

Assemblies may refer to the website, www.bahaicenterassistance.org, for answers to frequently asked questions.

SUPPORTING THE WORK OF BAHÁ'Í CENTER ASSISTANCE CORP.

Bahá'í Center Assistance functions with the support of loans from individual Bahá'ís. Loans are made to the National Spiritual Assembly and are specifically designated for Bahá'í Center Assistance.

If you would like to support its work, please contact Bahá'í Center Assistance at 847-425-7940.



Bahá'í Center Assistance

Loans to Local Assemblies To Support Bahá'í Facilities

**Technical Support,
Consulting and Specialized
Loans**

Loans for:

- Center Acquisition
- Renovations
- Energy Conservation
- Construction Shortfall

Bahá'í Center Assistance Corp.
1233 Central St.
Evanston IL 60201-1611
847-425-7940 phone
www.bahaicenterassistance.org

Loans to Support Your Center as a Tool for Your Five Year Plan Activities.

FOUR TYPES OF LOANS ARE AVAILABLE.

The goal is to support Five Year Plan activities through effective Bahá'í facilities.

BASIC REQUIREMENTS FOR ALL LOANS

- The uses of the loan increase the market value of the property securing the loan.
- Loans are extended only when the borrowers are willing to make equity commitments in addition to the loan.
- The value of property securing the loan exceeds total debt (including all debt owed to Bahá'í Center Assistance (BCA)) by a minimum of 25%.
- Community readiness to assume successfully a loan obligation.

• Energy-Related Improvements

Increasing energy costs and environmental impacts from energy use increase the need for local energy related improvements and energy savings help pay for these improvements. BCA requires that the projected return on investment cost be realized in less than 36 months. The loan amount is limited to not more than 75% of the total project cost or \$50,000, whichever is less.

• Renovations

Bahá'í communities have a more outward-looking oriented approach to their activities. Communities may need to upgrade facilities to conform to current codes, accessibility requirements and make them more presentable. Total loan will not exceed 50% of total renovation costs or \$100,000, whichever is less.

• First Center Acquisition

If a community needs financing to buy a Center, BCA provides a loan as a second lender to help the community qualify for a first mortgage from a bank. The loan is limited to 40% of total acquisition and modest renovation costs up to a maximum of \$500,000.

• Construction Shortfall Due to Unforeseen Conditions

BCA urges that communities first rent a building, then buy and renovate an existing building. If these approaches are not feasible, the community may need to build a Center. With unforeseen conditions, construction costs can escalate significantly. Modest support may be available to assist project completion. These loans require National Spiritual Assembly approval. The loan amount will not exceed 25% of total project cost or \$150,000, whichever is less.

CONSULTING WITH ASSEMBLIES AND GROUPS

The most important service provided by BCA is technical support through its manual and website at www.bahaicenterassistance.org and consultation with Assemblies and Registered Groups about their facilities.

Many communities need objective input from Bahá'ís with experience in facility issues. Members of Bahá'í Center Assistance have a variety of experiences and professional backgrounds and are from various parts of the country. When an Assembly or Group decides to seek consultation, two members of Bahá'í Center Assistance are selected whose backgrounds seem the best fit for the issues facing the particular community.



Bahá'í Center Assistance Corp. is an agency of the National Spiritual Assembly of the Bahá'ís of the United States.