

Hope Communities: Loan Modifications

Health, Safety, Education & Services
Committee

November 5, 2013



DENVER
THE MILE HIGH CITY

OED Loan Portfolio

- ◎ **Total OED Loan Portfolio: \$136,500,000**
- ◎ **Current Default Rate: 4.88%**
 - 17.4%, October 2011
 - 13.9%, January 2012

Hope Loan Portfolio

- ◎ **Total loans received : \$4,871,029**
 - 3.12% of OED total loan portfolio
- ◎ **Remaining balance: \$3,869,863**
- ◎ **Restructuring: \$631,699**

Loan Amendments

◎ **Loan #1: Elm Park (1994) - \$92,000**

- *Purpose:* Rehabilitation of a residential rental property located at 3300 Dahlia, 24 affordable units
- *Collateral:* City has subordinate lien at 3300 Dahlia
- *Current Balance:* \$86,805
- *Current Terms:* 0% interest, 50% Annual Cash Flow (ACF), maturity April 1, 2025

Proposed Amendment:

- 0% interest
- \$1,000 monthly principal payments, maturity June 30, 2014

Loan Amendments

◎ **Loan #2: Home Ownership Program (1997) - \$400,000**

- *Purpose:* Acquisition, rehabilitation and construction of affordable housing (80% AMI)
- *Collateral:* Unsecured
- *Current Balance:* \$270,557
- *Current Terms:* 0% interest, maturity December 31, 2007

Proposed Amendment:

- 0% interest
- \$5,000 annual payments until December, 2019
- \$1,000 monthly payments until maturity July, 2039

Loan Amendments

◎ **Loan #3: Fern Hall (2000)- \$275,000**

- *Purpose:* Construction/rehabilitation of 2713-2717 Welton St.
- *Collateral:* Sole lien on commercial properties at 2713-2717 Welton St.
- *Current Balance:* \$244,225
- *Current Terms:* 3%, \$1,159 monthly payments, maturity May 1, 2010

Proposed Amendment:

- Amortized payments of \$1,159, maturity July 1, 2038

Loan Amendments

◎ **Loan #4: Minute Spot (2000)- \$970,000 Business**

- *Purpose:* Hard/soft construction costs of two retail condos at The Point, 2250 Washington St. & 710 E. 26th Ave.
- *Collateral:* Sole lien on 2 retail condos
- *Current Balance:* \$730,869
- *Current Terms:* 3% interest, \$4,515 per month until maturity January 1, 2016

Proposed Amendment:

- 24 month deferral
- 0% interest for 2 year deferral, resumes 3%
- \$4,515 monthly payments beginning June 1, 2014 , maturity December 2026