



2026 Development and Preservation Fund Loan Types & Terms



ELIGIBLE BORROWERS: Front Porch Investments (FPI) exists to provide a wide range of loan financing to developers throughout the Omaha Metro Area. Impact Development Fund (IDF) administers the loans on behalf of FPI. All loans must maintain a minimum DSCR of 1.10x. Rental projects must serve households at less than 100% of the Area Median Income (AMI). For-sale homes must serve households at less than 120% of AMI.

RATES AND FEES: Rates are set at the time of loan approval. Loans are currently provided at a 2-4% fixed interest rate, and origination fees are 1%.

| Types of Financing | (As a % of total project costs, cannot exceed pro-rata % of affordable units) | Term of Loan | Rate & Terms | Collateral (FPI will subordinate) |
|--|---|--------------------|--|--------------------------------------|
| Pre-Development Loans | Up to \$1,000,000 | 24 months maximum | 2% - Flexible | Varies by project type |
| Acquisition/Bridge Loans <i>Urban Core Limit</i> | Up to \$3,000,000 \$5,000,000 | 36 months maximum | 2% - Monthly Interest Only | Up to 90% Total Loans-to-Value |
| Construction Loans <i>Urban Core Limit</i> | Up to \$3,000,000 \$5,000,000 | 36 months maximum | 2% - Monthly Interest Only | Up to 90% Total Loans-to-Value |
| Mini-Perm Loans | Up to \$1,500,000 | 4-10 years maximum | 2-4%** - Flexible Amortizing up to 20 Years | Up to 90% Total Loans-to-Value |
| Permanent Loans* | Up to \$1,500,000 | 20 years maximum | 2-4%** - Fully amortized principal and interest payments | Up to 90% Total Loans-to-Value |

*9% LIHTC Projects are not eligible for Permanent Loans

**To qualify for mini-perm and permanent financing, a minimum of 50% of the units must be set to less than 80% of AMI. The standard interest rate is 4%, but the rate may be decreased by .50% for each criteria met below:

1. 50% of units less than 60% AMI
2. 75% of units less than 80% AMI
3. Project will preserve or rehabilitate an existing building
4. Project is located within a Strategic Target Area - QCT, Revitalization Area, or [High-Opportunity Area](#)

For questions or more information, contact hello@frontporchinvestments.org