

AS OF 6/30/2019  
 FCLF HAS FINANCED



**5,966 units**  
 of  
**housing**

TOTALING

**3.3 million**  
**square feet**

INCLUDES SINGLE FAMILY, MULTIFAMILY,  
 AND SUPPORTIVE HOUSING

## CONTACT US

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**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

## SCLAD

SPINAL CORD LIVING  
 ASSISTANCE DEVELOPMENT

\$790,000 FCLF FINANCING, 2 LOANS  
 \$6.8 MILLION TOTAL PROJECT COST  
 24 ACCESSIBLE APARTMENTS WITH  
 SUPPORTIVE SERVICES



SCLAD develops & manages apartment communities with fully accessible homes and supportive services through its nearby resource center. Villa del Este and Le Jeune Gardens, located in Hialeah, were developed with construction financing from FCLF. Demand is high for affordable disability housing, as residents often have no alternative but to live with families in non-wheelchair friendly space. [www.sclad.org](http://www.sclad.org)

## HABITAT FOR HUMANITY OF LEE & HENDRY COUNTIES

\$5.3 MILLION FCLF FINANCING  
 4 LOANS FOR LAND ACQUISITION &  
 PREDEVELOPMENT  
 592 AFFORDABLE HOMES



Habitat for Humanity of Lee & Hendry Counties has served southwest Florida for more than 30 years. FCLF has provided financing for 4 communities: Rosemary Park, Majorca Palms, Tice Road development, and North Diplomat. FCLF financing helps the strategy of purchasing tracts of land and developing affordable subdivisions, rather than relying on single home sites as they become available. [www.habitat4humanity.org](http://www.habitat4humanity.org)

# FINANCING FEATURES

## LOAN SIZE

- \$5 million maximum
- Larger loan sizes may be available for real estate secured projects through partnerships with other lenders

## LOAN TYPES

- Acquisition and pre-development
- Construction and rehabilitation
- Lines of credit
- Term 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 4.625% to 6.0%
- Origination fees typically 0.5% to 1%
- 1.15x minimum DSC based on stabilized NOI
- No or minimal legal fees on typical transactions
- 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 90%

## 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, or others

## 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](http://www.FCLF.org).

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

