



Development and Preservation Fund Fall 2022 – ARPA Loan Types & Terms



ELIGIBLE BORROWERS: Front Porch Investments (FPI) exists to provide a wide range of grant funding and short-term financing to developers (for-profit and nonprofit), community development organizations, Community Development Financial Institutions, housing supportive nonprofits, homeowners/homebuyers/renters, as well as individuals. In this cycle, FPI is offering loans for projects located in the City of Omaha. Impact Development Fund (IDF) administers the loans on behalf of FPI.

RATES AND FEES: In this cycle, all loans will be provided at 1% fixed interest rate. Origination fees are 1% - 2%.

Types of Financing	Loan Amount (As a % of total project costs, cannot exceed pro-rata % of affordable units)	Term of Loan	Repayment Terms	Collateral (FPI will subordinate)
Pre-development Loans	Up to \$1,000,000	18 to 24 months 24 month maximum	Flexible	Varies by project type
Acquisition / Bridge Loans *	Up to \$5,000,000; \$3,000,000 Unimproved Land	18 to 24 months 24 month maximum	Monthly interest only	Up to 90% Total Loans-to-Value
Construction Loans	Up to \$5,000,000; \$3,000,000 Unimproved Land	18 to 24 months 24 month 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	18 to 24 months 24 month maximum	Flexible	Up to 100% Total Loans-to-Value with Commitment for Funds being bridged