

Today's Speakers



Susie Cope
Director, Affordable Housing,
Hunt Real Estate Capital

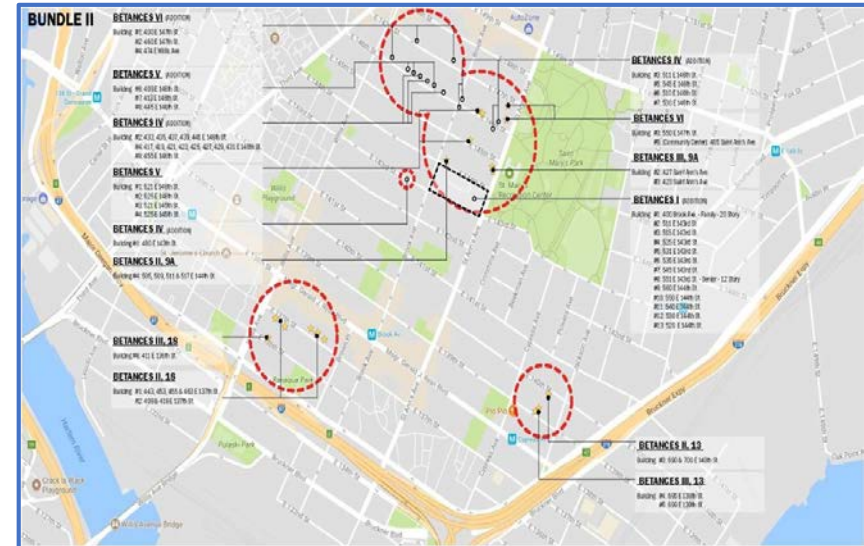


Josh Reiss
Vice President, Affordable Housing,
Hunt Real Estate Capital

RAD Case Study – Betances Overview

Betances – The Bronx, NY

Sponsor	RDC Development, a joint venture between MDG Design + Construction and Wavecrest Management Team Ltd.
Units	1,088 Units
Buildings	40 (39 multifamily, 1 community center)
Years Built	1906, 1909, 1960, 1970, 1972, 1973, 1974
Occupancy	Physical – 98% / Economic – 97%
Affordability	Public housing, 30% of household income as portion of monthly rent
Post-RAD Affordability	20-year Section 8 project-based HAP contracts w/ automatic renewals granting another 20-year contract term. Existing and future residents continue to pay 30% of household income. New leases for residents earning 80% of AMI or less.
Loan	\$120.6 million Fannie Mae MAH Moderate Rehab
Loan Purpose	Acquisition & Rehabilitation
Construction	24-months, 350 tenant-in-place renovations, total construction costs estimated at \$109 million



RAD Case Study – Betances Hunt/Fannie Financing

Betances – Hunt/Fannie Mae Loan Information	
Program	Fannie Mae MAH Moderate Rehab
Term	30 Years
Amortization	40 Years
Loan Type	Fixed-Rate
Loan Amount	\$120,640,000
LTV	65%
Loan Purpose	Acquisition & Moderate Rehabilitation
Rate Lock Term	45 Days
Risks	Extensive renovations; Non-contiguous collateral.
Mitigants	Well-capitalized and experienced sponsorship; experienced local management company; high demand for affordability in submarket.

RAD Case Study – Betances Rehabilitation

Betances – Rehabilitation Plan	
Renovation Budget	\$109,152,000
Cost Per Unit	\$100,300
In-Unit Renovations	<ul style="list-style-type: none"> Kitchens will receive with new floors, cabinets, countertops and appliances. Bathroom vanities will be replaced, and new tub liners and shower valves installed. New lighting in both kitchens and bathrooms. In-unit renovations will be completed without the displacement of residents, and within four days of the start of work related to in-unit renovation items.
Common Area Renovations	<ul style="list-style-type: none"> All building windows will be replaced, damaged brick replaced, mortar joints repointed, new roofing installed. Public areas repainted with new lighting and signage installed. Building elevators modernized, and boilers and accessories replaced. Electrical circuit panels replaced, new smoke and carbon monoxide detectors installed. New access control systems and CCTV systems to be installed in all buildings.
Timing	An overall construction period of 24 months is anticipated.



MDG Design + Construction is considered the **foremost rehabilitator of occupied housing.**

Renovating occupied housing requires extensive job coordinating and scheduling, yet using a **time-tested, tenant-friendly method**, MDG completes most projects ahead of schedule.

MDG recently completed a project of similar scope with the RAD preservation of Ocean Bay Bayside Apartments, a **1,395-unit NYCHA community** in Far Rockaway that was **devastated by Superstorm Sandy.**