

AS OF 6/30/2017  
 FCLF HAS FINANCED



**121**

**community facilities**

TOTALING

**2 million square feet**

## CONTACT US

Nelson Black  
 Chief Lending Officer  
 nblack@fclf.org ■ 813.223.7400

Cindy Ross  
 Community Development Loan Officer  
 Central & West Florida  
 cross@fclf.org ■ 813.223.7422

Jim Walker  
 Community Development Loan Officer  
 South & Southeast Florida  
 jwalker@fclf.org ■ 954.764.6490

Valerie Williams  
 Community Development Loan Officer  
 Northeast & Northwest Florida  
 vwilliams@fclf.org ■ 904.342.6692

## TREASURE COAST FOOD BANK

Treasure Coast Food Bank, in Fort Pierce, works with 400+ agencies to feed those in need in Florida's Treasure Coast counties. FCLF financing will help renovate a 9,460 sq-ft facility into a home for the FANC Program, or Florida Agriculture & Nourishment Collaborative. Through FANC, Treasure Coast Food Bank will partner with 100 local farmers to purchase produce that might otherwise spoil; which will be prepared for resale to 100 local schools and donation to 400 local human service agencies; and distributed to 100,000 low-income residents weekly. In addition to an estimated 55 million meals in its first year, the facility will also create jobs, and offer culinary arts and food safety training to long-term unemployed adults.

This project will have multiple layers of social impact: feeding needy

**\$1.6 MILLION FCLF FINANCING**  
**9,460 SQ FT FACILITY**  
**FOOD PREP & DISTRIBUTION**



families, buying "ugly" produce from local farmers, saving money for local school systems, and giving TCFB an income source so the cycle can be repeated.

[www.stophunger.org](http://www.stophunger.org)

## DEBBIE TURNER CANCER CARE AND RESOURCE CENTER

Those who struggle with cancer may have medical needs met by doctors and hospitals, but many day-to-day needs are overlooked. The Debbie Turner Cancer Care and Resource Center in Apopka was established by cancer survivor Debbie Turner to help meet those needs for families who have nowhere else to turn.

From its beginning in 2009, The Debbie Turner Cancer Care and Resource Center has grown to reach 185 families weekly across 5 counties; in 2016 services reached more than 1200. The Center provides counseling and education, hair stylists, a play place for children, and more. An extensive network of volunteers provides transportation to grocery shopping, pharmacy, and treatments.

**\$315,000 FCLF FINANCING**  
**2 BUILDINGS ACQUIRED**  
**185 FAMILIES SERVED WEEKLY**



FCLF financing helped the Center purchase its current building as well as a building next door. This will provide space for expanded services, as well as generate income through leased office space.

[www.debbieturnercancercare.com](http://www.debbieturnercancercare.com)

# 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

- \$3 million maximum
- Larger loan sizes may be available for real-estate secured projects through FCLF partnerships with other 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 70% to 85%

## TECHNICAL ASSISTANCE

- Free technical assistance may be available in some cases; FCLF will cover the cost
- Technical assistance may be delivered by FCLF staff, 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](http://www.fclf.org).

## HOUSING

AFFORDABLE ▪ SUPPORTIVE  
SINGLE & MULTIFAMILY ▪ NEW & PRESERVATION

## COMMUNITY FACILITIES

HOMELESS & SPECIAL NEEDS ▪ EDUCATION & YOUTH  
COMMUNITY HEALTHCARE ▪ FOOD ACCESS

## ECONOMIC DEVELOPMENT

TECHNOLOGY HUBS ▪ BUSINESS INCUBATORS  
CATALYTIC REDEVELOPMENT PROJECTS

