

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
- Henderson Behavioral Health, Fort Lauderdale
- 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

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. 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 nonprofit lenders

ORANGE BLOSSOM FAMILY HEALTH

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



This new FQHC facility will bring services to a medically underserved Central Florida urban community and annually provide an additional 6,000 homeless and low-income persons with high quality medical, dental, urgent care, and behavioral health services. OBFH is the only provider in this area providing fees on a sliding scale. FCLF provided \$6.1 million in federal NMTCs and \$2.2 million in community development financing for the Orange Blossom Family Health project. www.obfh.org

HENDERSON BEHAVIORAL HEALTH

\$16 MILLION TOTAL PROJECT
\$14 MILLION FCLF NMTC ALLOCATION
32,000 SQ FT NEW FACILITY
2,400 REACHED ANNUALLY



Henderson Behavioral Health is Florida's oldest and largest nonprofit behavioral healthcare center. HBH provides healthcare, housing, and services for over 30,000 adults and children annually. With FCLF NMTC financing, HBH will replace a 65-year-old facility and relocate to a safer neighborhood with access to county transit services. This will double inpatient capacity and consolidate crisis and referral services onto a single campus. www.hendersonbh.org

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FINANCING FEATURES

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 90%

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

TERMS Fixed rates 4.625% to 6.0%
▪ Origination fees typically 0.5% to 1% ▪ 1.30x minimum DSC based on stabilized NOI ▪ No or minimal legal fees on typical transactions ▪ Terms up to 10 years / 35-year amortization / no prepayment penalties

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

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

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

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.

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 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.

EXPERTISE AND CAPITAL
TO HELP YOUR
PROJECT SUCCEED.

