

# COMMUNITY FACILITIES FINANCING

164  
COMMUNITY  
FACILITIES



TOTALING

2.5 million  
square feet

HOMELESS & SPECIAL NEEDS,  
EDUCATION & YOUTH,  
HEALTHCARE, FOOD ACCESS

AT 6.30.2021

FLORIDA COMMUNITY LOAN FUND provides flexible financing and expertise designed to benefit communities across Florida, maximizing opportunities for people and places outside the economic mainstream. FCLF supports a wide range of community development projects serving low-income communities and low-income, at-risk and special needs populations wherever they are located.

We offer maximum flexibility to better serve your needs. At FCLF we take the time to understand your organization and project to help ensure your success. FCLF is often able to:

- commit early in a project
- structure terms to meet cash flow needs of borrowers
- assume higher risks in underwriting
- provide free technical assistance from third party providers or FCLF staff

## SAIL FUTURE & SAIL FUTURE ACADEMY

\$2.5 MILLION FCLF FINANCING (3 loans)

ACQUISITION / REHABILITATION

YOUTH EDUCATION &  
SUPPORTIVE HOUSING



SailFuture is a comprehensive child welfare agency and private school in St. Petersburg, with a focus on high-risk youth, particularly those in foster care. With FCLF financing, SailFuture has rehabbed 2 group homes and purchased a 35,000 sq-ft school building which is under renovation and will serve up to 200 students in Pinellas County through year-round, hands-on education.

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

## JESSIE TRICE COMMUNITY HEALTH

\$10.2 MILLION TOTAL PROJECT

\$9 MILLION FCLF NMTC +

\$4.3 MILLION FCLF FINANCING

15,191 SQ FT NEW FACILITY



This new JTCHS clinic in Miami Gardens will open in Fall 2021 and serve an estimated 13,400 clients annually – 92% low-income – with medical, dental, mental health, and pharmacy services. For uninsured or under-insured patients, discounted fees are available. Jessie Trice Community Health System is a nonprofit Federally Qualified Health Center (FQHC) and has served Miami-Dade since 1967, with 11 locations throughout Miami-Dade County.

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

## CONTACT US

Cindy Ross  
Community Development Loan Officer  
East & Northeast Florida  
[cross@fclf.org](mailto:cross@fclf.org) ■ 813.789.3835

Jim Walker  
Community Development Loan Officer  
South & Southeast Florida  
[jwalker@fclf.org](mailto:jwalker@fclf.org) ■ 954.306.9852

Dwayne Rankin  
Community Development Loan Officer  
West & Southwest Florida  
[drankin@fclf.org](mailto:drankin@fclf.org) ■ 813.223.7422

Anna Upchurch Pernell  
Community Development Loan Officer  
Central & Northwest Florida  
[apernell@fclf.org](mailto:apernell@fclf.org) ■ 407.807.0304

Nelson Black  
Chief Lending Officer  
[nblack@fclf.org](mailto:nblack@fclf.org) ■ 813.223.7400

**Main Office:** 800 N. Magnolia Avenue, Suite 106 ■ Orlando Florida 32803

[www.fclf.org](http://www.fclf.org) ■ 407.246.0846

Orlando ■ Tampa ■ Sarasota ■ Melbourne ■ Fort Lauderdale

*This institution is an equal opportunity provider.*

8/06/2021

# FINANCING FEATURES

## LOAN SIZE

- \$5 million maximum (no minimum loan size)
- Larger loan sizes may be available for real estate secured projects through partnerships with other conventional and nonprofit lenders

## LOAN TYPES

- Acquisition and development
- New construction and rehabilitation
- Lines of credit and guidance lines
- Interest only, mini-perm and permanent loans
- Refinancing 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 4.0% to 6.0%
- Commitment fee varies depending on type of loan, typically 0.25% to 1.0%
- 1.20x minimum DSC based on stabilized NOI
- No or minimal legal fees on typical transactions (standard third party closing costs including title insurance for all real estate loans)
- Terms up to 10 years with up to 35 year amortizations and no prepayment penalties

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%

## 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



*Pictured: YMCA of South Florida LA Lee YMCA / Mizell Community Center in Fort Lauderdale; Miss K's Enrichment Center, Eagle Lake, Florida, in rural Polk County*

**FLORIDA COMMUNITY LOAN FUND** maximizes opportunities for people and places outside the economic mainstream. We provide expertise and capital across Florida to help projects succeed, improve lives, build strong communities, and create high social impact. Read more success stories on our website, [www.FCLF.org](http://www.FCLF.org).

**EXPERTISE AND CAPITAL  
TO HELP YOUR  
PROJECT SUCCEED.**

