



Affordable Housing

LMI, Mixed-Use, and Market-Rate Projects: We Can Help

CFE provides loans for low- and moderate-income housing, mixed-use projects with a residential component, and market-rate housing located in communities where its development will have a lasting, positive impact. We are a nonprofit CDFI, committed to making housing more affordable through the creation, rehabilitation, and preservation of the following:



Rental housing



Limited equity cooperatives



Supportive housing for residents with special needs

Our core business is buildings with between 2 and 50 units, as it is an underserved segment of the affordable housing market, but we also finance larger developments. Additionally, we work closely with green energy partners to retrofit existing affordable housing for energy efficiency and to incorporate renewable energy sources into new projects.

This Is CFE: Financing Co-op Conversions for Tenant Associations

Local policies such as the Tenant Opportunity to Purchase Act (TOPA) provide renters a chance to avoid displacement when their building is sold. CFE is here to support with acquisition and bridge financing and technical expertise from our network of partners. Tenants' associations, such as Leeland in Takoma Park, can form to purchase their building and convert it into a limited-equity cooperative. This structure provides resident-members more control while maintaining affordability of the units for years to come. We are proud to have supported Leeland's Tenant Association in the purchase of their building, preserving 15 affordable housing units and allowing longtime residents to remain in their homes.

→ Apply here: www.cfenterprises.org

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	ACQUISITION	CONSTRUCTION TO PERMANENT	BRIDGE
Uses	Purchase of vacant land, multifamily buildings, commercial buildings for residential or commercial reuse, or community facilities	Construction or rehabilitation of multifamily buildings, commercial buildings for residential or commercial reuse, or community facilities	Short-term financing for pre-development expenses, acquisition, or construction
Borrower Eligibility	For-profit or nonprofit developers, other nonprofit organizations, tenant associations, and community facilities		
Amount	\$100K-\$2.5 Million		
Term	Up to 7 years	Up to 7 years	Up to 24 months
Interest Rate*	6%-9%		
Combined Maximum Loan-to-Value	Up to 90%	Up to 90%	Up to 90%
Repayment	Interest only or amortizing	Interest only or amortizing	Interest only
Origination/ Commitment Fee	1%-2%		
Collateral	1st or 2nd lien	1st or 2nd lien	1st or 2nd lien
Guarantee Requirements	Personal/Corporate guarantees are required by any entity or individual owning 20% or more of the borrowing entity		

*Interest rates subject to change.



“As an affordable housing developer, it has been critical for Heleos to have CFE as a partner. Traditional banks view projects like ours as risky, despite that we have the credit history and expertise to make it work. CFE not only provides us with financing, but, by doing so, also de-risks projects, opening the door for other lenders to get involved, too.”



Chris VanArsdale, Developer, Heleos