

## ORANGE BLOSSOM FAMILY HEALTH

This new 11,600 sq-ft facility will bring quality healthcare services to a medically underserved Central Florida urban community and annually provide an additional 5,000 homeless and low-income persons with medical, dental, urgent care, and behavioral health services. No other medical providers in this zip code currently offer sliding fees for service or care regardless of ability to pay.

Florida Community Loan Fund provided \$6.1 million in federal NMTCs and \$2.2 million in community development financing for the Orange Blossom Family Health project. The investor is



**\$6.2 MILLION TOTAL PROJECT**  
**\$6.1 MILLION FCLF NMTC +**  
**\$2.2 MILLION FCLF FINANCING**  
**11,600 SQ FT FACILITY**

Northern Trust. This expansion is part of the City of Orlando and Orange County area CDBG Comprehensive Plans.

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

## CENTRAL FLORIDA HEALTH CARE

Central Florida Health Care is a FQHC, or Federally Qualified Health Center, providing services to 30,000+ annually in rural Florida, primarily agricultural workers and low-income individuals. CFHC provides a wide range of services, including pediatric, OB/GYN, dental, and more, regardless of the patient's ability to pay.

With financing through the New Markets Tax Credit (NMTC) Program, Central Florida Health Care purchased 2 additional and renovated 2 existing locations. NMTC financing allowed CFHC to expand quickly to serve 5,000 additional patients annually in Polk and Highlands Counties. FCLF provided \$8.5 million in Federal



**\$8.5 MILLION TOTAL PROJECT**  
**\$8.5 MILLION FCLF NMTC FEDERAL +**  
**\$6.4 MILLION FCLF STATE NMTC**  
**4 FACILITIES, 48,000 SQ FT**

NMTC allocation for this project and \$6.4 million in State NMTC. The investor is U.S. Bancorp Community Development Corporation.

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

## FLORIDA COMMUNITY LOAN FUND HAS FINANCED THESE COMMUNITY HEALTHCARE PROJECTS



- Camillus House, Miami
- Central Florida Health Care, Polk-Highlands Counties
- Evans Center, Melbourne
- Florida School of Traditional Midwifery, Gainesville
- Lotus Village, Miami
- Orange Blossom Family Health, Orlando
- PACE Center for the Elderly, Richmond VA
- Starting Point Behavioral Healthcare, Nassau County
- Tampa Family Health Centers

## CONTACT US

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# FINANCING GUIDELINES

## COMMUNITY DEVELOPMENT FINANCING

**LOAN SIZE** \$5 million ▪ Larger loan sizes may be available through partnerships

**LOAN TYPES** Acquisition and pre-development  
▪ Construction and rehabilitation  
▪ Lines of credit  
▪ Term and permanent loans  
▪ Refinancing in certain situations

**COLLATERAL** Loans must be secured ▪ Loan-to-value (LTV) will vary based on collateral type, typically 70% to 85%

**TERMS** Fixed rates 4% to 5.5% (lower rates may be available for projects built to certified green standards) ▪ Origination fees typically 0.5% to 1% ▪ No pre-payment penalties ▪ 1.15x minimum DSC based on stabilized NOI ▪ No or minimal legal fees on typical transactions ▪ Terms up to 10 years; in some cases up to 20 years ▪ Amortizations up to 35 years

**TECHNICAL ASSISTANCE** Free technical assistance may be available in some cases; FCLF will cover the cost ▪ Technical assistance may be delivered by FCLF staff, Florida Housing Coalition, Capital Access, or others

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

## FLORIDA COMMUNITY LOAN FUND

can help finance your community healthcare project through a variety of ways.

Here is an overview of our community development financing and NMTC programs.

## NEW MARKETS TAX CREDIT PROGRAM

**LOAN SIZE** \$6 million minimum

**LOAN TYPES** New or substantial rehabilitation of commercial projects

**PROJECT METRICS** NMTC qualified distressed census tract ▪ high impact and clear benefits to low-income populations and neighborhoods ▪ construction jobs generated ▪ new permanent jobs generated ▪ some financing commitments already in place

### NMTC ADVANTAGES

- Monthly payments are lower than for similar size conventional loans, as a result of interest-only payments.
- Effective rates are often below market for commercial loans of this type.
- The "B" loan is often treated as up-front substitute for a portion of equity required by lenders, resulting in higher LTVs.
- The equity conversion of the "B" loan means that most up-front equity becomes true equity at end of 7-year term.

This is a brief description of the NMTC Program. Speak with an FCLF Loan Officer for details.

### 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



**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).

EXPERTISE AND CAPITAL  
TO HELP YOUR  
PROJECT SUCCEED.

