

# CHICAGO COMMUNITY LOAN FUND

*Helping create communities where people thrive*

## COMMUNITY BLUEPRINT:

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

### CCLF 2015 Year-End Results



Thank you to our staff, investors, funders, partners and, most of all, our customers. Chicago Community Loan Fund ended 2015 with **32 loans** totaling **\$20.05 million**. Making this the highest amount of financing provided in a single year. This capital created or retained **212** units of affordable housing, **233** jobs, **123,582** square feet of commercial retail/community facility space and leveraged an additional **\$6,274,033** in public and private investments in low- to moderate- income neighborhoods throughout metropolitan Chicago.

2015 was a great year for raising capital to reduce poverty, improve health, expand access to quality goods and services and build stronger and more resilient communities around Chicagoland. CCLF was awarded **\$15 million** in New Market Tax Credits, **\$2 million** in a financial assistance grant and a **\$28 million** bond guarantee from the CDFI-Fund. This coupled with a **\$1 million** Bank of America grant, a **\$2.5 million** investment from Northern Trust Bank and **\$5 million** from the Federal Home Loan Bank of Chicago's Community First Fund helped rocket CCLF's total assets to **\$67 million**. With the additional capital, CCLF will remain a flexible source of financing and technical assistance in market niches that are underserved by traditional financial institutions helping to launch projects that lift up people and restore neighborhoods.

4th Quarter/2015

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## Sugar Beet Food Co-op Brings Healthy Food and Innovative Business



*Founder of Sugar Beet Cheryl Muñoz, Senator Don Harmen, Mayor of Oak Park Anan Abu-Taleb, CCLF's COO and VP of Program Operations Robert Tucker and Cook County Commissioner Richard Boykin at the ribbon cutting for Sugar Beet on August 14th*

Sugar Beet Food Co-op opened its doors this summer, making it one of the first food co-ops in the Chicagoland area. The Oak Park River Forest Community attended both an opening reception and a grand opening weekend full of events, from a ribbon cutting to cooking demonstrations. The opening reception featured acknowledgements and celebratory toasts by Cheryl Muñoz, the founder of Sugar Beet; Chris Roland, the Co-op's General Manager; Peter Nolan, the Vice President of the Co-op's Board and many others.

During the ribbon cutting, CCLF's COO and Vice President of Programs Robert Tucker joined Founder Cheryl Muñoz and local politicians in celebrating the official opening of Sugar Beet. Tucker serves on the Village Board of Trustees along with Oak Park's Mayor Anan Abu-Taleb, who remarked on how the Co-op shows a true partnership between the private and public spheres. It was financed by the Village of Oak Park with Tax Increment Financing (TIF) funding, the Community Bank of



*Clockwise from top left: CCLF's Director of Portfolio Management, Lyrecia Parks, checks out Sugar Beet's produce; Founder Cheryl Muñoz speaks at the Co-op's Opening Reception; a wall of the Co-op adorned with its owners' names; a worker at Sugar Beet's cafe prepares locally roasted coffee for new customers*

## Bank of America Awards CCLF \$1 Million for Land Trusts



Bank of America (BAC) has awarded Chicago Community Loan Fund a \$1 million grant to support the creation of land trusts in Cook County. Through the development of land trusts, CCLF and its partners will acquire, rehab and put back on the market 50 foreclosed and/or blighted homes in order to maintain affordable housing in high opportunity neighborhoods for many years to come.

CCLF is partnering with Action Now Institute, Chicago Anti-Eviction Campaign and Greater Southwest Development Corporation to identify the properties and community residents that will inhabit the new available housing with assistance from the Cook County Land Bank Authority. This comprehensive initiative will provide housing counseling, financing and technical assistance for single family homes or 2-4 unit properties in micro markets that will spark community change.

"Stabilizing the housing stock one micro market at a time will spur development in the broader community leading to long-term housing affordability, homeownership, job creation and new business for MBE contractors, developers and local nonprofits," said CCLF President Calvin L. Holmes. "None of this would be possible without the funding from Bank of America and their long-term commitment to community development not only in Chicago's hardest-hit communities but across the country."

Oak Park River Forest, over 1,200 individuals (who are now owners) and the non-profit organizations Shared Capital Cooperative and the Sustainable Local Food Investment Group (SLoFIG). CCLF also closed a loan of **\$640,000** for the Co-op in the fourth quarter.

Located in Oak Park, Sugar Beet offers its community healthy food options and an innovative business opportunity. The founders have worked hard to make it a one-stop grocery store for the convenience of those in the community, stocking shelves with local, organic and sustainable products of all kinds, from produce to body care products. Tom Hollinden, the Board President, remarked that the Co-op was developed "from a simple idea – that everyone deserves to have fresh food at good prices while knowing how and where their food is grown."

Sugar Beet is exactly the type of social enterprise that CCLF is looking to finance as part of its Strategic Plan. Sugar Beet circulates money back into surrounding communities by purchasing as many local products as it can. It also offers a unique cooperative business model to residents in the area. These factors combine to make Sugar Beet an ideal partner for CCLF, one that is focused on meeting the needs of its community and involving them in that process.

## Stony Island Arts Bank Opens as part of Chicago's Architectural Biennial



*Randy Crompton, Mayor Rahm Emanuel, Alderman Leslie Hairston, CCLF President Calvin L. Holmes, Frederick Dunston and Director of Lending Operations at CCLF Wendell Harris*

For the past 30 years, a nearly century-old bank in Chicago's South Shore community has been abandoned and vacant. The 19,065 square foot building was acquired by the City of Chicago via condemnation in 2008 and soon captured the interest of visionary Theaster Gates. Gates, a world renowned artist, bought the building and transformed it into the Stony Island Arts Bank, a multi-use facility which would house offices for a nonprofit, provide event/exhibit/studio space, and a research archive/library. Gates sees the space as filling a dire need for a cultural and community space in the South Shore area. "For me personally, it is important because I want amazing amenities where I live and I deserve beautiful things in my neighborhood. Sometimes, in order for that to happen, you have to make it happen," Gates commented.

## Holmes Recommends Changes for EGRPRA



In October, CCLF President Calvin L. Holmes gave testimony at an outreach meeting on how to improve the Economic Growth and Regulatory Paperwork Reduction Act of 1996 (EGRPRA). The meeting was held by the FDIC, the Federal Reserve Board, and the Office of the Comptroller of the Currency in an effort to get feedback on EGRPRA.

Holmes mentioned many of the current regulations are working to improve relationships between banks and community development financial institutions. First, he recommended lowering the amount of capital stock and surplus that has to be charged when banks make community development and public welfare investments in community development entities that are rated by rigorous third-party rating systems. He also advocated for reducing the outdated capital and surplus charge burden so that insured depositories can significantly expand their public welfare investments to help meet the credit needs of their local communities. He then asked regulators to continue to categorize EQ2s as innovative and complex even though they have been around for a while because they provide capital resources to most proactive lenders for LMI communities. The gist was to allow banks to set aside a "basket" of loans in their portfolios that could be made without the same level of documentation required for other loans. To read the full statement, visit the News section of CCLF's website.

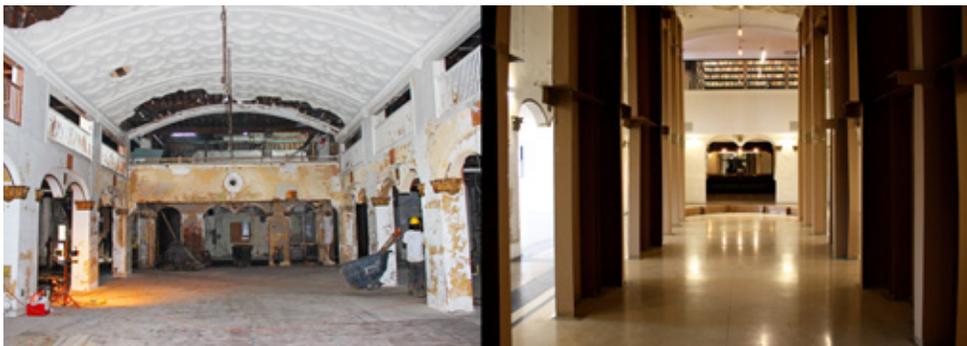


*CCLF staff talk with a representative of the Rebuild Foundation during a private tour*

The Arts Bank officially opened on October 3rd as a part of Chicago's Architectural Biennial with an impressively large turnout. CCLF President Calvin L. Holmes and other staff members attended the Grand Opening along with important Chicago figures such as Mayor Rahm Emanuel, Alderman of Chicago's 5th Ward Leslie Hairston, and City Treasurer Kurt Summers. During a short press conference, Gates welcomed the large crowd and thanked CCLF and State Farm for helping make the Arts Bank possible. Sherry Bowne, Philanthropy Analyst at State Farm added, "We appreciate our relationship and association with this amazing and transformational project." CCLF provided a loan of **\$2,700,000** to Gates' The Stony Group LLC to complete this project.

Many CCLF staff members received a private tour of the Arts Bank and learned about Gates' history of redevelopment on the South Side and the other projects Rebuild Foundation is leading such as the Dorchester Art + Housing Collaborative, which offers mixed income housing for artists and community members. They got the opportunity to explore the Art Banks' 17,000 square foot gallery and arts space and hear about its distinctive collections, such as Frankie Knuckles' collection of vinyl "House" music records and the personal archive of John H. Johnson who founded Johnson Publishing, which is best known for publishing Ebony and Jet magazines.

In the short time since the Arts Bank has opened, it has attracted visitors from all over the city and the world. CCLF is excited to watch the space grow as an artistic institution of Chicago.



*Left: The main hall of the Arts Bank during the restoration and construction process. Right: The main hall after the Arts Bank opened in October with the installation Under the Skin by Carlos Bunga*

## CCLF Helps Lead Neighborhood Contractors and Developers Workshop



This Fall CCLF led an intensive 2-day workshop to help build capacity for neighborhood contractors and developers. 20 minority developers and contractors attended, all of which are at varying stages of developing projects in low-to-moderate income neighborhoods. Experts in the field taught the group about a range of topics, from cash flow management to hiring practices. CCLF staff including Director of Lending Operations Wendell Harris and Technical Assistance and Special Initiatives Consultant Sean Harden helped lead the workshop.

This workshop was one stage in an initiative organized by CCLF and its partners the Monroe Foundation, National Black Wall Street Chicago (NBWSC) and Citibank. After the workshop's completion, participants were offered 8 hours of one-on-one real estate development coaching.

Harden reflected on how workshops like this let CCLF reach out to potential borrowers and help staff become better equipped at assisting people in the Chicagoland area. "These local actors play such a critical role in community redevelopment, so special initiatives like this are important because they allow CCLF to not only stay connected to the issues on the ground but also develop strategies that assist potential clients in building their capacity" he added. CCLF is ready to work with any of these developers or contractors once their projects are ready to be carried out.

## Betty Shabazz Celebrates Accessibility Renovations



*Betty Shabazz Academy principal Sundiata Mason, 8th Ward Alderman Michelle Harris, CCLF's Director of Portfolio Management Lyrecia Parks and Great Lakes ADA Center's Technical Assistance Specialist Ancel Montenelli*

Betty Shabazz International Charter School (BSICS) opened its doors in November to celebrate its compliance with the Americans with Disabilities Act (ADA) with a ribbon cutting ceremony. The ceremony marked the end of a yearlong process to make the school more accessible for people with various disabilities. These renovations include the installation of a new elevator, ADA approved bathrooms for teachers and students and new fireproof and ADA accessible doors. BSICS received a loan of **\$1.3 million** from CCLF to complete these renovations.

The ceremony began with performances by students and the recitation of an empowering student motto. 8th Ward Alderman Michelle Harris congratulated the school for its accomplishments and lauded it for being an exemplary institution on Chicago's South Side. CCLF's Director of Portfolio Management Lyrecia Parks was invited to speak and shared how proud CCLF is to have supported this project. The event culminated in a ribbon cutting outside the school.

In addition to completing renovations to increase accessibility, BSICS has been



*Director of Portfolio Management Lyrecia Parks addresses a group of students, staff and others celebrating the ribbon cutting on October 29th*

taking steps toward making its building more sustainable. It has used solar panels since its opening 17 years ago and recently installed permeable pavement in its parking lot which reduces rain runoff and has other environmental benefits. Considering all these renovations and BSICS' commitment to progress, it will continue to stand as a model for other schools throughout the city.

## CCLF Holds Project Readiness Workshop



In early December, TA and Special Initiatives Consultant Sean Harden led a Project Readiness Workshop in CCLF's office. The workshop gathered experts in the field who taught the group about organizational capacity, Green building certification and the difference between multifamily and single family financing. CCLF's Senior Loan and Program Officer Kevin Truitt also led a session on what a lender looks for when financing a project. The workshop was a great success, with over 80% of attendees surveyed saying that the workshop substantially increased their knowledge base.

## Grove Apartments Win AIA Illinois Award



Weese Langley Weese, the architectural firm for the Grove Apartments in Oak Park which were partially financed by CCLF, won the Crombie Taylor Award for Preservation from the American Institute of Architects (AIA) Illinois. CCLF provided a \$800,000 loan for the Grove Apartments in 2011. The apartments are located in the same building as the more recent CCLF borrower Sugar Beet Food Co-op.

## Englewood Blue Fosters Small Business Development



*Glen Fulton, Executive Director of the Greater Englewood Community Development Corporation, showcases Englewood Blue's high-tech office space*

Glen Fulton, Executive Director of the Greater Englewood Community Development Corporation (GECD), had over 30 years of experience in Corporate America before starting to work at the Englewood based non-profit. Since he began to lead the organization, GECD has grown into a prominent resource for Englewood and other South Side communities. One of its great programs is Englewood Blue, a hands-on small business accelerator. This program was made possible through a grant from Citi Foundation and CCLF's role as the grant's fiscal agent.

Englewood Blue began as a partnership between GECD and Blue 1647, a business and youth technology incubator located in Chicago's Pilsen neighborhood, in reaction to Englewood's high unemployment rate and the opening of the nearby Whole Foods. Fulton and others wanted to give residents from Englewood and surrounding areas the necessary tools to become suppliers for the grocery store. Englewood Blue offered an in-depth training to around 140 people and then directly connected attendees to Whole Foods. This workforce development led to 26 attendees getting employed as suppliers to Whole Foods.

Since its opening in May 2015, Englewood Blue has recruited around 60 members from a variety of fields, including food suppliers and a janitorial service. These members have access to the wide array of resources the organization offers, including office space, one-on-one mentoring with field experts and a state of the art conference room. Members can also attend the weekly, if not more often, capacity-building workshops offered at the organization. Workshops range in topic from financial literacy to technical development and are open to the public, with an average of 35 people attending each one. Englewood Blue also leads many after-school programs for youth, both on-site and at partnering organizations and schools. These programs give youth technical training and certifications that can lead to employment.

CCLF is proud to partner with Englewood Blue, an organization that is giving Chicago's Englewood and other South Side many resources and development opportunities that were rare in the past. When asked about what the impact of Englewood Blue has been so far for the community, Fulton responded, "Now 60 neighborhood small businesses have a home".

## The Children's Place Opens on West Chicago Avenue



Last October, the Children's Place Association opened a supportive housing building in West Humboldt Park. This structure will provide affordable apartments for 13 families facing homelessness and serious illnesses or disabilities. In addition to apartments, the building will provide on-site mental health care and other services for the 13 families who live within the building as well as 200 other children and their families.

This building is the latest addition to the 8 block stretch of West Chicago Avenue that CCLF and West Humboldt Park Family and Community Development Council (WHPFDC) are working together to develop through the West Chicago Avenue Rebuild initiative. Funded by Citi and Low Income Investment Fund's (LIIF) Partners in Progress initiative, WCAR aims to bring more commercial retail, affordable housing and other amenities to the area that currently suffers from high unemployment.

## CCLF Noteworthy

### CCLF Staff & Board News



Our beloved coworker **Bettye Claggett** passed away late last October. She was a valued employee working in our Accounting Department who was always cheerful and engaging. Her smile and positive attitude will forever be with us all.

**Maurice Williams** joined CCLF as Vice President of Economic Development with over 27 years of experience in community economic development and consulting. Maurice holds an MBA from Keller Graduate School of Management and a B.A. in Business/Sociology from Calvin College.



**Lyrecia Parks**, Director of Portfolio Management, recently completed her work with the Young Nonprofit Professionals Network (YNPN) of Chicago 2015 Leadership Institute cohort. This program aims to develop future leaders in Chicago's nonprofit sphere with extensive training, mentoring, and networking.



**Matt Reilein** will become the new Chair of the Board of Directors, succeeding the current Chair **John Tuohy**. Reilein has been on CCLF's Board of Directors since 2005 and has served on various committees including Finance & Audit, Enterprise Risk Management, Marketing and the Executive Committee. He worked for JPMorgan Chase for over a decade and recently joined the firm of O'Brien Staley Partners to head their Chicago office. Reilein holds an MBA from Northwestern University and a B.S. from Georgetown University.

During CCLF's Annual Board Meeting last month, the entire Board honored Tuohy's Chairmanship. Tuohy reflected "Serving on this Board has been the most fun job I've ever had. It's been a wonderful run, and I thank you all". We would like to congratulate Matt and thank John for his 6 years of service in the position.

**Nancy Radner** retired from the Board of Directors after 14 years of service. **Jerome Byers** has also transitioned off of the Board this quarter.



Board of Directors at Annual Board Meeting in December, 2015

CCLF welcomed **Dorothy Abreu** to its Board of Directors. Abreu is Vice President and Manager of PNC's Community Development group.

## CCLF Board of Directors

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*Ounce of Prevention Fund*

Mark C. Spears  
*The PrivateBank*

Kathryn Tholin  
*Center for Neighborhood Technology*

John L. Tuohy  
*Chapman and Cutler LLP (retired)*

## Credit Memos: CCLF Lends \$1.74 Million in 4th Quarter

**Sugar Beet Food Store Cooperative** received a \$640,000 construction/mini-permanent loan to finance the rehab and start-up expenses of a cooperative grocery retail business in Oak Park. This is part of CCLF's **Commercial Retail Initiative**. CCLF participated in the deal with Shared Capital Cooperative (formerly Northcountry Cooperative Development Fund). Thanks to **Sarah C. Thrasher, Esq.** and **Louis R. Hernandez, Partner** of **Kirkland & Ellis LLP** for serving as CCLF's counsel on this transaction.

**Community Service Council of Northern Will County** received a \$303,000 construction line of credit loan to rehab and sell foreclosed 1-to-4 unit residential properties in Northern Will County. This loan is part of CCLF's **Neighborhood Investor Lending Program**. Thanks to **Maureen S. Dixon, Partner** and **Douglas F. Tedeschi, Esq.** of **Kirkland & Ellis LLP** for serving as CCLF's counsel on this transaction.

**Green Property Acquisitions, LLC** received a \$200,000 mini-permanent loan to refinance 6 units of affordable housing in Auburn Gresham. This loan is part of the **Cook County Preservation Compact**. Thanks to **James S. Rowe, Partner** and **Alexander M. Schwartz, Esq.** of **Kirkland & Ellis LLP** for serving as CCLF's counsel on this transaction.

**Woolman Washington Cooperative**, a non for profit affordable housing cooperative, received a \$600,000 construction/mini-permanent loan to repair and renovate a 51 unit property in Wicker Park. This loan is part of the **Cook County Preservation Compact**. Thanks to **George M. Houhanisin, Esq.** and **Emily J. Knurck, Partner** of **McDermott Will & Emery LLP** for serving as CCLF's counsel on this transaction.

### Thank You to Funders and Investors

For their recent grants, CCLF thanks: *Bank Leumi USA, BMO Harris Bank N.A., The John D. and Catherine T. MacArthur Foundation, The Pierce Family Charitable Foundation, PNC Bank, US Bank and Wintrust Financial Corporation.*

For their recent investments, CCLF thanks: *Donna K. Altschulter and Sinsinawa Dominicans.*



*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 **OPPORTUNITYFINANCE NETWORK**



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### CCLF Staff

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