



## CONDUIT ISSUER PROGRAM – MULTIFAMILY HOUSING BONDS TERMSHEET

<b>Program Description</b>	The <b>CalHFA Conduit Issuer Program (Conduit Program)</b> is designed to facilitate both for-profit and non-profit developers in accessing tax-exempt and taxable bonds for the financing of family and senior affordable and mixed-income housing developments. The Conduit bonds may be used to finance the acquisition, rehabilitation, and/or development of an existing project; or for the construction of a new project.
<b>Qualifications</b>	<ul style="list-style-type: none"> <li>• Available to for-profit, non-profit or public agency sponsors</li> <li>• Non-profit borrowers may be eligible for 501(c)(3) bonds</li> <li>• <b>CalHFA Portfolio Loan</b> – if bond proceeds are utilized to pay off an existing CalHFA portfolio loan, please click here for the <a href="#">CalHFA Portfolio Loan Prepayment Policy</a></li> </ul>
<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>• Determined by the selected lender(s)</li> </ul>
<b>Fees</b> (subject to change)	<ul style="list-style-type: none"> <li>• <b>Application Fee:</b> \$5,000 non-refundable, due at time of application submittal but credited towards issuer fee</li> <li>• <b>Issuer Fee:</b> <ul style="list-style-type: none"> <li>a) the greater of \$15,000 or 0.20% of the bond amount if less than \$20 million</li> <li>b) if more than \$20 million \$40,000 + .10% of the amount above \$20 million</li> </ul> </li> <li>• <b>Issuer Fee for Non-Profits:</b> <ul style="list-style-type: none"> <li>a) the greater of \$12,000 or 0.15% of the bond amount if less than \$20 million</li> <li>b) if more than \$20 million \$30,000 + .05% of the amount above \$20 million</li> </ul> </li> <li>• <b>Annual Administrative Fee:</b> <ul style="list-style-type: none"> <li>• \$6,500 is due and payable in advance in annual installments commencing on bond issuance through the term of the regulatory period</li> </ul> </li> <li>• <b>Public Sale:</b> additional fee of \$6,000 applies when bonds are sold to the public</li> <li>• <b>CDLAC Allocation Fee:</b> 0.035% of the bond amount, \$600 (payable to CDLAC) due at time of application submittal with the remaining fee due at bond closing</li> <li>• <b>CDLAC Performance Deposit:</b> <ul style="list-style-type: none"> <li>a) Deposit of 0.25% of the requested bond amount, not to exceed \$50,000, due at time of application submittal.</li> <li>b) Deposit to be refunded after bond closing, upon receipt of authorization letter from CDLAC.</li> </ul> </li> <li>• <b>TEFRA Costs:</b> None.</li> </ul>

	The Borrower shall be responsible for all other costs of issuance including fees of the underwriter, trustee, rating agencies, lender, compliance administrator, all bond counsel, and any other parties required to complete the transaction.
<b>Occupancy Requirements</b>	<ul style="list-style-type: none"> <li>• <b>Either (a)</b> 20% of the units must be rent restricted and occupied by individuals whose incomes are 50% or less of the area median income as determined by HUD ("AMI") with adjustments for household size ("20% @ 50% AMI"), <b>OR (b)</b> 40% or more of the units must be both rent restricted and occupied by individuals whose income is 60% or less of the AMI, with adjustments from HUD for household size ("40% @ 60% AMI"); <b>however</b> in the latter case, a minimum of 10% of the units must be at 50% or less of AMI.</li> <li>• Borrower will be required to enter into a Regulatory Agreement which will be recorded against the affordable housing development for the Qualified Project Period (as defined in the Regulatory Agreement). This includes the latter of the federally-required qualified project period, repayment of the loan, redemption of the bonds or the full term of the CDLAC Resolution requirements.</li> <li>• For those units restricted by CalHFA, in adjusting rents for household size, the Borrower will assume that one person will occupy a studio unit, two persons will occupy a one-bedroom unit, three persons will occupy a two-bedroom unit, four persons will occupy a three-bedroom unit, and five persons will occupy a four-bedroom unit.</li> </ul>
<b>Questions</b>	<p>More information available at <a href="http://www.calhfa.ca.gov/multifamily/financing/termsheets/">www.calhfa.ca.gov/multifamily/financing/termsheets/</a></p> <p>Questions regarding the Conduit Program can be directed to CalHFA's Multifamily Program's Division:</p> <ul style="list-style-type: none"> <li>• Brian Anderson, Financing Officer</li> <li>• 500 Capitol Mall, Suite 1400, Sacramento, CA 95814</li> <li>• Phone: 916.326.8651</li> <li>• Email address: <a href="mailto:banderson@calhfa.ca.gov">banderson@calhfa.ca.gov</a></li> </ul>

### IMPORTANT DISCLOSURE INFORMATION:

The information provided in this program description is for guidance only. While we have taken care to provide accurate information, we cannot cover every circumstance nor program nuance. This program description is subject to change from time to time without prior notice. The California Housing Finance Agency does not discriminate on any prohibited basis in employment or in the admission and access to its programs or activities.

06/15