

New Utrecht Library 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	7.00%
HDC Short-term Bonds*	3.60%
HDC Long-term Bonds*	5.65%
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
AHOP (homeownership)	0.5% paid + 0% deferred

* No reinvestment/negative arbitrage. 0.35% Bond Issuance Charge for loans > \$20m, 0% for loans ≤ \$20m

Permanent Loan	
Private Lender (rental)	6.50%
HDC Long-term Bonds (40-year loan term)	6.15%**
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
End Loans (homeownership)	7.25%

**6.15% all-in: 5.65% 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

RESIDENTIAL RENTS

Submissions should assume 2026 AMIs, rents, and utility allowances as provided in Form G-1.

PROJECT-BASED VOUCHERS

If proposing Section 8 Project-based Vouchers (PBV), assume gross rents equal to the 2024HPD Exception Payment Standards for ZIP Code 11214 below. Utility allowances should be subtracted from gross rents.

(continued next page)

Studio	1 BR	2 BR	3 BR	4 BR
\$2,624	\$2,696	\$3,027	\$3,777	\$4,070

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 and 3.5% annual escalations. Utility allowances should be subtracted from these rents.

Studio	1 BR	2 BR	3 BR	4 BR
\$1,992	\$2,079	\$2,302	\$2,869	\$3,095

MAINTENANCE AND OPERATIONS (M&O): Submissions should use the 2026 version of HDC M&O Standards:

- [2026 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 2026 M&O standards for the Open Door portion (see Appendix D)

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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 2026

Category	Standard	
Collections/Vacancy:	5.00%	vacant buildings or new construction
	10.00%	preservation deals without excellent collections history
Management:	6.50%	of EGI
	8.00%	Of EGI for coops, LIHTC & supportive
Payroll:	\$1,785	per unit
	\$2,310	per unit for union or prevailing wage
Cleaning & exterminating:	\$160	per room
Heat – Gas:	\$275	per room for Con Ed
	\$235	per room for National Grid
Heat – Electric:	\$285	per room
Heat and Hot Water – Oil:	\$495	per room
Hot water – Electric:	\$210	per room
Hot Water – Gas:	\$180	per room for Con Ed
	\$160	per room for National Grid
Common Electric:	\$225	per room for walk-up,
	\$250	per room for elevator
Water Sewer:	\$355	per room
Insurance:	\$2,070	per unit for buildings with greater than 20 units
	\$2,300	per unit for buildings less than 20 units
Elevator:	\$10,000	per cab (or pursuant to elevator contract)
Repair & Replacement:	\$1,315	per unit (includes painting)
Legal:	\$380	per unit
Accounting:	\$2,100	buildings less than 20 units, unaudited
	\$4,200	buildings greater than 20 units, unaudited
	\$15,000	audited (LIHTC & Coops)
Benchmarking:	\$600	per project/building (or pursuant to contract)
Building Reserve:	\$375	per unit