



CHICAGO COMMUNITY LOAN FUND

Helping create communities where people thrive

COMMUNITY BLUEPRINT:

CCLF'S NEWSLETTER OF COMMUNITY DEVELOPMENT PROJECTS, ISSUES & FEATURES

1st Quarter/2015

CCLF and WHPFCDC Receive Partners in Progress Grant for Year 2



Partners in Progress announced a new year of funding to **Chicago Community Loan Fund** and **West Humboldt Park Family and Community Development Council** (WHPFCDC). CCLF and WHPFCDC will receive \$125,000 to serve as co-quarterbacks to begin implementation of a 5-year plan to revitalize an 8-block stretch of West Chicago Avenue in Chicago's West Humboldt Park community called West Chicago Avenue Rebuild (WCAR).

On the commercial corridor building vacancy hovers at roughly 25%, while over 40% of the buildings are in a deteriorated state. Crime and high unemployment also plague the area.

Collectively, CCLF and WHPFCDC have been committed to building communities that provide their residents with quality and convenient housing, schools, healthcare, public transportation, recreational facilities and social services; safe and attractive streets; and high quality goods and services for 45 years. In year one, West Chicago Avenue Rebuild brought many community partners together through a year-long planning process to leverage existing and new data and partner activities to create a comprehensive, 5-year action plan. This plan has specific action items for years one and two of the Catalyst Phase and for years three through five for the Growth Phase.



West Chicago Avenue SSA members reviewing plans for revitalization of the corridor

The plan includes: Storefront Security Improvements - Landscape Enhancements & Small-scale Placemaking - Pedestrian Amenities & Roadway Improvement - Building Renovations - Creation of Retail Nodes - Expanding the Brand - Temporary Public Spaces - Participation Strategy for Opportunity Youth.

CCLF uses the quarterback model, which integrates many sectors of the community. We use data and local input to understand what is not working and what needs to be done to attract homeowners, businesses and other neighborhood amenities such as safe parks, clean streets and sidewalks and access to goods and services.

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"With these grant funds along with our co-quarterback and many community partners, we will be able to undertake place-making improvements and programming to make the corridor attractive to new retailers and enable existing owners to attract more customers while moving forward to add healthier food options, local jobs, safe open spaces and much more," stated Calvin Holmes, CCLF President.

In 2014, the Citi Foundation and the Low Income Investment Fund launched the Partners in Progress initiative to advance economic progress in low-income communities. With this continuation of the program, Partners in Progress has become a national laboratory for creating "collective impact" to address intergenerational poverty at the neighborhood level.

CDFI Chase Collaborative Turning Foreclosures into Affordable Housing

Takeisha Washington was left with her husband's real estate business after he passed away and was not sure what she wanted to do with it, but wanted to help the homeless. She used the skills from her finance degree to quickly assess that shelters can be very difficult to sustain financially.

With two children to support, Takeisha is the owner and operator of RPT Development. Her small company secure properties and restores them as rental apartments for low income residents. She had turned two properties around and was renting them to Chicago Housing Authority residents under their voucher program. She wanted to find a way to expand this effort.



This two-flat apartment building was rehabbed by RPT Development with a CCLF loan to create affordable housing.



Takeisha Washington's Family

A two unit foreclosed property located at 2236 W. Monroe in Chicago stood idle for six years and was marked by the Red X Program as unsafe to enter. Chicago's Red X program was modeled after New York's to warn first responders that the building was vacant and they should not enter the property unless they have specific evidence someone's inside and in danger. The program was implemented in response to the deaths of two firefighters killed in 2011 when a vacant South Side building's roof collapsed on them.

Takeisha applied for a grant from the City of Chicago's Troubled Buildings Initiative to bridge the funding gap and turn the property into affordable housing, but the City said she needed to bring other financing partners into the deal before she would be awarded the grant.

Project Readiness Workshop

Registration is open for Chicago Community Loan Fund's Project Readiness Workshop

This signature Workshop serves as an in-depth introduction to affordable housing development. Topics covered range from building organizational capacity to financing options

When

June 9, 8:45 am- 5:00 pm

Where

CCLF, 29 E. Madison Suite 1700

Scholarships are available for students and nonprofits.

Register at cclfchicago.org





Takeisha Washington and Jose Vargas building shelves for a family of three excited about moving in.

The JPMorgan Chase CDFI Collaborative Program was just what Takeisha needed. Chicago Community Loan Fund, along with Neighborhood Lending Services and Community Investment Corporation, were funded by this effort to provide financing and technical assistance in Chicago's most distressed communities. All three agencies are Community Development Financial Institutions (CDFI) chartered by the U.S. Treasury to provide responsible financing in low income neighborhoods. The Chase CDFI Collaborative provided the opportunity for all three organizations to pool their unique expertise and resources together to help companies like RPT Development in targeted communities.

Takeisha reached out to CCLF and was provided with a \$190,000 loan for construction of the two unit property. CCLF's role in the Chase CDFI Collaborative is to finance redevelopment of 1-4 unit residential properties for rental housing and to provide technical assistance. The Chase CDFI Collaborative is providing access to capital largely in the City of Chicago's designated Micro Market Recovery Areas. These are areas suffering from high forecloses and require multiple stakeholder investments for revitalization.



Takeisha Washington, RPT Development, in a freshly remodeled unit using CCLF financing made available by the JP Morgan Chase CDFI Collaborative Program.

9th Annual Housing Cooperatives and Communities Gathering

Join CCLF for a free celebration of cooperatives and communities in Chicago on June 27. Whether you're part of an established housing cooperative or exploring cooperative living as a homeownership option, we hope that you'll join us for a day of learning, networking and good food!

When

June 27, 10 am-2:30 pm

Where

Stone Soup Cooperative
Ashland House,
4637 North Ashland

Workshops will focus on fair housing, conflict resolution and marketing/recruitment. There will also be open space sessions to discuss other subjects.

Register at cclfchicago.org



Takeisha was awarded the grant by the City of Chicago to complete her project. She prides herself on being able to provide housing that looks luxurious for her tenants, while at the same time is very affordable. She is a bargain shopper and wants to create housing that she would want to live in. She has a senior citizen living in one of the units and a single female head of household with two children living in the second unit. With her project completed, she is looking forward to providing better housing options for low income people and may one day open a shelter for the homeless.

The Chase CDFI Collaborative Program allows CCLF to take risks that will result in successful outcomes. RPT Development is an example of one customer with a vision to help others but with limited access to capital. The Chase CDFI Collaborative helped leverage public and private funding to create affordable housing.

"I am so grateful for the opportunity work with CCLF because they gave me an opportunity to show what I can do. I am so thankful for that," - Takeisha Washington.

Calvin Holmes Chosen for Men of Excellence Award

The Chicago Defender selected Calvin L. Holmes, President of Chicago Community Loan Fund, for its prestigious Men of Excellence Award. The Chicago Defender described the criteria for the award as:

"They are men bound by a personal code of ethics that demands accountability and integrity. They are men who exercise self-control, demonstrate personal strength and courage, and possess power as well as grandeur. They are men who care more than others think is safe, dream more than others think is practical, and expect more than others think possible." - Chicago Defender Vol. 110 No. 37

Holmes joined a total of 50 men that were honored at the 8th Annual Men of Excellence held at the Hyatt Regency Chicago's Crystal Ballroom, which was filled to capacity. Each honoree was introduced to the audience in cotillion fashion and presented with the award by Cheryl Mainor, President and Publisher of the Chicago



CCLF Host the African American National Small Business Lenders Roundtable



Eugene Cornelius, Jr., Deputy Associate Administrator for Field Operations at U.S. Small Business Administration; Donna Gambrell, former CDFI Fund Director and Calvin L. Holmes, President of CCLF at the African American National Small Business Lending Roundtable on March 11, 2015.

The group was convened by Valley Economic Development Center and Walker and Associates Consulting, LLC to have a discussion on increasing access to capital for African American-owned small businesses. This discussion will serve as an integral component to the national work paper that will focus on the state of African American lending nationwide.

Defender. Elected officials, such as State Representative Emanuel "Chris" Welch, Cook County Commissioner Richard Boykin and Alderman Willie Cochran were also selected as Men of Excellence, as well as, corporate executives, nonprofit leaders and media personalities. A Life Time Achievement and Honorary Men of Excellence was given to Mr. Michael House, former publisher of the Chicago Defender with more than four decades of work in print and broadcast communications.

Lifting up the good works of African American males is seldom seen in the media. The images of black males in movies, on the evening news and in print lean toward sensational, negative stereotypes. The Men of Excellence serve a valuable role in promoting what powerful men are doing daily to improve the lives of others.

The CCLF staff and board join the Chicago Defender in saluting Calvin L. Holmes and the other honorees for their service to city, county and state of Illinois.

National Museum for Puerto Rican Arts and Culture is Now Open

The National Museum of Puerto Rican Arts & Culture (NMPRAC) is the only self-standing cultural institution in the nation devoted to showcasing Puerto Rican arts and historic exhibitions year-round. The museum operates in the historic landmark Humboldt Park Stables and Receptory, built in 1895. The Humboldt Park Receptory Building and Stable is listed on the National Register of Historic Places and is identified as "red," the highest rating, in the Chicago Historic Resources Survey. The unique Queen Anne architectural features of the former stables were damaged in 2013 by Chicago's harsh winter, when the pipes burst, damaging several rooms including the main exhibition space and the room where noted landscape architect Jens Jensen's office was once located.



Photo By Steve Becker

A total of four water breaks caused the wooden floors to buckle and destroyed the HVAC system in the facility, causing even more problems. NMPRAC had to close its doors to the public and develop a plan for repairs that would meet the strict guidelines required for its landmark designation. NMPRAC had confirmation of state funding for remodeling, but those funds would not be released until the work was completed. After seeking financing from commercial sources with no success, NMPRAC turned to CCLF.

New Affordable Requirements Ordinance in Chicago

Chicago aldermen approved the new Affordable Requirements Ordinance (ARO) this past March.

The ordinance aims to make 10 to 20 percent of the units in market-rate developments more affordable, and will apply to developers seeking a zoning change, city financial assistance or city-owned land. The City of Chicago has predicted the ARO will create 1,200 new units of affordable housing and generate \$90 million over the next five years that can be used to build affordable housing.

CCLF's Energy Efficiency Loan Option

CCLF's Neighborhood Investor Lending Program now offers customers an Energy Efficiency Loan Option with lower interest rates on construction and mini-permanent loans, along with more flexibility in loan-to-value and loan-to-cost financing. To learn more visit: cclfchicago.org.

CCLF works with many nonprofit organizations to provide them with a community facility loan so that they can deliver needed services and programs to low income individuals and families. CCLF provided \$750,000 in bridge financing to NMPRAC and worked as a partner so they could open their doors to the public after being closed for eight months. CCLF's loan was used to rehab the Jens Jensen office space, the second floor exhibition space, repair the heating and ventilation and some office rehab work.

Visitors have now returned to the museum to celebrate the rich culture of Puerto Rico and marvel at works of local artists, as well as artists from Puerto Rico. CCLF remains a resource for nonprofit organizations providing high quality services in the community. "The good thing about CCLF is they understand nonprofits and are willing to work with them. They have the expertise and willingness to help nonprofits," said Billy Ocasio, Executive Director of the National Museum of Puerto Rican Arts and Culture.



Billy Ocasio, Executive Director, NMPRAC in the Jens Jensen room that was rehabbed with CCLF's loan.



NMPRAC staff Diego Pineda, Billy Ocasio, Yesica Ortiz and Mike Claudio in the main gallery of the museum.

Rob Rose Takes Helm at Cook County Land Bank Authority



Rob Rose is the new Executive Director of the Cook County Land Bank Authority after working three years at Chicago Community Loan Fund. Rob was the COO and Executive Vice President of Programs at CCLF and helped shepherd the exceptional growth the agency has experienced over the past few years. His contributions to the CDFI industry and to CCLF have been greatly appreciated.

"I'm truly thankful to have worked for an organization as impressive, innovative and impactful as CCLF. This was not an easy decision to make; the past three years have been very rewarding. I've enjoyed working for CCLF, building/managing a very successful team dedicated to making Chicagoland communities stronger and to delivering a quality product. I'm grateful to have worked on a number of meaningful developments while at CCLF, and I will miss my wonderful, talented and dedicated colleagues." - Rob Rose

CCLF Noteworthy

Thank You to Funders and Investors

For their recent grants, CCLF thanks: *Marquette Bank*.

For their recent investment and renewal, CCLF thanks: *Sheila A. Brady and Suzanne L. La Fetra*.

Staff & Board News



Elizabeth Ginsberg, Portfolio Management Associate for CCLF, is a member of the Neighborhood Housing Services of Chicago's Metro Board. The Metro Board is their young professional volunteers helping to provide affordable housing to homeowners. The Metro Board of is comprised of emerging civic and business leaders who assist NHS by raising funds and awareness of NHS and its commitment to affordable housing.

Credit Memos: CCLF Lends \$6.7 Million in the 1st Quarter

Blue Chair Capital, LLC received a \$107,000 mini-permanent loan to preserve two units of affordable housing in the Greater Grand Crossing community area. This loan is part of CCLF's **Neighborhood Investor Lending Program**. Thanks to **Coree Smith** and **Jason Fried** of **Kirkland & Ellis LLP** for serving as CCLF's counsel on this transaction.

Breaking Ground, Inc received a \$344,000 construction loan to rehab one unit of affordable housing in the Humboldt Park community area. This loan is part of the **City of Chicago's Neighborhood Stabilization Program**.

Genesis Housing Development Corporation received a \$2,500,000 construction loan to rehab 25 units of affordable housing in the Chatham, Auburn Gresham, Greater Crossings and Englewood community areas. This loan is part of CCLF's **Neighborhood Investor Lending Program**. Thanks to **James Snyder** of **Winston & Strawn LLP** for serving as CCLF's counsel on this transaction.

Legacy II Construction received a \$390,000 construction loan to rehab one unit of affordable housing in the Auburn Gresham community area. This loan is part of the **City of Chicago's Neighborhood Stabilization Program**.

NHS Redevelopment Corporation received \$425,000 and \$385,000 construction loans to rehab two units of affordable housing in the Auburn Gresham community area. This loan is part of the **City of Chicago's Neighborhood Stabilization Program**.

R.M. Newton Development Corporation received a \$904,000 mini-permanent loan to complete leasehold improvements and preserve 21 units of affordable housing in the Woodlawn community area. Thanks to **Kimberly A. Barton** of **Chapman and Cutler LLP** for serving as CCLF's counsel on this transaction.

Restoration Development, LLC received \$491,000, \$571,000 and \$486,000 construction loans to rehab six units of affordable housing in the Woodlawn community area. These loans are a part of the **City of Chicago's Neighborhood Stabilization Program**.

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The Primo Center for Women
and Children

Elias Rosario
Ounce of Prevention Fund

Mark C. Spears
The PrivateBank

Kathryn Tholin
Center for Neighborhood Technology

Voice of the City received a \$65,000 construction loan for leasehold improvements to their community arts center in the Logan Square community area. This loan is part of the **City of Chicago's Small Business Investment Fund**. Thanks to **Laura Pinzur** and **Patrick Hardiman** of **Winston & Strawn, LLP** for serving as CCLF's counsel on this transaction.

Donate to CCLF

We need your financial support to provide targeted technical and financial assistance that empowers community-based developers to help create communities where people thrive. You can support our work with a secure online donation via PayPal at cclfchicago.org

Connect with CCLF

You can stay up to date on CCLF and other industry news and events by following **@cclfchicago** on Twitter.



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Helping create communities where people thrive

The mission of the Chicago Community Loan Fund is to provide flexible, affordable and responsible financing and technical assistance for community stabilization and development efforts and initiatives that benefit low- to moderate-income neighborhoods, families and individuals throughout metropolitan Chicago.

A member of the **OPPORTUNITY FINANCE NETWORK**

