

The Emerging Developers Loan Fund Term Sheet as of Aug 1, 2022.

The Maryland Department of Housing and Community Development will lend to selected projects pre-development loan funds to promote Capacity Building, Equity, and Inclusion it will lend \$3 million dollars to emerging developers whose projects will revitalize communities, increase quality affordable housing, reduce the greenhouse gas emissions, and expand economic opportunities for Maryland residents and businesses. Awards are made under a competitive RFP to select talented but undercapitalized developers with a demonstrated commitment to communities lacking the capital essential to conceive, develop, and build projects they need to thrive.

Eligible Applicants	Newer for-profit and not-for-profit entities with a demonstrated commitment to communities the Department has identified as strategically consequential. Joint Venture entities will be considered where the principal applicant meets Fund's goals, and that applicant plays a decisive role in the prospective project.
Loan Type	Pre-development.
Eligible Uses	<ul style="list-style-type: none"> ● Eligible properties include housing facilities. ● Eligible expenses include: <ul style="list-style-type: none"> ○ Feasibility and market studies; ○ 3rd party environmental, architectural, and engineering work; ○ Legal and planning costs related to zoning and planning approvals; ○ Acquisition related costs including deposits; ○ Consultant costs to prepare funding and loan applications; ○ Surveys, appraisals, traffic, noise, or similar 3rd party reports; ○ Developer organizational and carrying expenses for no more than 20% of the award drawable pro rata with project progress.
Interest Rate	0% for 36 months; 3% for extensions.
Term	36 months, extensions possible if circumstances warrant.
Fees	No Application Fee - \$1,500 for Department Legal costs, may be netted from initial disbursement.
Repayment	Repayable at the project's initial financial closing.
Collateral/Recourse	Loans up to \$500,000 secured by project real estate when available. Loans may otherwise be secured by real estate,

	pledges of grant funding, developer fees, or other project receivables, assignment of ownership interest, etc to be negotiated.
Program Participation	Successful applicants will participate in a series of regular progress and mutual learning events.
Schedule	Applications are due on August 17, 2022. See the Department's website for further details and full submission materials.