



Community Housing Fund
3700 SW Murray Blvd. #2012
Beaverton, OR 97005

LAND ACQUISITION LOAN TERM SHEET

Loan Description: Funds to enter into a land purchase contract or to purchase land that will be used to develop multi-family or single-family rental or for-sale affordable housing, and/or related facilities. *Eligible* expenses include: funds to purchase the site of a planned affordable housing development and associated fees (including: appraisal, legal, accounting, and title company fees associated with purchase). *Ineligible* expenses include payoff of loans from other institutions or any costs associated with the predevelopment period other than land acquisition.

Acceptable Borrowers: 501c(3) non-profits, for-profit entities including partnerships and corporations, quasi-public entities (such as housing authorities), and public entities (such as local jurisdictions).

Regulation and Affordability: Project/development must be formally regulated (either by an external jurisdiction/agency, or in some cases by the borrower/sponsor) and the majority of units must be targeted to extremely-low, very-low, or low-income households (as defined by HUD).

Project Location: Washington County, Oregon*

Loan Amount: Up to \$1,000,000**

Interest Rate: Secured loans start at 4.5% simple interest (calculated on a 365/365 basis)

Term: From 12 to 36 months**, to coincide with timing of take-out source (e.g., construction loan close)

LTV Requirement: 90%**

Payments: Deferred payments during the term of the loan – principal and accrued interest due in full at maturity

Pre-Payment Premium: None

Fees: Origination Fee of 1.5% of the loan amount

- Borrower is responsible for all closing costs.
- CHF may impose fees for additional services (such as loan modification, among others)

Required Third Party Reports:

- FIRREA compliant appraisal ordered by CHF (must provide “as-is” market value – “as built” value is appreciated but not required)
- Formal audited or professionally prepared financial statements annually
- Other reports as required by CHF

General Funding Conditions:

- For land security, borrower will provide standard Lender’s Title Insurance policy insuring CHF’s lien position
- Proposed project is financially feasible
- There are no material impediments to development
- Project has a clean title or issues that can be easily resolved
- Annual project progress reporting (including interim financials)

Equity Planning:

At application, please be prepared to provide details, including but not limited to:

- Description of borrower’s equity work (goals and track record, organizational equity statement and/or plan)
- Specific equity goals for the project (including: current economic conditions for chosen location, target population and basis for selection, culturally-specific outreach and service plans and partners, reduced screening criteria, etc.)
- Outreach and community engagement plan, including partners and planned events (community meetings, project advisory committees, etc.)
- Description of the ways in which this project will lead to more equitable housing outcomes

*Projects in contiguous counties may be eligible – please contact CHF for more information

**Exceptions considered on a case-by-case basis.

Please be advised that this term sheet is provided for informational purposes only, does not constitute a commitment or any offer from CHF, and is subject to change at any time.