



ICRC HISTORY

A spirit of partnership fostered the development of the Idaho Community Reinvestment Corporation (ICRC). Idaho banks, thrifts, local governments and the affordable housing community joined in this partnership to increase the supply of affordable rental housing throughout the state of Idaho. Through this strong sense of purpose, the ICRC was created in 1993 with assistance from the Federal Reserve Bank of San Francisco and the nonprofit Development Fund.

ICRC's members include banks and thrift institutions doing business in Idaho. Membership in the ICRC gives these financial institutions a vehicle through which to support affordable housing while sharing the costs and risks. Membership enhances their ability to meet community credit needs in accordance with the Community Reinvestment Act.

ICRC provides a \$45 million revolving loan pool to exclusively provide loans for multifamily affordable housing. It is funded by its members, and all members participate in each ICRC loan. Loans approved by the ICRC are underwritten in accordance with requirements of the secondary marketplace to enable the ICRC to sell the loans and recycle the funds for future affordable developments.

SCOPE OF THE ICRC

The ICRC is a nonprofit mortgage-banking consortium formed by financial institutions sharing a common concern about the housing problems of Idaho's low to moderate income families.

ICRC provides up to \$45 million in permanent financing for affordable rental housing and provides technical assistance to affordable housing sponsors.

ICRC, in cooperation with governmental agencies, works to achieve maximum leverage of public and private investments, thereby increasing the supply of affordable housing.



APPLICATION

To secure a loan application packet and further information about the ICRC's loan program, contact:

IDAHO COMMUNITY REINVESTMENT CORPORATION
P.O. BOX 2002
BOISE, IDAHO 83701-2002
TELEPHONE 208-336-8847
FAX 208-331-4808



A consortium of
Idaho banks and thrifts
providing affordable
housing throughout the
state of Idaho.





LOAN PROGRAM

ICRC contributes to the well being of Idaho communities by providing a key segment of the funding package for affordable rental housing. ICRC provides long-term loans with attractive interest rates and terms which, when combined with local, state and federal housing resources, creates rental housing which low and moderate income families can afford. ICRC encourages applications from nonprofit and community-based housing sponsors and has created a nonprofit grant program to assist such organizations with predevelopment costs.

ICRC has contracted with Idaho Housing and Finance Association (IHFA) to serve as agent for the ICRC and provide administrative support for the loan program. IHFA's staff is experienced in affordable housing finance and is familiar with other housing resources necessary to the success of an affordable rental development. As agent for ICRC, IHFA processes applications; completes the due diligence; and presents the loan proposal to the ICRC Loan Committee for loan approval. Once loan approval is granted, IHFA staff work closely with the borrower to expedite the closing process.

LOAN PRODUCTS

Type of Loan: Permanent (long-term) mortgage loans repaid in monthly installments.

Eligible Projects:

- New Construction.
- Acquisition and moderate rehabilitation (as defined by Fannie Mae or similar secondary market underwriting guidelines).
- Refinancing is limited to loans which preserve affordable, existing multifamily projects and is considered on the merits of each proposal.



LOAN GUIDELINES

All loans funded by ICRC must target residents in the low and moderate income range as defined by the Department of Housing and Urban Development and meet the criteria for affordability, economic viability and security as established by the ICRC membership. A Regulatory Agreement stipulating the applicable affordability requirements will be recorded in the county where the development is located and shall remain in force during the life of the loan. Developments receiving ICRC funding must meet the following affordability criteria:

- At least 40% of the units must be occupied by households earning not more than 60% of the area median income; OR at least 20% of the units must be occupied by households earning not more than 50% of the area median income.
- Units designated as “affordable” must be rent restricted, with residents paying no more for shelter (rent and utilities) than 30% of the occupant’s income.
- Priority will be given to projects which maintain affordability requirements beyond the term of the ICRC loan and to projects in which 30% or more of the units serve one or more of the following populations: farm workers, single parent households, elderly persons, homeless households, large families, and mentally or physically challenged persons.

NONPROFIT PREDEVELOPMENT GRANT ASSISTANCE

To encourage the development of multifamily affordable housing developments within the state of Idaho, the ICRC will provide grants to nonprofit developers for predevelopment costs associated with various prospective multifamily permanently affordable housing developments. The availability of grants is at the sole discretion of the ICRC.

Please contact your ICRC Representative for information.





ICRC MEMBERSHIP

American West Bank
Bank of America Idaho, N.A.
Bank of Idaho
Bank of the West
D.L. Evans Bank
Farmers & Merchants State Bank
FirstBank, Northwest
Home Federal Savings
Idaho Independent Bank
Ireland Bank
KeyBank National Association
Sterling Savings Bank
U.S. Bank National Association
Washington Federal Savings
Washington Mutual Bank
Washington Trust Bank
Wells Fargo Bank Northwest, N.A.

FEES AND CHARGES

Application: \$1,000 - Loans of \$500,000 or less sponsored by a nonprofit community-based housing developer.

\$1,500 - All other loans.

Out-of-Pocket Costs: Borrower is responsible for all out-of-pocket costs, including but not limited to legal, title, appraisal, inspections, credit reports, etc.

Origination: Based on a percent of the loan amount (\$1,500 minimum). Contact your ICRC Representative for details.

TERMS

Term: Maximum term to be determined by the economic and functional life of the development, but not to exceed 30 years.

Amortization: Up to 30 years.

Interest Rate: Fixed rate, established based on a formula which adds a fixed margin to the current 20-year Treasury Bond yield. (Please contact your ICRC representative for today's current rate.)

Rate Lock: Available for up to 18 months. Please contact your ICRC representative for information.

Loan to Value: Maximum 75 percent of the collateral value.

Equity Required: On newly constructed developments, equity equal to a minimum of 10 percent of the hard costs must be evidenced and verified.

Debt Service Coverage: A minimum of 1.15:1.

Security: First deed of trust or first leasehold mortgage.

Guarantees: Guarantees may be required.

Minimum Loan: No minimum (developments must include at least two units).

Maximum Loan: The maximum loan amount for any single development shall not exceed 10 percent of the loan pool.

Maximum Borrower Limitation: No more than 20 percent of the loan pool shall be allocated to a single borrower (or principals of the borrower).