

CDFIS: MAGNETS FOR HOUSING FINANCING

THE WESLEY TOWNHOMES

FROM HOMELESSNESS TO HOME: THE TRANSFORMATIVE POWER OF WESLEY TOWNHOMES

Longmont, CO

CDFI: IMPACT DEVELOPMENT FUND

Impact Development Fund's flexible, mission-driven capital played a key role in bringing the Wesley Townhomes project to life. Part of the financing that made this development possible included a construction-to-permanent loan supported by Impact Development Fund's **Capital Magnet Fund** allocation, which enabled the project to advance with confidence. This investment, combined with partner contributions, helped complete construction and ensured that each home could open its doors to families in need. The ripple effect of this work extends throughout the neighborhood by strengthening housing security and supporting the long-term well-being of the broader Longmont community.

The Wesley Townhomes development in Longmont, CO, is now home to families and individuals transitioning from homelessness, marking a powerful step forward for dignity, opportunity, and a renewed sense of home. Developed by The Inn Between of Longmont on a parcel donated by Heart of Longmont United Methodist Church, the 11-unit townhome community reflects a collective commitment to creating safe and supportive housing for residents rebuilding their lives. Designed with Passive House certification standards, Wesley Townhomes reduces utility costs while improving technology efficiency and comfort for all residents. Most importantly, it offers a place where families can put down roots, rebuild their sense of belonging, and look toward a more hopeful future.

