

THE **SOFHI** HOUSING SOLUTION

SPIRITUAL & SERVICE ORGANIZATIONS FLEXIBLE HOUSING INITIATIVE

FAST

- NO Entitlements
- Move-In just **4** months from order



FEASIBLE

- COST= \$110K/Home
- LOAN: \$90k, 10yr, 6% int
- PMT= \$899/month
- RENT= \$1,123 (60%AMI)
- Income = \$224/month



FLEXIBLE

- No Affordability Covenants
- No Required Tenant Pools
- Owners set rents to serve their mission



NO GOVERNMENT SUBSIDY – solution that requires no government \$\$ - only ACTION!



NATURALLY AFFORDABLE – Low development costs enable 10yr payoff @ 60%AMI rent



SOCIAL BENEFIT – Housing on property owned by mission-driven organizations serving people



HIGH IMPACT HOUSING

FERTILE GROUND: Many Spiritual and Social Service Organizations across the state sit upon large, residentially zoned property, but can't have housing because their Use Permits or Land Use provisions don't allow it without long costly approval processes. SOFHI has identified hundreds of properties that expressed interest in placing up to four Accessory Dwelling Units should the law facilitate.

PRODUCTION READY HOMES: The Housing Professionals behind SOFHI have already designed and arranged for production of innovative modular housing products that can be delivered in 4 months and have identified social impact funding sources ready to deploy capital.

SOFHI'S SOLUTION? All that's needed to free up the production of thousands of SOFHI housing units across the state is for state and local lawmakers to expand existing ADU laws to allow qualifying organizations to ministerially place 4 units of flexible housing on their property, free of costly impact fees.