**FINANCING SOURCES**

**Affordable Housing Communities LLC**

**10-12-2014**

**MOST USED SOURCES**

 - HUD Section 8 for voucher tenants; HAP option one-B and Chapter 15 MUTM

 - LIHTC tax credit monetization

 - FHA 223 (d)(4) debt/loan

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 - State Housing Authorities TE bonds

 - HAP contracts with mucipalities

 - HAP contracts on HUD rents

 - Allied Capital (tax credit syndicator) provides tax credit equity as a limited partner

**OTHER SOURCES**

 - Fannie Mae mortgage

 - Tax exempt loan by Citi Bank or Alliant Capital

 - Department of Homeless Services

 - Bond allocation – recycled bonds – TE bonds

 - Contributions from local governments

 - Value added budgets, appraisals and refi

 - 2 year bridge loan from Key Bank then Freddie Mac

 - Interest only bank loan for 5 to 10 years, then 20 year amortization payments

 - 50 to 100 year lease on land

 - 1031 trade or 1031 exchange

 - 1031 crowd funding

 - % non-controlling LP interest

 - LP’s with individual investors

 - partner with a non-profit managing general partner such as PSCDC

There are literally hundreds of ready sources for short-term, bridge funding and long-term,

permanent funding for **well-planned** Affordable Housing Communities to alleviate the housing

shortage. The only limit is our imaginations.

Regards,

Rodger Seratt

Affordable Housing Communities LLC