



Impact Development Fund

Your Place • Our Passion

CDFI Financing – Creative Impact



Our Mission

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



What does IDF do?

Financing & Consulting for the preservation, rehabilitation and development of affordable housing throughout Colorado

Commercial Lending

Acquisition
Pre-Development
Rehabilitation
Construction
Mini-Perm

Community Facilities

Nonprofit Office Space
Creative Districts
ReStore

Consumer Lending

Down Payment Assistance
Manufactured Housing
Habitat for Humanity

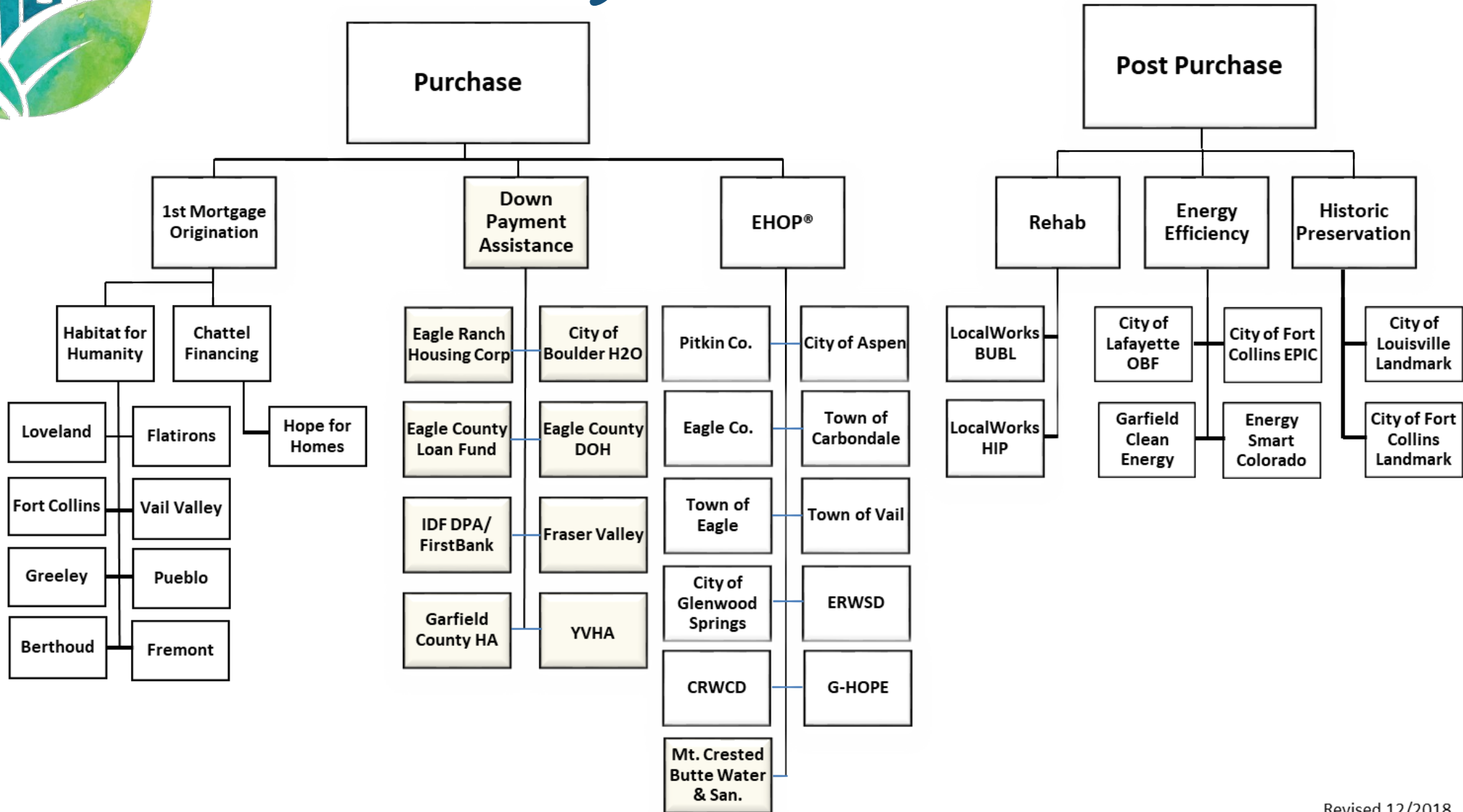
Program Administration

Down Payment Assistance
Historic Preservation
Energy Efficiency
Rehabilitation

Consulting & Technical Assistance



Retail Programs (Consumer Lending)





Preserving affordable housing

Naturally Occurring Affordability

Where is it?

What does it look like?

SF Homes or Apartments?

Rental or Ownership?

What are the barriers?

Gentrification

Age & condition of housing stock

Infrastructure Updates

Square footage

What are the options & how do we help?

Manufactured Home Communities

...a case study, or two





IDF Case Study

Loan Type	→	Acquisition/Mini Perm
Loan Structure	→	10 year fixed rate note purchase from ROC USA
Collaboration	→	Colorado Housing Finance Authority Thistle Community Housing
Community Engagement	→	Thistle Community Housing
Financing	→	\$1,340,100 IDF Note \$1,198,850 CHFA Note
Units	→	36 units, 28 owner occupied 26 units below 50% AMI





IDF Case Study

Program Design



Acquisition/Rehab

Neighborhood Revitalization



MH unincorporated Weld County

Collaboration



Greeley Weld Habitat for Humanity
The Colorado Health Foundation

Community Engagement



Habitat for Humanity International
Community Stakeholders

Financing



IDF \$2 Million Line of Credit
+
Consumer Mortgage Financing





Manufactured Housing Finance

Loan Purpose:	Purchase and Rehabilitation of Manufactured Housing *Can include transport & set up costs for new units
Loan Amount:	\$10,000 - \$100,000
Income Limit:	80% AMI adjusted for household size
Loan to Value:	90%
Debt Ratio Max:	43%
Credit:	No minimum score requirement. Based on credit history.
Term:	180 months



Contact Information

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