Invest Detroit Foundation (IDF) is a 501(c)(3) organization and certified CDFI founded in 2010. IDF provides loans and financial assistance to promote neighborhood development through attracting and encouraging the development of business, housing, transportation and other community resources in Detroit. These efforts promote job creation, quality housing, fresh food options, and vibrant and sustainable neighborhoods resulting in an improved quality of life for the communities served.

Through its financial products and services, IDF loan programs provide financing to address a variety of needs including: business expansion and purchase of equipment; real estate development and redevelopment; predevelopment costs; neighborhood retail; and emerging businesses’ development costs. IDF loan programs include: mixed-use and residential real estate loans; predevelopment loans; the Urban Retail Loan Fund for businesses in downtown Detroit; New Markets Tax Credits; and the First Step Fund for emerging businesses.

Success Story: 8900 Gratiot, Detroit, MI

Detroit Catholic Pastoral Alliance strives to strengthen the quality of life in its community through financing affordable housing and economic and commercial development projects. It approached IDF for predevelopment financing for 8900 Gratiot, a mixed-use project which provided 11 units of quality affordable housing. It also features commercial space for social service programs, including a head start facility and ROPE (Reaching Our Potential Everyday) training program for ex-offenders and recovering substance abusers in a depressed neighborhood in need of economic revitalization.

Financial and Social Impact

- Loans and investments made: $164 million leveraged $953.9 million of total investment
- Jobs created or retained: 4,044 jobs
- Square footage developed: $2.45 million square feet of commercial space and 3.67 million square of residential space
- Retail space developed: 574,500 square feet
- Residential units created or redeveloped: 2,865 units

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