



Supportive Housing Fund Loans

Purpose: Acquisition, predevelopment or permanent supportive housing

Project Types: Type 1: Projects that commit at least 50% of the units within the project as a combination of PSH and/orRRH units OR Type 2: Projects that have an affordability structure resulting in an average affordability of 45% Area Median Income (AMI) and commit a minimum of 1/3 of the affordable units as a combination of PSH or RRH, and 1/3 of the affordable units for households earning up to 80% AMI. The County of Santa Clara must be in support of the project.

Eligible Borrowers: Non-profit organizations, limited partnerships and single asset entities with non-profit sponsors, and mission-aligned for-profit entities

Geography: Santa Clara County

Loan Amount:

- Up to \$8 million secured by real estate
- Up to \$800,000 secured by corporate guaranty

Term: 3 years maximum

Interest Rates: Up to 2%. Housing Trust may leverage SHF funds with other funds, which results in a blended rate greater than 2%.

Fees:

- Origination Fee - 2% of loan amount for loans up to \$2 million and 1.5% for larger loans; \$5,000 to \$10,000 non-refundable application fee (will be applied to origination fee at loan closing)
- Borrower is responsible for lender's legal fees and all third party costs

Collateral:

- 1st deed of trust on real estate secured loans
- Other collateral as appropriate

Loan-to-Value:

- Acquisition/secured predevelopment: Maximum 100% LTV (As Is value)
- Housing Trust will ensure reasonable parameters based on underlying project and sponsor profile.

Repayment: Interest only, payable monthly, interest may be capitalized through interest reserve at the time of loan closing and paid out of loan proceeds. Principal will be due at the earlier of construction or county financing or the maturity date.

Recourse/Guaranties: To borrower and, at Housing Trust's discretion, to sponsor or parent company

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This term sheet does not constitute a commitment to lend or borrow or an agreement to issue or accept a commitment on these or any other terms or to arrange any financing and shall not create a binding or legally enforceable obligation. The terms contained herein are a summary and not all-inclusive.