

# Capital for Affordable Housing Access (CAHA)

## Spurring Affordable Rental Housing Development via Below-Market Capital

City First Enterprises (CFE) is a nonprofit lender offering low-cost capital for affordable housing development in the region. With funding from the U.S. Treasury, CFE's CAHA program provides below-market capital to support affordable rental housing projects, with a priority for those creating or preserving very low-income units for households making 50% or less of the Area Median Income (AMI).

### Eligibility

- At least 10 units created or preserved for households at 50% AMI and below
- Funding for pre-development, acquisition, refinance, bridge financing, construction, and permanent
- Subordinate financing available
- Projects with a planned completion date by Spring of 2026 will be prioritized
- Projects must be in select geographies in DC, MD, and VA

### Post-Closing

- An *affordability covenant* will be recorded, and affordability must be maintained for at least 10 years
- The borrower must annually certify that the income-restricted units continue to meet the affordability covenant restrictions during the 10 years

### Terms

- CFE can contribute \$50,000 to \$2.5 million in below market capital towards affordable housing projects that meet our program criteria
- Term: 1-5 years
- Repayment: flexible terms involving interest-only repayment options with principal due at maturity
- Origination fee: 1%, with option to lower if the development creates 25 units or more at 50% AMI and below
- Up to 90% loan-to-value
- Guarantors: for for-profit sponsors, personal guarantees required from all owners with 20% or more ownership interest in Borrower



There is a deficit of **151,864 units** affordable to households making at or below 50% of the Area Median Income in the DC Metro Area.\*

\*Source: National Low Income Housing Coalition