

FAMILY CYCLE POINT SYSTEM AT N.J.A.C. 5:80-33.15

Maximum Score = 93

		SLIDING SCALE	MAX Scoring	SELF SCORE
SECTION 42 PREFERENCES				
Increase in Compliance Period (non-TUM) OR Targeted Urban Municipality (TUM) OR Conversion to Tenant Ownership (SF/Duplex only)	20 OR 15 OR 10		20	20
Eject 20% at 50% federal set aside OR Eject to restrict 10% of tax credit units at 30% of AMI	8		8	8
Public Housing Waiting Lists	2		2	2
LARGE FAMILY UNITS				
Low Density Bldg with at least 25% large family tax credit units	5		5	5
LEVERAGING				
15 year Fixed Rate Tax Abatement (6.28% or below) OR 15 year Fixed Rate Tax Abatement (over 6.28%)	5 3		5	5
PROJECT LOCATION				
Ready to Grow	2		2	2
Within 1/2 mile of public transportation - 2 points	2		2	2
Proficient School District - 3 points	3		3	3
Outside of TUM - up to 3 points MRI Ranking 283+ OR MRI Ranking 282 and under Court-Approved Municipal Fair Share Development Plan	3 2 1		3	3
Within TUM - up to 2 points Opportunity Zone OR Redevelopment Project/ Historic or Adaptive Reuse	2 1			
Site Selection	0-6	1-2 points each (see list for breakout of points)	6	6
GOALS				
Provision of Social Services	0-6	3 social services x 2 points	6	6
15% Certified MBE/WBE Utilization	5		5	5
Unit Amenities	0-6	3 unit amenities x 2 points	6	6
Project Amenities	0-4	2 project amenities x 2 points	4	4
Community Policing/Public Safety Enhancements	2		2	2
Green Point	3-4		4	4
5% of units (min. 5 units) to individuals or families who are homeless (proportionate unit mix) OR 5% of units (min. 5 units) to disabled individuals covered under Olmstead Decision or at risk	3 2		3	3
READINESS TO PROCEED				
Syndicator/Investor Commitment	3		3	3
SUCCESSFUL DEVELOPMENT EXPERIENCE				
OR Two tax credit properties with 93% occupancy, 1.15 DCR for 6 consecutive months 1 TC property + executed contract with experienced PM	3 2		3	3
NEGATIVE POINT CATEGORIES				
DEVELOPER				
Utilization of Cure Period	0 - -2	cures x -1		
HMFA Arrearages (≥ 3 mos) w/no approved workout	-15			
COMPLIANCE				
Uncorrected Noncompliance - Code/Health Violation, Failed System	-15			
Uncorrected Noncompliance - State QAP Violation	-10			
Full Credit Return within past 2 Years	-5			
Failure to Pay Monitoring Fees	-15			
Failure to Submit Annual Project Certifications and/or Annual Tenant Information	-15			
BONUS POINT (Choose any option for 1 additional point)				
20% of units set aside for market rate tenants (not eligible for discretionary HERA basis boost)	1		1	
At least 20% of units underwritten at 30% AMI (units with vouchers not eligible)				1
Traditional Multifamily Pooled Permanent Financing				

TOTAL SCORE*

93	93
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Scores should not include decimals.

* Total Score must be at least 61

BREAKDOWN OF COSTS & BASIS -- 2020

Reviewer: _____
 Stage: _____
 QCT N (Y or N)
 DDA Y (Y or N)
 HERA basis boost N (Y or N)
 Special Needs N (Y or N)
 Scattered Site Single/Duplex N (Y or N)

Print Date: **17-Sep-20**

Project Name: Saddle River Family
 Municipality: Borough of Saddle River
 County: Bergen County

			Development Cost	Non-Depreciable Costs	Non-Eligible Costs	Eligible Basis for Rehab / NC	Eligible Basis for Acquisition
ACQUISITION							
Building							
Relocation							
Other:							
CONSTRUCTION							
Demolition							
Off-Site Improvements							
Residential Structures			\$15,564,765			\$15,564,765	
Environmental Clearances							
Surety & Bonding			\$155,648			\$155,648	
Building Permits			\$90,000			\$90,000	
Community Service Facility							
Garage Parking							
Fire Suppression System							
Green Features							
Other:							
CONTRACTOR FEE							
Contractor Overhead & Profit			\$1,245,181			\$1,245,181	
General Requirements			\$933,886			\$933,886	
CONTINGENCY							
Hard Contingency	4.97%		\$894,974			\$894,974	
Soft Contingency	2.68%		\$96,537		\$48,268	\$48,269	
PROFESSIONAL SERVICES							
Appraiser & Market Study			\$22,500			\$22,500	
Architect			\$500,000			\$500,000	
Attorney			\$300,000		\$137,500	\$162,500	
Cost Certification / Audit			\$22,500		\$7,500	\$15,000	
Engineering			\$200,000			\$200,000	
Environmental Consultant			\$20,000			\$20,000	
Historical Consultant							
Professional Planner							
Soil Investigation			\$25,000			\$25,000	
Surveyor			\$25,000			\$25,000	
CARRYING & FINANCING							
Interest			\$986,189		\$536,021	\$420,168	
Points & Bank Fees			\$346,700		\$233,422	\$113,278	
R.E. Taxes			\$31,431			\$31,431	
Insurance			\$153,316			\$153,316	
Title Insurance & Recording			\$125,000			\$125,000	
Utility Connection Fees			\$252,900			\$252,900	
Other Impact Fees			\$50,000			\$50,000	
Tax Credit Fees			\$516,939	\$516,939			
Neg. Arb. Cost of Issuance							
FF & E			\$55,500			\$55,500	
SUB-TOTAL			\$22,583,966	\$516,939	\$962,711	\$21,104,316	
DEVELOPER FEE - CONSTRUCTION/REHAB	15.00%		\$3,387,595			\$3,387,595	
DEVELOPER FEE - EXISTING BUILDING							
LAND					X	X	
ORGANIZATIONAL COSTS			\$1,000	\$1,000	X	X	
SYNDICATION EXPENSES			\$50,000	\$50,000	X	X	
MARKETING EXP & HAS FEE			\$65,500	\$65,500	X	X	
ESCROWS:			\$185,925	\$185,925	X	X	
Working Capital					X	X	
Replacement Reserves					X	X	
Operating Deficit Escrow					X	X	
Debt & Insurance			\$51,599	\$51,599	X	X	
Tax			\$35,025	\$35,025	X	X	
Other:		Syndicator Res	\$81,725	\$81,725	X	X	
TOTAL			\$26,942,335	\$1,487,713	\$962,711	\$24,491,911	

Eligible Basis Limit	\$30,525,000	
Lesser of Total or Limit	\$24,491,911	
x QCT / DDA Adjustment	130%	
= Basis as Adjusted	\$31,839,484	
x Applicable Fraction	100.00%	100.00%
= Qualified Basis	\$31,839,484	
x Tax Credit Percentage	9.00%	3.20%
Tax Credits based on Qualified Basis	\$2,865,553	
Total Maximum LIHTC	\$2,865,553	

First Mortgage DSCR 1.16			
<PERMANENT PHASE NEEDS ANALYSIS>			
FUNDING SOURCE	INTEREST RATE	AMORTIZATION	AMOUNT
HMFA 1st Mortgage, NOTE I			
GSE - Freddie Mac	4.00%	35	\$7,900,000
Cash Equity			\$1,220,000
Mandatory Deferred Fee - Constr/Rehab			\$1,580,878
Mandatory Deferred Fee - Existing Building			
INVESTOR PROCEEDS NEEDED FROM LOW INC HSG TAX CREDITS			\$16,241,457
SYNDICATOR			
LP or Non-Voting Member %	Berkadia		
PRICING	99.99%		
	\$0.9500		
FEDERAL LOW INCOME HOUSING TAX CREDITS NEEDED			\$1,709,798

Carryover Test	\$2,570,916	
Development Cost / Unit**	\$220,785	**see QAP for per unit cost caps
Community Service Exclusion	0	
Construction Cost / Unit	\$170,130	

SADDLE RIVER FAMILY HOUSING
 Underwriting Phase - Preliminary Feasibility
 As of: 10/19/20



PROPERTY INFORMATION

Location: 0, Saddle River
 County/MSA: Bergen County / Bergen-Passaic, NJ HUD Meifro FMR Area
 Type of Development: New Construction
 Building Type(s) and Gross Square Feet: Low-Rise no Elevator / 19,348 Sq. Ft.
 Resident Type(s): General Occ., Family
 Number of Units: 16
 LIHTC Credit Type(s): 0%
 Annual Federal LIHTC: \$0
 First Year Credit: 2022
 Required Placed-in-Service Date: December 31, 2023
 Total Development Cost: \$ 6,354,206
 Closing Date: July 1, 2021

DEVELOPMENT TEAM

Developer/Guarantor: Michael's Affordable Development
 Co-Developer: N/A
 Architect: Prestige Building Corporation
 General Contractor: Michael's Management Affordable
 Property Management Company: Berkadia/Riverside
 Tax Credit Syndicator: Better Tomorrows
 Supportive Services Coordinator:
 Local Partners and/or Firms:

LIHTC EQUITY & DEVELOPER FEE INFO & PAY-IN SCHEDULE

Total Developer Fee	\$ 659,303
Less Deferred Fee	(65,930)
Net Developer Fee	\$ 593,373

Projected Payoff: 3 Yrs

Milestones	Date	LIHTC @ 50,000 Equity	Net Developer Fee
LI Closing	7/1/21	10.00% \$	178,012
Certificate of Occupancy - Only Bldg.	7/1/22	10.00% \$	25,000
Permanent Loan Conversion	7/1/22	80.00% \$	148,343
Receipt of 860%	1/1/23	0.00% \$	20,000
TOTAL		100% \$	593,373

PROJECTED OPERATIONS

	Base Year	\$ / Unit	Trending/Yr
Gross Potential Rent	\$ 234,768	\$ 14,673	2.0%
Other Income	-	-	2.0%
Less Vacancy	-	-	0.00%
Net Revenue	\$ 234,768	\$ 14,673	
Administrative	\$ 27,548	\$ 1,722	3.0%
Management Fee	12,288	768	2.0%
Utilities	26,400	1,650	3.0%
Operating & Maint	29,582	1,849	3.0%
Payroll & Benefits	57,128	3,571	3.0%
Insurance	14,000	875	3.0%
Real Estate Taxes	10,558	660	3.0%
Total Operating Expenses	\$ 177,504	\$ 11,094	
NOI prior to R4R and Debt Service	\$ 57,264	\$ 3,579	3.0%
Reserve For Replacements	3,600	225	
Debt Service	-	-	
Net Cash Flow	\$ 53,664	\$ 3,354	

*Within Admin above is \$11,000 for 3rd Party Social Services

SOURCES & USES

Uses:	Amount	\$/Unit	19%
Acquisition Costs	\$ 1,200,000	\$ 75,000	19%
Construction Costs	2,627,290	164,206	41%
Constr. Contingency	131,365	8,210	2%
Sitework	1,000,000	62,500	16%
Soft Costs	690,972	43,186	11%
Developer Fee	659,303	41,206	10%
Operating Reserve	45,276	2,830	1%
Total Uses	\$ 6,354,206	\$ 397,138	100%
Sources:			
Investor + GP Equity	\$ 100	\$ 6	0%
Deferred Dev Fees	65,930	4,121	1%
AHTF	5,088,176	318,011	80%
Acquisition Note	1,200,000	75,000	19%
Total Permanent Sources	\$ 6,354,206	\$ 397,138	100%

UNIT MIX

BR / BA	Units	Set-Aside	Subsidy	Total \$/unit	Tenant Rent
1 BRs / 1 BAs	1	30%	N/A	\$ 473	\$ 473
2 BRs / 1 BAs	1	30%	N/A	\$ 574	\$ 574
3 BRs / 2 BAs	1	30%	N/A	\$ 665	\$ 665
1 BRs / 1 BAs	3	50%	N/A	\$ 843	\$ 843
2 BRs / 1 BAs	3	50%	N/A	\$ 1,019	\$ 1,019
3 BRs / 2 BAs	1	50%	N/A	\$ 1,180	\$ 1,180
1 BRs / 1 BAs	1	80%	N/A	\$ 1,293	\$ 1,293
2 BRs / 1 BAs	5	80%	N/A	\$ 1,529	\$ 1,529
3 BRs / 2 BAs	2	80%	N/A	\$ 1,917	\$ 1,917
Total	16			\$ 1,223	\$ 1,223