



Impact Development Fund

Summary of Loan Types & Terms

ELIGIBLE BORROWERS: Impact Development Fund (IDF) provides loans to Non Profit and For Profit organizations for:

- 1) the development or preservation of affordable housing;
- 2) the development, redevelopment or renovation of commercial real estate in targeted neighborhood revitalization areas, and;
- 3) Non-profit organizations that serve low-income populations for the purchase and/or construction of facility space.

IDF provides loans for projects located throughout Colorado. **Please contact staff prior to submitting an application.**

RATES AND FEES: Rates are set at the time of loan approval. Rates vary on a variety of factors, are competitive with market rates and are generally fixed for term of loan. Origination fees are 1-2%. Application fee paid deducted from origination fee at closing.

Types of Financing	Loan Amount (As a % of total project costs, cannot exceed pro-rata % of affordable units)	Term of Loan	Repayment Terms	Collateral (IDF will subordinate)
Pre-development Loans	Up to \$750,000	36 months maximum	Flexible	Varies by project type
Acquisition / Bridge Loans *	Up to \$2,500,000	36 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value
Construction Loans	Up to \$2,500,000	36 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value
Bridge Loans * (To cover shortfalls due to the timing of receipt of specified funds)	Up to \$2,500,000	36 months maximum	Flexible	Up to 100% Total Loans-to-Value with Commitment for Funds being bridged
Mini Perm Loans *	Up to \$2,000,000	18 years maximum	Principal and interest payments based on amortization period up to 30 years	Up to 90% Total Loans-to-Value

* Guidelines for loans secured by vacant land vary slightly from the above. Please contact IDF for more information.

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FOR QUESTIONS OR MORE INFORMATION CONTACT

Joe Rowan (970) 494-2021; joe@impactdf.org

or

Renee Gallegos (303) 860-1888 ext. 102; renee@impactdf.org