

Below is a detailed listing of NADCO's legislative priorities that Congress has included in the COVID relief/stimulus bill

- **Extension of CARES Act Section 1112 Payment Subsidies**
  - See Congressional Section-by-Section summary for details (Section 325 on page 6)
  
- **504 Debt Refinancing fixes**

**REFINANCING NOT INVOLVING EXPANSIONS**

  - Repeals legislative text for original 504 debt refinance without expansion program and replaces it with new legislative text, effectively achieving NADCO's goals detailed below
  - Elimination of prohibition on refinance of any government-guaranteed debt
  - Elimination of requirement that 504 Debt Refinance without Expansion be suspended if the 504 Loan Program goes on subsidy
  - Elimination of cap in CDC volume of refinance loans – 50% cap eliminated
  - Qualified Debt must be at least 6 months old to be eligible for refinance – down from 2 years old
  - Elimination of requirement that loan must have been current for not less than 1 year prior to application date
  - Reinstatement of Alternate Job Retention Goal – all existing jobs may be counted as jobs retained (full time and full-time equivalent jobs allowed)

**DEBT REFINANCE WITH EXPANSION**

  - Increase in cap on amount of existing debt eligible for refinance from 50% of expansion costs to 100% of expansion costs

**REFINANCING SENIOR PROJECT DEBT**

  - During the 1-year period following enactment of the law, a CDC can process a cash-out subordination to re-leverage the TPL loan to a total 90% loan to value (LTV) when combined with the outstanding balance on the existing 504 loan
  
- **Express Loan Authority for Accredited Lenders – 504 Express Loan Program**
  - Expires on September 30, 2023
  - ALP-CDCs will be granted authority to approve, authorize, close, and service 504 loans of \$500,000 or less – subject to SBA's review and acceptance of eligibility only (SBA shall not review CDC decisions involving creditworthiness, loan closing, or compliance with legal requirements imposed by law or regulation)
  
- **Temporary Fee Elimination for the 504 Loan Program**
  - From enactment of law and ending on September 30, 2021
  - Elimination of 0.5% SBA Participation Fee in debenture pricing
  - Elimination of 1.5% CDC Fee in debenture pricing **offset with appropriation to pay the CDC**