

Affordable Housing Construction to Permanent Loan Term Sheet

Terms

- 24-months interest-only during construction (with available six-month extension).
- Up to 18 years post-conversion with amortization not to exceed 35 years.
- Permanent conversion upon stabilization, including 90 days of 90% occupancy and Debt Coverage Ratio (DCR) of 1.15x as well as repayment/release of equity bridge loan (if applicable).
- Up to \$6,500,000.

Fees

- No application fee or conversion fee.
- 1% loan fee due at closing.
- Documentation fee varies and is estimated at time of commitment.
- Reliance on plan and cost review, construction inspection reports, environmental reports, and other applicable third-party reports provided to investor member or equity bridge lender.

Use of Funds

All development costs associated with the creation or preservation of affordable housing.

Eligible Developments

Rental and for-sale housing developments utilizing Low Income Housing Tax Credit (LIHTC) financing, or properties utilizing a public funding source which restricts household income and unit rent or sale price to a maximum of 80% Area Median Income (AMI) for the majority of project units.

Rate

Fixed interest rate locked at time of approval. Rate is 7.5% as of June 2024.

Collateral

- Pari passu first position mortgage with equity bridge lender during construction (if applicable).
- Construction completion and payment guarantees from owner/developer.
- Sole first position mortgage during permanent term (non-recourse).
- Assignment of rents and leases.
- Assignment of Housing Assistance Payments (HAP) contract (if applicable).