Impact Development Fund

Your Place • Our Passion

Summary of Loan Types & Terms (2026)

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. **Please contact staff prior to submitting an application.**

RATES AND FEES: Rates are set during underwriting. Rates vary on a variety of factors and are generally fixed for the term of loan. Origination fees are up to 2.0%. Borrowers are required to pay an application fee of $1,000 at the time of submission. If the loan is approved, the application fee is credited towards the 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 $1,500,000	Up to 2.0%	24 months maximum	Flexible	Varies by project type
Acquisition / Bridge Loans *	Up to $5,000,000; $3,000,000 Unimproved Land	Up to 2.0%	36 months maximum	Flexible	Up to 90% Total Loans-to-Value
Construction Loans	Up to $5,000,000; $3,000,000 Unimproved Land	Up to 2.0%	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	Up to 2.0%	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	Up to 2.0%	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.

For questions regarding **Mobile Home Park Acquisition financing**, contact Justin Hill at (970) 910-0069, justin@impactdf.org

For other questions or more information, contact Marcus McKinney at (970) 494-2021, marcus@impactdf.org

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