

## Office of Multifamily Housing Assistance Restructuring



**Deal Profile #4:** *Small municipality; market rents unable to support operating expenses; rehab needs in excess of \$4,000 per unit; exception rents; modified transfer of physical assets.*

**Date of Presentation:** *January 14<sup>th</sup>, 2002*

### Questions and Answers

**1. Economic considerations of decision to restructure.**

Q. Did the PAE/OMHAR make an estimate of the loss to the government if this Exception Rent restructure did not occur and foreclosure resulted?

A. *No, this was a clear case of the need to preserve affordable housing in this market.*

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**2. Waiver requirements**

Q. Is a waiver required if the Exception Rents are higher than the Contract Rents?

A. *No.*