

# GFDC HOUSING DEVELOPMENT FUNDS

*Expanding Housing Opportunities across Fremont and Dodge County*



Low-interest revolving loan funds designed to support housing development, rehabilitation, and community growth.

## SUPPORTING HOUSING WHERE IT'S NEEDED MOST

The Greater Fremont Development Council (GFDC) manages multiple housing funds designed to address local housing needs, support developers, and expand housing inventory across Fremont and Dodge County.

These funds provide **flexible gap financing** and **low-interest funding** options to help make housing projects possible.



### Dodge County Investment Fund (DCIF)

- ✓ Bridge financing for workforce housing
- ✓ Supports housing across Dodge County
- ✓ Helps close funding gaps



### Fremont Home Fund (FHF)

- ✓ Rehabilitation of existing homes
- ✓ Small infill housing projects
- ✓ Neighborhood revitalization



### Here We Grow Homes Fund (HWGH)

- ✓ Encourages new construction
- ✓ >20% of new units must be affordable (80% AMI)
- ✓ Focuses on community growth

Loans available for eligible projects in Fremont and Dodge County, if funds are available

## PROJECT PARAMETERS



### Owner-Occupied Units

Maximum construction cost: **\$375,000**



### Rental Units

Maximum construction cost: **\$300,000**



### Rehabilitation Projects

Construction and improvement costs must equal at least **50%** of the property's assessed value.



**\$4.4 MILLION IN TOTAL FUNDS**

**\$2,533,000** in Community Contributions

**\$1,850,000** in State RWHF Awards

**Helping expand housing opportunities and support Fremont's continued growth**



HAVE A HOUSING PROJECT OR IDEA?  
**Let's Connect!**

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**GREATER  
FREMONT  
DEVELOPMENT  
COUNCIL**

# COMMUNITY IMPACT & CONTRIBUTIONS

## Supporting Housing Growth

The GFDC Housing Development Funds were made possible through generous support from local businesses, non-profits, community partnerships, and the State of Nebraska Rural Workforce Housing Fund.



**\$2,533,000 IN TOTAL LOCAL CONTRIBUTIONS!**

## REVITALIZING HOUSING IN FREMONT

### Dodge County Investment Fund (DCIF)



#### Fremont Commons

- ✓ Added 324 housing units
- ✓ Multi-family workforce housing
- ✓ Expands housing options in Fremont
- ✓ Supports continued community growth

### Fremont Home Fund (FHF)



#### 942 E 5th St (Barnard Park)

- ✓ Transformed a once dilapidated home
- ✓ Improved safety and livability
- ✓ Restored as an owner-occupied home
- ✓ Expands opportunities for families

### Here We Grow Homes Fund (HWGH)



#### Lofts at 505

- ✓ Added 28 housing units
- ✓ Historic modern loft-style apartments
- ✓ Reactivated upper-story housing
- ✓ Supports downtown growth and vibrancy

Together, these projects create stronger neighborhoods, expand housing opportunities, and contribute to a more vibrant Fremont and Dodge County.