3.60%
HDC Long-term Bonds*	5.15%
HDC Subsidy	1.25% paid + 3.50% deferred
HPD Subsidy (rental)	0.25% paid + 4.50% 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. 0.35% Bond Issuance Charge for loans > \$20m, 0% for loans ≤ \$20m

Permanent Loan	
Private Lender and Homeownership End Loans	6.50%
HDC Long-term Bonds (40-year loan term)	5.65%**
HDC Subsidy	1.00% paid + 0% deferred
HPD Subsidy (rental)	0% paid + 4.50% deferred
Reso A (rental)	0% paid + 1.00% deferred
HPD Subsidy and Reso A (homeownership)	0% paid + 0% deferred

**5.65% all-in: 5.15% 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/phase (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/phase (an individual financing closing) with > 120 units	4% LIHTC with bond financing

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PROJECT-BASED VOUCHERS

If proposing Section 8 Project-based Vouchers (PBV), assume gross rents equal to the 2025 HPD Exception Payment Standards for ZIP Code 11101. 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, a minimum allocation of 30 units must be proposed for a given project/phase, and term sheet limits should be adhered to for maximum allocations. 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 2025 versions of HDC M&O Standards:

- [2025 Maintenance and Operating Expense Standards](#)
- Respondents may assume non-prevailing wages (with multiplier) for building service workers for buildings containing less than 120 units. For buildings with 120 or more units, prevailing wages (with multiplier) 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 2025 M&O standards for the Open Door portion (see Appendix D)

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