

AS OF 6/30/2016
 FCLF HAS FINANCED



114

community facilities

TOTALING

1.7 million square feet

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HABITAT FOR HUMANITY of LAKE-SUMTER, Domestic Global Village

Habitat for Humanity of Lake-Sumter County has become an integral part of 2 Central Florida counties and has partnered with over 250 families in their housing needs. One project made possible through FCLF financing is the Domestic Global Village, DGV, to engage groups in local service projects. This hostel-like center offers 99 beds in dorm-style rooms and amenities to provide volunteers a comfortable, fun place to stay while building Habitat homes and enjoying Central Florida. The DGV hosts an annual Collegiate Challenge, encouraging college students from across the country to volunteer their time and talents. The VolunTourism facility is also available for other community service-related

\$1.3 MILLION FINANCING
4 FCLF LOANS
17,000 SQ FT CENTER + 56 HOMES



projects. Additional loans from FCLF have financed new affordable homes, and will provide a line of credit for construction of the 14-home Veteran's Village.
www.habitatfls.org

STARTING POINT BEHAVIORAL HEALTHCARE

Starting Point Behavioral Healthcare provides mental health and substance abuse treatment, counseling and prevention services throughout Nassau County, from 3 of its own locations and on-site at County and State offices. Founded 18 years ago, Starting Point serves 3,000 clients annually, 80% of whom are low-income. Florida Community Loan Fund provided \$1.6 million in financing to purchase the building that houses administrative offices and a community based health center. The building was previously leased, and savings generated from the acquisition will allow Starting Point to serve an additional 200 clients each year. A 2nd FCLF loan allowed Starting Point to relocate a drop-

\$1.8 MILLION FINANCING
2 FCLF LOANS
2 BEHAVIORAL HEALTHCARE FACILITIES



in center providing mental health services to very low and low-income residents. A community garden will be included as part of the healing and rehab program.
www.spbh.org

FINANCING GUIDELINES

FLORIDA COMMUNITY LOAN FUND

provides expertise and flexible financing to support a wide range of community development projects serving low-income families and neighborhoods, and low-income at risk and special needs clients. FCLF programs are designed to benefit communities with median income of 80% or less of AMI.

We offer maximum flexibility to better serve your needs. FCLF can help your project succeed because we are willing to:

- commit early in a project
- structure loan rate and terms to meet cash flow needs of our borrower
- assume a higher risk
- access other conventional and non-profit lenders

LOAN SIZE

- Current maximum loan size \$3 million
- Larger loan sizes may be available for real-estate secured projects, and FCLF can partner with banks, government agencies, or other non-profit lenders

LOAN TYPES

- Acquisition and pre-development
- Construction and rehabilitation
- Lines of credit
- Term and permanent loans
- Refinances for the following purposes:
 - take out seller financing;
 - substantial improvement in cash flow to improve the viability of a project;
 - the borrower has been offered a substantially discounted payoff which improves the stability of the project; or
 - FCLF is refinancing a loan that is less than 36 months old.

TERMS

- Fixed rates 4.25% to 5.75% (lower rates may be available for projects built to certified green standards)
- Origination fees typically 0.5% to 1%
- No prepayment penalties
- 1.15x minimum DSC based on stabilized NOI
- No or minimal legal fees on typical transactions
- Terms typically 7 to 10 years (limited availability of longer term loans)
- Amortizations up to 30 years

Financing terms are considered on a case-by-case basis and may be flexible; speak with a Loan Officer.

COLLATERAL

- Loans must be secured
- Loan-to-value (LTV) will vary based on collateral type, typically in the 70% to 85% range

TECHNICAL ASSISTANCE

- In some cases, FCLF can provide free technical assistance to non-profit borrowers
- Technical assistance for project or borrower needs may be delivered by the Florida Housing Coalition, Capital Access, or others

EXPERTISE AND CAPITAL TO HELP YOUR PROJECT SUCCEED.

FLORIDA COMMUNITY LOAN FUND provides expertise and capital to make projects successful and help organizations improve lives and communities. We help build strong communities by providing financing and technical expertise for high-impact projects in low-income communities throughout Florida.

Read more success stories on our website, www.fclf.org.

HOUSING

AFFORDABLE ▪ SUPPORTIVE ▪ MULTIFAMILY PRESERVATION

COMMUNITY FACILITIES

HOMELESS & SPECIAL NEEDS ▪ EDUCATION AND YOUTH ▪ COMMUNITY HEALTH SERVICES

ECONOMIC DEVELOPMENT

COMMERCIAL & RETAIL ▪ NEW MARKETS TAX CREDIT ▪ FOOD ACCESS

