

## COMMUNITY EXPRESS®

Fannie Mae's Community Lending Group offers Community Express® to support the residential development agenda of Public Entities including the development of single family housing, multifamily housing and mixed-use housing developments. Community Express® is a short-term direct loan product that allows Public Entities to address their housing and housing-related community development issues. Community Express® supports our goal of increasing the supply of affordable housing. **Since the launch of the product in 2000 we have closed over \$180 million in Community Express® loans.**

### Community Express® Features

- Full recourse to the borrower
- Flexible loan to be used for housing and housing-related activities
- Available to public housing authorities, municipalities, counties, states, housing finance agencies and other Public Entities
- Short-term financing, up to 5 years
- Repayment source is flexible, but plan must be in place
- Structured as a line of credit or term loan
- Variable interest rate

### Examples of Repayment Sources

- HOPE VI grant funds
- Low Income Housing Tax Credit equity pay-in
- CDBG, FEMA or other grant funds
- Bond proceeds
- Cash flows from loan portfolio
- Refinancing of properties through conventional sources
- Sales proceeds from sale of homes financed with loans

### Sample Uses of Loan Funds

- Pre-development financing
- Construction financing for HOPE VI Redevelopment Project or other affordable homeownership units
- Preservation of affordable rental housing units
- Rehab loans to low- and moderate-income homeowners in targeted neighborhoods
- Re-lending to other housing partners

### Benefits to Public Entities

- Flexible use—loan proceeds can be used for predevelopment, acquisition, development, construction or rehabilitation for housing and re-lending for housing purposes
- Competitive interest rates
- Streamlined and simplified process
- Low upfront fees
- Low collateral requirements
- Allows Public Entities to leverage other private/public sources of funds to develop housing projects

Public Entities across the country are using Community Express® loans to finance a variety of development items to improve and create housing stock and to foster homeownership. Our team is interested in helping your Public Entity with your housing and housing-related community development needs. For more information contact **Steven Brannum** at (202) 752-1091. PHAs can also ask about our **Modernization Express™** product to help them address their public housing modernization needs.