



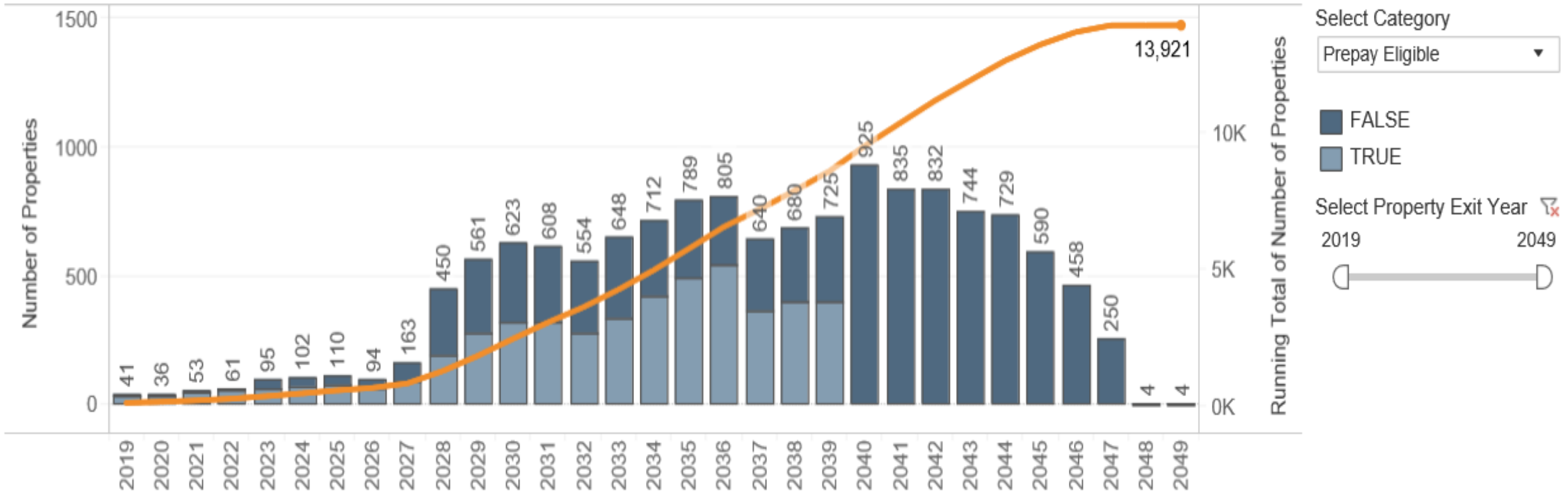
# NCSHA January 2020

Preserving an Aging Housing Stock

# Preservation Snapshot

<https://www.rd.usda.gov/programs-services/multi-family-housing-direct-loans>

Property Exit Dates - *Click on bar chart to filter property details below*



Property Details - *Click on borrower name to filter loan details below*

# Multi-Family Preservation & Revitalization Program (MPR):

## Overview:

- The MPR program is available to existing 515 and 514/516 properties. Funds can be used for rehabilitation.
- No additional RA is available for this program, but rents are resized.
- No tenants will be displaced from any proposed rent increase.
- Properties execute a new Restrictive Use Provision.
- Selected properties can receive 1 or more available tools.
- Transfers can allow a seller's equity payment and/or an increased Return to Owner.

## Funding tools:

1. Deferral of Existing Agency debt for up to 20 years
  - Balloon payment due at the end of deferral period
2. 0% Loan
  - 30 year term, 50 year amortization (33 years for FLH)
3. 1% Deferral
  - Deferred for the longest loan on the property, typically 30 years
4. Grants
  - Available to Non-profit entities to cover Health & Safety items identified in CNA

# Moving Forward RD - The Indiana Initiative

- Partnering with Indiana Housing & Community Development Authority (IHCDA)
  - 3 Developers selected to participate
  - Preserving approximately 38 properties in Indiana
  - Each developer eligible to receive a combined amount of:
    - Up to approximately 10% of the 2019 credit cap
    - \$1 million soft loan from local rural development trust fund
    - Up to \$25 million in multifamily bonds and
    - Approximately \$10 million in 4% credits
  - Applications have been submitted to IHCDA
  - Applications for USDA are being put together
  - Anticipate receipt of complete applications by February 28, 2020 or no later than 3 months prior to the developers anticipated closing date.
  - Underwriting and Approval to be accomplished by April 30, 2020 or within 75 days of receipt of the developers complete application.



Rural Development

U.S. DEPARTMENT OF AGRICULTURE