



## Economic Justice Partnership Fund (EJP Fund)

\$50 MM OFF-Balance Sheet Financing Tool for Affordable Housing and Community Facility Projects



Partners for the Common Good (Partners) and Opportunity Finance Network (OFN) working together to create the Economic Justice Partnership Fund (EJP Fund).

EJP Fund is an innovative special purpose, off-balance sheet entity focused on economic justice by offering flexible capital to nonprofit CDFI loan funds that create access to fixed rate financing for their borrowers.



With a focus on BIPOC- led borrowers and projects in rural and native lands, the EJP Fund is a unique and innovative financing source providing critical, flexible capital.

### EJP Product

Funding for affordable housing and community facilities benefiting low income communities

- Acquisition
- Bridge
- Construction/ Rehab
- Mini-Perm (or in combination)
- Up to \$6MM loan size (stand alone or lender on even larger deals)

### Participation Terms

- No prepayment penalty
- No geographic restriction within the United States
- Eligible borrowers can be mission-aligned for profit companies or nonprofit organizations

### Loan Term

- 4-year maximum

### Collateral

- First Lien on real estate

### LTV/DSC

- Up to 90% LTV,
- Minimum 1.15x DSCR, if applicable

### Rates

- Start at mid-to high 5%  
*Yes, even in today's high interest rate environment!*



The EJP Fund loan structure requires a local CDFI lending partner.

CDFI lending partner participates in subordinate tranche along with Partners and OFN.

Partners manages the Fund, and originates & services the loan.



[www.pcgloanfund.org](http://www.pcgloanfund.org)



[www.ofn.org](http://www.ofn.org)

**Contact us to discuss today!**

Rashida McGhie, Chief Lending Officer  
Partners for the Common Good

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# Partners

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