



# FY 2024 Capital Magnet Fund Outreach Presentation

---

## Module 5: Affordable Housing and CMF

**COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS FUND**

[www.cdfifund.gov](http://www.cdfifund.gov)

# Investing in Affordable Housing



- The primary objective of the Capital Magnet Fund (CMF) is to finance Affordable Housing.
- CMF Awards may be used to finance both rental and Homeownership Affordable Housing.
- Rental housing may be multifamily (5+ units) or single family, and while most rental housing is developed as one property, scattered site development is permitted.
- Homeownership is usually single-family housing (4 or less units). This may include single family-detached, condominium, co-operative, and manufactured housing.

# Targeting Low-, Very Low-, and Extremely Low-Income Families



Another priority of the Capital Magnet Fund (CMF) is the financing and/or development of housing that is affordable to Families and individuals with Low-, Very Low-, or Extremely Low-Income.

- **Low-Income**- Families with incomes at or below 80% of the Area Median Income (AMI).
- **Very Low-Income**- Families with incomes at or below 50% of the Area Median Income (AMI).
- **Extremely Low-Income**- Families with incomes at or below 30% of the Area Median Income (AMI).

Maximum income for CMF financed housing is 120% of AMI.

# How is Affordability Met?



For housing assisted through a CMF Award, affordability must be met in several ways:

## Income Limits (Maximum Eligible-Income)

The maximum income level for a Family may not exceed 120% of AMI (for units financed with CMF Award).

## Income Limits for Rental Multi-family Projects (Per Project)

Each rental Multi-family housing Project financed with CMF Award must have at least 20% of the units occupied by Low-Income Families (80% of AMI or below).

# How is Affordability Met? (Continued)



## Income Limits (Targeting Dollars)

100% of the total Eligible Project Costs (EPCs)\* must be attributable to units that are restricted to serve Families at incomes of 120% AMI or below. Greater than 50% of the EPCs must be attributable to units that are restricted to serve Families at Low-, Very Low- and Extremely Low- Incomes (80% of AMI or below).

\*Eligible Project Costs consist of the CMF Award dollars plus the Leveraged Costs.

## Income Limits (Portfolio Minimum Threshold)

- At least 20% of Affordable Housing rental units financed with CMF Award are targeted to Very Low-Income Families (50% of AMI or below).
- At least 20% of Affordable Housing homeownership units financed with CMF Award are targeted to Low-Income Families (80% of AMI or below).

# Affordability Requirements



In addition to income limits, CMF has additional requirements which include:

## Long-Term Restrictions

Each Project funded must ensure affordability of the associated Affordable Housing for at least 10 years. For rental housing, this is accomplished through deed restrictions, land covenants, or other mechanisms which survive sale and transfer during the Affordability Period. For Homeownership, the Recipient must develop its own plan for achieving this 10 year affordability in the event of resale.

## Rents

While Families must meet the income limits at the time of initial occupancy, the rents control affordability. Rents are set using a formula similar to that used for Low Income Housing Tax Credits (LIHTCs).

## Homeownership Cost Limits

The purchase price limits for Homeownership are capped at 95% of the median purchase price for the area, as determined by HUD, located here:

<https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

# Requirements for Rental Housing



- CMF Awards may be used to Develop, acquire, Rehabilitate, and Preserve affordable, rental housing.
- Rental housing may be Multi-family or Single Family Housing.
- Mixed income development is allowed, with maximum income for CMF-assisted units at 120% AMI.
- Any rental property financed/supported with a CMF Award must retain its affordability for at least 10 years.
- At least 20% of the units of Multi-family rental Projects must be occupied by Low-Income Families.
- Rents are controlled and must be set at levels affordable to the applicable income level. The rent levels are calculated using the same formula as that used for LIHTCs (found in 26 U.S. Code Section 42).

# Requirements for Homeownership



- CMF Awards may be used to help individuals and Families buy a home, as well as to Develop, Preserve, or Rehabilitate Homeownership units.
- Down payment loans, first and second mortgages, and other Purchase assistance is allowed. In addition, CMF Awards may help support the development and construction of owner-occupied housing.
- Condominiums, cooperatives, mutual housing, and manufactured housing are acceptable forms of Homeownership.
- The purchase price is limited to 95% of the median price in the area, as determined by HUD.
- The property must remain affordable for 10 years. Recipients must impose resale or recoupment restrictions to ensure that the 10 years of affordability is achieved.



# Questions?



- Submit a Service Request in the CDFI Fund's Awards Management Information System (AMIS) - *This method is strongly preferred and ensures the fastest routing.*
- E-mail [cmf@cdfi.treas.gov](mailto:cmf@cdfi.treas.gov)
- Contact the CDFI Fund Help Desk at: (202) 653-0421; Option 6
- Current data sets may be found at: <https://www.cdfifund.gov/programs-training/programs/cmf/apply-step>