



Advances for Mixed-Use Initiatives

Community Development advances can also be used to finance projects that involve a combination of economic-development and affordable housing. Members may use Community Development advances to provide financing for initiatives that involve a combination of economic development and affordable housing.

What Constitutes a Mixed-Use Initiative?

Members may use Community Development advances to provide financing for mixed-use initiatives, which have both a housing and an economic-development component.

Economic-development components may be:

- Commercial initiatives, such as shopping centers, office buildings, and retail stores;
- Industrial and manufacturing initiatives, such as factories, bakeries, warehouses, and assembly plants;
- Public-facility initiatives, such as buildings and vehicles for police and fire departments;
- Social-service initiatives, such as office space for nonprofits, program facilities, and day-care centers; or
- Infrastructure projects, such as roads, sidewalks, utilities, and sewers.

Eligibility Criteria for Mixed-Use Initiatives

To qualify for a Community Development advance, a mixed-use initiative must meet at least one of the eligibility criteria listed below. (There are no eligibility requirements for the housing portion of a mixed-use initiative.)

- The initiative creates or retains jobs for income-eligible workers.
- The initiative qualifies as a small business.
- The initiative benefits income-eligible families.
- The initiative is located in:
 - an income-eligible neighborhood,
 - a Champion Community,
 - an Empowerment Zone,
 - an Enterprise Community,
 - a brownfield,
 - an Indian area,
 - an area affected by the closing of a military base,
 - a federally declared disaster area, or
 - a state-declared disaster area.

Eligible Financing Activities

Members may use Community Development advances to:

- Originate eligible loans;
- Fund eligible loans that were originated up to three months before receiving the Community Development advance;
- Refinance eligible initiatives;
- Make loans to entities that, in turn, make loans for eligible initiatives that combine housing and economic development; or
- Purchase a participation interest, or provide financing to participate, in a loan consortium for eligible initiatives that combine housing and economic development.