

CDFIS: BOOSTING THE HOUSING SUPPLY

LECLAIRE PARTNERS, LLC

LECLAIRE PARTNERS, LLC: DREAMING WITH PURPOSE, PARTNERSHIP AND PROSPERITY

Chicago, IL

CDFI: CHICAGO COMMUNITY LOAN FUND

LeClaire Partners, LLC is a joint venture between Cabrera Capital Partners and The Habitat Affordable Group, established to redevelop LeClaire Courts, a long-vacant 32-acre former public housing site at Cicero Avenue and West 45th Street on Chicago's Southwest Side. Part of the Chicago Housing Authority's "Plan for Transformation," the project will deliver more than 700 housing units, over one million sq. ft. of commercial space, and community amenities. Phase one includes 184 residential units, more than 90% of which will be affordable. For Manuel Perez, a former Deputy Mayor of Intergovernmental Affairs for the City of Chicago and current executive at Cabrera Capital, the mission is personal, as he aims to revitalize the long-underserved Cicero corridor.



The project received a significant funding award, but, due to its scale, the work couldn't proceed without a predevelopment loan to complete the required design and engineering elements. The Chicago Community Loan Fund (CCLF) provided a \$2 million predevelopment loan, enabling LeClaire Partners to complete architectural and engineering plans and advance toward permitting and groundbreaking. Manuel emphasized that this early support addressed one of the project's most challenging stages. As a CDFI committed to community development, CCLF's investment helped move the project forward. Jeff Head, Vice President of Development at the Habitat Affordable Group, noted that CCLF was easy to work with and provided reasonable loan terms, supporting progress toward new housing on Chicago's Southwest Side.

EDEN HOUSING & HOUSING TRUST

BRINGING NEW AFFORDABLE HOUSING TO A HIGH-COST SILICON VALLEY COMMUNITY

Mountain View, CA

CDFIS: HOUSING TRUST SILICON VALLEY

La Avenida Apartments is a new affordable housing community developed by Eden Housing, a California nonprofit that has created more than 10,700 affordable homes statewide. Located in Mountain View at the heart of Silicon Valley, the development provides 100 deeply affordable homes for individuals and families earning 30 to 60 percent of Area Median Income. The property includes 63 studios, 18 one-bedroom units, and 17 two-bedroom units, with 32 apartments reserved for veterans and residents transitioning out of homelessness through permanent supportive housing.

La Avenida helps preserve housing options in a region with some of the nation's highest housing costs, allowing lower-income workers, seniors, and people with disabilities to remain near jobs, transit, and services. Resident amenities include onsite supportive services and community space. Financing combined multiple public and private sources, including support from Housing Trust Silicon Valley, Low-Income Housing Tax Credits, and funding from the City of Mountain View and Santa Clara County. The project demonstrates how mission-driven capital and CDFI-backed financing can expand housing access in high-cost, high-opportunity areas.

