



**American Recovery and Reinvestment Act (ARRA),
Housing Development Assistance Program (HDAP),
& Neighborhood Stabilization Program (NSP)
Step III Review and Closing Process – revised 6/16/10**

During the Step III Review and/or Closing Process, OHFA staff will have the authority to make changes to the financing structure of the ARRA, HDAP, & NSP funds as outlined in the Step II reports as approved by the OHFA Board. Staff will only make changes if deemed absolutely necessary to facilitate the closing of the funds for the project and to meet OHFA's goals for ARRA Funds (see ARRA Implementation Plan). **In no event will the total amount of OHFA subsidy increase.**

Possible changes are limited to the following:

1. Changes to the source of funds.
2. Timing of flow of funds.
3. Minor changes to Development Team / Ownership.
4. TCAP & NSP Gap Loan:
 - a. Rate – range from 0% to 4%
 - b. Term & Amortization – range from 20 to 50 years
 - c. Repayment – range from 0% to 50% of cash flow and forgiveness options
 - d. Collateral – best position possible to limit OHFA risk and maintain investor in the deal
5. TCAP Bridge Loan:
 - a. Rate – range from 0% to 2%
 - b. Term – range from 1 to 10 years
 - c. Collateral – best position possible to limit OHFA risk and maintain investor in the deal
6. TCAP Perm Loan:
 - a. Rate – range from 0% to 4%
 - b. Term & Amortization – range from 20 to 40 years
 - c. Collateral – best position possible to limit OHFA risk and maintain investor in the deal
7. HDAP:
 - a. Exceed program limits
 - b. Rate – range from 0% to 2%
 - c. Term & Amortization – range from 30 to 50 years and forgiveness options
 - d. Collateral – best position possible to limit OHFA risk and maintain investor in the deal