With a focus on smaller CDFIs, and minority-led borrowers as well as projects in rural and Native lands, the EJP Fund is a unique and innovative financing source providing critical, flexible capital.

**WHO:** Partners for the Common Good (PCG) + Opportunity Finance Network (OFN), are two leading national nonprofit Community Development Financial Institutions (CDFI) who joined forces to create the Economic Justice Partnership Fund in 2021.

**WHAT:** An innovative special purpose, off-balance sheet entity focused on economic justice, providing flexible capital to nonprofit CDFI loan funds that provide access to fixed rate financing for their borrowers.

EJP has a special emphasis on small to midsized CDFI loan funds who lend to BIPOC borrowers that create, expand, or preserve nonprofit community facilities or affordable housing.

**WHERE:** Urban, rural and Native areas in the United States.

**EJP Product**

- Funding for affordable housing and community facilities benefiting low-income communities.
- Acquisition • Bridge • Construction • Rehabilitation • Mini-Perm (or in combination)
- Up to $6MM loan size (stand alone or pari-passu lender on even larger deals)

**Features**

- Enhances ability to originate larger loans.
- EJP is a solution that eliminates the need for multiple participants to make larger deals happen.

**Rates**

- Project borrower rates typically range between 5-6%

**Loan Term**

- 6-year maximum

**Collateral**

- First lien on real estate, or acceptable collateral

**LTV/DSC**

- Up to 90% LTV, minimum 1.15x DSC

**Participation Terms**

- CDFI lending partner participates in subordinate tranche (typically around 6% of total loan amount, 80-90% LTV)
- Lending partner rate earned, 7%

**Origination Fee**

- Origination fee on subordinate loan/participation amount, typically 100 bps, but project-specific
- 7.5 bps on aggregate loan amount
- No servicing fee charged

**Partners for the Common Good** manages the EJP Fund, and originates/services the loans.

Learn More about this fund and how it could help your CDFI and watch the EJP information webinar.

**Contact us to discuss today!**
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