



HTF Loan Limits

Updated 4/1/2025

| Loan/Lending Limit | Loans in General (Including all loans) | Longer-Term Loans (over 5 year term) ¹ | LIHTC Project Loans |
|----------------------------|---|--|--|
| Per Unit: | Lower of cost / value of affordable units | Same as HTF Loans | Up to \$40,000 per ELI unit, \$20,000 per LI unit |
| Per Project: | \$3,000,000 | \$1,500,000 | \$1,500,000 |
| Per Borrower: ² | \$16,700,000 | \$9,000,000 | \$7,600,000 |
| Aggregate Limit: | Available Loan Funds | \$25,800,000 | \$19,000,000 |

These limits will apply for the foreseeable future and may be updated incrementally based on the availability of funds. Separate limits apply to the four categories of loans, which are summarized below.

1. **HTF Loans in General** – All HTF loans including longer-term loans. Loans with a term of five years or less can generally be made with any of our loan funds.
2. **Longer-Term Loans** – All loans with terms of over 5 years including LIHTC Project Loans. Longer-Term Loans can generally only be made using grant funds or investments with terms that are longer than five years.
3. **LIHTC Project Loan** – Loans made under our LIHTC or tax credit loan product. LIHTC Project Loans can only be made using government grant funds because they must have very soft terms of at least 15 years.

Incremental adjustments to our overall per borrower loan limit may be made as the size of our loan fund increases. Other loan limits may be adjusted from time-to-time by our Board.

For additional information, contact Kathy McClenathen, Deputy Director, Loan Portfolio Manager (kathy@sloctf.org) or phone her at 805-543-5970 ext. 2.

¹ Includes LIHTC loan limits.

² Loans to an individual borrower and all related entities, such as subsidiaries, partners in an LP or members of an LLC.