

CHFA Opportunity Fund (OF) Program Guidelines



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| Eligible Uses | <ul style="list-style-type: none"> • Funding for multifamily rental developments in alignment with (1) CHFA’s statute and (2) CHFA’s strategic plan and priorities • For use by 9% LIHTC awardees • Must be used with CHFA construction-to-permanent or permanent-only financing |
| Funding Uses | <ul style="list-style-type: none"> • Cash flow mortgage up to \$1 million • Funds shall be used at construction loan closing to pay CHFA fees and periodically fund construction related costs |
| Interest Rate | 1.0% |
| Term and Amortization / Length of Affordability | <ul style="list-style-type: none"> • Interest-only payments due during the construction period • Interest will accrue during the permanent term • Notwithstanding any terms in the Limited Partnership Agreement, payment from not less than 25%* of Adjusted Cash Flow as defined by CHFA is due during the permanent term, following payment of an asset management fee of no more than \$5,000 per year and credit adjuster/deferred developer fee • All other items such as investor advances, sponsor loans, etc. must be paid subsequent to the Opportunity Fund loan payment • Coterminous with the permanent loan • Length of affordability must meet QAP requirements |
| Security/Lien Position | CHFA must serve as the senior lien lender when there is a cash flow mortgage funded by CHFA |
| Loan to Value / Loan Fees / Disbursements / Closing Costs | Per standard underwriting, see Multifamily Rental Housing Program Guideline |
| Other Requirements | <ul style="list-style-type: none"> • If the permanent debt is not utilized or there is a failure to execute a Permanent Loan Closing, the CHFA Subordinate Debt along with any accrued interest is accelerated and due immediately • The CEO-ED may waive or modify any of the requirements or conditions if it is deemed to be in the best interest of CHFA and its mission |

*Based on the terms of the transaction

Applicants are invited to include Opportunity Funding as a source of funds in the DOH and CHFA Consolidated Application (ConApp) for a proposed development transaction if a gap exists that the applicant has been unable to fill despite best efforts and the proposed use of funds meets CHFA’s Strategic Plan goals and Mission. CHFA will prioritize unique and innovative proposals that expand high quality housing choices for low- and moderate-income households in both urban and non-urban areas as part of overall neighborhood revitalization efforts and as a means of reducing racial and economic segregation.