



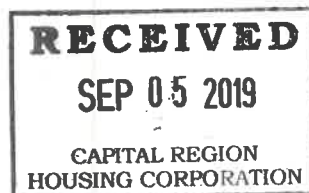
Home Office
1701 - 4555 Kingsway
Burnaby, BC V5H 4V8

Tel 604-433-1711
Fax 604- 439-4726
www.bchousing.org

File:91141/8638

August 30, 2019

Christine Culham
Capital Region Housing Corporation
631 Fisgard Street, Victoria BC
V8W 1R7



Dear Christine Culham:

**Re: Proposal Development Funding Loan Commitment
330-336 Michigan Street, Victoria (the "Project")**

Your application for Project Development Funding (PDF) has been approved up to the amount of **\$250,000**. This is an interest free loan to your society for the further development of your proposal for the Project to provide affordable rental housing for mixed income for families and individuals.

Please review the following terms and conditions for this PDF loan and indicate agreement by signing the original of this letter and enclosed promissory note.

The signed documents must be returned to BC Housing to the attention of **Tara Schmidt** along with invoices or other appropriate documents before any funds will be advanced.

This loan is subject to the following terms and conditions:

- The project's aims must be in accord with the objectives of the Regional Housing First Program and, if added, additional funding programs.
- The Project (and Capital Region Housing Corporation) must be prepared to provide housing for low to moderate income households.
- The funds must be used solely for the purposes stated in the PDF loan application unless written approval, in advance, is provided by BC Housing.
- BC Housing may request regular progress reports and financial statements, along with proof of actual expenditures, with respect to the Project.
- Your group must keep proper and detailed statements of account and must at all times permit inspection and audit by BC Housing.
- If the proposed Project proceeds to a loan commitment to develop the Project ("Loan Commitment"), the amount advanced will be repaid out of the first mortgage loan advance.

- If, for any reason, your proposal does not proceed to a Loan Commitment, any unexpended portion of the PDF loan is to be immediately returned to BC Housing. If your group does not subsequently receive a Loan Commitment within 3 years of the date of acceptance of this commitment letter your proposal will be cancelled, and the loan will be forgiven.
- The approval of PDF does not bind BC Housing to a Loan Commitment or commitment of future funds, nor to any additional PDF.

If you require further information or assistance, please do not hesitate to contact me.

Yours truly,



Malcolm McNaughton
Director, Regional Development

Attachment

Capital Region Housing Corporation agrees to the above.

Dated this _____ day of _____, 2019.

Authorized Signatory

Authorized Signatory

PROMISSORY NOTE

330-336 Michigan Street, Victoria

Maximum Loan Amount: \$250,000

Account Number: File No 91141/8638

For value received, I (We) Capital Regional Housing Corporation promise to repay to the order of BC Housing, the sum which may be advanced to us, not exceeding:

TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000)
(hereinafter referred to as the loan).

(We) agree as follows:

1. The total loan amount advanced will be repaid to BC Housing, in full, from the proceeds of the initial advance of the approved first mortgage.
2. The total loan amount advanced shall become due and be paid on demand.

This note is made by the undersigned in compliance with the conditions forming part of the said commitment letter and with the understanding that if the project is not approved by BC Housing the total expended loan used for approved expenses will be forgiven by BC Housing, after a three year period from the date of acceptance of the loan commitment.

SIGNED: _____

DATE: _____

TITLE: _____

WITNESS: _____

SIGNED: _____

DATE: _____

TITLE: _____

WITNESS: _____

SIGNED: _____

DATE: _____

TITLE: _____

WITNESS: _____