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](http://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](http://www.hendersonbh.org)
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.

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%

**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

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

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 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.