

Special Attention of

All Multifamily Hub Directors
All Multifamily Program Center Directors
All Supervisory Housing Project Managers

Notice H 04-03

Issued: February 13, 2004

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Cross References

SUBJECT: Fiscal Year 2004 Interest Rate for Section 202 and Section 811
Capital Advance Projects

1. PURPOSE: This Notice sets forth the Fiscal Year 2004 nominal interest rate for the Section 202 and Section 811 Capital Advance Programs. Based on the formula specified in the Housing and Community Development Act of 1987, the interest rate is 5 3/8 percent.

The processing factors for the 5.375 percent rate are as follows:

40-year LAMP Debt Service Rate: .060875110

Monthly Amortization Factor: .005072926

Initial Curtail Rate: .007125110

2. APPLICABILITY: Under the Capital Advance Program, a capital advance bears no interest and its repayment is not required as long as the housing remains available for very low-income elderly persons or for very low-income persons with disabilities, for a period of 40 years, in accordance with Section 202 of the Housing Act of 1959, as amended, or Section 811 of the National Affordable Housing Act of 1990 (whichever is applicable), the Regulatory Agreement and Regulations.

However, in the event of default under the terms of the Note, Mortgage, Regulatory Agreement or Regulations, at the option of the Secretary, the entire principal with interest shall become due and payable. The Note shall reflect the interest rate that will apply in the event the Secretary declares a default. The interest rate relates to the date of the initial closing. Therefore, the annual interest rate as established herein applies to the Section 202 and Section 811 projects that proceed to initial closing by September 30, 2004.

John C. Weicher, Assistant Secretary
for Housing – Federal Housing Commissioner

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