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New office helps Illinois Facilities Fund bring affordable capital to Central Illinois
Unique lender recently exceeded 400 loans to nonprofits in the state

PEORIA, IL—The Illinois Facilities Fund (IFF) recently achieved two milestones—closing its 400th loan and opening a central Illinois office to better serve the area’s nonprofits.

The 15-year-old organization, which provides affordable and accessible financing to help nonprofit organizations complete facility and equipment projects, is itself a nonprofit organization. It is the only lender of its kind that serves nonprofits throughout the state of Illinois.

While the IFF has been active in central Illinois for some time, with more than 50 loans closed to date, the new office in Peoria allows IFF to meet its goal of providing more personal contact and developing stronger relationships with nonprofits here.

IFF takes a different approach to lending, oftentimes making loans to nonprofits that are unable obtain capital from traditional lenders. IFF understands issues that nonprofits face—like the lack of a regular cash flow or a heavy reliance on government funding—and is willing to take on loans that banks might consider too risky. IFF will make loans in situations where project costs exceed property value—a common occurrence when lending to nonprofits in economically depressed communities.

This approach works; in addition to a growing loan volume, the default rate among its borrowers is significantly lower than the comparable rates of traditional lenders.

Trinita Logue, IFF President and CEO, explains, “IFF’s underwriting approach is possible because we are a mission-based nonprofit corporation. Our dedication to below-market lending is made possible, not only by the income we receive from our lending, but also through grants and low-cost investments from banks, foundations and the government. This gives us much more lending flexibility to better serve central Illinois’ nonprofit community.”

Among the 50-plus loans made in Central Illinois, several have been in the Peoria area. One example is the YWCA of Peoria, which has benefited from an IFF loan not just once, but twice. First, IFF provided gap financing to allow the YWCA to renovate and purchase equipment for a new licensed child care center in

downtown Peoria. When the organization needed another loan, this time to construct permanent supportive housing for formerly homeless families, the YWCA again turned to IFF.

“I don’t know if we would have been able to complete this project without IFF,” says Pam Schubach, executive director of the YWCA of Peoria. “They offered us a rate below the market—and we didn’t have to pledge our firstborn. We can’t always come up with the collateral local banks require, and IFF was willing to finalize the process with very little collateral.”

“IFF isn’t a bureaucracy, and that’s why I like them,” adds Schubach. “There’s not so much paperwork. I was also impressed by how quickly IFF completed the lending process.”

The IFF Central Illinois office is located at 124 S.W. Adams Street in Peoria. Craig Staley, director of Central Illinois lending, is available to meet with nonprofits throughout the region, from Rock Island to Champaign and everywhere in between.

About Illinois Facilities Fund

The Illinois Facilities Fund (IFF) is a nonprofit organization that helps the communities of Central Illinois by funding the nonprofits that serve them. As the only private, nonprofit lender that operates statewide, IFF offers flexible, affordable financing so nonprofit organizations can acquire space, buy critical equipment and maintain and improve facilities. To learn more about IFF, visit www.iff.org or call Craig Staley in our Peoria office at (309) 495-5923.