PARTNERSHIP FOR THE BAY'S FUTURE

Family of Loan Funds

About the Partnership for the Bay's Future

We believe that every family has a right to a stable home, and that keeping Bay Area families—of all races and economic backgrounds—in quality, affordable homes is crucial to creating and maintaining healthy, resilient communities.

Created in collaboration with the community and in response to their needs, the Partnership for the Bay's Future (PBF) is a public-private collaborative working with community and faith-based leaders, housing experts, elected officials, and residents with the goal of protecting people in affordable housing, and preserving and producing more homes. This centers on the understanding that a dual approach—addressing policy change and investing in affordable housing simultaneously—is the best way to move the needle. As such, the Partnership is composed of a policy fund that supports the creation and implementation of policies to stem the tide of displacement and preserve and produce housing; and a family of loan funds focused on increasing housing supply.

The Partnership's work will eventually expand to include the interconnected challenges of transportation and economic opportunity–elements also critical to the Bay Area's long-term prosperity.

Launched in 2019 with a seed investment from the Chan Zuckerberg Initiative (CZI), the partnership is managed by the San Francisco Foundation (SFF) and Local Initiatives Support Corporation (LISC), and supported by a broad coalition of foundations, corporations, and financial institutions.

About the Family of Loan Funds

What

A family of loan funds that supports the production and preservation of affordable homes in five Bay Area counties. Managed and originated by LISC, the Corporation for Supportive Housing (CSH), and Capital Impact Partners, the funds are designed to address the lack of available affordable homes—a reality that disproportionately impacts households of color—by bridging funding gaps throughout the region's rental housing market.

Goal

By investing at least $500 million by the end of 2025, we believe that making significant resources available to support housing affordability today will protect our most vulnerable residents now and in the future. We know that a stable home is crucial to maintaining a healthy, thriving community and we believe investing in affordable housing will also promote the long-term economic success and racial diversity of our region.

Impact

The impact is estimated to preserve and produce more than 8,000 units in the next ten years, as well as indirectly contribute to the preservation and production of other units across the Bay Area in Contra Costa, Alameda, San Mateo, Santa Clara and San Francisco counties.

How

As one of the nation's largest-ever private-sector housing funds, we believe that the magnitude of the housing problem facing the Bay Area demands us to be collaborative, responsive, and uniquely creative.

RESPONSIVE

The Partnership for the Bay's Future is able to respond to a wide range of current housing needs because we listen.

We continually solicit feedback from borrowers and partners and use this information to modify fund strategy and loan products so that we can meet the needs of the ever-changing market.

COLLABORATIVE

Our lending ethos centers on the spirit of partnership.

In addition to our deep collaboration with the Partnership for the Bay's Future as a whole, including those at PBF's policy fund, we actively seek input from affordable housing finance experts, community development corporations, CDFIs, and other non-profits working in affordable housing to identify the best possible financing solutions for housing in five Bay Area counties.

CREATIVE

At the Partnership for the Bay's Future, we actively seek out projects that try something different. We want to demonstrate the viability of creative, community-based solutions that can fill the current gaps in affordable housing, be replicated, and scale within the Bay Area and beyond.

We are also able to then support those projects that may require higher touch or more creative financing solutions.

Eligibility and Terms

The Bay's Future Fund (BFF) and Community Housing Fund (CHF) serve five counties in the bay area: San Francisco, Alameda, Contra Costa,San Mateo, and Santa Clara. They support a range of affordable housing projects from those earning extremely low incomes to much needed workforce housing—serving those earning 0–120% of Area Median Income (AMI). The loan funds have a team of dedicated underwriters ready to support structuring financing for all project types. The funds support a variety of loan structures from predevelopment through permanent financing. Underwriting can be flexible to help create a structure that best fits project needs.

Community Housing Fund

The Community Housing Fund supports projects with at least 20% of its tenants at 30% AMI or below; Santa Clara projects must meet Measure A [AMI] definition.[1]

Terms offered include:

- 2% Interest rate
- Up to$15M loan size
- Up to 150% LTV
- Up to 18 year loan term (latest maturity 2038)

Bay's Future Fund

The Bay's Future Fund is comprised of 6 products that support projects serving 0–120% AMI.

Terms offered include:

- Competitive interest rate determined by AMI, loan term, and originator. Typical range of 4–5%
- Up to $7.5M loan size
- Up to 90-100% LTV for high impact projects
- Loans must mature by 8/1/2030

1 **Type 1:** Projects that commit at least 50% of the units within the project as PSH units, RRH units, or a combination thereof; **Type 2:** Projects that have an affordability structure resulting in an average affordability of 45% of AMI and commit a minimum of 1/3 of the affordable units as a combination of PSH and RRH, 1/3 of the affordable units for ELI households and 1/3 of the affordable units for households earning up to 80% AMI.

Contact a Loan Officer
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Become a Partner
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Need financing?
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PARTNERSHIP FOR THE BAY'S FUTURE

LISC

CSH

CAPITAL IMPACT PARTNERS