Mercy Loan Fund (MLF) is a 35 year old 501(c)(3) non-profit corporation, certified by the U.S. Treasury Department as a Community Development Financial Institution (CDFI). MLF is a national affordable housing lender, funding real estate secured loans that enable local non-profit organizations to develop or preserve affordable housing in their communities.

MLF is an affiliate of Mercy Housing, Inc. (MHI) a 35 year old affordable housing non-profit whose mission is to create stable, vibrant and healthy communities by developing, financing and operating affordable, program-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities.

As an affiliate of MHI, MLF’s mission is to work nationally with socially responsible affordable housing and community developers, providing innovative financing arrangements for credit-worthy projects for which conventional financing is not available or affordable.

MHI and MLF are working to create a more humane world where poverty is alleviated, communities are healthy and all people can develop their full potential.

For Further information, please contact:
Mercy Loan Fund
1999 Broadway, Suite 1000
Denver, CO 80202
Stefanie Joy, Lending Director
303.830.3474
sjoy@mercyhousing.org
loanfund@mercyhousing.org
www.mercyloanfund.org

Developing quality, affordable housing

Mercy Loan Fund assists developers who provide quality, affordable housing for low-income individuals and families. Mercy Loan Fund operates a revolving loan fund that provides loans for creditworthy developments when conventional financing is not available or affordable.

Loans - Mercy Loan Fund loans include acquisition, construction or rehabilitation loans; bridge loans to tax-credit projects to cover equity pay-in period; and secured predevelopment loans.

Borrowers - Loan recipients include non-profit housing and community development corporations; limited partnerships with a non-profit managing general partner; consumer-controlled cooperatives; mission driven for-profit developers of affordable housing; and public agencies, such as housing authorities.
Making Business Decisions

Mercy Loan Fund recognizes that obtaining financing for affordable housing developments can be complex, expensive and sometimes unobtainable. Mercy Loan Fund can be a resource for financing your development.

Mercy Loan Fund’s staff and Loan Review Committee evaluate loan requests against the following established criteria:

- The beneficiaries must be low and very low-income households and those with special unmet housing needs
- The borrower must have the organizational capacity to complete and manage the development and the ability to repay the loan
- There must be a demonstrated need for the loan
- The development must have broad community support
- The development must guarantee long-term affordability for low-income persons
- Resident self-sufficiency and economic independence are promoted
- The development location must be in the United States

Expertise

Mercy Loan Fund provides a timely, reliable and flexible source of credit for mission-driven affordable housing developers. We commit our expertise to creating financial solutions that result in impactful community development.

We deliver a unique blend of innovation and industry knowledge. There is no substitute for experience, a network of sound partners or disciplined focus. We provide the resources and commitment to deliver consistency in an inconsistent marketplace.

What We Are Proud Of

Mercy Loan Fund has provided:

- Lines of credit to national affordable housing developers to preserve housing for low and very-low income families.
- Gap loans to cooperatives purchasing their mobile home parks
- Bridge loans to Low Income Housing Tax Credit projects across the country
- Loans for acquisition, renovation, preservation and construction in Difficult to Develop areas
- Predevelopment loans for the development of multi-family housing for low and very-low income residents

Applying for a Loan

Call Mercy Loan Fund at 303-830-3386 for an application, information packet and term sheet. The term sheet may also be obtained from our website. Applications are accepted year-round and requests for loans are reviewed monthly. We’ll work with you to tailor solutions to your needs.