

Santo

Investing In Our Neighbors

An Affordable Housing Investment Co-op

America is Struggling to Solve Affordable Housing

In 2025 \$10.5 billion in Low Income Housing Tax Credits (LIHTC) was issued. Yet, these funds are **only scratching the surface of the problem...**
(citation)



...we have a **shortage of 7.1 million** affordable housing units...
(citation)

...and **22.6 million Americans** are drowning in rent cost. (citation)



What Prevents Us From Building More Affordable Housing? Development Costs Have Skyrocketed

Construction productivity has decreased 12% since 2020... ([citation](#))



...pandemic **supply chain disruption** is still impacting construction costs... ([citation](#))



...and **interest rates rapidly increased**, outpacing construction economics making projects harder to fund. ([citation](#))



Our Best Tool to Create Affordable Housing (LIHTC) Isn't Enough To Cover Rising Construction Costs Or Build Where Housing Is Needed



Developers struggle to find enough capital to fund affordable housing supply...

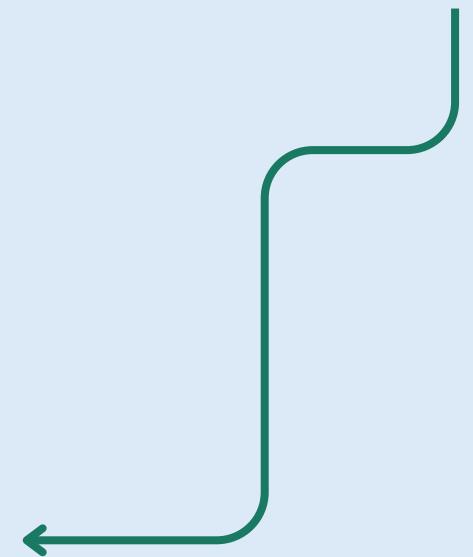


...and workforce housing supply is not located where people need it to be.

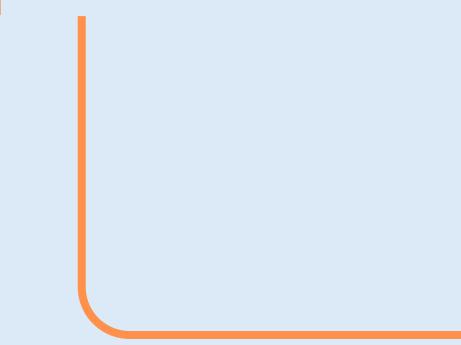
How Can We Solve These Problems? We Need New Affordable Housing Funds Designated for...



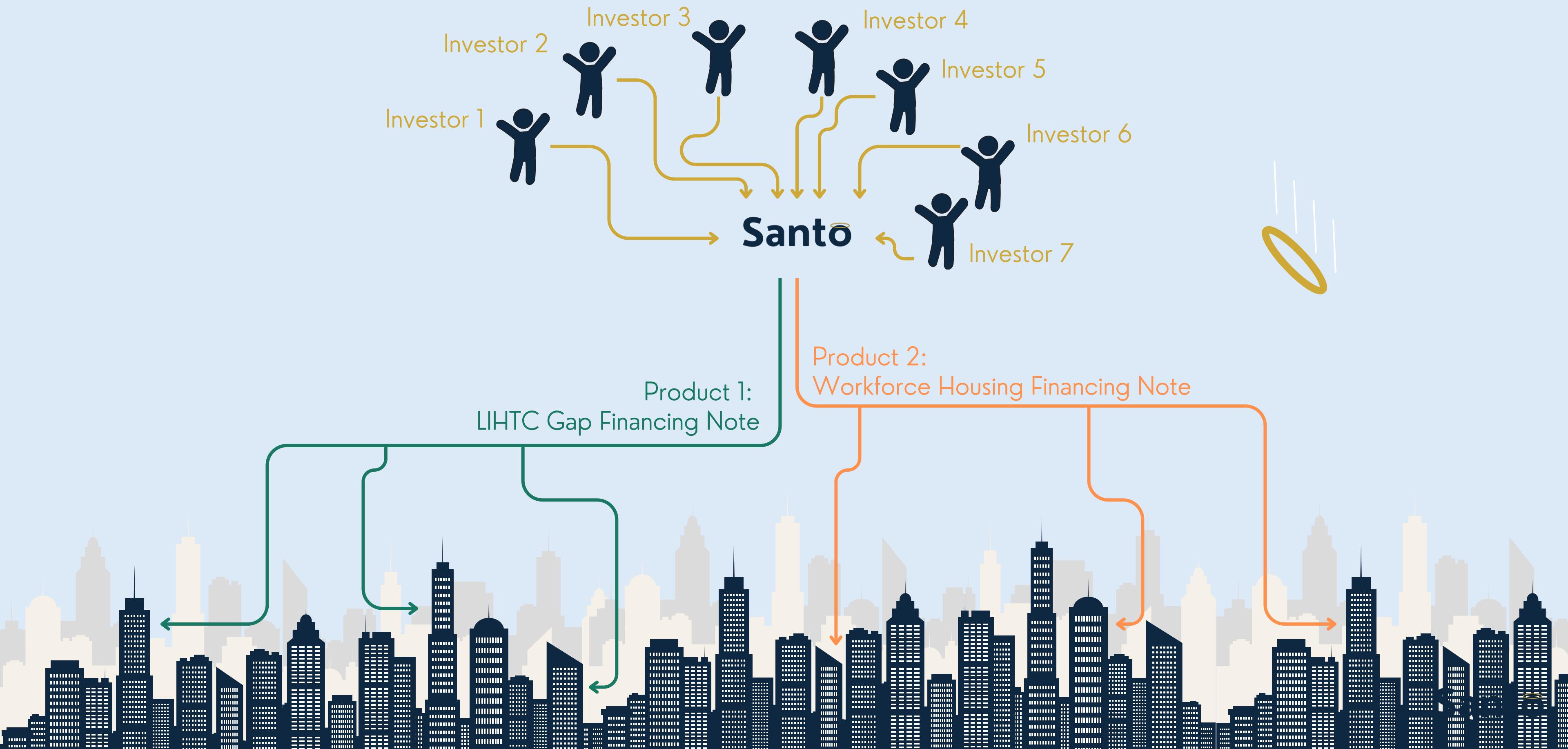
...meeting **gap financing** needs for
LIHTC developments...



...and to **unlock**
workforce housing
where people want to live.

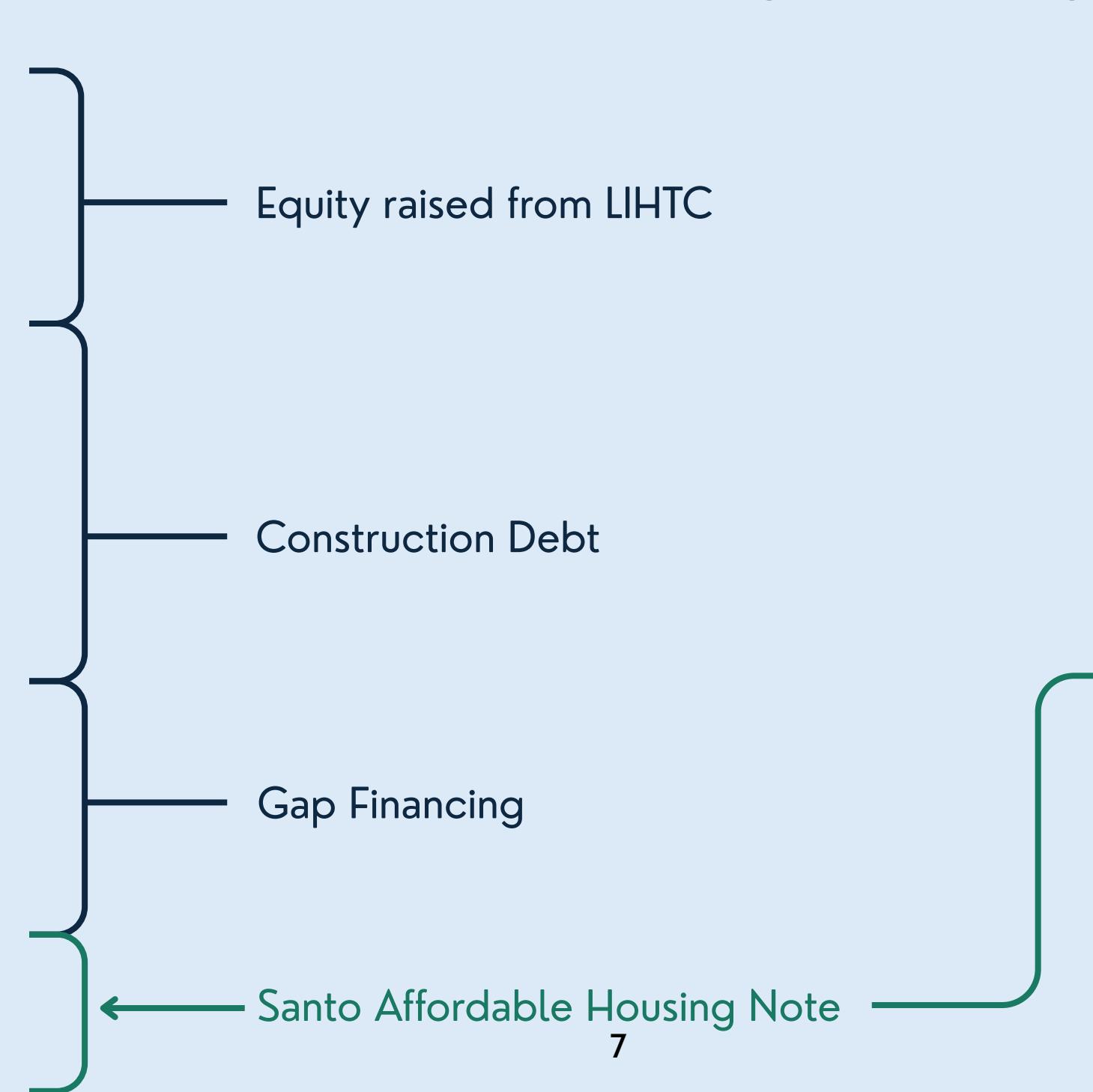


The Solution: Santo Affordable Housing Investment Coop



Product 1: **LIHTC Gap Financing Note**

Santo will provide gap financing debt capital to fund LIHTC multifamily product. These notes help close gap financing and bring units to market faster.



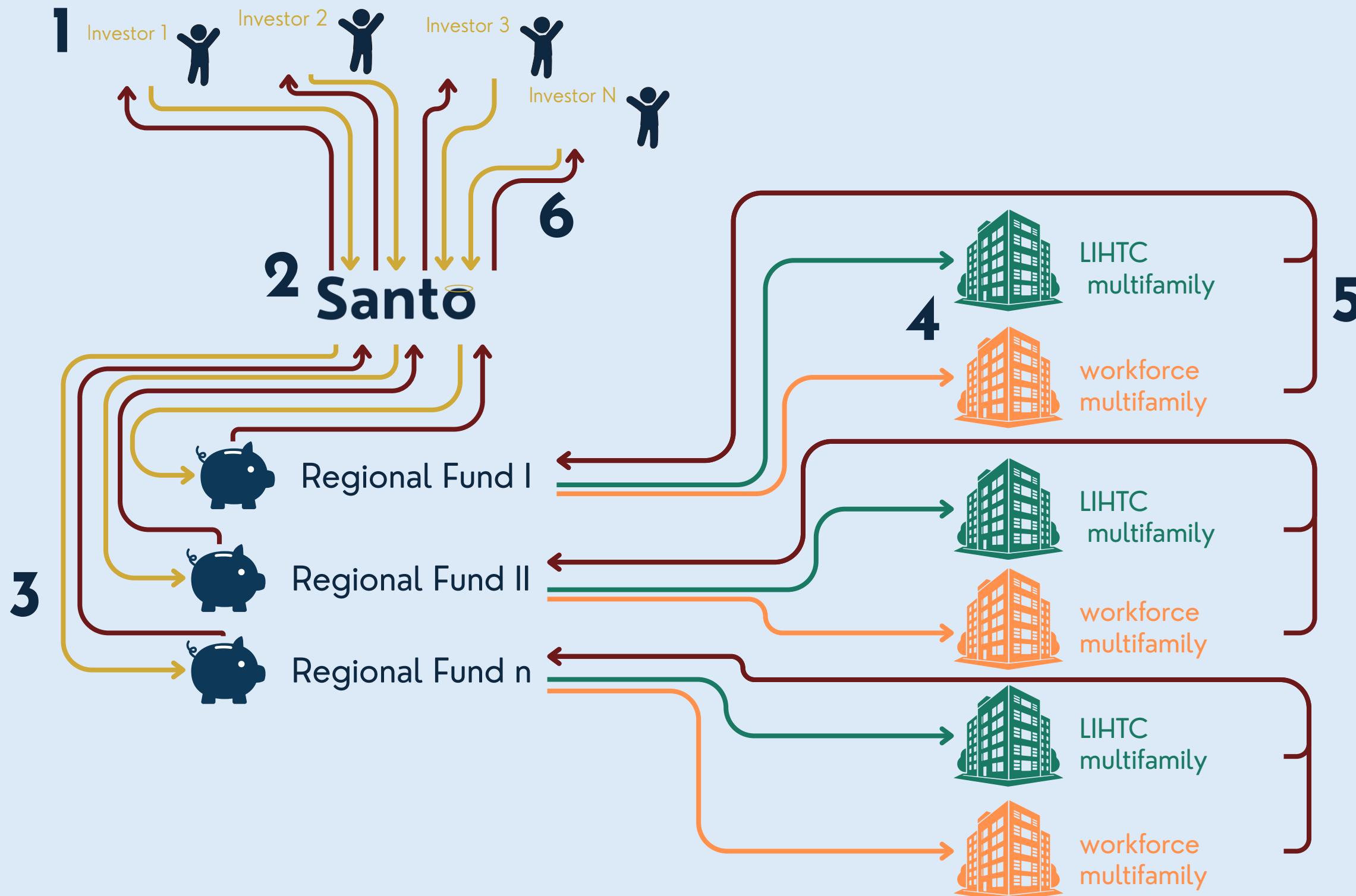
Product 2:

Workforce Housing Financing Note

Santo will lend debt impact capital to incentivize the creation of workforce housing in market rate developments. Affordability would be secured by a Land Use Restriction Agreement (LURA) that keeps rents below market for a set time.



Flow Of Funds



- 1 Investors pool together to invest in their community
- 2 Santo forms a co-op around the investors
- 3 Santo creates regional focused funds invested in by the co-op
- 4 Regional funds provide LIHTC and workforce debt capital in their region
- 5 Developers who borrowed capital service the notes
- 6 Dividends are paid to co-op members, and Santo reinvests into new co-ops and new funds supercharging affordable housing creation



Santo's Impact on Housing



**Affordable
Housing Enters the
Market Faster**

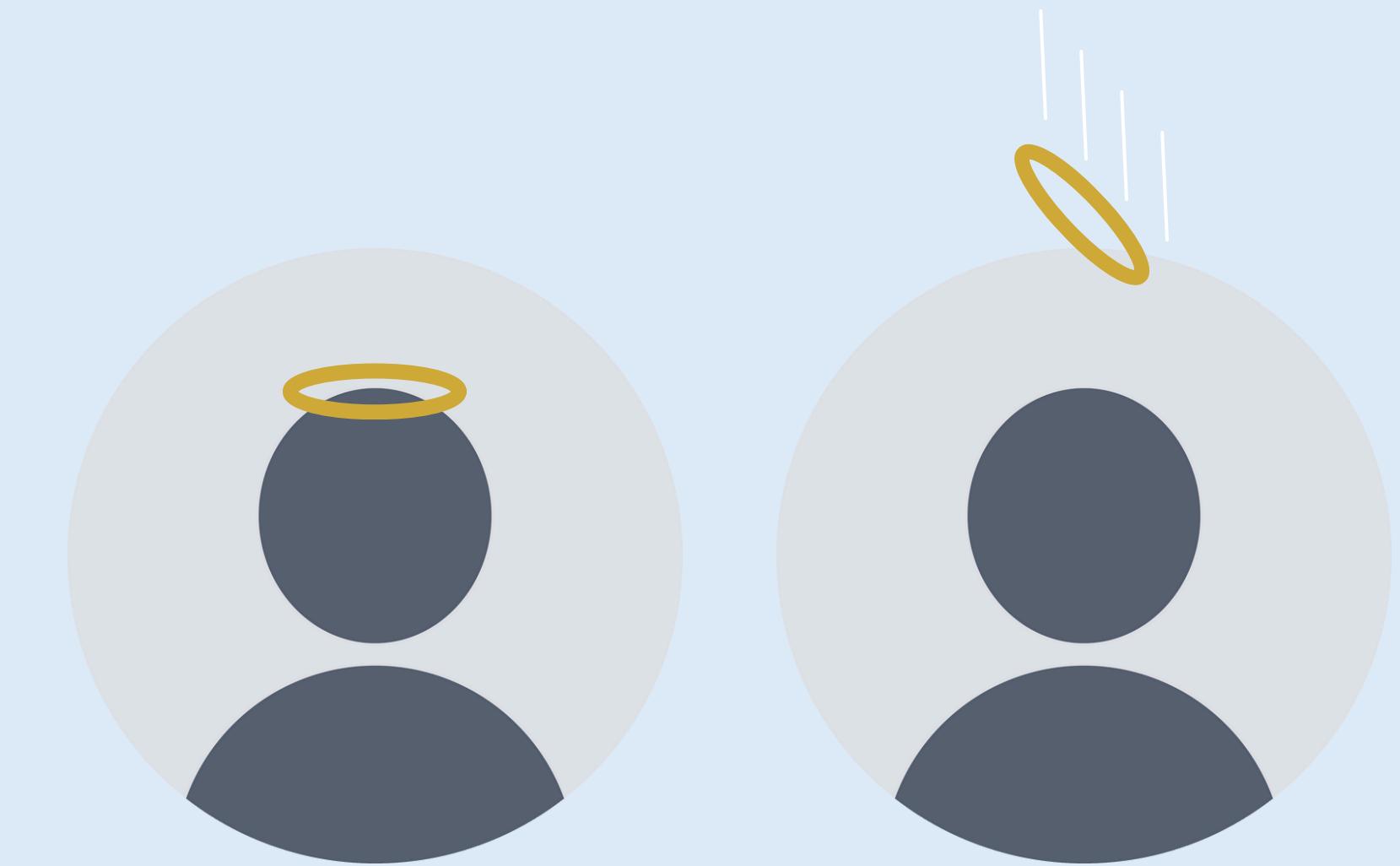


**Increase in
Workforce Housing
Supply**



**Capital is Recycled
to Serve the
Common *Good***

Are You Ready To Invest In Your Neighbors? We Are Looking for Partners to Help Make Santo A Reality!



Santo is seeking incorporation as a nonprofit corporation in the State of Delaware, USA, and will be further seeking 501(c)3 designation as per the IRS code.