



**NetWorked**  
Partnership for Community Investment

## RESOURCE SPOTLIGHT

# IFF

IFF strengthens nonprofits and the communities they serve by providing leadership, capital, and real estate solutions.

## RESOURCE CRITERIA

IFF can lend to and consult for most 501(c)(3) nonprofit organizations that are providing clear support to low-to-moderate income communities. IFF is most successful when working with nonprofits that have a minimum of \$250,000 in annual revenue and 5 years of operating track record.

IFF can explore working with organizations that do not meet those minimum thresholds on a case-by-case basis. In special cases, IFF can also lend and provide consulting services to for-profit developers of income-verified affordable housing or for-profit healthy food access projects.

## HOW IFF'S FUNDING WORKS

IFF can lend between \$10,000 and \$6,000,000 for any one project. A typical IFF loan is a 15-year fully amortizing loan. In some cases, IFF's loans can be structured with 20-year amortizations.

IFF loan proceeds can be used to fund:

- Predevelopment expenses
- Acquisition
- Facility rehabilitation
- Equipment
- Leasehold improvements

*Please note: IFF does not fund working capital*

## FIND OUT IF YOU'RE ELIGIBLE

### IFF LOANS:

#### [CLICK HERE](#)

or email Senior Lender,  
Cathy Hammer  
chammer@iff.org

### REAL ESTATE CONSULTING SERVICES:

#### [CLICK HERE](#)

or email Director of Real Estate Services,  
LaMar Miller  
lmiller@iff.org

Resource Partner

