

New Markets Tax Credit

FLORIDA

NMTC ALLOCATEE

Florida Community Loan Fund

Orlando, FL

Nelson Black

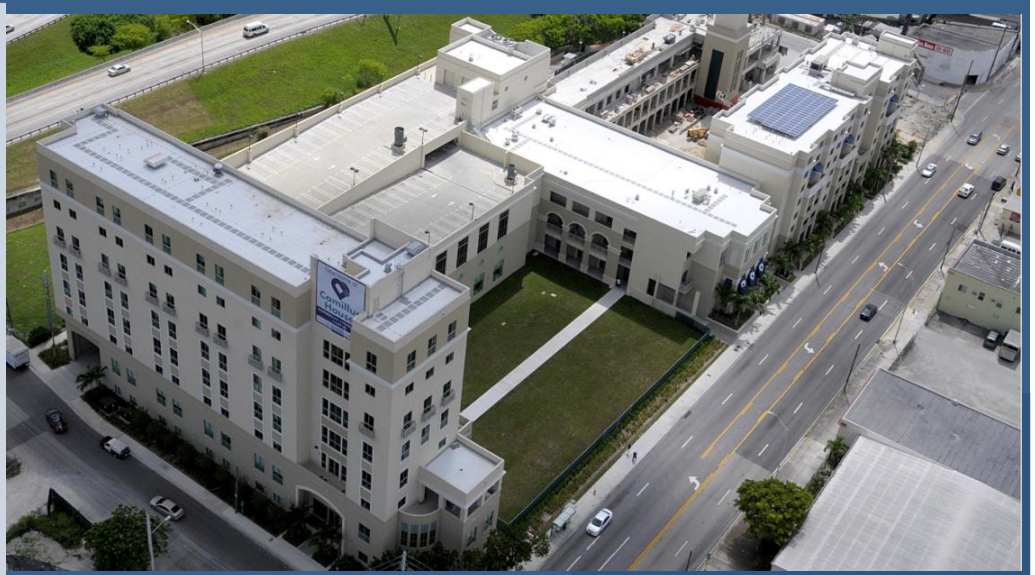
813.223.7400

COMMUNITY PROFILE

- Miami, FL
- 53% poverty rate
- Median income 38% of Area Median Income
- Unemployment 3.1 times the national average

PROJECT HIGHLIGHTS

- Construction of new facility for social services
- Total Project Cost: \$84 million
- NMTC: \$20 million
- Investor: NorLease, Inc.
- Jobs: 100 direct new, 300 construction, 50 retained



Camillus House

Camillus House is a community-based, non-profit organization, founded in 1960, to provide health and social services to low-income and homeless men, women, and children throughout Miami-Dade County in southern Florida.

For years, Camillus House ran its services from 12 different locations, but in 2010, the organization had the opportunity to consolidate several of its key service programs onto a single site, located in a city center location. Florida Community Loan Fund, a statewide community development entity in Florida, provided \$20 million in NMTC financing for the new 3.1 acre campus. Camillus House began construction in late 2010.

Camillus House opened several of its new campus facilities, including the Direct Care Building, in May of 2012. By the end of 2013, the project is expected to be fully operational, with 7 new buildings offering long- and short-term housing space, mental health counseling and care facilities, job counseling facilities, food service facilities, retail space, and a multi-level garage. The campus also houses Shepherd's Court, an 80-unit affordable rental housing project. The new 340-bed campus will provide services to more than 3,000 individuals each year.

Hiring priority for construction workers is given to low-income residents living within a 5-mile radius of the project. There will also be an apprenticeship program to train and hire low-income residents and persons who are homeless. Located in a highly distressed, low-income neighborhood on a vacant city center site that has been empty for many years, the project is also a major social and economic improvement to the neighborhood. Named for one of its largest charitable corporation contributors, "The Norwegian Cruise Line Campus" of Camillus House is an integral part of the city and county revitalization plans for the area.



Top: Aerial view of The Norwegian Cruise Line Campus of Camillus House in Miami, FL

Bottom: Housing units located at the new campus