

MHP's Tax-Exempt Bond Direct Purchase Program Term Sheet

Utilizing tax-exempt bonds issued by MassDevelopment or MassHousing, MHP provides owners and developers of affordable housing with highly attractive rates through a direct purchase of the bonds by MHP or one of its funding banks, avoiding the costs of a public issuance.

Eligible Borrowers:	For-profit and non-profit borrowers.
Property Types:	Multifamily rental and single-room occupancy (SRO) properties with 20 or more units.
Loan Type:	Permanent take-out financing provided by a first mortgage. MHP works with a variety of banks who can provide the tax-exempt financing during the construction period.
Loan Size:	Minimum loan of \$1 million. No maximum loan amount; however, MHP may choose to sell participation interests in larger loans.
Affordability:	<p>At least 20% of the units in the property must be affordable to households earning less than 50% of the area median income ("AMI"), or at least 40% of the units must be affordable to households earning less than 60% of AMI).</p> <p>An affordable housing agreement shall be recorded to ensure the maintenance of affordability remains for a term of no less than 10 years (regardless of whether the loan is prepaid).</p>
Term:	Maximum of 20 years, amortizing up to a maximum of 40 years
Loan-to-Value Ratio:	Maximum of 85% based on the lower of total development cost or as complete and stabilized appraised value.
Debt Coverage Ratio:	Minimum of 110% over the life of the loan. For properties with fewer than 20 units, the pro forma must demonstrate a minimum coverage of 115% over the life of the loan. A capitalized operating reserve may be required to meet these requirements over time.
Interest Rate:	<p>Current indicative interest rates are available on MHP's website at https://www.mhp.net/rental-financing/interest-rates</p> <p>The interest rate may be fixed prior to permanent loan closing for up to 30 months.</p>

Subordinate Debt:	<p>All other financing must be fully subordinated to the MHP first mortgage.</p> <p>Subordinate debt from other lenders is permitted within the constraints of MHP's minimum debt coverage requirements.</p>
Environmental:	<p>Phase One environmental site assessment is required to be dated no later than 6 months prior to loan closing. In addition, radon testing, conducted at the time of construction completion from an environmental professional demonstrating a radon level below 4 pCi/l.</p>
Lead Paint:	<p>For buildings constructed before 1978 (including commercial structures adapted for residential use), Letters of Compliance issued no earlier than 5 years prior to loan closing that certify that each unit in the property complies with the Massachusetts Lead Law (M.G.L. Chapter 111 and 105 CMR 460.00) and is suitable for occupancy by a child under the age of six. This may be waived by MHP under certain conditions (e.g., SRO properties).</p>
Rehabilitation:	<p>The scope of rehabilitation must be sufficient to maintain the long-term use of the property as affordable housing as outlined in a capital needs assessment. The property will be inspected by MHP staff including a review of existing conditions of the building and may include a review of plans and specifications by MHP's consulting architect or engineer.</p>
Commercial Space:	<p>Total commercial revenue cannot exceed 33% of the gross potential rent. If commercial income is required to achieve debt coverage requirements, this income will be discounted from actual or estimated market rents and commercial leases will be required.</p>
Development Team:	<p>The development team must demonstrate a successful track record with projects of similar size and complexity.</p>
Management:	<p>The management agent selected for the project must have a proven track record in managing properties of similar type and tenancy; including, compliance with all fair housing and accessibility regulations.</p>
Financial Capacity:	<p>The borrower and sponsor must demonstrate the financial capacity to successfully operate the project over the full term of the loan.</p>
Recourse:	<p>No recourse required for loans on projects financed with low-income housing tax credits.</p>

Loan Closing/ Take Out:	<p>Shall occur once borrower has certified that either (a) 95% occupancy at rents plus actual income from any other revenue source included in the pro forma, are sufficient to provide for debt service coverage of 110% based on the greater of pro forma or actual operating expenses; or (b) break-even cash flow for a period of 3-months with a minimum occupancy level of 70%.</p> <p>Borrower may provide cash or letter of credit at loan closing in an amount equal to the difference between the original loan amount and the loan amount that would allow these take-out conditions to be met, provided this additional collateral shall not be released until the take-out conditions have been fully achieved. For projects that have at least 30% of the units with rents at comparable market rents alternative take out requirements are required.</p>
Replacement Reserve:	<p>For family units, the minimum requirement typically is \$325/unit/year; for SRO units, the minimum requirement is \$200/unit/year but it may vary depending on the term of the loan or condition of the property (as the amount may be increased depending on the particular capital needs of the project).</p>
Prepayment:	<p>No prepayment is allowed within the first five years after the loan is closed, and thereafter prepayment is only allowed provided that arrangements satisfactory to MHP for the continuation of the affordability restrictions at the property are maintained and a yield maintenance premium may apply.</p> <p>Loans may be prepaid without a yield maintenance premium within 3 months of loan maturity.</p>
Application Fee:	<p>A non-refundable application fee is due at the time of application submission that can be applied toward the commitment fee. The fee is equal to one-tenth of one percent of the loan amount.</p>
Commitment Fee:	<p>Upon approval and issuance of a loan commitment, a non-refundable commitment fee of up to 1% of the loan amount is required.</p>
Third Party Costs:	<p>Borrower is responsible for all third-party costs incurred during loan processing including but not limited to appraisal, legal review, and architectural/engineering reviews.</p>

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