



Basic Loan Guidelines

Forward Community Investments (FCI) is a Wisconsin-based community development financial institution (CDFI), acting as an investor, connector and capacity builder for organizations and initiatives that reduce racial inequities and socioeconomic disparities in communities across Wisconsin.

FCI's below-market rate loans are used to seed and leverage projects that expand affordable housing, develop community facilities, build socially-motivated enterprises, support communities and create jobs.

Eligible Borrowers

Eligible borrowers include mission-based organizations and initiatives located in Wisconsin that are working to address racial and socioeconomic disparities. Eligibility is determined by mission-fit with FCI based on project scope, target market and intended outcomes and financial ability along with capacity to assume debt. All of FCI's capital is aligned with issues of equity and economic justice.

Loan Amounts

\$5,000 - \$600,000

Our loans range from \$5,000 to \$600,000 with consideration given to projects up to \$1 million.

Contact Us

lending@forwardci.org

(608) 257 3863
(866) 687 1468

www.forwardci.org



Loan Terms

FCI's loan terms are uniquely tailored to meet the needs of our borrowers. In other words, no two loans are alike.

While we do require collateral, our CDFI status allows us to be inherently more flexible than conventional lenders. To that end, we accept subordinated positions to other lenders and our loan-to-value can be as high as 95%.

With regard to interest rates, we strive to provide our borrowers with favorable, fixed below-market rates for loan terms up to seven years and amortization periods as long as 30 years. For current rates, please contact us.

Loan Fees

Our fees includes a 1% origination fee, along with standard closing costs (i.e. documentation preparation, filing and title insurance) and, depending on the complexity of the transaction, minimal legal fees. Like the majority of our borrowers, FCI is a nonprofit; the fees we charge are used to support the work we do in communities across the state.

What is a CDFI?

CDFIs are certified by the CDFI Fund, an arm of the U.S. Department of the Treasury. CDFI status is granted to those institutions that meet certain requirements, such as serving specific geographic regions, offering economic education or counseling and having a central mission of improving their identified community. The role of CDFIs is to lend much-needed loan capital to the un-banked and the under-banked. Specifically, CDFIs make loans in low-wealth, disenfranchised, and underserved communities at competitive rates; its borrowers include small businesses, nonprofit organizations and microbusinesses that lack access to credit in the conventional marketplace.

There are nearly 1,000 CDFIs nationwide; 23 of those CDFIs are located in Wisconsin and FCI is one of them. We are the only Wisconsin-based CDFI that has dedicated its lending resources to serving mission-based organizations. The money CDFIs lend comes from sources including the federal, state and local government, religious institutions, foundations and individuals.



Eligible Projects

Facilities

Purchase, build or renovate a facility, including leasehold improvements

Equipment

Purchase used or new equipment

Affordable Housing

Develop all types of affordable housing, from single-family to multifamily to transitional to homeless shelters

Pre-Development Costs

Fund pre-development costs associated with developing a community facility, affordable housing or a social enterprise

Social Ventures

Expand programs or grow a social venture

Lines of Credit

Manage working capital needs and temporary cash flow shortfalls with a line-of-credit

Receivables

Bridge capital campaign pledges, grants, government contracts and other receivables