

CDFIS: EXPANDING HEALTHCARE OPTIONS

UNITED MISSION CREATES UNITED YARDS

FULL-SERVICE HEALTH CENTER PART OF COMMERCIAL AND AFFORDABLE HOUSING DEVELOPMENT

Chicago, IL

CDFI: LIIF

United Yards 1B is part of a master planned development located in the Back of the Yards neighborhood on Chicago’s South Side. Expanding its national footprint, LIIF invested \$5.35 million alongside two developers - Blackwood Development Group and Celadon Partners - to bridge funding for two City of Chicago grants. LIIF’s loans also supplemented a grant from the Chicago Community Trust and two loans provided alongside LIIF’s financing by peer CDFI IFF.

The project rehabilitated the ground floor of the vacant, 92-year-old former Goldblatt’s department store. As a result of LIIF’s investment, the building now houses a 14,200 sq. ft. federally qualified health center operated by Friend Health, which is relocating from nearby to a larger space that will allow it to expand services to include a pharmacy and behavioral health counseling, and four commercial units occupied by local small businesses. The small businesses will have below-market rent for the duration of the NMTC compliance period and an option to purchase at below-market values at NMTC unwind. United Yards also features a small business incubator and an affordable assisted-living facility.



MSU COLLEGE OF HUMAN MEDICINE - FLINT

FLINT HEALTH & WELLNESS DISTRICT STRENGTHENED WITH CDFI SUPPORT

Flint, MI

CDFI: MICHIGAN COMMUNITY CAPITAL

Michigan Community Capital helped expand the Michigan State University College of Human Medicine in downtown Flint by providing a \$2.8 million real estate construction loan. The \$22.75 million project adds a new three-story, 38,158- sq. ft. facility for the College’s Charles Stewart Mott Center in the Flint Health & Wellness District, where MSU already occupies more than 40,000 sq. ft. of academic space and 16 residential units in the former Flint Journal building.



Located alongside the year-round Flint Farmers’ Market, a pediatric clinic, and senior services, the expansion strengthens a proven health and economic anchor serving low- and moderate-income residents. Designed with flexible research, instructional, and administrative space, the new building will enhance MSU’s ability to identify, investigate, and support Flint’s healthcare needs and is expected to support 129 additional jobs by 2028. One block from the regional transit hub and two blocks from the LiveWell on Harrison YMCA mixed-use development, the project leverages prior public and private investments to advance downtown revitalization and access to services for families across Genesee County.