

# TERM SHEET: Building Impact Initiative

\$200 million will create & preserve 4,600 affordable homes



<b>The Challenge</b>	Affordable housing developers need low-cost and flexible capital to reduce costs and accelerate timelines through construction; they also need patient loans for preservation. Mission-minded funders need simple solutions for tangible and timely impact.
<b>The Strategy</b>	Building Impact Initiative is a campaign to meet the moment: addressing the most pressing needs of developers today with the flexibility to adapt to the needs of tomorrow, offering a variety of simple ways for investors to achieve impact.
<b>The Instrument</b>	Community Impact Notes through a Reg D Offering (private placement to accredited investors).
<b>Term &amp; Rate</b>	1.5% for 2-, 3- and 5-year terms 3.0% for 10-year terms Option to go above 3.0% for 10-year terms with investment of more than \$15M
<b>Return on Investment</b>	<ul style="list-style-type: none"> <li>Semi-annual interest payments with principal due at maturity and the option to renew</li> <li>Continuous social return</li> </ul>
<b>Geography</b>	14 counties in the greater Bay Area with the option to expand for interested investors
<b>Loan Type Examples</b>	Below market construction, preservation and anti-displacement, acquisition, predevelopment, bridge
<b>Project Characteristic Examples</b>	<ul style="list-style-type: none"> <li>Cities/counties where it is particularly expensive &amp; difficult to build affordable housing in the Bay Area</li> <li>ELI/VLI units and average project AMI at or below 80%</li> <li>Create or preserve affordable rental units</li> <li>Transit Orientated and climate resilient</li> </ul>

Housing Trust is the first non-profit CDFI in the country to be S&P rated, **AA- credit rating**



For more information:

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