



Financial Products

CSH Los Angeles offers financial assistance to expedite supportive housing development projects, enabling them to better prepare and compete for funding. Designed to address the specific needs of developers of supportive housing, these financial products provide funding in accordance with project phase, need, and risk. Borrowers seeking assistance from CSH must be 501(c)(3) not-for-profit corporations or private for-profit developers with solid track records of developing affordable housing for low-income populations. Interested applicants can contact CSH at (213) 623-4342.

Los Angeles Supportive Housing Fund

Use of Funds: This loan fund provides acquisition and predevelopment funding for projects that meet the requirements of the City of Los Angeles Permanent Supportive Housing Program.

- Secured and unsecured predevelopment and site acquisition loans
- Maximum loans of \$3 million
- 6% interest capitalized
- Balloon principal payment at maturity
- Up to 130% loan-to-value
- Loan terms up to 36 months
- Source of Repayment- construction lender or equity investor

LA County Housing Innovation Fund

Use of Funds: This loan fund provides secured predevelopment and site acquisition loans for projects that meet the requirements of the County of Los Angeles housing Innovation Fund. Funds may be used for site acquisition, project feasibility, markets studies, escrow & title fees, professional consultants, architecture, and loan fees.

- Maximum loans of \$5,000,000 including a maximum of \$750,000 for predevelopment expenses
- For loans closing in 2010 interest rate will be 6.4% or 7% depending on level of affordability
- Interest reserve will be capitalized
- Up to 100% loan-to-value
- Loan terms up to 36 months
- Source of Repayment- construction lender or equity investor

New Generation Fund

Use of Funds: CSH is an originator and underwriter for this fund in the City of Los Angeles for acquisition and predevelopment.

- Maximum loan \$10,000,000
- Minimum interest rate 6.5%
- Up to 130% loan-to-value

Project Completion Loan Fund

Eligible Borrowers: Nonprofit developers of Permanent supportive housing and Affordable housing developers able to set aside a percentage of units in a project for Permanent supportive housing

Use of Funds: Additional predevelopment costs associated with delayed financing for Permanent supportive housing projects

- Amount: Up to \$1,500,000, subject to availability of funds
- Time of Repayment: At construction loan closing
- Interest Rate: 3.5% Capitalized
- Term: Up to 36 months
- Geographic Restrictions: City of Los Angeles
- Loan Origination Fees: 1.5%

Project Initiation Loans

Use of Funds: Predevelopment costs associated with the development of supportive housing. Most often used very early in the predevelopment phase. Project Initiation Loans are sized just large enough to move the project from the early feasibility stage to the point where the sponsor has site control, a realistic financing plan and/or financing commitments and would be eligible for a loan.

- Amount up to \$50,000, subject to availability of funds.
- Source of Repayment identified, but may not be committed.
- Interest Rate: 0%
- Term: Two to three years.
- Forgiveness Feature: If a project is not successfully developed, the obligation may be forgiven upon request by the borrower and at the discretion of the CSH program office.
- Amortization: Balloon payment repaid at maturity.
- Security/Recourse: Full recourse obligation of the borrower but collateral is not required.

HOW TO APPLY

Borrowers seeking assistance from CSH must be 501(c)(3) not-for-profit corporations or private for-profit developers with solid track records of developing affordable housing for low-income populations. Interested applicants can contact the CSH Los Angeles office at (213) 623-4342.