



Affordable Housing and Community Facility Loans

*The **Local Initiatives Support Corporation** is dedicated to helping community residents build healthy and sustainable communities of choice and opportunity. LISC's community-building work ranges from creating affordable housing and strong neighborhood business districts to leading community-driven neighborhood planning processes to supporting direct services for lower income families. This holistic approach draws upon all of our programs and resources to help neighbors build good places to live, do business, work, play, and raise families.*

LISC offers flexible financing products tailored to specific project needs. The following terms are offered as general guidelines.

Eligible Projects:

- Multifamily affordable rental housing
- Affordable homeownership housing
- Community facilities, such as: schools; child care centers; community centers; healthcare-related facilities; and nonprofit office space projects.



Eligible Borrowers: Nonprofit entities; for-profit entities; and public agencies

Maximum Loan Amount: \$3.0 million for a single project

Geographic Focus: Greater Bay Area and Northern California

Loan Term:

- Up to 24 months for predevelopment, acquisition, construction and working capital loans
- Up to 36 months for bridge and multiple project loans
- Up to 7 years for mini-permanent loans with up to 15 year amortizations



Interest Rate: 6.0%

LISC's fixed interest rates are reviewed periodically and are adjusted as LISC deems necessary. The actual interest rate for any LISC financing commitment shall be the applicable rate in effect on the closing date of such commitment.

Fees: 1.5% origination fee. Legal fee depends on complexity of transaction.

Repayment:

- Monthly payments
 - Interest only (Short-term loans)
 - Principal and interest (Mini-perm loans)
- Pro-rata with each home sale
- Principal due in full at maturity



Debt Coverage Ratio: Generally no less than 1.15 for mini-perm loans

Collateral: LISC loans are generally secured by a deed of trust. The combined loan-to-value ratio, including all senior debt, cannot exceed 90%.

Recourse: LISC loans are full recourse to the project sponsor; payment guaranty from the sponsor is required when the sponsor is not the borrower

Loans are subject to LISC's standard loan application, underwriting, approval processes and conditions. Terms are subject to change.

For more information, please contact:

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