

PRESERVE AFFORDABILITY PITTSBURGH LOAN POOL (PAP)

Providing Flexible Acquisition Loan Capital to Mission-Minded Developers

WHAT IS THE PRESERVE AFFORDABILITY PITTSBURGH LOAN POOL?

- PAP is a private loan fund created in partnership with The Heinz Endowments, Henry L. Hilman Foundation and UPMC *For You* to provide capital to mission-minded developers acquiring multi-family affordable real estate in Pittsburgh and greater Allegheny County.
- PAP provides loan capital to multi-family affordable real estate projects across the financing spectrum, with current capital focused on providing: (i) senior; (ii) subordinate; and (iii) bridge financing for acquisition.
- PAP is flexible and creative in structuring loans within the “capital stack” to make acquisition deals financially feasible and help preserve multi-family affordable housing projects that may or may not currently have affordability restrictions.
- PAP seeks to preserve 1,200 units of affordable housing over the next decade.

WHAT DOES PAP FINANCE?

PAP is actively seeking opportunities with mission-minded developers acquiring multi-family affordable housing projects with 20 or more units. PAP seeks out projects that have a strong impact on low-or-moderate income communities that are experiencing displacement because of astronomically rising rents. We preserve projects that benefit the community through increased affordability, community revitalization, and enhanced economic activity.

- Mixed-use Residential with a minimum of 20 affordable housing units
- Affordable Family and Senior Housing with a minimum of 20 units

Cinnaire Lending, a nonprofit CDFI certified by the U.S. Department of Treasury, has underwritten more than \$807 million in community development loans. These loans have supported the development of 1,008 projects and 63,846 affordable apartment homes in nine states. Our goal is to fund projects with positive social impact that are underserved by traditional financial institutions.

Neighborhood Allies will serve as Agent for PAP, connecting resources to needs of the community. The mission of Neighborhood Allies is to engage Pittsburgh area residents and organizations with innovative tools that expand opportunity for transformative community change.



PAP Acquisition Loan Terms			
	Senior Debt	Subordinated Debt	Bridge
Maximum Loan Size	Up to \$2.5 million	Up to \$2.5 million	Up to \$2.5 million
Maximum LTV	95%	95% combined LTV	95%
Minimum Debt Service Coverage	1.15x	1.15x	1.15x
Security	Mortgage & All Asset Filing	Unsecured or Subordinated Mortgage & All Asset Filing	Unsecured Secured Subordinated Mortgage & All Asset Filing
Term/Amortization	Up to 10 years/up to 30 years	Up to 10 years/up to 30 years	Up to 3 years/up to 30 years
Rate	Up to 4%	Up to 4%	Up to 4%
Guarantee	Recourse	Recourse	Recourse

For more information regarding Preserve Affordability Pittsburgh Loan Pool or to discuss a project, please contact: Matt Madia at (412) 779-9498 or matt@neighborhoodallies.org or email Cinnaire at cinnairepap@cinnaire.com.