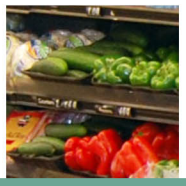
FLORIDA COMMUNITY
LOAN FUND



COMMUNITY DEVELOPMENT FINANCING

Florida Community Loan Fund (FCLF) provides expertise and flexible financing to support a wide range of community development projects serving low-income families and neighborhoods, and low-income at risk and special needs clients. 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 non-profit lenders

Financing available for:

- Affordable Housing
- Supportive Housing and Facilities
- Community Facilities
- Economic Development Projects

HABITAT FOR HUMANITY OF LEE AND HENDRY COUNTIES

$2.9 MILLION FCLF LOAN

$3.5 MILLION TOTAL PROJECT COST

102 SINGLE FAMILY HOMES

"By partnering with FCLF, we now have the land needed to provide affordable homes for families in need."

– Kathleen Green, President & CEO, Habitat for Humanity of Lee & Hendry Counties

Habitat for Humanity's vision is a world where everyone has a decent place to live. Habitat for Humanity of Lee and Hendry Counties has served its area for over 30 years, bringing people together to build homes, communities, and hope.

With an acquisition loan from FCLF, the organization purchased Majorca Palms, a partially completed planned development in east Fort Myers. The neighborhood will have over 100 homes upon completion, adding to the over 1,000 homes this Habitat affiliate has built in partnership with families and volunteers in these two southwest Florida counties.

www.habitat4humanity.org

STARTING POINT BEHAVIORAL HEALTHCARE, YULEE

$1.6 MILLION FCLF LOAN

$2 MILLION TOTAL PROJECT COST

13,000+ SQ-FOOT FACILITY

80% OF CLIENTS ARE LOW-INCOME

"Healing begins here" is the mission of Starting Point Behavioral Healthcare, located in Northeast Florida. Through 3 locations in Nassau County, the organization has provided mental health and substance abuse treatment, counseling and prevention services for 18 years. Starting Point is the only healthcare facility in the county, and more than 80% of clients are low-income.

With a loan from FCLF, Starting Point purchased the previously leased building which houses the organization's administrative offices and a community based health center. The savings generated from acquisition of the building is expected to allow Starting Point to serve 200 additional clients annually and result in 2 additional full-time permanent jobs.

www.spbh.org

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COMMUNITY DEVELOPMENT FUND PROGRAM GUIDELINES

LOAN SIZE:

- Current maximum loan size in our community development fund is $3 million.
- Larger loan sizes may be available for real-estate secured projects, and FCLF can partner with banks, government agencies or other non-profit lenders.

LOAN TYPES:

- Construction and rehabilitation
- Lines of credit
- Term and permanent loans
- Acquisition and pre-development
- Refinances for the following purposes:
  - take out seller financing;
  - substantial improvement in cash flow to improve the viability of the project;
  - the borrower has been offered a substantially discounted pay-off which improves the stability of the project; or
  - FCLF is financing a loan that is less than 36 months old.

FCLF is studying the use of special loan products for community health care and access to healthy foods.

TERMS:

- Fixed rates of 4.5% to 6.5%
  Lower interest rates available for projects built to a certified green standard
- Origination fees typically 0.5% to 1%
- $300 application fee
- No or minimal legal fees on typical transactions
- Terms of up to 7 years
  Limited availability of longer term loans
- Amortizations up to 30 years

COLLATERAL:

- Loans must be secured
- Loan-to-value (LTV) will vary based on collateral type, typically in the 70% to 85% range

TECHNICAL ASSISTANCE:

- For certain projects, FCLF can provide free technical assistance to its non-profit borrowers
- Technical assistance is provided for project or borrower needs and is delivered by the Florida Housing Coalition or others

For additional information,
please contact a member of our Lending Team.

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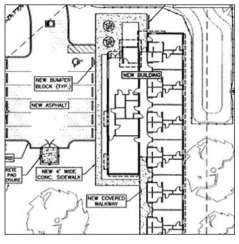

www.fclf.org