



IFF made its first loan to a community health center in 1994 and since then has helped health care nonprofits increase their capacity by more than 170,000 patient visits. Today, IFF’s financing and consulting continues to provide community health centers with well-financed, well-planned, and well-constructed spaces.

IFF Health Care Borrowers and Clients

- Access Community Health Network
- Alliance of Chicago Community Health Services
- Asian Human Services Family Health Center
- Aunt Martha’s Youth Service Center, Inc.
- Beloved Community Family Wellness Center
- Capitol Community Health Center
- Chicago Department of Public Health
- Chicago Family Health Center
- Chicago Health Connection
- Chicago Women’s Health Center
- The Children’s Clinic sponsored by Oak Park River Forest Infant Welfare Society
- Christian Community Health Center
- Christopher Rural Health Planning Corporation
- Community Health and Emergency Services, Inc.
- Community Health Care, Inc.
- Community Health Improvement Center
- Community Nurse Health Association
- CommunityHealth, NFP
- Crusader Central Clinic Association
- Duane Dean Behavioral Health Center
- ECHO Community Health Care
- Elgin Well Child Conference and Health Referral Service
- Erie Family Health Center, Inc.
- Family Christian Health Center
- Fox Cities Community Health Center
- Friend Family Health Center, Inc.
- Greater Elgin Family Care Center
- Hardin County General Hospital
- HealthLinc
- Heartland Health Outreach, Inc.
- Heartland International Health Center
- Health Care for the Homeless
- Hemophilia Foundation of Illinois
- Horizon Hospice and Palliative Care
- Howard Brown Health Center
- Inner-City Muslim Action Network
- Lawndale Christian Health Center
- Lawrence County Memorial Hospital Endowment and Development Foundation
- Madison County Community Health Center
- NAMI Waukesha, Inc.
- The Near North Health Service Corporation
- Outreach Community Health Centers
- PCC Community Wellness Center
- Planned Parenthood of East Central Illinois
- Planned Parenthood of Kansas and Mid-Missouri
- Saint Louis ConnectCare
- Shawnee Health Service and Development Corporation
- St. James Cathedral Counseling Center
- Test Positive Aware Network
- Visiting Nurse Association of Fox Valley
- Westside Health Authority



“IFF has been a key partner during all of our growth opportunities here at Erie Family Health Center. We have partnered to create beautiful new sources of health care out of dusty old buildings and have leveraged IFF’s expertise to solve challenges with our facilities many times over the past two decades.”
 Lee Francis, President & CEO
 Erie Family Health, Chicago



“Sometimes when there are so many options [with planning a project], it creates an environment for indecision. To have someone whose responsibility was to walk us through that, was very very helpful.”
 Heidi Nelson, Executive Director
 Heartland Health Outreach

Community Impact

as of December 31, 2011

	Loan Program	Real Estate Services
Total number of loans	69 loans	—
Total loan volume	\$31.1 million	—
New patients/visits	171,133	48,540
Renovated/constructed space (sq ft)	738,668	85,500



Nonprofit financial and real estate resources
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Suite 700
Chicago, IL 60602

911 Washington Avenue
Suite 203
St. Louis, MO 63101

215 North Water Street
Suite 225
Milwaukee, WI 53202

IFF's Regional Health Care Lending and Real Estate Consulting Work



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.



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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?

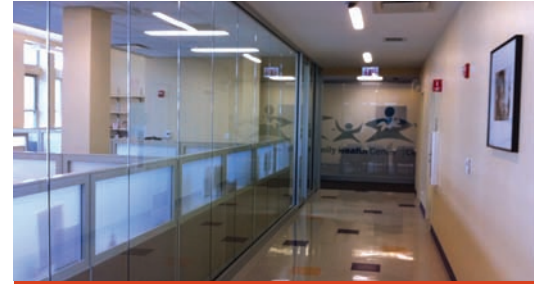
Yes, all existing IFF loan products and real estate services will still be available to nonprofit health care organizations.

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



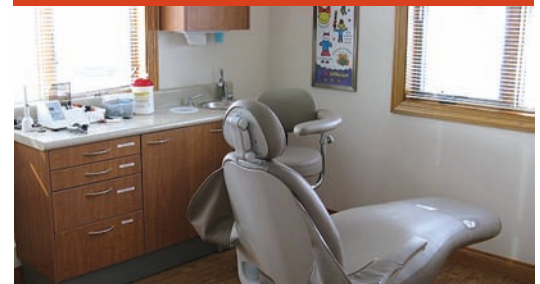
Erie Family Health Center
Chicago



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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