



Nonprofit financial and real estate resources

Where nonprofits come first.

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# Health Centers for Healthy Communities

Providers of community health care are facing pressure to increase the reach of primary care, design new service models, focus on community wellness and prevention, adopt new technologies, and fill many significant gaps in care for low-income communities.

IFF has launched Health Centers for Healthy Communities (HCHC) to address the demand for planning, construction, and financing of new large-scale health centers. HCHC brings together over two decades of experience financing community health centers with IFF's substantial real estate development skills. The goal: efficiency and cost-effectiveness in designing and financing growth.

### What does HCHC offer my health center?

Components of HCHC include best practices in community planning, flexible and state-of-the-art health center design, best thinking in energy conservation and healthy indoor environments, and access to low-interest long-term bond financing.

This comprehensive package was designed specifically for community health centers, with input from leaders in the community health sector, and leverages IFF's expertise in:

- **Research**  
Layering demographics with practical challenges such as transportation.
- **Operations**  
Incorporating new service models for wellness and prevention services, such as network systems that take advantage of shared resources and common functionalities.
- **Design**  
Sharing the latest thinking in design for both staff and clients while achieving flexible and affordable energy-efficient buildings.
- **Finance**  
Taking advantage of new opportunities to obtain long-term financing for large projects.

### Will my organization's capacity-building project qualify for HCHC?

New construction projects as well as major expansions qualify for HCHC. Refinancing of projects underway may qualify for HCHC.

### Will IFF offer lending and real estate services to health centers that do not participate in the HCHC program?

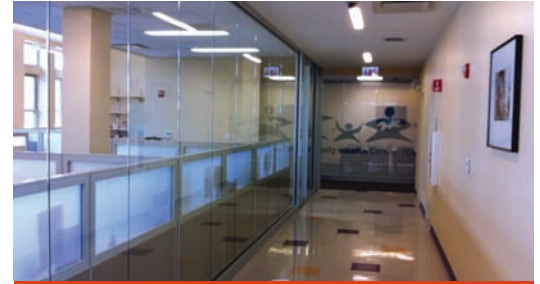
Yes, all existing IFF loan products and real estate services will still be available to nonprofit health care organizations.

### IFF can help.

HCHC meets the need for a cost-effective, streamlined real estate development and finance model for community health centers planning for growth.

Contact IFF to learn more about how we can help your health care organization.

[iff.org/health-care](http://iff.org/health-care)



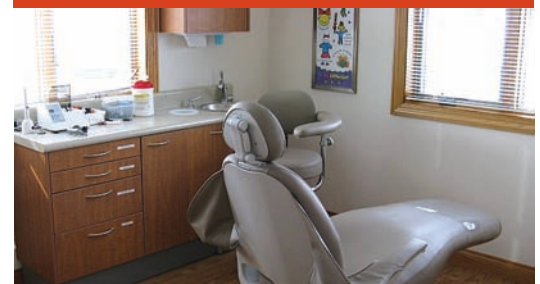
**Erie Family Health Center**  
Chicago



**ECHO Community Health Center**  
Evansville, Indiana



**Saint Louis ConnectCare**  
St. Louis



**Fox Cities Community Health Center**  
Menasha, Wisconsin

For further information, please contact:

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IFF is a nonprofit lender and real estate consultant dedicated to strengthening nonprofits and the communities they serve.

We work with nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin, with a focus on those that serve low-income communities and special needs populations.

To learn more about IFF, visit [iff.org](http://iff.org).