



Notice of Funding Availability

\$3 Million Available for Affordable Housing Production

The Housing Trust Fund of Santa Barbara County operates a *Revolving Loan Fund* that provides low-cost loans to qualified sponsors to facilitate the production, rehabilitation or preservation of affordable housing projects that serve low-to-moderate income households in Santa Barbara County's diverse communities. We currently have up to \$3 million available to facilitate affordable housing projects.

Funds Available:	Currently up to \$3 million
Maximum Loan:	\$1.5 million dollars (may be limited by various factors)
Loan Term:	Generally, up to 3 years (longer may be possible). Limited funding for permanent financing loans up to 30 years.
Interest Rate:	3.5% to 6%, depending loan type, income targeting, risk and other factors.
Loan to Value:	Generally, 85% up to a maximum of 100% of appraised value.
Collateral:	First Deed of Trust, secured by real property, or other security as approved by HTF. We may subordinate our lien position to a private lender.
Loan Fees:	1% loan origination fee. A non-refundable final application fee of \$500 (credited against the loan origination fee).
Repayment Terms:	Generally, monthly interest-only payments

Loan Purpose & Uses: The Revolving Loan Fund provides short-term, below-market interest rate loans to eligible affordable housing sponsors for project site acquisition, predevelopment, construction and rehabilitation costs and bridge and permanent financing. Loans are offered at favorable below market terms for up to 3-5 years and are repaid from project construction or permanent financing. HTF has some long-term loan capital available for permanent financing loans for tax credit projects and small-scale special needs projects.

Qualified Applicants: Eligible borrowers include qualified non-profit and private developers, nonprofit service agencies, faith-based and other community groups, public agencies and nonprofit/private joint ventures.

Eligible Projects: We fund affordable housing projects located within the County of Santa Barbara. Housing project types can include new construction rental and homeownership projects, acquisition and rehabilitation projects, conversion of non-residential buildings to housing, single room occupancy (SRO) projects, mixed-use projects, group homes, assisted living projects, homeless facilities (shelters and transitional housing) and self-help housing developments.

Affordability Requirements: Projects eligible for an HTF loan must serve households that meet federal definitions of poverty and housing affordability, with incomes between 0-80% of the County Area Median Income (AMI) for low-income households and 81-120% AMI for moderate-income households, adjusted for household size. A minimum of 25% of the project units must be in the

affordable category to be eligible for HTF funding. All assisted units must be structured with long-term affordability provisions and applicants must agree to execute a Regulatory Agreement restricting the affordability of the project for a minimum of 30 years or longer.

Loan Terms: The general loan terms for acquisition, predevelopment and construction loans are described in detail in the Revolving Loan Fund Guidelines, which you can access online at <https://www.sbhousingtrust.org/revolving-loan-fund-for-affordable>. or by contacting our office. The HTF Board and Loan Committee may at its discretion consider any exceptions or refinements to the loan terms.

Application Process: Applicants interested in funding from the HTF Revolving Loan Fund should contact Jennifer McGovern at (805) 685-1949 or j.mcgovern@sbhousingtrust.org to discuss your proposed project, sponsor eligibility requirements, funding standards and evaluation criteria. All project applications will be accepted, screened and reviewed based on the program eligibility requirements and priorities established by the HTF Board of Directors and Loan Committee and as outlined in the Revolving Loan Fund Program Guidelines.