



Notice of Funding Available Updated 4/1/2026

Funds Available:	Currently up to \$3 million (varies from time to time)
Maximum Loan:	\$3 million (may be limited by various factors)
Loan Term:	Generally, up to 5 years (longer may be possible)
Collateral:	Real Estate (may be subordinate to a private lender)
Interest Rate:	Generally, 5% to 7% fixed (based on risk, income targeting & other factors)
Loan Fees:	Generally, ½% to 2%, plus costs
Repayment Terms:	Flexible (prefer at least monthly interest payments)

The San Luis Obispo County Housing Trust Fund (the “HTF”) is a private nonprofit corporation that was created to increase the supply of affordable housing in San Luis Obispo County for extremely low to moderate income residents and households of people with disabilities.

The HTF is a Community Development Financial Institution (CDFI) that provides financing and technical assistance to help private developers, nonprofit corporations and government agencies create, preserve and/or improve affordable housing projects. The HTF does not compete with banks or private lenders. Instead, we provide financing for projects that cannot get all of their needed financing from a bank or other private lender.

Loans from the HTF may be used for project planning and predevelopment expenses, site acquisition, site development, construction, rehabilitation or to bridge other financing gaps for housing projects that include affordable units. Both rental and ownership housing are eligible for our financing. Projects that will provide housing for households of people with disabilities are encouraged. Loans are also available for mixed-income residential projects and mixed-use projects, provided that they include affordable housing units. Residential care facilities are also eligible for financing depending on their income targeting. Emergency shelters will also be considered if they have an acceptable source of repayment.

While many of our loan funds have specific income or eligibility criteria, an increasing portion is becoming unrestricted. The majority of our loans are for projects or units that serve low income households (80% of AMI) and lower income groups. We also provide priority for housing that serves people with disabilities. However, we can also finance units at the 120% or even the 160% income level (see our income limits). Although most of the units we finance have long-term deed restrictions, this is not an absolute requirement.

Potential applicants are encouraged to review our program guidelines and call us to discuss their project prior to submitting an application. The program guidelines and additional information are available online at sloctf.org/for-borrowers or by contacting the HTF by telephone or email.

For more information, contact:
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