



Helping create communities where people thrive

FILLING THE

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!



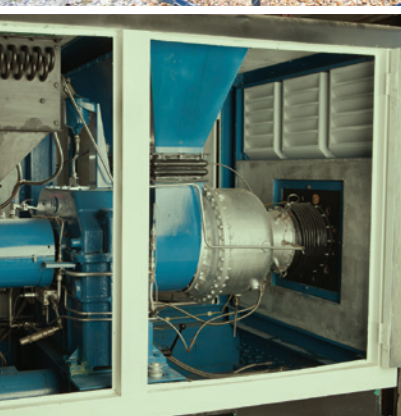
Calvin L. Holmes
Calvin L. Holmes
President



John L. Tuohy
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.

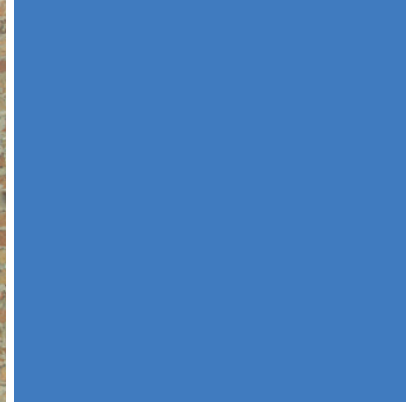
Although the transformative potential of The Plant is easy to see, the funding was anything but easy to find. As a developer who primarily uses volunteers to create cutting-edge farming and food manufacturing spaces by renovating a highly distressed building, "it's a bit of a stretch for the average 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."



John Edel, Owner
Bubbly Dynamics, LLC



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."



Gladys Jordan, President
IHDC



Perry Viette, Chief Operating Officer
IHDC



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."



Walter Hines, Board President
Cambridge Manor Tenant Council





CCLF PORTFOLIO

As of December 31, 2011



KEY

New Communities Program (NCP) Areas*

CCLF Focus Communities

Chicago Community Areas

CCLF Focus Corridors

*NCP neighborhoods are part of a long-term, citywide comprehensive community development initiative

Project Type

Commercial/Retail

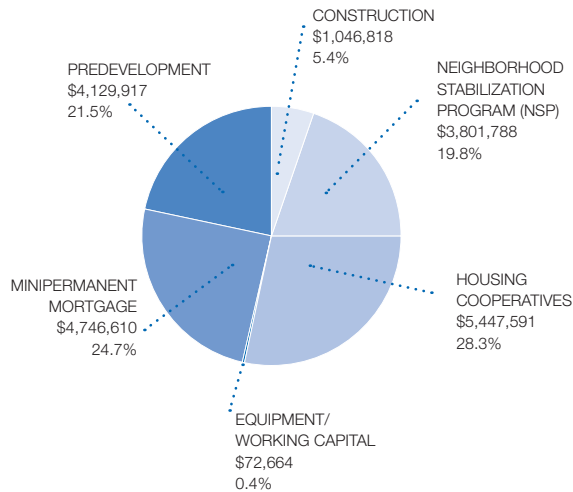
Enterprise

Facility

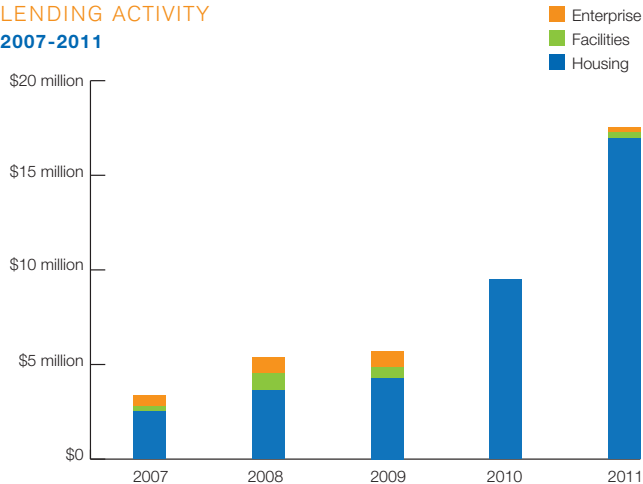
Housing

Mixed Use

PORTFOLIO BY LOAN PRODUCT 12/31/11



LENDING ACTIVITY 2007-2011



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

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

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

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: \$355,000
Location: Uptown

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: Near North Side

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: \$252,938

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: Chatham

Genesis Housing Development Corporation

Affordable for-sale homes

Loan amount: \$125,000

Location: Washington Park

Good Shepherd Community Service Organization

Affordable for-sale homes

Loan amount: \$250,000

Location: Washington Park

Greater Riverdale Industrial Partnership

Industrial planning

Loan amount: \$250,000

Location: Riverdale, IL

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

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: Oakland

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

CONSTRUCTION LOANS – FOR-PROFIT

Englewood Housing Group II, LP
Affordable rental housing
Loan amount: \$375,000
Location: Englewood

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

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

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: Pullman

**Community Male Empowerment
Project**
Rehabilitation of three properties
Loan amount: \$240,000, \$222,500
and \$305,000
Location: East Garfield Park

DMR Investments
Rehabilitation of two properties
Loan amount: \$366,000 and
\$353,000
Location: Avalon Park

**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: West Englewood
Rehabilitation of three properties
Loan amount: \$175,000, \$174,500
and \$413,000
Location: Chicago Lawn

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

KMA Holdings III LLC
Rehabilitation of two properties
Loan amount: \$294,000 and \$415,000
Location: Austin

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

**Latin United Community Housing
Association**
Rehabilitation of two properties
Loan amount: \$233,500 and
\$254,200
Location: Humboldt Park

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

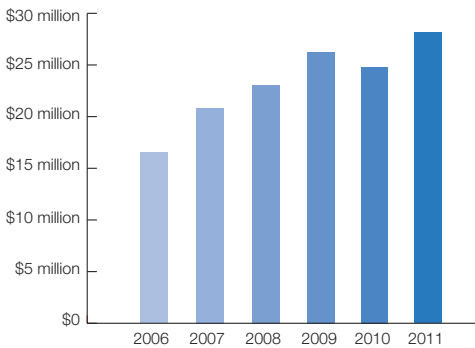
FINANCIALS

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.

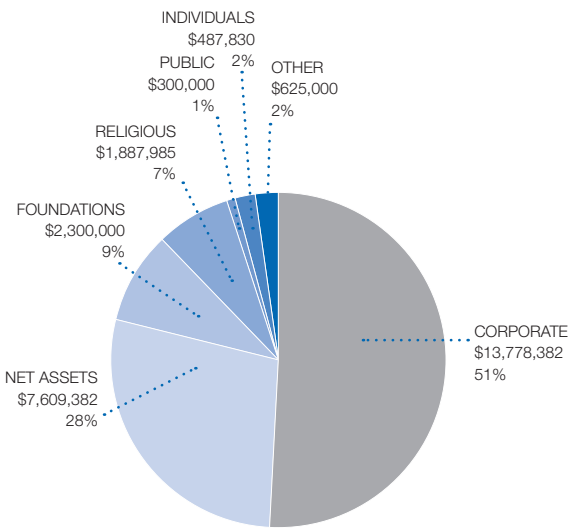
Enabled by three conditions—this growth in available capital, our lending focus on rehabilitating foreclosed homes through the City of Chicago Neighborhood Stabilization Program (NSP), and the resurgence of our historical core business (i.e., multifamily affordable housing, community facilities and social 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).

LENDING POOL CAPITAL
2006-2011



LENDING POOL CAPITAL
Total: \$26,988,579



STATEMENT OF FINANCIAL POSITION

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

	Operating	Lending Capital	2011 Total All Funds	2010 Total All Funds
ASSETS				
Current Assets				
Cash and cash equivalents	1,775,804	1,459,591	3,235,395	2,167,526
Investments	0	10,900,922	10,900,922	8,781,395
Grants and contributions, interest and others receivable	201,047	7,408	208,455	298,682
Notes receivable (net)	0	8,132,099	8,132,099	7,510,494
Prepays, deposits and other assets	13,767		13,767	15,967
Property held for sale		0	0	90,001
Interfund transactions	2,729,543	(2,729,543)	0	0
Total current assets	4,720,161	17,770,477	22,490,638	18,864,065
Long-Term Assets				
Notes receivable (net)	0	9,218,102	9,218,102	8,813,267
Fixed assets and other assets	58,897	0	58,897	45,806
Total long-term assets	58,897	9,218,102	9,276,999	8,859,073
Total Assets	4,779,058	26,988,579	31,767,637	27,723,138
LIABILITIES				
Current Liabilities				
Accounts payable and accruals	178,109	400,000	578,109	167,199
Notes and loans payable	0	3,033,983	3,033,983	3,375,383
Total current liabilities	178,109	3,433,983	3,612,092	3,542,582
Long-term notes and loans payable	0	15,945,214	15,945,214	15,871,463
Total Liabilities	178,109	19,379,197	19,557,306	19,414,045
Net Assets				
Unrestricted	4,333,735	3,795,839	8,129,574	6,303,395
Temporarily restricted	267,214	38,225	305,439	255,380
Permanently restricted	0	3,775,318	3,775,318	1,750,318
Total net assets	4,600,949	7,609,382	12,210,331	8,309,093
Total Liabilities and Net Assets	4,779,058	26,988,579	31,767,637	27,723,138

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.

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2011 (with comparative totals for 2010)

	OPERATING					LENDING CAPITAL				
	Lending Operations		Technical Assistance		Total	Unrestricted	Temporarily Restricted	Permanently Restricted	2011 Total All Funds	2010 Total All Funds
Unrestricted	Temporarily Restricted	Unrestricted	Temporarily Restricted							
REVENUE AND SUPPORT										
Grants and contributions	321,075	226,250	90,400	30,000	667,725	0	1,600,000	2,025,000	4,292,725	1,402,067
Donated services	230,051	0	0	0	230,051	0	0	0	230,051	83,539
Notes receivable interest income	1,012,162	0	0	0	1,012,162	0	0	0	1,012,162	989,502
Investment income	440,843	0	0	0	440,843	0	0	0	440,843	358,855
Unrealized/realized gain (loss) on investments	56,766	0	0	0	56,766	625,994	0	0	682,760	(61,480)
Loan closing fees	308,220	0	0	0	308,220	0	0	0	308,220	307,004
Contracted services and workshop	0	0	4,308	0	4,308	0	0	0	4,308	20,895
Loss on disposal of fixed assets	0	0	0	0	0	0	0	0	0	(37,632)
Other	0	0	0	0	0	0	0	0	0	2,908
Special events	102,250	0	0	0	102,250	0	0	0	102,250	0
Net assets released from restrictions – satisfaction of program restrictions	206,191	(206,191)	0	0	0	1,600,000	(1,600,000)	0	0	0
Total Public Support and Revenue	2,677,558	20,059	94,708	30,000	2,822,325	2,225,994	0	2,025,000	7,073,319	3,065,658
EXPENSES										
Program	1,514,250	0	191,191	0	1,705,441	763,082	0	0	2,468,523	2,409,721
Administrative	539,567	0	0	0	539,567	0	0	0	539,567	462,983
Fundraising	163,991	0	0	0	163,991	0	0	0	163,991	75,749
Total Expenses	2,217,808	0	191,191	0	2,408,999	763,082	0	0	3,172,081	2,948,453
Change in Net Assets	459,750	20,059	(96,483)	30,000	413,326	1,462,912	0	2,025,000	3,901,238	117,205
Transfer between Unrestricted Funds	1,451,842	0	0	0	1,451,842	(1,451,842)	0	0	0	0
Net Assets, Beginning of Year	2,735,602	182,077	(216,976)	35,078	2,735,781	3,784,769	38,225	1,750,318	8,309,093	8,191,888
Net Assets, End of Year	4,647,194	202,136	(313,459)	65,078	4,600,949	3,795,839	38,225	3,775,318	12,210,331	8,309,093

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
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Seaway Bank & Trust Company
U.S. Bancorp Community
Development Corp.

FOUNDATION INVESTORS

Calvert Social Investment
Foundation
Communities at Work Fund
Wieboldt Foundation

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Adrian Dominican Sisters
Basilian Fathers of Toronto
Catholic Health Initiatives
Congregation of the Passion
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Trinity Health

OTHER INVESTORS

Office of the City Treasurer, City
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Opportunity Finance Network
U.S. Department of the Treasury
CDFI Fund

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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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Bank Leumi USA
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Program Assistant

Kallie Rollenhagen
Technical Assistance Program Coordinator

CONSULTANTS

Torrence Moore
Senior Consultant – Special Initiatives

EDITORS

Emily Moen
Kallie Rollenhagen

WRITER

Kallie Rollenhagen

DESIGN/PRODUCTION

Wedgeworth Business Communications

PHOTOGRAPHY

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PROOFREADER

Charlotte Koelling, *The Critical Difference*



Helping create communities where people thrive

29 East Madison Street, Suite 1700
Chicago, Illinois 60602
312.252.0440 www.cclfchicago.org

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