

# Sponsor-Initiated Affordability (SIA) vs. Sponsor-Dedicated Workforce (SDW) Housing

## Comparison Chart

### Sponsor-Initiated Affordability (SIA)

**Target: Multifamily Affordable Housing (MAH) and Social Impact**

<b>Minimum Threshold</b>	20% of units restricted to tenants earning up to 80% of Area Median Income (AMI)
<b>Restrictions</b>	Income and rent restrictions in place for the life of the Mortgage Loan
<b>Compliance Monitoring</b>	Third-party verification of annual rent and tenant income
<b>Required Loan Documents</b>	<ul style="list-style-type: none"> <li>• Sponsor-Initiated Affordability Agreement (Form 6490); and</li> <li>• Modifications to Loan Agreement (Sponsor-Initiated Affordability) (Form 6271)</li> </ul>

### Sponsor-Dedicated Workforce (SDW) Housing

**Target: Conventional**

<b>Minimum Threshold</b>	20% of units restricted to tenants earning up to 80% of AMI or, in certain metros, up to 100% – 120% of AMI
<b>Restrictions</b>	Rent restrictions in place for the life of the Mortgage Loan
<b>Compliance Monitoring</b>	Annual Servicer review; the Borrower must annually submit rent rolls to the Servicer and a certification of compliance with the SDW-rent restrictions via the Supplemental Annual Loan Agreement Certification (Form 6620.Supplemental.SDW)
<b>Required Loan Documents</b>	<ul style="list-style-type: none"> <li>• Modifications to Loan Agreement (Sponsor-Dedicated Workforce Housing (Form 6271.SDW); and</li> <li>• Modifications to Security Agreement (Sponsor-Dedicated Workforce Housing (Form 6325)</li> </ul>