



**Impact
Development
Fund**



Your Place • Our Passion

2018 Annual Report

2018 Project Highlights

Aspen Leaf Apartments



Fox Street Apartments

Borrower: Community Housing Development Association (CHDA)

Project: Aspen Leaf and Fox Street Apartments

Location: Aurora & Littleton **Type:** Acquisition

Description: Acquisition/mini-perm loans to assist in the preservation of two existing apartment buildings previously owned by Arapahoe Mental Health Center. AMHC purchased the buildings out of foreclosure in 2010 using Neighborhood Stabilization Program funds, and as a member agency/partner of CHDA, agreed to sell them both buildings to maintain their affordability. IDF provided long term (15-year) financing, including funds to fully capitalize replacement and operating reserve accounts, ensuring the long term stability of both properties.

AMOUNT **\$525,000 & 600,000**

AMOUNT LEVERAGED **\$950,000**

Borrower: Second Chance Center

Project: Providence at the Heights

Location: Aurora

Type: Predevelopment

Description: Predevelopment loan to fund expenses related to the development of 50 units of permanent supportive housing in Aurora. The project will provide housing and comprehensive services through a coordinated entry system for people experiencing homelessness, mental and physical challenges, substance abuse and the formerly incarcerated. Construction began in December 2018 and is expected to be completed in 2019.



AMOUNT **\$600,000**

AMOUNT LEVERAGED **\$13,073,917**



Borrower: Gorman & Company

Project: Colburn

Location: Denver

Type: Bridge

Description: Bridge loan to support the acquisition, preservation and renovation of a 92-unit mixed-use tower in Denver's Capitol Hill neighborhood. The property provides housing and services to very low income individuals under a project-based Housing Assistance Program (HAP) contract covering 88 of the building's 92 residential units. The project was considered highly desirable for conversion to market rate rental following the expiration of land use restriction agreement until Gorman stepped in to preserve the affordable units. The project was awarded an allocation of housing tax credits under the combined federal/state program, however, the bridge loan allowed for the purchase of the building to meet the seller's timeline requirements while still allowing the developer the time needed to close on construction financing, formation of the tax credit partnership and restructuring the HAP contract with HUD. IDF provided a direct bridge loan and also participated through the Denver TOD Fund.

AMOUNT **\$2,161,750**

AMOUNT LEVERAGED **\$18,670,579**

Borrower: Habitat for Humanity Blue Spruce

Project: Virginia St., Idaho Springs

Location: Idaho Springs

Type: Land Acquisition

Description: Acquisition loan to finance the purchase of a small parcel located in Idaho Springs for subsequent development of nine single family properties under the Habitat model of ownership. The financing carries a three-year term, allowing the owner/developer time to complete the site layout and property design process with the City and construct nine single family homes in triplex envelopes. Unites will offer two- and three-bedroom configurations with all homes restricted to households earning from 30% to 80% AMI. Habitat plans to complete the build out by 2021 and the loan will be retired on a pro-rate basis as project homes are completed and homebuyer mortgages are funded.



AMOUNT **\$196,000** } AMOUNT LEVERAGED **\$1,660,500**

Special Focus!



Borrower: CASA of the Seventh Judicial District

Project: 1st Place on 2nd Street

Location: Montrose

Type: Acquisition

Description: IDF provided an acquisition loan in 2017 to fund the purchase of twelve platted parcels in Central Montrose, where CASA planned to construct eight micro homes for foster care youth transitioning out of the system upon their 18th birthday or legal emancipation. The project was a scaled up version of a previously completed single tiny home project completed under the Youth Supportive Housing Initiative in partnership with the Colorado Workforce Center. CASA of the 7th Judicial District enlisted the help of at-risk youth to build the community in partnership with licensed tradespeople and skilled supervision. Teens worked in teams under constant supervision and guidance from tradesmen/women to frame, plumb, wire, insulate and finish the homes, gaining real world experience and learning valuable trade and problem solving skills.

AMOUNT **\$160,000**

AMOUNT LEVERAGED **\$1,079,938**

Financing sources for the project included the proceeds from the sale of the initial tiny home along with funds from CDOH, local funds and fee waivers. CDOH further allocated vouchers to the project to support its young residents. CASA initiated a capital campaign to raise the balance of the \$1,200,000 budget, which eliminated all debt on the project. Certificates of Occupancy were issued for the first 4 units in January 2019 with initial residents moving in to fully-furnished (furniture, bedding, kitchenware, etc.) apartments shortly thereafter.

The project received recognition from Governor Hickenlooper and was a candidate for Housing Colorado's prestigious Eagle Award which recognizes extraordinary accomplishment and outstanding leadership in housing and support services.

Financial Summary

ASSETS

Cash & Equivalents	9,271,445
Short-Term Investments	205,146
Interest Receivable	93,164
Accounts Receivable	89,074
Net Loans Receivable	
Short Term	21,061,913
Other Assets	16,723
Total Assets	30,737,465

LIABILITIES

Interest & Other Payables	202,729
Notes Payable	11,244,436
Agency Liabilities	1,807,656
Other Liabilities	9,799,994
Total Liabilities	23,054,815

NET ASSET

Unrestricted	7,682,650
Total Net Assets	7,682,650
Total Liabilities & Net Assets	30,737,465

REVENUE

Interest Income-Loans	1,181,027
Fee Income	332,284
Investment Income	140,802
Grants	134,647
Miscellaneous Income	278,785
Provision for Loan Losses	108,233
Total Revenue	1,959,312

EXPENSES

Program Services	1,014,900
Technical Assistance	141,024
Supporting Services	393,133
Total Expenses	1,549,057
Change in Net Assets	410,255

2018 IDF Loans Summary

RETAIL

181
IDF CONSUMER LOANS CLOSED
IN 2018 FOR \$6,524,318

37
HOUSING PROGRAMS ADMINISTERED
ON BEHALF OF OTHERS

COMMERCIAL

15 IDF commercial loans closed in 2018 for \$11,885,450,
leveraging \$145,872,325 in total project costs.

BY LOAN TYPE (15 LOANS TOTAL IN 2018)

ACQUISITION
3 LOANS (20%)

PREDEVELOPMENT
4 LOANS (26%)

BRIDGE
2 LOANS (13%)

REDEVELOPMENT
1 LOAN (7%)

REFINANCE
3 LOANS (20%)

MINI PERM
1 LOAN (7%)

REHABILITATION
1 LOAN (7%)

COMMERCIAL LOAN UNIT MIX

719

TOTAL AFFORDABLE UNITS OF 719 TOTAL
AFFORDABLE UNITS FINANCED:

Serving 0-30% - 109 units
Serving 31-60% - 448 units
Serving 61-80% - 85 units
Serving 81-100% - 77 units

BY LOAN USE

MULTI-FAMILY RENTAL HOUSING
9 LOANS (60%)

MULTI-FAMILY FOR SALE HOUSING
2 LOANS (14%)

COMMUNITY FACILITIES
2 LOANS (13%)

ECONOMIC DEVELOPMENT
2 LOANS (13%)

PORTFOLIO

PORTFOLIO
GROWTH
YEAR OVER
YEAR 2016-2018



LOAN PORTFOLIO OUTSTANDING

2016	\$17,236,454
2017	\$19,529,814
2018	\$22,262,232





Our Mission

Impact Development Fund creates economic opportunity by delivering flexible capital to strengthen underserved Colorado communities.

DEAR FRIENDS AND SUPPORTERS

This year was a milestone in the organization's history. During 2018, Mile High Community Loan Fund and Funding Partners For Housing Solutions concluded the full, legal merger of the two organizations into the unified and newly branded, Impact Development Fund (IDF). IDF brings together the best of two strong organizations and is poised to increase impact throughout Colorado well into the future.

IDF concluded 2018 with \$13.6 million loans approved, thirteen loans closed for \$10.9 million and \$24.8 million in outstanding and committed loan assets. IDF's impact in Colorado communities included development of 663 units of affordable housing. Eighty-four percent of these units serve residents with under 50% of the area median income. Additionally, IDF's financing preserved 14,000 square feet of nonprofit community art space in Pueblo, Colorado.

Expansion of IDF's homeownership programs administered on behalf of third parties throughout Colorado continued at full speed in 2018. IDF closed 181 down payment and rehabilitation assistance loans for a total of \$6.5 million. The organization currently manages programs for nearly 40 agencies throughout the state including municipalities, employers and Habitat for Humanity affiliates.

IDF wishes to express its sincere gratitude to Debra Gray, our former board President who completed her term at the end of 2018. Deb served the organization with distinction and selflessness. Her commitment, leadership and contributions to the organization were substantial and she will be missed.

Sincerely,

Scott Horton

Scott Horton,
President

Sean Doherty

Sean Doherty,
Executive Director

2019 Board of Directors

Scott Horton

President
Wells Fargo Bank
Vice President, Community Lending
& Investment

Mark O'Connor

Vice President
FirstBank Holding Company
Senior VP, Director of Investment

Debra Bustos

Secretary
Urban Land Conservancy
Vice President of Real Estate

Diane Leavesley

Treasurer
Douglas County Housing
Partnership
Executive Director

Kristin Candella

Board Member
Habitat for Humanity Fort Collins
Executive Director

Nate Clyncke

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Trust
Executive Director

Micah Halverson

Board Member
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Partner

Randy Illich

Board Member
Colorado Federal Savings Bank
President & CEO

Bill Lunsford

Board Member
Former Metro West Housing
Solutions Director of Development

Masouda Omar

Board Member
Colorado Housing & Finance
Authority
Manager of Community Lending

Laura Brudzynski

Board Member
Denver Economic Development
& Opportunity
Director of Housing Policy

Paul Bunyard

Board Member
BBVA Compass
Vice President, Community
Relations Officer Corporate
Responsibility & Reputation

Khanh Nguyen

Board Member
Colorado Health Foundation
Portfolio Director - Healthy Living

2019 Finance Committee Members

Diane Leavesley

Finance Committee
Douglas County Housing
Partnership
Executive Director

Randy Illich

Finance Committee
Colorado Federal Savings Bank
President & CEO

Shane Houska

Finance Committee
First National Bank
Senior Manager, Commercial &
Private Banking Credit Analysis

Paul Bunyard

Finance Committee
BBVA Compass
Vice President, Community
Relations Officer Corporate
Responsibility & Reputation

Priscilla Mancosky

Finance Committee
City of Commerce City
Senior Business Analyst

2019 Loan Committee Members

Mark O'Connor

Loan Committee
FirstBank Holding Company
Senior VP, Director of Investment

Bill Lunsford

Loan Committee
Former Metro West Housing
Solutions Director of Development

Sarah Batt

Loan Committee
Dwelling Development
Principal Consultant

Lisa Bloomquist-Palmer

Loan Committee
HomesFund
Executive Director

Doug Selbee

Loan Committee
City & County of Denver
Director of Special Projects,
Office of Economic Development

Stephen Wessler

Loan Committee
CBRE, Inc
Sr. Vice President, Debt &
Structured Finance, Multifamily

Becky Christofferson

Loan Committee
Midwest Housing Equity
Group, Inc.
Chief Investment Officer

Capital Investors

Bank of America

BBVA Compass

CDFI

City of Boulder

City of Englewood

City of Glenwood Springs

City of Lafayette

CityWide

Colorado Federal Savings Bank

Colorado Housing & Finance

Authority

First National Bank of Omaha

First National Denver

FirstBank

Independent Bank

KeyBank

TCF Bank

The PatLow Fund

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Town of Eagle

US Bank

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