SUPPORTIVE HOUSING FUND

**Purpose**: The Supportive Housing Fund will provide flexible, affordable terms for the strategic acquisition, construction, and development of long-term, 30-year deed-restricted, scattered-site affordable supportive housing units in New Jersey.

**Affordability**: All units must be affordable up to 60% of AMI for 30 years and will be required to accept HUD Housing Choice Vouchers.

**Eligibility**: Scattered-site and multi-family supportive housing projects, developed by both nonprofit organizations and mission-oriented for-profit companies. Eligible projects include acquisition, construction, and rehabilitation projects, as well as the refinance of debt on existing projects.

**Loan Amounts**: Maximum loan amount/unit: $250,000. Loans will be funded by a combination of senior and subordinate debt, based on project underwriting.

**Interest Rate**: Senior Debt: Starting at 4.50%. For projects with a construction component, interest reserves may be included in the senior loan structure. Subordinate Debt: As low as 2.50%

**Term/Amortization**: Senior debt: 74 months with longer amortization schedules based on project underwriting. Subordinate debt: Up to 30 years with monthly principal & interest payments based on 30-year amortization schedule. Actual amortization rates will vary based on project underwriting.

**Security**: Senior loans will be secured by a first mortgage, and subordinate loans will be secured by a second mortgage. Senior Loans must have an LTVR of 80% and a DSCR of 1.25x. Subordinate Loans can have an LTVR in excess of 100% and a DSCR as low as 1.00x.

**Guaranties**: For SPEs, the guaranty of the parent company will be required. For for-profit companies, additional corporate and personal guaranties will be required.

**Fees**: A commitment fee of 1.00% will apply to both loans. Third party fees, including appraisal, legal, inspection, environmental, etc. will also apply.

For more information on our Supportive Housing Fund and other financing programs available through NJCC, please contact Leah Apgar at lapgar@njclf.com.