



Economic Justice Partnership Fund (EJP Fund)

\$50 Million Off-Balance Sheet Financing Tool for Affordable Housing and Community Facility Projects



Partners and Opportunity Finance Network (OFN), joined forces to create the EJP Fund in 2021.

The EJP Fund is an innovative special purpose, off-balance sheet entity focused on economic justice, providing flexible capital to nonprofit CDFI loan funds that create access to fixed low cost rate financing for their borrowers.

The fund has a special emphasis on partnering with small to mid-sized CDFI loan funds who lend to BIPOC borrowers that create, preserve, or expand community facilities and affordable housing in urban and rural areas in the United States.



Products	Loan Type			
	Acquisition	Bridge	Construction/Rehab	Mini-Perm/Permanent
Geography	National (with concentration limits by region)			
Loan Amount	Individual \$1.75MM to \$6MM			
Loan to Value	Up to 90%			
Minimum DSCR	1.15x, if applicable	N/A	N/A	1.15X
Origination Fee	1.0% to 1.5%			
Loan Term	Up to 24 months			Up to 48 months
Duration of Fund	New Loan Originations 12.31.24; Draw Termination Date 12.31.2026; Fund Matures 12.31.2029			
Rate	Fixed rate of 5% to 6%			
Amortization	Monthly or quarterly payments, interest only			Monthly principal and interest payments, amortizing (typically up to 20 years)
Collateral	Required, each loan will be secured by a recorded first priority mortgage or deed of trust. Subject to Project Loan underwriting, additional collateral (e.g. cash/equivalents, project reserves) / guarantees may be required.			
Recourse / Guarantee	Full recourse, partial recourse considered, and guarantee as applicable			

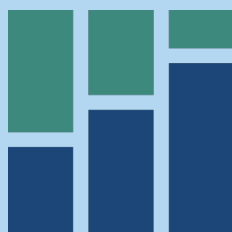


The EJP Fund loan structure requires a local CDFI lending partner.

CDFI lending partner participates in subordinate tranche along with Partners and OFN. Partners manages the Fund, originates, and services the loan.



www.pcgloanfund.org



www.ofn.org

Contact us to discuss today!

Rashida McGhie, Chief Lending Officer
Partners for the Common Good

202-689-8935 x 235 | mcghier@pcgloanfund.org



Partners
IMPACT FOR THE COMMON GOOD

1201 15th St NW | Suite 200
Washington, DC 20005

202.689.8935
www.pcgloanfund.org