

TRANSFORMING FLORIDA COMMUNITIES: THE GREEN BUILDING LOAN POOL

The Florida Community Loan Fund is pleased to announce the newest phase of greening community development in Florida – *The Green Building Loan Pool*. The Green Building Loan Pool is an incentive established with support from the Home Depot Foundation and other investors in order to encourage and assist nonprofit developers to build green affordable housing, supportive housing, and community facilities throughout the state of Florida. This flexible, low-cost financing is available for a limited time. The first offering of the Green Building Loan Pool will accept applications until December 15, 2008.

Loan Amount:	Up to \$750,000.
Loan Term:	<ul style="list-style-type: none"> ▪ Up to 7 years. ▪ Interest only and amortization as appropriate for request.
Reduced Interest Rate:	<ul style="list-style-type: none"> ▪ 4.50% fixed rate on first \$200,000 borrowed. ▲ ▪ FCLF's standard rates less 0.25% for amounts over \$200,000. ▲▲
Reduced Origination Fee:	<ul style="list-style-type: none"> ▪ Waived for first \$200,000 borrowed. ▪ 1.00% on amounts over \$200,000.
Application Fee:	\$250
Eligible Borrowers:	Mission-based non-profit organizations only. ▲▲▲
Timeline/Deadline:	<ul style="list-style-type: none"> ▪ Deadline for application is 12/15/08. ▪ Loan must close and fund by 6/15/09. ▪ Applications will be accepted on a rolling basis until Green Building Loan Pool is fully deployed.



The Florida Community Loan Fund gratefully acknowledges the support of its partners for the Loan Fund's efforts in Florida to promote Green building of affordable and supportive housing, and community facilities.

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<p>Eligible Types/Purposes:</p>	<p>Construction or renovation of:</p> <ul style="list-style-type: none"> ▪ Affordable housing ▪ Supportive housing ▪ Community facilities <p>Projects must meet green certification requirements and serve low-income clients or neighborhoods in Florida</p>
<p>Green Certification Requirement:</p>	<p><u>HOUSING</u></p> <ul style="list-style-type: none"> ▪ FGBC Green Home standard; or ▪ LEED for Homes standard; or ▪ Enterprise Green Communities™ Criteria. <p><u>FACILITIES</u></p> <ul style="list-style-type: none"> ▪ FGBC Commercial Building Standard; or ▪ LEED Commercial Standard for New Construction or for Existing Buildings.
<p>Special Incentive (for Housing only):</p>	<ul style="list-style-type: none"> ▪ Awarded at \$2,000 per housing unit for eligible uses up to \$10,000 maximum per project. ▲ ▪ Funding made in the form of a loan advance with no principal or interest payment requirements until its maturity. ▪ When the project is Green-certified, the special green advance loan will be forgiven. ▪ Limited to specific eligible hard and soft costs.

- ▲ Aggregate available: \$1 million for 4.5% reduced rate, and \$50,000 for the Green Building Implementation Incentive.
- ▲▲ Currently FCLF's standard interest rates range from 5.50% for 1-year term to 6.625% for 7-year term.
- ▲▲▲ Reduced-rate loans may also be available for Green certified projects developed by for-profit borrowers on a case-by-case basis. Special Incentive available for non-profit borrowers only.

Applications available at www.fclf.org; select "Borrowers."

FGBC Green Home standard available at www.floridagreenbuilding.org.

LEED for Homes standard available at www.usgbc.org/Leed/Homes.

Enterprise Green Communities™ standard available at www.greencommunitiesonline.org.

