



Request for Loan Increase:

Shiloh Terrace, Windsor

Sonoma County

March 17, 2026

Katherine McFadden

Director of Multifamily Programs



Shiloh Terrace, Windsor Sonoma County, CA

CalHFA Financing Summary:

Shiloh Terrace, Windsor, Sonoma County, CA

Developer:	CRP Affordable Housing and Community Development LLC
Total/Type Units:	134/Family (New Construction)
Affordability (AMI) Range:	30%–70%AMI (60% average AMI based on 133 CTCAC restricted units)
Construction Lender/Equity Investor:	JP Morgan Chase/CREA affiliate
TCAC/HCD Opportunity Map Designation:	Resource Area: High
CalHFA Tax-Exempt Permanent 1st Lien Loan w/HUD Risk Share:	\$33,500,000 (17-year term/40-year amortization)
CalHFA MIP Subsidy 2nd Lien Loan:	\$3,900,000 (17-year term)
Original CalHFA Board Approval Date:	November 16, 2021 (CalHFA permanent loan of \$27,080,000)
Permanent Loan Conversion:	April 2026
Current Request:	During construction, the development experienced cost increases, which have resulted in a financing gap that is being partially mitigated by the proposed permanent loan increase of \$6,420,000 (23.7% increase) for a total permanent loan commitment of \$33,500,000.



Development Photos: Shiloh Terrace, Windsor Sonoma County, CA





Questions