



Opportunity Resource Fund

A Catalyst for Michigan Communities –

Real Estate Development Loans



*Available at Every Stage
of Development*



*For Businesses
& Nonprofits*



*Available Across
the State of Michigan*

1

Affordable Housing



Access to affordable housing is important to families, promotes economic growth and vitality within communities, and fulfills the basic human need for shelter. We support affordable housing developments across the State of Michigan.

2

Mixed-Use Developments



Developments that blend commercial and residential spaces in a single building or complex are considered mixed-use. We support communities by funding the mixed-use developments where a majority of the residential spaces are deemed affordable housing.

Where others see challenges | *We create possibilities*

www.oppfund.org

– *Contact us today!* –

Detroit

7700 2nd Ave. Suite 608
Detroit MI 48202
(313) 964-7300

Grand Rapids

250 Monroe Ave. Suite 150
Grand Rapids MI 49503
(616) 202-3683

Lansing

330 Marshall St. Suite 105
Lansing MI 48912
(517) 372-6001

OPPORTUNITY RESOURCE FUND

REAL ESTATE DEVELOPMENT LOANS

APPLICATION GUIDELINES

PROJECTS MUST MEET THE FUND'S ELIGIBILITY CRITERIA

- Increase or maintain the quantity of quality, affordable housing
- Primarily benefit households with incomes between 30% and 80% of area median family income
- Demonstrate community support
- Be sponsored by an organization incorporated in Michigan
- Demonstrate ability to receive and administer funds and ability to repay the loan
- Provide security for the loan and have a positive impact on the Fund's portfolio
- Ensure long-term affordability

ELIGIBLE BORROWERS

- Primarily nonprofit 501(c)(3) or 501(c)(4) organizations e.g. housing development corporations, cooperatives, land trusts, community development corporations, faith-based institutions, labor unions, credit unions, and social service agencies with a stated mission of creating affordable housing. New and experienced development organizations are welcome, with preference given to those who demonstrate a willingness and capability to carry out development on an ongoing basis.
- Current borrowers of Fund dollars provided the outstanding loans are not in any way delinquent or in default.
- For-profit entities and local units of government may also be eligible.

PURPOSE OF THE LOAN

Eligible purposes include:

- Real estate option/acquisition
- Pre-development expenses (legal fees, design costs, appraisals, etc.)
- Construction and/or rehabilitation financing
- Bridge loans
- Permanent financing

Eligible projects include:

- Multi-family rental housing
- Supportive housing for people with disabilities
- Single-family homeownership
- Lease-purchase housing
- Mixed use developments (There is a separate application for these projects.)
- Cooperatives, land trusts for residential uses
- Transitional housing – more than 90 days on up to two years, SRO or family units that include supportive services (not group “shelters” or emergency arrangements)
- Special needs housing including group homes for the disabled or elderly

SECURITY

- Security is typically in the form of a real estate mortgage on the project itself, but may be on other property, and shall not exceed 100% of the appraised value of the secured property. All collateral must be insured.
- Assignment of syndication proceeds in certain tax credit projects with scheduled pay-ins of equity.
- Escrow accounts for taxes and insurance may be required.

TERMS

Loan amounts range from \$10,000 to \$1.2 million. Terms are flexible with a wide range of loan amortizations/maturities and affordable interest rates designed to accommodate the needs of the project.

APPLICATION PROCEDURES

Contact us at (517) 372-6001 to obtain an application package, learn current timelines for submissions and approvals, and to receive an application package.