



Summary of Loan Types & Terms (2025)

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 predominately located throughout Colorado, as well as Wyoming, Utah, Nebraska, and New Mexico a **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)	Loan Origination Fee	Term of Loan	Repayment Terms	Collateral (IDF will subordinate)
Pre-development Loans	Up to \$1,000,000	1.0%	24 months maximum	Flexible	Varies by project type
Acquisition / Bridge Loans *	Up to \$5,000,000; \$3,000,000 Unimproved Land	1-1.5%	36 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value
Construction Loans	Up to \$5,000,000; \$3,000,000 Unimproved Land	1.5%	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 \$5,000,000; \$3,000,000 Unimproved Land	1.0-1.5%	36 months maximum	Flexible	Up to 100% Total Loans-to-Value with Commitment for Funds being bridged
Mini Perm Loans *	Up to \$5,000,000; \$3,000,000 Unimproved Land	1.0-1.5%	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 Erica Madison at 970-494-2021 x217, erica@impactddf.org