Dear Friends,

In 1989, 15 community development investment professionals with similar concerns—the lack of funding to, and difficulty of attracting investments in, lower-wealth communities—met to found what would become the Chicago Community Loan Fund (CCLF). They believed that local individuals and religious organizations could create a new source of capital for community development that would have a higher risk tolerance. Such a lender would be able to provide early-stage real estate development loans, bridge loans, and equipment and working capital loans for mission-driven enterprises focused on affordable housing, social services, employment and the provision of goods and services. Such loans could, in essence, fill gaps in the credit market of the time.

The group called itself the Social Investment Vehicle Working Group, and its members represented organizations such as the Wieboldt Foundation, Shorebank, Crossroads Fund, Woodstock Institute, Community Renewal Society and United Way, as well as a number of community development corporations. Members spent two years identifying where the credit gaps in community development lending existed in the Chicago area and brainstorming how the new CCLF could potentially fill those gaps. The group was especially enthusiastic about how early-stage loans and technical assistance could leverage additional financial resources to achieve success. Their research confirmed that, with an intermediary such as CCLF prudently underwriting the loans and providing necessary technical assistance, local investors would be willing to make nontraditional investments in small or emerging organizations; unique projects such as limited-equity housing co-ops, worker-owned co-ops and land trusts; and untried community development concepts. Then, as is the case now, the organizers embraced CCLF’s role as a gap filler: a community development financial institution (CDFI) with the purpose of providing a wide variety of nontraditional loans with the potential to stabilize as little as one block or collectively transform an entire community.

In November 2011, CCLF celebrated 20 years of supporting some of the region’s most challenging yet promising community real estate and enterprise projects. Over this period, CCLF has considerably expanded its investor base and product offerings, deepened technical assistance capacities and become a tireless promoter of energy-efficient and environmentally responsible development. Through multiple ups and downs in the economy across two decades, CCLF has remained committed to filling the credit gaps in the Chicagoland community development landscape and will continue that commitment into the future.

Within this annual report, three customers exemplify how CCLF’s innovative and flexible funding can help fill these credit gaps and continue to support community development efforts throughout Chicagoland. We hope you will enjoy reading about these projects and our other accomplishments!

Thank you!

Calvin L. Holmes
President

John L. Tuohy
Chairman
CCLF was able to see what would typically be considered a high-risk project as an opportunity for high impact.
Providing unique lending for a unique business concept: The Plant

The transformation that has taken place in a former meatpacking plant in Chicago’s economically distressed Back of the Yards neighborhood is not immediately apparent to a passerby. However, after a tour led by one of the countless volunteers of The Plant, it’s easy to be excited by John Edel’s vision of what this space can become. Edel, owner of Bubbly Dynamics, LLC, and a team of like-minded interns, volunteers, and social entrepreneurs strive to turn a facility that others might bulldoze into a net-zero energy aquaponics fish farm, sustainable food business incubator and source of much-needed job creation.

The Plant is already on its way to reaching its goal of producing local, organic, truly sustainable food while creating 125 jobs within five years. It currently houses three aquaponics systems, a rooftop garden and a health drink brewing business, with more evolutions constantly taking place. “This project was intended to demonstrate that, with few resources and lots of ingenuity, you can take both places and people that may be overlooked by others and do really energy-intensive activities, such as food production and brewing, at net-zero energy use,” explains Edel.

Although the transformative potential of The Plant is easy to see, the funding was anything but easy to find. As a developer who primarily uses volunteers to create cutting-edge farming and food manufacturing spaces by renovating a highly distressed building, “it’s a bit of a stretch for the average banker to look at this project and see the possibility—and potential for long-term profitability,” comments Melanie Hoekstra, director of operations at The Plant.

CCLF, however, was able to see what would typically be considered a high-risk project as an opportunity for high impact. CCLF’s $540,000 equipment loan will finance the purchase and installation of an anaerobic digester system and combined heat and power turbines. Together they will convert waste from produce vendors and local breweries to biogas to be used for heat and electricity at the site. “We looked to CCLF for financing because I knew that CCLF’s mission is in line with our mission. It seemed like a logical partnership for what we were trying to accomplish,” says Edel.

Projects such as The Plant present a picture of what a sustainable future can look like. “As humans, we can do better than a zero-sum outcome in business,” says Hoekstra. “Instead, we can think creatively and use all available resources to improve our world. That is what The Plant is all about.”
CCLF recognized the importance of preventing a large apartment building with very affordable rents from falling into disrepair or being sold to a new owner who would likely increase the rents.
Preserving affordable housing: Grove Avenue Apartments and Jeffery Towers

In Oak Park, Illinois, over 900 families are on the waiting list for housing vouchers, and more than 400 families are waiting for housing suitable for persons with disabilities. Interfaith Housing Development Corporation (IHDC), as part of its mission to provide affordable housing to the highest-need populations across Chicagoland, is working to address these needs. With the help of two $800,000 acquisition loans from CCLF, IHDC purchased two different buildings, one a vacant commercial building in Oak Park that it will convert to Grove Avenue Apartments, the second for Jeffery Towers Apartments.

IHDC is a small, nonprofit, affordable housing developer that partners with neighborhood-based organizations to fill the needs of the most underserved members of the community. This includes individuals overcoming substance abuse, those living with HIV/AIDS, homeless veterans, extremely low income individuals and families, and the elderly. Towards this goal, Grove Avenue Apartments will provide 50 units of housing for those at or below 50 percent area median income (AMI). These apartments will provide supportive services for its special-needs tenants, handicapped-accessible units, and commercial space to the neighborhood. In addition, it is pursuing LEED Silver certification to enhance indoor environmental quality and reduce the building’s greenhouse gas emissions.

CCLF has a strong relationship with IHDC and is committed to helping the agency fulfill its mission. “Typically, we rely on CCLF for predevelopment/acquisition funds, which are often the most difficult to get,” says IHDC President Gladys Jordan. In 2011, CCLF, paired with funding from other lenders, made an additional acquisition loan to IHDC to purchase Jeffery Towers, a 135-unit apartment building in Chicago’s South Shore neighborhood. As a member of the Cook County Preservation Compact, CCLF recognized the importance of preventing a large apartment building with very affordable rents from falling into disrepair or being sold to a new owner who would likely increase the rents.

IHDC needed to act quickly to purchase Jeffery Towers as the building had already accrued more than 100 violations. Even though the construction and permanent financing for the gut rehab of the building was not fully secured, CCLF was able to make the loan in part because of IHDC’s strong 20-year track record; thus far, IHDC has created over 600 units of affordable housing in a variety of communities. Jordan noted IHDC’s was not a loan a traditional bank would have made, since compiling the many different sources of funding that a project such as this requires can be a long process. “We took a risk in purchasing Jeffery Towers, and CCLF took that risk with us.”
CCLF enabled the CMTC to refinance the original mortgage and secure funding from HUD for building repairs.
Filling the gaps in cooperative housing: Cambridge Manor

Sitting in Walter Hines’s photo-lined, one-bedroom apartment in Cambridge Manor Apartments, a senior housing cooperative in Chicago’s Douglas neighborhood, fellow tenant Nancy Boyd helps point out the many celebrities and politicians pictured with Hines: “There he is with Mrs. King, the late Dr. King Jr.’s wife. Up there is Jane Fonda.”

“Come over here; I’ll show you Mayor Daley,” beckons Hines. He has carried his passion for civic involvement and politics into his role as board president for the Cambridge Manor Tenant Council (CMTC), on which Boyd serves as secretary. “We have a lot of people living here with a lot of ideas. Our job, as the board, is to listen to those ideas and help carry them out,” says Hines. The board plans social events and classes and also handles property management concerns for the 312-unit cooperative apartment building.

Housing cooperative groups in the Chicago region often turn to CCLF for both financing and technical assistance, as both can be scarce. “Most banks and lenders in the area are not familiar with the cooperative model,” explains CCLF Senior Loan Officer Mark Fick. Fick worked with the tenants of CMTC to explore their financing options and set up next steps. A $265,000 predevelopment loan from CCLF enabled the CMTC to refinance the original mortgage and secure funding from HUD for building repairs.

“Unlike a typical market-rate owner, where you can just go out and get a new mortgage, here we are dealing with a group of people trying to maintain and preserve their building as affordable,” explains Jim Watts, property manager. “Because the CCLF predevelopment loan allowed us to refinance, we’ve been able to repair old mechanical systems, make upgrades to the hallways, create handicapped-accessible units, increase the value of tenants’ units and also raise the value of the community as a whole.” As a member of the Cook County Preservation Compact, CCLF was especially motivated to help the Cambridge Manor residents rehabilitate their home.

Although not a highly publicized project, Cambridge Manor Apartments has had a big impact in the Douglas community and in the lives of the tenants who reside there. “Not only do I get to have a say in how Cambridge Manor is kept up,” says Hines, “I get to live with a good mixture of people, yet people my age, in a good neighborhood at an affordable price.”
EQUIPMENT/WORKING CAPITAL LOANS

Chicago Pre-College Science and Engineering Program
Educational program
Loan amount: $100,000
Location: South/Southwest Chicago

Keeler-Roosevelt Road, LP
Mixed-use project
Loan amount: $30,000
Location: North Lawndale

Salsedo Press, Inc.
Print shop equipment
Loan amount: $184,198
Location: East Garfield Park and Humboldt Park

HOUSING COOPERATIVE LOANS

Blue Stem Cooperative
Cooperative housing
Loan amount: $626,000
Location: Logan Square

Cambridge Manor Tenant Council
Cooperative senior housing
Loan amount: $265,000
Location: Douglas

Freedom Road Cooperative
Cooperative housing
Loan amount: $619,468
Location: Uptown

Good News Partners
(The Bosworth)
Cooperative housing
Loan amount: $354,000
Location: Rogers Park

Good News Partners
(The Phoenix) 1
Cooperative housing
Loan amount: $350,000
Location: Rogers Park

Good News Partners
(The Phoenix) 2
Cooperative housing
Loan amount: $176,000
Location: Rogers Park

Hesed House Cooperative
Cooperative housing
Loan amount: $250,000
Location: Little Village

HUB Housing Cooperative
Cooperative housing
Loan amount: $615,000
Location: Little Village

Logan Square Cooperative
Cooperative housing
Loan amount: $505,000
Location: Logan Square

NASCO Properties, Inc.
Cooperative housing
Loan amount: $1,022,495
Location: Hyde Park

Racine Courts Cooperative
Affordable cooperative housing
Loan amount: $685,000
Location: Morgan Park

Spaulding Collective Partnership
Cooperative housing
Loan amount: $185,000
Location: Logan Square

Stone Soup Cooperative 1
Cooperative housing
Loan amount: $165,000
Location: McKinley Park

Stone Soup Cooperative 2
Cooperative housing
Loan amount: $165,000
Location: McKinley Park
MINIPERMANENT MORTGAGE LOANS

4832 S. Vincennes, LP
Affordable rental housing
Loan amount: $684,000
Location: Grand Boulevard

Arab American Family Services
Social service program and office building
Loan amount: $380,000
Location: Bridgeview, IL

Breaking Ground, Inc. 1
Interim housing
Loan amount: $250,000
Location: North Lawndale

Breaking Ground, Inc. 3
Landbanking
Loan amount: $50,000
Location: North Lawndale

Breaking Ground, Inc. 4
Interim housing
Loan amount: $203,065
Location: North Lawndale

Bullet Proof Film, Inc.
Office and production space
Loan amount: $100,000
Location: Logan Square

Chicago Metropolitan Housing Development Corporation
Renovation of mixed-income rental properties
Loan amount: $250,000
Location: Washington Heights, Ashburn, Chicago Lawn and Albany Park

Community TV Network 2
Program and office space
Loan amount: $139,500
Location: Logan Square

East Lake Management & Development Corporation
Affordable rental housing
Loan amount: $184,814
Location: Grand Boulevard

Geneva Foundation
Therapeutic home for teen boys
Loan amount: $410,000
Location: West Humboldt Park

Growing Home, Inc.
Facility space at a year-round urban farm
Loan amount: $250,000
Location: Englewood

Ignatia Foundation
Supportive-living facility
Loan amount: $144,000
Location: Avondale

Mustard Seed of Chicago, Inc.
Social service program facility
Loan amount: $349,500
Location: North Lawndale

Pullman Suites, LP
Senior housing
Loan amount: $375,000
Location: Roseland/Pullman

The Resurrection Project
Affordable rental housing
Loan amount: $54,028
Location: Pilsen

Rimland Services 1
Housing for adults with disabilities
Loan amount: $259,938
Location: Evanston, IL

Rimland Services 2
Housing for adults with disabilities
Loan amount: $125,400
Location: Maywood, IL

Rimland Services 3
Housing for adults with disabilities
Loan amount: $180,000
Location: Evanston, IL

Rimland Services 4
Housing for adults with disabilities
Loan amount: $117,000
Location: North Cook County

Southside Preservation Portfolio, LLC
Affordable rental housing
Loan amount: $1,000,000
Location: Auburn Gresham, Chatham, Roseland and South Shore

St. Edmund’s Court, LLC
Affordable rental housing
Loan amount: $950,000
Location: Washington Park

Tri-Fund Development
Participation loan for increased nonprofit ownership of shopping center
Loan amount: $600,000
Location: North Kenwood

Tucker Group II General Partnership
Affordable rental housing
Loan amount: $22,000
Location: Woodlawn

PREDEVELOPMENT LOANS – NONPROFIT

Back of the Yards Neighborhood Council
Mixed-use office and community center
Loan amount: $295,000
Location: Brighton Park

Featherfist Development Corporation
Social service facility
Loan amount: $193,000
Location: South Shore

Fellowship Educational and Economic Development Corporation
Retail development and community center
Loan amount: $250,000
Location: Rogers Park

Fellowship Educational and Economic Development Corporation
Retail development and community center
Loan amount: $250,000
Location: Chicago Lawn

Geneva Foundation
Therapeutic home for teen boys
Loan amount: $410,000
Location: West Humboldt Park

Growing Home, Inc.
Facility space at a year-round urban farm
Loan amount: $250,000
Location: Englewood

Ignatia Foundation
Supportive-living facility
Loan amount: $144,000
Location: Avondale

Mustard Seed of Chicago, Inc.
Social service program facility
Loan amount: $349,500
Location: North Lawndale

Pullman Suites, LP
Senior housing
Loan amount: $375,000
Location: Roseland/Pullman

The Resurrection Project
Affordable rental housing
Loan amount: $54,028
Location: Pilsen

Rimland Services 1
Housing for adults with disabilities
Loan amount: $259,938
Location: Evanston, IL

Rimland Services 2
Housing for adults with disabilities
Loan amount: $125,400
Location: Maywood, IL

Rimland Services 3
Housing for adults with disabilities
Loan amount: $180,000
Location: Evanston, IL

Rimland Services 4
Housing for adults with disabilities
Loan amount: $117,000
Location: North Cook County

Southside Preservation Portfolio, LLC
Affordable rental housing
Loan amount: $1,000,000
Location: Auburn Gresham, Chatham, Roseland and South Shore

St. Edmund’s Court, LLC
Affordable rental housing
Loan amount: $950,000
Location: Washington Park

Tri-Fund Development
Participation loan for increased nonprofit ownership of shopping center
Loan amount: $600,000
Location: North Kenwood

Tucker Group II General Partnership
Affordable rental housing
Loan amount: $22,000
Location: Woodlawn

PREDEVELOPMENT LOANS – NONPROFIT

Back of the Yards Neighborhood Council
Mixed-use office and community center
Loan amount: $295,000
Location: Brighton Park

Featherfist Development Corporation
Social service facility
Loan amount: $193,000
Location: South Shore

Fellowship Educational and Economic Development Corporation
Retail development and community center
Loan amount: $250,000
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Fellowship Educational and Economic Development Corporation
Retail development and community center
Loan amount: $250,000
Location: Chicago Lawn

Geneva Foundation
Therapeutic home for teen boys
Loan amount: $410,000
Location: West Humboldt Park

Growing Home, Inc.
Facility space at a year-round urban farm
Loan amount: $250,000
Location: Englewood

Ignatia Foundation
Supportive-living facility
Loan amount: $144,000
Location: Avondale

Mustard Seed of Chicago, Inc.
Social service program facility
Loan amount: $349,500
Location: North Lawndale

Pullman Suites, LP
Senior housing
Loan amount: $375,000
Location: Roseland/Pullman

The Resurrection Project
Affordable rental housing
Loan amount: $54,028
Location: Pilsen

Rimland Services 1
Housing for adults with disabilities
Loan amount: $259,938
Location: Evanston, IL

Rimland Services 2
Housing for adults with disabilities
Loan amount: $125,400
Location: Maywood, IL

Rimland Services 3
Housing for adults with disabilities
Loan amount: $180,000
Location: Evanston, IL

Rimland Services 4
Housing for adults with disabilities
Loan amount: $117,000
Location: North Cook County

Southside Preservation Portfolio, LLC
Affordable rental housing
Loan amount: $1,000,000
Location: Auburn Gresham, Chatham, Roseland and South Shore

St. Edmund’s Court, LLC
Affordable rental housing
Loan amount: $950,000
Location: Washington Park

Tri-Fund Development
Participation loan for increased nonprofit ownership of shopping center
Loan amount: $600,000
Location: North Kenwood

Tucker Group II General Partnership
Affordable rental housing
Loan amount: $22,000
Location: Woodlawn

PREDEVELOPMENT LOANS – FOR-PROFIT

300 East 51st Street LLC
(Urban Juncture)
Commercial development project
Loan amount: $400,000
Location: Bronzeville

Alliance Property Group of Illinois II, LLC
Mixed-use and affordable senior housing
Loan amount: $875,000
Location: North Kenwood/Oakland

Bronzeville Emporium LLC
Mixed-use commercial rehabilitation
Loan amount: $450,000
Location: Bronzeville/Grand Boulevard

Interfaith Housing Development Corporation
Affordable rental housing
Loan amount: $800,000
Location: Oak Park

Jeffery Towers Apartments LLC
Affordable rental housing
Loan amount: $800,000
Location: South Shore

Latin United Community Housing Association (LUCHA)
Preservation of affordable rental housing
Loan amount: $225,000
Location: West Town

People’s Community Development Association of Chicago
Affordable for-sale homes
Loan amount: $255,776
Location: East Garfield Park

Voice of the People in Uptown, Inc.
Preservation of affordable rental housing
Loan amount: $250,000
Location: Uptown

Wisdom Bridge Arts Project
Community arts center and housing
Loan amount: $429,000
Location: Rogers Park

PREDEVELOPMENT LOANS – FOR-PROFIT

300 East 51st Street LLC
(Urban Juncture)
Commercial development project
Loan amount: $400,000
Location: Bronzeville

Alliance Property Group of Illinois II, LLC
Mixed-use and affordable senior housing
Loan amount: $875,000
Location: North Kenwood/Oakland

Bronzeville Emporium LLC
Mixed-use commercial rehabilitation
Loan amount: $450,000
Location: Bronzeville/Grand Boulevard

Interfaith Housing Development
Corporation
Affordable rental housing
Loan amount: $800,000
Location: Oak Park

Jeffery Towers Apartments LLC
Affordable rental housing
Loan amount: $800,000
Location: South Shore

Latin United Community Housing Association (LUCHA)
Preservation of affordable rental housing
Loan amount: $225,000
Location: West Town

People’s Community Development Association of Chicago
Affordable for-sale homes
Loan amount: $255,776
Location: East Garfield Park

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Preservation of affordable rental housing
Loan amount: $250,000
Location: Uptown

Wisdom Bridge Arts Project
Community arts center and housing
Loan amount: $429,000
Location: Rogers Park

PREDEVELOPMENT LOANS – FOR-PROFIT

300 East 51st Street LLC
(Urban Juncture)
Commercial development project
Loan amount: $400,000
Location: Bronzeville

Alliance Property Group of Illinois II, LLC
Mixed-use and affordable senior housing
Loan amount: $875,000
Location: North Kenwood/Oakland

Bronzeville Emporium LLC
Mixed-use commercial rehabilitation
Loan amount: $450,000
Location: Bronzeville/Grand Boulevard

Interfaith Housing Development Corporation
Affordable rental housing
Loan amount: $800,000
Location: Oak Park

Jeffery Towers Apartments LLC
Affordable rental housing
Loan amount: $800,000
Location: South Shore

Latin United Community Housing Association (LUCHA)
Preservation of affordable rental housing
Loan amount: $225,000
Location: West Town

People’s Community Development Association of Chicago
Affordable for-sale homes
Loan amount: $255,776
Location: East Garfield Park

Voice of the People in Uptown, Inc.
Preservation of affordable rental housing
Loan amount: $250,000
Location: Uptown

Wisdom Bridge Arts Project
Community arts center and housing
Loan amount: $429,000
Location: Rogers Park
Preservation of Affordable Housing
Affordable rental housing
Loan amount: $750,000
Location: Woodlawn

Sixteen Hundred Investment Group
Affordable senior housing
Loan amount: $50,000
Location: Roseland

PREDEVELOPMENT AND CONSTRUCTION LOANS – CHA TRANSFORMATION
Arches Retail Development LLC
Commercial office and medical center
Loan amount: $400,000
Location: Oakland

Granite Partners for Oakwood
Boulevard Phase 2, LLC
Affordable senior rental housing
Loan amount: $500,000
Location: North Kenwood/Oakland

Oakwood Shores Terrace
Associates LP
Affordable rental housing
Loan amount: $200,000
Location: North Lawndale

CONSTRUCTION LOANS – FOR-PROFIT
Englewood Housing Group II, LP
Affordable rental housing
Loan amount: $750,000
Location: East Garfield Park

Keeler-Roosevelt Road LP
Affordable mixed-use project
Loan amount: $500,000
Location: North Lawndale

Lawndale Douglas LLC
Rental housing rehabilitation as part of the Lawndale Restoration program
Loan amount: $425,000
Location: North Lawndale

Genesis Housing Development Corporation
Rehabilitation of two properties
Loan amount: $356,000 and $239,000
Location: South Shore

Karry L. Young Development LLC
Rehabilitation of two properties
Loan amount: $875,000 and $146,000
Location: Chicago Lawn

Keaney Construction, Inc.
Rehabilitation of one property
Loan amount: $338,000
Location: Humboldt Park

Avalon Investment Solutions Company
Rehabilitation of one property
Loan amount: $290,000
Location: Austin

Breaking Ground, Inc.
Rehabilitation of seven properties
Loan amount: $249,000, $254,000, $100,000, $235,000, $286,600, $247,000 and $325,000
Location: North Lawndale

Celadon-Kimbark LLC
Rehabilitation of one property
Loan amount: $583,000
Location: Greater Grand Crossing

Chicago Neighborhood Initiatives, Inc.
Rehabilitation of seven properties
Loan amount: $357,500, $246,500, $246,000, $260,500, $265,750, $270,000 and $266,750
Location: Humboldt Park

CONSTRUCTION LOANS – NONPROFIT
Greater Chicagoland Fellowship Club
Affordable rental housing
Loan amount: $86,250
Location: West suburbs

Mount Vernon Missionary Baptist Church
Community center
Loan amount: $50,000
Location: North Lawndale

CITY OF CHICAGO NEIGHBORHOOD STABILIZATION PROGRAM (NSP) 1 & 2 LOANS
Anchor Group LTD of Illinois
Rehabilitation of three properties
Loan amount: $233,000, $264,000 and $357,000
Location: Humboldt Park

Avalon Investment Solutions Company
Rehabilitation of one property
Loan amount: $290,000
Location: Austin

KMA Holdings III LLC
Rehabilitation of two properties
Loan amount: $294,000 and $415,000
Location: West Humboldt Park

KMW Communities LLC
Rehabilitation of three properties
Loan amount: $551,000, $514,000 and $343,000
Location: West Humboldt Park

Keaney Construction, Inc.
Rehabilitation of one property
Loan amount: $338,000
Location: Humboldt Park

Team 4 Development LLC
Rehabilitation of eight properties
Loan amount: $200,250, $165,500, $163,000, $242,000, $385,000, $362,500, $198,000 and $175,000
Location: Greater Grand Crossing

Vesta Property Development LLC
Rehabilitation of three properties
Loan amount: $271,500, $164,500 and $144,500
Location: Chicago Lawn

New Homes By New Pisgah, NFP
Rehabilitation of five properties
Loan amount: $268,000, $252,500, $138,000, $343,000 and $332,000
Location: Auburn Gresham

Revere Properties Development LLC
Rehabilitation of two properties
Loan amount: $146,500 and $227,000
Location: South Shore and Greater Grand Crossing

Sherman Park LLC
Rehabilitation of one property
Loan amount: $328,000
Location: New City/Back of the Yards

St. Edmund’s Court LLC
Rehabilitation of one property
Loan amount: $5,224,434
Location: Washington Park

Team 4 Development LLC
Rehabilitation of eight properties
Loan amount: $200,250, $165,500, $163,000, $242,000, $385,000, $362,500, $198,000 and $175,000
Location: Greater Grand Crossing

Vesta Property Development LLC
Rehabilitation of three properties
Loan amount: $271,500, $164,500 and $144,500
Location: Chicago Lawn
Support from funders and investors of the Chicago Community Loan Fund allowed us to grow our lending capital by 8.7%, from $24.8 million to $27.0 million. CCLF received a $2 million permanent lending capital grant from JP Morgan Chase and $1.5 million from the Community Development Financial Institutions (CDFI) Fund at the U.S. Treasury. Many new investors helped us realize our mission, and many investors renewed their long-term investments.

Enabled by three conditions—this growth in available capital, our lending focus on rehabilitating foreclosed homes through the City of Chicago Neighborhood Stabilization Program (NSP), and the resurgence of our historical core business (i.e., multifamily affordable housing, community facilities and social enterprise)—more loans were made to developers in hard-hit areas. An increase of 6.3% in net loans outstanding was achieved in 2011 over 2010, resulting in an increase in interest and fees earned, and adding to CCLF’s self-sufficiency. Two loans were written off at the end of 2011, a first for CCLF in recent years. However, as company policy is to reserve conservatively based on each loan’s individual risk, there was little impact to the Statement of Activities. Also, we ended the year with a modest operating surplus and used that in part to keep our operating reserve at 25% of core expenses.

Desmond & Ahern, Ltd., Certified Public Accountants, audited the financial statements for the fiscal year ended December 31, 2011, in accordance with generally accepted accounting principles and expressed an unqualified opinion. The audit was approved by the CCLF Board of Directors and is available upon request (email invest@cclfchicago.org).
## STATEMENT OF FINANCIAL POSITION

*As of December 31, 2011 (with comparative totals for 2010)*

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<thead>
<tr>
<th></th>
<th>Operating</th>
<th>Lending Capital</th>
<th>2011 Total All Funds</th>
<th>2010 Total All Funds</th>
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<td><strong>ASSETS</strong></td>
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<td><strong>Current Assets</strong></td>
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<td>90,001</td>
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</tr>
<tr>
<td>Interfund transactions</td>
<td>2,729,543</td>
<td>(2,729,543)</td>
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<tr>
<td><strong>Total current assets</strong></td>
<td>4,720,161</td>
<td>17,770,477</td>
<td>22,490,638</td>
<td>18,864,065</td>
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<tr>
<td><strong>Long-Term Assets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notes receivable (net)</td>
<td>0</td>
<td>9,218,102</td>
<td>9,218,102</td>
<td>8,813,267</td>
</tr>
<tr>
<td>Fixed assets and other assets</td>
<td>58,897</td>
<td>0</td>
<td>58,897</td>
<td>45,806</td>
</tr>
<tr>
<td><strong>Total long-term assets</strong></td>
<td>58,897</td>
<td>9,218,102</td>
<td>9,276,999</td>
<td>8,859,073</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>4,779,058</td>
<td>26,988,579</td>
<td>31,767,637</td>
<td>27,723,138</td>
</tr>
<tr>
<td><strong>LIABILITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Current Liabilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable and accruals</td>
<td>178,109</td>
<td>400,000</td>
<td>578,109</td>
<td>167,199</td>
</tr>
<tr>
<td>Notes and loans payable</td>
<td>0</td>
<td>3,033,983</td>
<td>3,033,983</td>
<td>3,375,383</td>
</tr>
<tr>
<td><strong>Total current liabilities</strong></td>
<td>178,109</td>
<td>3,433,983</td>
<td>3,612,092</td>
<td>3,542,582</td>
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<tr>
<td>Long-term notes and loans payable</td>
<td>0</td>
<td>15,945,214</td>
<td>15,945,214</td>
<td>15,871,463</td>
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<tr>
<td><strong>Total Liabilities</strong></td>
<td>178,109</td>
<td>19,379,197</td>
<td>19,557,306</td>
<td>19,414,045</td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unrestricted</td>
<td>4,333,735</td>
<td>3,795,839</td>
<td>8,129,574</td>
<td>6,303,395</td>
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<tr>
<td>Temporarily restricted</td>
<td>267,214</td>
<td>38,225</td>
<td>305,439</td>
<td>255,380</td>
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<tr>
<td>Permanently restricted</td>
<td>0</td>
<td>3,775,318</td>
<td>3,775,318</td>
<td>1,750,318</td>
</tr>
<tr>
<td><strong>Total net assets</strong></td>
<td>4,600,949</td>
<td>7,609,382</td>
<td>12,210,331</td>
<td>8,309,093</td>
</tr>
<tr>
<td><strong>Total Liabilities and Net Assets</strong></td>
<td>4,779,058</td>
<td>26,988,579</td>
<td>31,767,637</td>
<td>27,723,138</td>
</tr>
</tbody>
</table>

Notes:
1. Loan loss reserve allowance was $1,895,187 and $2,486,857 in 2011 and 2010, respectively.
2. Statement of financial position is condensed for presentation purposes only.
3. Financial statements were audited by Desmond & Ahern, Ltd.
### REVENUE AND SUPPORT

<table>
<thead>
<tr>
<th></th>
<th>Lending Operations</th>
<th>Technical Assistance</th>
<th>Total</th>
<th>Lending Capital</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Unrestricted</td>
<td>Temporarily Restricted</td>
<td></td>
<td>Unrestricted</td>
<td>Temporarily Restricted</td>
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<tr>
<td>Grants and contributions</td>
<td>321,075</td>
<td>226,250</td>
<td>90,400</td>
<td>30,000</td>
<td>667,725</td>
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<tr>
<td>Donated services</td>
<td>230,051</td>
<td>0</td>
<td>0</td>
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<td>230,051</td>
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<tr>
<td>Notes receivable interest income</td>
<td>1,012,162</td>
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<td>0</td>
<td>0</td>
<td>1,012,162</td>
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<tr>
<td>Investment income</td>
<td>440,843</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>440,843</td>
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<tr>
<td>Unrealized/realized gain (loss) on investments</td>
<td>56,766</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>56,766</td>
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<tr>
<td>Loan closing fees</td>
<td>308,220</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>308,220</td>
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<tr>
<td>Contracted services and workshop</td>
<td>0</td>
<td>4,308</td>
<td>0</td>
<td>0</td>
<td>4,308</td>
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<tr>
<td>Loss on disposal of fixed assets</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Special events</td>
<td>102,250</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>102,250</td>
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<tr>
<td>Net assets released from restrictions – satisfaction of program restrictions</td>
<td>206,191</td>
<td>(206,191)</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Total Public Support and Revenue</td>
<td>2,677,558</td>
<td>20,059</td>
<td>94,708</td>
<td>30,000</td>
<td>2,822,325</td>
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### EXPENSES

<table>
<thead>
<tr>
<th></th>
<th>Lending Operations</th>
<th>Technical Assistance</th>
<th>Total</th>
<th>Lending Capital</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program</td>
<td>1,514,250</td>
<td>0</td>
<td>191,191</td>
<td>0</td>
<td>1,705,441</td>
</tr>
<tr>
<td>Administrative</td>
<td>539,567</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>539,567</td>
</tr>
<tr>
<td>Fundraising</td>
<td>163,991</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>163,991</td>
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<tr>
<td>Total Expenses</td>
<td>2,217,808</td>
<td>0</td>
<td>191,191</td>
<td>0</td>
<td>2,408,999</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Lending Operations</th>
<th>Technical Assistance</th>
<th>Total</th>
<th>Lending Capital</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change in Net Assets</td>
<td>459,750</td>
<td>20,059</td>
<td>(96,483)</td>
<td>30,000</td>
<td>413,326</td>
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<tr>
<td>Transfer between Unrestricted Funds</td>
<td>1,451,842</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1,451,842</td>
</tr>
<tr>
<td>Net Assets, Beginning of Year</td>
<td>2,735,602</td>
<td>182,077</td>
<td>(216,976)</td>
<td>35,078</td>
<td>2,735,781</td>
</tr>
<tr>
<td>Net Assets, End of Year</td>
<td>4,647,194</td>
<td>202,136</td>
<td>(313,459)</td>
<td>65,078</td>
<td>4,600,949</td>
</tr>
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PARTNERS 2011/2012

PLATINUM INVESTORS
$3 MILLION +
Bank of America.

GOLD INVESTORS
$2 MILLION +
Charter One
Harris Bank N.A.
JPMorgan Chase & Co
PNC Bank

SILVER INVESTORS
$1 MILLION +
The John D. and Catherine T. MacArthur Foundation
The Northern Trust Company

CORPORATE INVESTORS
Amalgamated Bank of Chicago
Cole Taylor Bank
Federal Home Loan Bank of Chicago
First Midwest Bank
First Savings Bank of Hegewisch
Lake Forest Bank & Trust
Marquette Bank
Northbrook Bank & Trust
The Private Bank & Trust Company
Ron Freund & Associates, Inc.
Seaway Bank & Trust Company
U.S. Bancorp Community Development Corp.

FOUNDATION INVESTORS
Calvert Social Investment Foundation
Communities at Work Fund
Wieboldt Foundation

REligious Investors
Adrian Dominican Sisters
Basilian Fathers of Toronto
Catholic Health Initiatives
Congregation of the Passion
Congregation of the Sisters of Charity of the Incarnate Word
Congregation of Sisters of St. Agnes
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Evangelical Lutheran Church in America
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Sisters of St. Benedict
Sisters of St. Dominic
SSM International Finance, Inc.
Trinity Health

OTHER INVESTORS
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Opportunity Finance Network
U.S. Department of the Treasury
CDFI Fund

INDIVIDUAL INVESTORS
At the end of 2011, CCLF managed capital from 29 individual investors. Taken as a whole, their capital represented approximately 1.6% of funds in the lending pool.

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Charter One Foundation
Citi Foundation
ComEd
First Midwest Bank
HSBC – North America
JPMorgan Chase Foundation
Marquette Bank
MB Financial Bank
MetLife Foundation
PNC Foundation
Polk Bros. Foundation
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