



# CENTURY

Financing Affordable Housing Is Our Mission

## L.A. COUNTY HOUSING INNOVATION FUND II

Century is a member and loan originator of the Los Angeles County Housing Innovation Fund II, a site acquisition and predevelopment loan fund for affordable development in the County of Los Angeles with a loan-to-value ratio of up to 100%. Century manages your loan from application to closing, providing the responsive and reliable service you know and trust.

### FUND DESCRIPTION

**Loan-to-Value:** **For-Profit Borrowers: Up to 95%**  
**Nonprofit Borrowers: Up to 100%**

**Eligible Uses:** Financing for acquisition and predevelopment of multi-family affordable rental housing in Los Angeles County.

**Affordability:** All units must be affordable to households with incomes at or below 60% of Area Median Income.

**Loan Amount:** Up to \$15,000,000

**Term:** Up to 6 years, including extensions

**Pricing:** Fixed or variable, typically LIBOR plus 400–600 basis points with a floor between 5.5%–6.5%. Loan fees include origination fees, administrative fees, legal documentation fees, and the costs of third party reports.

**Security & Collateral:** Deed of trust and assignment of rents with full recourse to sponsors.



The Los Angeles County Housing Innovation Fund II is a collaboration between the County of Los Angeles and Century working as an approved member.

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