

COMMUNITY BLUEPRINT:

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

Coming Back to Downtown Aurora

CCLF provided an \$869,000 line of credit to the Aurora Arts Center, a project of The Community Builders (TCB), to establish the John C. Dunham Aurora Arts Center as part of Aurora's downtown revitalization. The three-story Arts Center will be home to the Paramount School of the Arts, providing rehearsal space, artist loft apartments, a fine dining restaurant and much more. The Paramount Theater, with its award-winning Broadway Series, draws approximately 320,000 patrons annually to downtown Aurora, according to the *Chicago Sun-Times*. The Arts Center, located next door at 5 East Galena Boulevard, will begin to draw a younger demographic to the city's center. This type of pedestrian traffic is needed in downtown Aurora, which has experienced a sluggish recovery from the economic downturn.

On March 5, 2018, Tim Rater, President and CEO of the Paramount Theater, provided a preview of the Arts Center and its projected impact in the city: "We will be able to start a new theater series that will complement what they are doing on the Paramount stage and, hopefully, thousands of people will benefit from arts education downtown."

Will Whitley, Development Director for TCB's work in Illinois, acknowledged the funders, contractors, donors and Mayor Richard Irvin for their steadfast support and involvement in this project. He said the project could not have been possible without support from Dunham Fund, City of Aurora, Illinois Housing Development Authority (IHDA), Invest Aurora, Senator Durbin's Office, BMO Harris, US Bank, CCLF and TCB.

Christine Moran, Managing Director, IHDA, applauded the plans to add housing to the unique mixed use of the facility, stating "This is a real milestone for the city and a valuable opportunity to transform historic buildings into much-needed community resources. What had been a vacant building will soon be a high-quality rental community, where working households can find safe and affordable housing near jobs opportunities, education, childcare, and all the services and amenities this downtown has to offer."

The Arts Center is scheduled to open later this year.



Aurora Mayor Richard Irvin at the podium with Deputy Mayor Rick Guzman at the March 5, 2018, preview of the John C. Dunham Aurora Arts Center.

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Fresh Food Options and Jobs Coming to Woodlawn



Leon Walker, DL3 Realty, LLC, Calvin L. Holmes, CCLF President (center) and James Gilliam, Fifth Third Bank (right) are joined by Molly Davis (silver scarf) and other community leaders at the March 7, 2018, ground breaking of the first full-service grocery store development in 47 years in Woodlawn.

Leon Walker, Managing Partner of DL3 Realty, LLC, is once again developing vacant land to bring a full-service grocery store to a food desert — *this time in Woodlawn*. Walker is the developer of Englewood Square, a commercial real estate development that now has a Whole Foods, Chipotle and Starbucks as retail tenants. The Englewood Square project is offering fresh fruit and vegetables and much more to residents of Englewood, while also providing 200 jobs. As a part of the revitalization efforts spearheaded by Preservation of Affordable Housing (POAH), on March 7, 2018, DL3 Realty and partner Terraco broke ground on the 48,000 square foot Jewel-Osco store that will be located at 61st Street and Cottage Grove Avenue in the Woodlawn community of Chicago. The store will offer a drive-through pharmacy, a deli counter and full-service groceries for shoppers.

DL3 Realty is a commercial real estate company with a mission to develop projects that help improve and sustain neighborhood life in Chicago's urban communities. The company works with community development corporations, local non-profit

organizations, and governmental entities to bring high-impact retail, institutional and professional office projects to Chicago's urban communities. CCLF provided DL3 Realty with an \$850,000 predevelopment loan for the Jewel-Osco in Woodlawn. Fifth Third Bank was the principal lender for this project.



Rendering of the 48,000 sq. ft. Jewel-Osco that will open in early 2019, offering an estimated 200 jobs in the Woodlawn community.

Woodforest National Bank Renews Support of CCLF



Jodi Reeves, Community Development Relationship Manager for Woodforest National Bank, presented a \$5,000 grant to Angela Dowell, Chief Financial Officer, and Calvin L. Holmes, President, as part of the bank's support of low- and moderate-income neighborhoods in CCLF's target market. Woodforest is one of CCLF's more recent partners that recognized the emerging needs of CCLF customers and helped to provide them with capital and other services that will ensure their projects' success.



The mission of 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.

Fresh Food Options and Jobs Coming to Woodlawn (cont.)



Leon Walker, Managing Partner of DL3, LLC, acknowledging CCLF and other stakeholders during the ground breaking ceremony of the Woodlawn Jewel-Osco, as Aaron Gorstein, CEO of POAH, 20th Ward Alderman Willie Cochran and construction workers from Powers & Sons look on.

POAH sold the land to DL3 Realty as a part of their \$30 million investment in Woodlawn. Aaron Gorstein, CEO of POAH stated, "There is incredible development going on in recent years, with commercial businesses opening up and new development of mixed-use housing." POAH has been able to leverage \$400 million in education, housing and infrastructure.

It has been 47 years since the last full-service grocery store closed its doors in Woodlawn. Longtime resident and Grove Parc Tenant's Association President, Molly Davis, emotionally described what this development meant to her: "I have been a resident of Woodlawn since 6th grade and have raised both of my children here. I feel it [the change] and we need it! I see nothing ahead of us but blue skies and economic development."

Mayor Emanuel congratulated POAH and Walker on the ground breaking and referenced the steady commitment of the Woodlawn residents: "People in Woodlawn never gave in, never gave up and always saw the promise, and I congratulate you. Kids in Woodlawn will see a grocery store and say, 'there goes my neighborhood.' We are building greatness." He also acknowledged the strong support received by Senator Dick Durbin as a key ally in bringing this development to fruition.

Walker has helped bring grocery stores with fresh fruit and vegetables and meats to families, so their kids can have a healthy start in life. He also brought together a strong team of African American businesses that are all contributing to Woodlawn's revitalization, including Powers & Sons, serving as the general contractor for the project. This project adds to the comprehensive development invigorated by the Obama Presidential Center and will create 200 full- and part-time jobs for local residents when it opens in 2019.

Year One Results are in for the Neighborhood Retail-Chicago Collaborative

The Neighborhood Retail-Chicago Collaborative was awarded a three-year \$3.49 million PRO Neighborhoods grant in 2016 from JPMorgan Chase Foundation to provide financing and technical assistance for commercial real estate development, as well as microfinancing and technical assistance for small businesses in underserved low- to moderate-income communities.

SB Friedman completed an independent report on the first year's results, which included providing 14 microloans totaling \$407,000 in capital to business owners that leveraged \$748,050 in private and public financing. Maurice Williams, CCLF's Vice President of Economic Development, presented the key findings and shared information on the pipeline for commercial retail in LMI neighborhoods at The Roof Top Conference on February 23, 2018, to the attendees representing both not-for-profit and real estate sectors. The Roof Top Conference is a forum for a meaningful discussion on how nonprofit executives, staff and board members can collaborate in addressing real estate and space needs in targeted markets. The full report can be accessed from CCLF's website, www.cclfchicago.org (under the "About Us" tab, select "Publications").



Panelists Daniel Jack Bacastow, Partner, Chapman and Cutler LLP, Maurice Williams, Vice President of Economic Development, CCLF, Ailsa Herrera, Senior Vice President, MB Financial Bank (and CCLF Board Member) and Kandace Lenti, Executive Vice President, Managing Director, Wintrust Commercial Bank at The Roof Top Conference displaying the Neighborhood Retail-Chicago Collaborative year one report produced by SB Friedman and Associates.

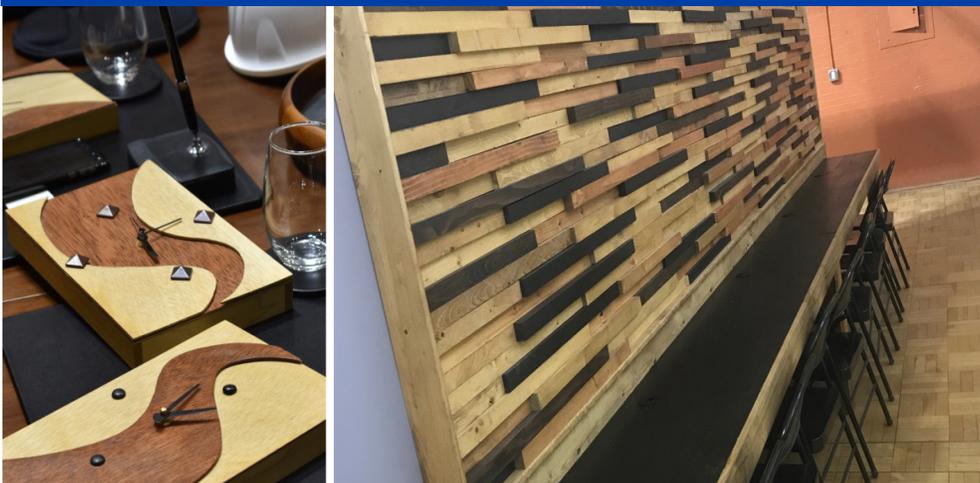
Chicago Neighborhood Rebuild Pilot Launches Workforce Services Component



Job training candidates David Gray, Brian K. Ellison, Director of Woodshop, Derrick Gunarh, Gary Lay and Miguel Antonino test the stools they have just created for Reconstruction Technology Partners.

Inside an old gymnasium on Chicago's West Side sits a two-story model home built by a group of men and women learning carpentry and other construction trades. They are being trained by Safer Foundation, one of the nation's largest not-for-profit providers of services designed exclusively for people with criminal records. CCLF has partnered with Safer Foundation to provide workforce services for the Chicago Neighborhood Rebuild Pilot Training Program. This program is implemented in collaboration with the city of Chicago and its aim is to rehabilitate 50 homes in three high-crime areas of the city while providing job-training opportunities to youth and ex-offenders.

Reconstruction Technology Partners (RTP) is a social enterprise subsidiary of Safer Foundation. This enterprise works to certify participants so they can qualify for a variety of jobs, from handyman/handywoman to union carpenters building houses. RTP has already identified five participants for the program and is helping them overcome barriers to employment by providing classroom training, hands-on skills training and other support services based on their learning styles and prior educational experiences. These participants have completed their coursework in woodshop and are currently training in



Wooden clocks (left) and a break room table designed and created by Chicago Neighborhood Rebuild Pilot program participants.

CCLF Joins Grounded Solutions

CCLF is now a member of Grounded Solutions Network to help advance its work with Chicagoland Owners Land Trust (COLT). Grounded Solutions is a national network supporting strong communities from the ground up. Its mission is to cultivate communities that are equitable, inclusive and rich in opportunity, by advancing affordable housing solutions that last for generations.



COLT is a partnership funded by Bank of America to address the issue of long-term housing affordability in key markets by creating a nonprofit land trust that will ensure that for-sale homes remain affordable in perpetuity via a 99-year ground lease. CCLF is currently collaborating with Greater Southwest Development Corporation, Action Now Institute and Chicago Anti-Eviction Campaign in Chicago Lawn and ultimately aims to develop 50 homes for long-term affordability there, as well as in a few other communities in Chicago and Cook County.

Chicago Neighborhood Rebuild Pilot Launches Workforce Services Component (cont.)



Gary Lay, one of the Chicago Rebuild Neighborhood Pilot program participants, working on a stool to add to the break room his team is creating for Reconstruction Technology Partners.

carpentry, building an indoor two-story house inside the gymnasium.

Brian K. Ellison is the Director of the Woodshop program and has shared some of his ten years of experience with the participants. Under his leadership, they have designed and constructed wooden clocks and cell phone holders, as well as created a break room with wooden stools, table and a creative back splash that is now a permanent resource for RTP. RTP is able to sell the wooden products produced by the participants at a cost below the market rate, creating demand for more production. Once they are certified, RTP works to place the participants at job training sites and eventually with a permanent employer.

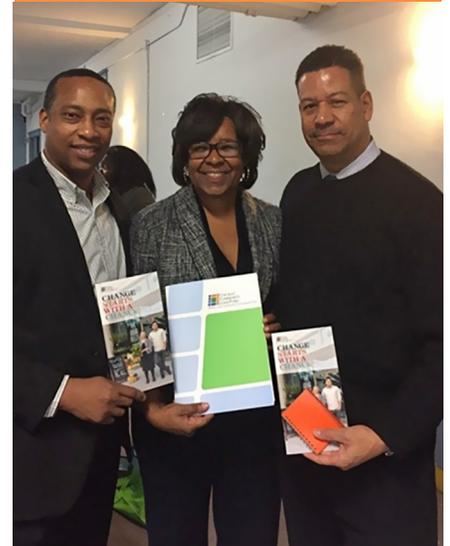
The program provides great motivation for participants. Miguel Antonino, who is new to the program, stated that he wants to keep going to school after certification to study robotic engineering. The participants enjoy working with Brian and with their peers because they laugh together and have become friends. Antonino is looking forward to the carpentry training. The house they are currently building is a living lab for the participants, and will be subsequently deconstructed as part of the learning process.

CCLF has also contracted with CARA to identify and provide workforce services to youth and ex-offenders. CCLF is working with developers to identify vacant properties in need of rehabilitation, which would become affordable home ownership opportunities for residents in the targeted communities. The Chicago Neighborhood Rebuild Pilot Training Program is funded by Rush University Hospital, MB Financial Bank, the City of Chicago, Fifth Third Bank and PayPal Gives.



Job training participants at Reconstruction Technology Partners attending a meeting next to a two-story home being built by participants inside a former gymnasium. Instructor Brian K. Ellison tours Sean Harden, CCLF Consultant, through the model home.

Activate Retail



Anthony Mosely (right) with Alderman Michelle Harris from the 8th Ward and Alderman Gregory Mitchell from the 7th Ward during the City of Chicago's Neighborhood Opportunity Fund's program promoting CCLF's Activate Retail, a \$25 million fund to help enliven commercial retail corridors in low-income neighborhoods, creating local jobs and providing access to quality goods and services where they are scarce. To inquire about the financing for your commercial real estate project, contact Anthony Mosely at amosely@cclfchicago.org.

Ribbon Cutting for XS Tennis and Education Foundation Writes a New Narrative



XS Tennis and Education Foundation ribbon cutting on March 3, 2018.

March 3, 2018, marked a significant day for African American youth in the Washington Park community with the ribbon cutting of the XS Tennis and Education Foundation. XS Tennis opened its 112,100-square-foot sports facility with 8 indoor and 16 outdoor tennis courts, two indoor basketball courts, multipurpose rooms, a fitness room and administrative offices that are projected to be used by 6,000 youth annually. The ultimate goal of XS Tennis is to pave the way toward college for record numbers of African American athletic scholars. The opening of XS Tennis and Education Foundation, founded by Kamau Murray, makes it the largest tennis facility serving African American youth in the country. Murray is President and CEO of XS Tennis, and earned a full tennis scholarship to Florida A&M University, where he also earned his MBA. He is also the coach of Sloane Stephens, one of three African American women who captured the championship trophy at the US Open.

When Murray spoke about his dream to open a world-class tennis facility on the South Side of Chicago at the former site of the Robert Taylor Homes, one of largest failed public housing projects in the country, many potential stakeholders were skeptical. "Black people don't play tennis," was one of the many criticisms he met. Murray credits early supporters and his "dream team" that provided the financial means and moral support he needed to overcome the many hurdles involved in such a large development project. Chicago Community Loan Fund was one of the early XS Tennis supporters, providing \$765,000 in financing and a \$700,000 letter of credit. Murray's "dream team" included Alderman Pat Dowell, Mayor Rahm Emanuel, PNC Bank, IFF, National Community Investment Fund, Urban Partnership Bank, LISC Chicago and Eugene Jones from the Chicago Housing Authority. Congressman Danny Davis was also a strong supporter and was instrumental in securing federal resources, such as New Markets Tax Credits, for this project.

XS Tennis is currently serving 3,000 students per year at all levels of proficiency, coming from all parts of the city and suburbs, and that number will grow to 6,000. The program provides tutoring for students and sliding-scale fees so that, regardless of family income, everyone can have access to the highest quality coaching staff, including African American coaches. The US Tennis Association has already scheduled matches to take place at XS Tennis, bringing a national audience to Chicago's South Side.

Evidence of the positive way in which XS Tennis will shape the lives of thousands of youth was seen in Camryn Salter, who confidently introduced Mayor Emanuel during the ribbon cutting ceremony. Salter is a senior and proud captain of the varsity tennis team at Whitney Young Magnet High School. She is part of Chicago Public School's history makers, bringing them its first girls' State Tennis Title in 2017. She began playing tennis under the tutelage of Murray at age 8 and, ten years later, she has two full college tennis scholarship offers.

Salter eloquently painted a picture of the impact XS Tennis is already having on the community stating, "Mayor Emanuel, we are changing the narrative. In Chicago, black kids are playing tennis. We graduate from high school. We attend college. We receive tennis scholarships. We graduate from college and, like Kamau, we will grow into adults that will make significant impact on communities like this all over the world."

CCLF Board Member, Tommy FitzGibbon, Honored with NHS's Gale Cincotta Award



Mike Spaniak and Carrie Owen from Evergreen Bancorp congratulate their colleague Thomas P. FitzGibbon, Jr. on receiving the Neighborhood Housing Services of Chicago's 2018 Gale Cincotta Award.

Neighborhood Housing Services of Chicago bestowed its prestigious Gale Cincotta Award to Thomas P. FitzGibbon, Jr. at its annual benefit on March 13, 2018. Gale Cincotta was an activist in Chicago known as the "Mother of the Community Reinvestment Act," which requires banks to meet the credit needs of the communities in which they operate. In its four decades, the CRA has driven major private investments into low- and moderate income areas. Since 1996, it has generated more than \$980 billion in the form of loans, investments and philanthropy in underserved communities, according to the National Community Reinvestment Coalition. FitzGibbon, a board member of CCLF, was recognized for his 35 years in championing access to capital in low- and moderate-income neighborhoods. He worked alongside Cincotta during the anti-redlining movement and was described as her "favorite banker." He is a decorated United States Navy serviceman and has held various executive roles in the banking industry. He also serves on the board of directors for Evergreen Bancorp and CCLF.

Wintrust Helps CCLF Improve Its Social Impact Metrics



Calvin L. Holmes and Bob Tucker accept a grant of \$15,000 from Wintrust Financial Corporation's Eric Phillips, Executive Vice President and Chief Credit Officer, and Casandra Slade, SVP-CRA and Community Development, for CCLF's social impact metrics study.

A top priority for CCLF is to optimize the organization's systems, tools, human resources and processes to ensure the agency has the corporate infrastructure to deliver on its mission as it grows assets to \$100 million by 2020. This is goal number one in the organization's strategic plan. CCLF is continually working to enhance business performance and reinvest in overall corporate strategy to stay ahead of trends and be prepared to meet its customers with financing and technical assistance in an ever-evolving marketplace.

Part of this capacity-building process calls for an overhaul of CCLF's social impact data collection. This will allow CCLF to understand how its programs and products are effective and what more can be done to improve them to help low-income people and places become healthy and more prosperous.

Wintrust Financial Corporation recognized the critical importance of data collection to demonstrate effectiveness and agreed to support a study on CCLF's social impact. Wintrust, and its community banking centers, have been strong supporters of CCLF's mission to provide flexible, affordable and responsible financing that benefit low- to moderate-income neighborhoods, families and individuals since its first \$5 million investment. Wintrust is also an annual funder and Eric Phillips, Executive Vice President and Chief Credit Officer, serves on CCLF's Board of Directors.

"This new grant from Wintrust will allow CCLF to thoughtfully examine industry standards when it comes to social impact tracking and ensure CCLF is collecting the right data that adds to our value proposition," stated Bob Tucker, COO and Executive Vice President of Program.

Credit Memos: CCLF Lends \$1.3 Million in the 1st Quarter

Dearborn Realist Board received a \$100,000 equipment & working capital term loan to buttress the launch of their social enterprise, Community Receivership Training Program in the Avalon Park community area. This project will provide education to help preserve affordable housing. Thanks to **William Hughes, Winston & Strawn LLP** for serving as CCLF's counsel on this transaction.

Greater Chicagoland Fellowship received a \$1,250,000 construction loan to acquire, rehabilitate and sell eight single-family homes in Cook, DuPage, Lake, McHenry and Will counties. GCF creates affordable housing opportunities for individuals suffering from addiction. This loan is part of CCLF's **Neighborhood Investor Lending Program**. Thanks to **Omar Ammash, Nicole Stauffer, Rachel Bates and Robert Buday, Latham & Watkins, LLP** for serving as CCLF's legal counsel through this transaction.

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For their recent grants, CCLF thanks:

Huntington Bank, Searle Fund at The Chicago Community Trust, Wintrust Financial Corporation, and Woodforest National Bank.

For their recent investments, CCLF thanks:

Anonymous, Kay Berkson, Kristin Ginger, Darryl & Jamie Hales, and Raila & Associates, Inc.

Staff News

Angela Dowell re-joined CCLF in August 2014 as the Controller and in September 2016 she was promoted to VP of Finance. This year she was promoted again to Chief Financial Officer. In this position she is responsible for investor relations and the accounting and finance operations. Dowell is a CPA with 11 years of accounting experience in both the for-profit and not-for-profit sectors. She has a Bachelor of Accounting degree from Southern Illinois University and a Master of Business Administration from DePaul University. Dowell also serves as Treasurer for the Young Nonprofit Professionals Network. Dowell was recently awarded the SIU-Carbondale College of Business Emerging Saluki Leader Award. She also gives back to the profession as a volunteer and trainer. On January 16, 2018, Dowell conducted a workshop on Understanding Nonprofit Finances for the Young Nonprofit Professionals Network at Forefront for 35 participants. The participants learned how to read and understand financial statements and about key financial ratios that help determine the fiscal health of a nonprofit organization.



Calvin L. Holmes presented at the Hyde Park Kenwood Coalition for Equitable Community Development annual meeting on February 3, 2018 in front of 30 community leaders and residents on "What is Happening in Woodlawn? How Will It Affect Hyde Park?" He provided a four-point strategy to mitigate displacement of legacy residents and businesses as redevelopment gains momentum in Woodlawn — the future home of the Obama Presidential Center. Holmes also presented on equitable development at the 49th Annual Meeting of the National Conference of Black Political Scientists, hosted by DePaul University in Chicago on March 15, 2018 for 50 participants. The theme of the conference was *Race and Environment: Agency, Survival & Continuing Challenges of Black Inequalities*.



Bob Tucker conducted a presentation on community land trusts for the Community Law Project at the Lincoln Memorial Congregational United Church of Christ for 45 Woodlawn residents and staff from various community organizations concerned about neighborhood gentrification. Participants learned about the basics of how to form a land trust, the benefits of land trusts and where they can secure more information.



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