



CHANGE STARTS WITH A CHANCE

CCLF ANNUAL REPORT 2013

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

CCLF supports challenging projects that will help revitalize low- and moderate-income neighborhoods and suburban communities throughout metropolitan Chicago, aiding families and communities along the path toward economic stability, prosperity and sustainability.

We are committed to helping create communities where people thrive in metropolitan Chicago by leveraging our investments in community development for the greatest impact possible. Our organization remains Chicagoland-focused and dedicated to providing low-cost financing and technical assistance in the neighborhoods that need it most.

Whether CCLF finances a big part of a small project – or a small part of a big project – our loans make the critical difference.

At CCLF, we believe in **making a difference**, in **transforming communities** and in **creating** a chance for **change**. We finance both the small social enterprises that are the sparks of change in their communities and the larger **mission-driven** real estate developers whose impact is **immeasurable**. We believe that every customer's success, **no matter the size**, is as an important contributor to **improving the quality** of community life.

At CCLF we seek out the challenging projects that take an innovative approach to revitalization. Our projects see the potential beauty in long-neglected buildings and neighborhoods throughout metropolitan Chicago. Our goal is to provide a path toward prosperity and stability for communities and the lives of the people that live within them.



Center right and bottom photos taken by CCLF staff



Friends,

The snapshots of our customers that we share in this annual report highlight how CCLF uses prudent but flexible underwriting, combined with careful listening and tailored, project-specific technical assistance, to provide them with the chance they need to affect change. It also provides overviews of our programmatic and operational achievements. 2013 was an outstanding year for CCLF and our customers! We hope you will find this report as compelling as we do.

Like many Americans, we witnessed the continued unevenness in the recovery from the 2007-2009 recession. While we rejoiced about the improving conditions for national and local employment, as well as housing sales and prices, among other positive indicators, we were sobered by just how deep and stubborn the recession is in low-wealth communities, especially those predominated by African-Americans and Latinos. Many of the communities where CCLF has a significant number of loans or is engaged in a major initiative illustrate this uneven recovery well. Communities such as West Humboldt Park, Englewood, Woodlawn, North Lawndale and a number of the southern suburbs still are experiencing double-digit unemployment rates. Many such communities are also challenged by high rates of foreclosure and home values stuck at mid-1990s levels. Exacerbating many of our customers' efforts to make their communities thrive is the reality that consumer and commercial credit remain hard to come by from traditional financial institutions.

While these realities are disheartening, they only make us more determined to partner with other organizations to serve Chicagoland communities more effectively and to work harder giving our customers that chance they need to change conditions in their communities. Thus, when Veja Enterprises came to

us, we worked tirelessly to provide them with customized technical assistance to help their first commercial retail project bring 10 jobs that could be filled by local residents (while reducing blight) to the Chatham community. When the Stony Group, LLC sought a partner to provide early-stage financing to convert a 30-year shuttered bank building in South Shore into a mixed-use complex that would include a restaurant, we tailored our underwriting to help them get started – and we look forward to the 23 jobs the complex is expected to generate. Further, when Emmanuel House needed a more patient lender, we held hands with them through our process to make sure that we could help them continue to facilitate homeownership opportunities for low-wealth immigrant families in Aurora.

We know that ***change starts with a chance***, and we hope that you will continue to partner with and support us so that we can help our customers bring their communities, our communities, into full recovery.

Thank you!





Pictured: Jasmine and Veola James,
Veja Enterprise, LLC

Veja Enterprise, LLC: Expanding a Commercial Corridor

A recent longitudinal study on one of the Chicago Community Loan Fund's commercial real estate loans underscores how commercial retail projects positively impact an entire neighborhood. Specifically, jobs are created, access is provided to needed goods and services, and these projects lead to ancillary community development and high resident satisfaction. Oftentimes, real estate developers run into roadblocks and are unable to make the neighborhood change they desire because they are never given the chance.

That's why CCLF was especially motivated to partner with Veja Enterprise, LLC for the construction of a 6,124-square-foot facility for an Advance Auto Parts store in Chicago's Chatham community, which opened in May 2013. Veja Enterprise is a mother-and-daughter minority-owned residential and commercial developer. They inherited the property from the late husband of Veola James, Dr. Jerome James, who once had a

thriving dental practice there. The property, which CCLF financed, stayed vacant for five years and was deteriorating, joining the abandonment of neighboring buildings on a once-thriving commercial strip.

Veola James and her daughter, Jasmine, started Veja Enterprise as a way to revitalize vacant structures via new development. They hoped their transformations would support

local economic growth, create and retain jobs and improve the community by bringing in new businesses and expanding existing ones. But financing was a barrier to their success.

"We sought financing to get our vision off the ground and were turned down four times until we came to CCLF. We had a hard time understanding all the nuances of starting a business, but CCLF felt like family to us because they took the time to listen and explain what we had to do to be successful," Jasmine James said.

CCLF was there to help shepherd their dreams by believing in their enterprise and providing the financing and technical assistance to bring it to fruition. The agency understands that calculated risks are part of implementing permanent and lasting change.

"CCLF made a very good carbon footprint in the community by capturing our vision," Veola James said. She is a member of the Chatham Planning Committee with Alderman Michelle Harris; the group is now

hearing interest from other big-box retailers considering moving into the area.

The new store offers customers a wide range of auto parts and recognized national brands, as well as several free services. This project continues to build on an expanding commercial corridor in Chatham that attracts consumers and sparks new development, in part because Advance Auto ranks as the country's top retailer of automotive parts.

Other positive effects of the project include the creation of 10 jobs in the community, the elimination of an eyesore on a major corridor in Chatham and the increased diversity of retailers.

My mother and I plan to grow our development efforts, but we no longer have to shop around. We are coming straight to CCLF because they know the community.

— Jasmine James
Veja Enterprise, LLC



Pictured: Shawn Brooks, Parts Pro
and Alfred Cobb, Mobile Pro

Emmanuel House: Offering affordable housing and homeownership

Chicago Community Loan Fund occupies an important role in the Chicago area’s lending community. Because many commercial lending institutions are driven by shareholder goals and profitability concerns, they tend to be conservative in making loans. But CCLF understands that often to make meaningful change, chances have to be taken. Case in point: supporting Emmanuel House’s work with immigrant families seeking to one day own a home of their own.

Emmanuel House Community Development Corporation is a nonprofit organization in Aurora, Illinois with a mission of helping refugee families from around the world work their way out of poverty in a responsible and dignified manner.

In January 2013, Emmanuel House’s lender was looking to transition away from providing the organization financing. CCLF recognized the value of the social services being provided to the community and stepped in to provide Emmanuel House with

a mini-permanent loan to refinance its bank loan and preserve five units of affordable housing for immigrant families.

The primary method for building wealth for middle- and working-class Americans has been homeownership and education. Emmanuel House uses this model with the refugees it serves. As part of the program, families must participate in a financial literacy and credit-building program. During their year of transitional housing, they pay market-rate rents, but up to 67 percent of

the money paid is diverted into savings accounts established in their name. Those savings are later used as a down payment to buy a home or cover the costs of education.

Emmanuel House is addressing the emerging needs of immigrant groups, which are increasingly locating in Chicago’s suburbs. A 2011 study by the Voorhees Center for Neighborhood and Community Improvement at the University of Illinois at Chicago, found that many more immigrants, estimated at 35,000 since 2000, have moved directly to the suburbs, therefore bypassing Chicago as the historical point of entry. However, immigrants face discrimination in the rental housing market and have homeownership rates lower than native-born residents. They also often have a more difficult time securing social services and experience insensitive government policies.

Emmanuel House provides financial and housing resources to refugee and immigrant families by raising funds through local faith-based institutions, special events and other contributions. That way, they are able to subsidize the rents of residents, while building small pools of grant funds for emergency and basic assistance.

CCLF sees the social impact of these support services in leading to homeownership and family stabilization.



Pictured: Hayley Meksi, Executive Director and Rick Guzman, Board Member of Emmanuel House CDC

Its investment in Emmanuel House aids community transformation, as the suburbs become more inclusive and welcoming of vibrant new populations that will enrich the neighborhoods in which they settle.

To preserve the mission of affordable housing and homeownership, CCLF was able to refinance our property even with a significantly higher loan-to-value ratio than any other bank was willing to accept. They were always very easy to work with, and we truly value our relationship.

— Hayley Meksi
Emmanuel House, Executive Director



Khai and wife, Lun, and Mung No and wife, Cing Nuam, are all from western Burmese villages. Both families spent several years in Malaysia before resettling as refugees in Aurora. Khai and Lun’s son, Sian Pi, was born while the family lived at Emmanuel House.



The Stony Group, LLC: An artistic vision for both a building and a neighborhood

In the South Shore community sits an abandoned 19,065-square-foot former bank building vacant for more than 30 years. The City of Chicago acquired the property via condemnation in 2008 and was approached by one man with a vision for it that included art, food, entertainment and more. That visionary is artist Theaster Gates, who just needed the chance to make a change in the building, the neighborhood and the community.

Since 2010, Gates had considered the building as a site for redevelopment as a cultural space but had no idea how that could happen, as it had everything against when it came to how development worked in Chicago: There were no local funds, it was too novel a concept to attract financing from most banks and it was in poor physical condition.

“As I was developing a case for the role that artists play in the transformation of neighborhoods, I realized that this building, which is iconic to so many of us, was both the right building for my purposes and was loaded with symbolic power to the community of South Shore and the city,” Gates said.

Gates exploded as one of Chicago’s hottest new artists in 2009. Since then, his work has been exhibited in Miami, New York, London, Germany and Australia, with plans for shows in China and São Paulo, Brazil. His artistry and community work gained further praise, and he was named by the *Wall Street Journal* as its 2012 Innovator of the Year. He was also ranked number 11 in *Fast Company*’s list of 100 Most Creative People in Business 2014.



A long-vacant former bank building will resume its role as a community landmark, housing a nonprofit’s offices, event/exhibit/studio space, a restaurant and the John H. Johnson Archives.

What is most unusual about Gates’ work is that he repurposes materials, creating new life in old, discarded materials with a direct benefit toward community development and a resurgence of cultural activity. Gates is the director of the Arts + Public Life initiative at the University of Chicago, where he founded the Arts Incubator -- a space for artist residencies, arts education and community-based arts projects, as well as exhibitions, performances and talks.

Gates is taking his artistic talents to a new level with his newly incorporated Stony Group, LLC, which he envisions as an engine for both change and opportunity.

The organization was approved in 2013 for a CCLF loan to rehabilitate and reuse the three-story, neo-classic, terra cotta-clad bank building constructed in 1923. The building will be transformed into a multi-use facility that will house offices for a nonprofit, while providing space for an event/exhibit/studio, a restaurant and a research archive/library.

Upon completion, the building will be home to the Rebuild Foundation, which acts as a catalyst in local economies by integrating arts and cultural programming, workforce enhancement, creative entrepreneurial investment, hands-on education and artistic intervention. The nonprofit offers programming in Chicago, St. Louis and Omaha and will provide local artists with studio time to innovate and share their work with the world.

Gates intends to provide a high-quality dining experience that will attract visitors to the neighborhood who will patronize the exhibits and other cultural offerings.

Of historical importance will be the establishment of a 2,146-square-foot library and archives space that will comprise the John H. Johnson Archives. Johnson was the founder of Johnson Publishing Co. and was the first African American to appear in the *Forbes 400*. His company published the popular *Ebony* and *Jet* magazines, and Johnson expanded into other business



In many ways, the biggest gift of the financing was that others now see a track record of support beyond my own investment. CCLF was willing to invest where banks that I had been doing business with for years would not. This is huge.

Theaster Gates, Artist

ventures, including insurance, cosmetics, radio, book publishing and television production. His rare collection will be given to Gates by Johnson's daughter, Linda Johnson Rice, with the intention of creating a permanent home for it.

Additionally, the building is eligible for listing on the National Register of Historic Places based upon its 1920s "Classical Revival Style" architecture. The project will incorporate sustainable features, such as energy-efficient heaters and windows and an herb garden on its roof for use by the restaurant.

Keeping to Gates' artistic signature, the project will practice a deconstruction and renovation process that ensures a significant percentage of building materials will be removed from the waste stream through innovative reuse in its construction and finishing -- or used to create art.

This project will bring a much-needed cultural and community space to the South Shore neighborhood, which once was a thriving middle- and upper-income African-American community. Today, the community remains 97 percent African American, and there are pockets of disinvestment that the Stony Group and others are trying to repurpose.

Gates hopes his plan for the old bank building will make a bold statement that black people and the South Side of Chicago are worth the investment. He hopes neighboring communities take notice and develop creative ways to restore their own magnificence.

"For me personally, it is important because I want amazing amenities where I live, and I deserve beautiful things in my neighborhood. Sometimes, in order for that to happen, you have to make it happen," he said.

CCLF recognized the importance of investing in the South Shore neighborhood.

"Working with people who are experts at non-conventional projects in seemingly low-yielding communities is important to my work," Gates said. "CCLF was generous with knowledge, curious about the project and great stewards of the loan's progress." CCLF was charged-up to partner with Gates because his vision for the community will result in the social impact CCLF strives for

through its financing – the very idea of change by taking a chance.

"Bigger than the financing was the counsel, formal and informal, that came as a result of the financing," Gates said. The CCLF team ran a tight ship but, as a result, I will be able to work through the complexities of financing with much more ease. It also means that I am able to better leverage the resources I have to do more."



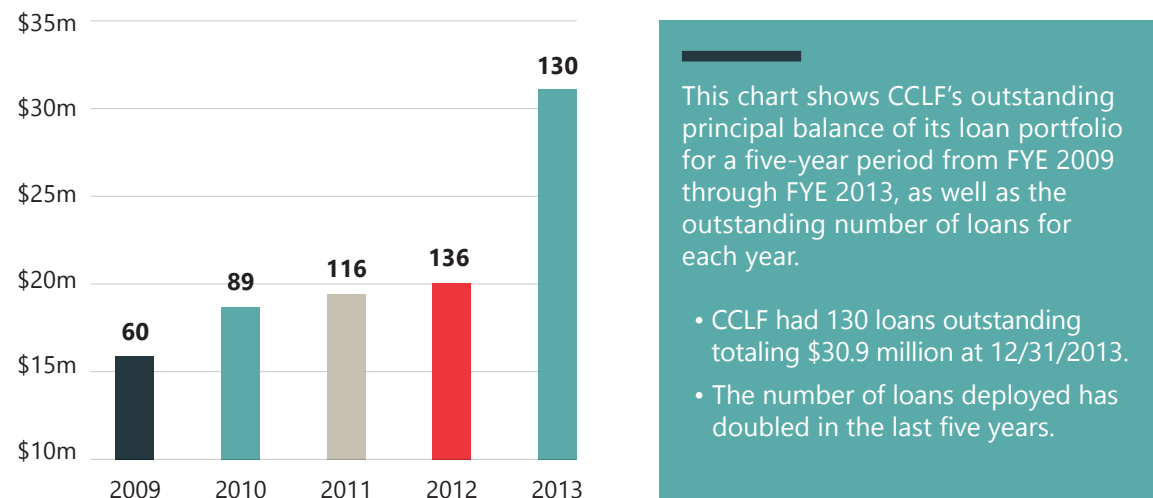
Artist Theaster Gates has applied his unique vision to turn a South Shore eyesore into an engine for community change and opportunity.



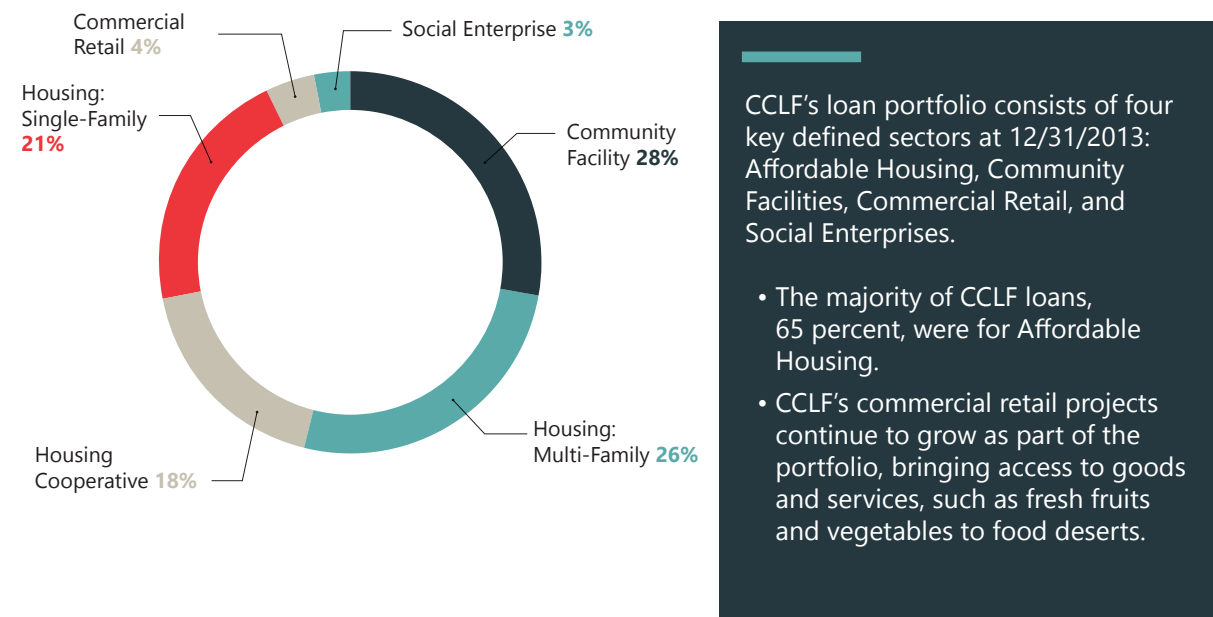
CCLF Portfolio

In 2013, CCLF closed 37 loans totaling \$18,847,550.

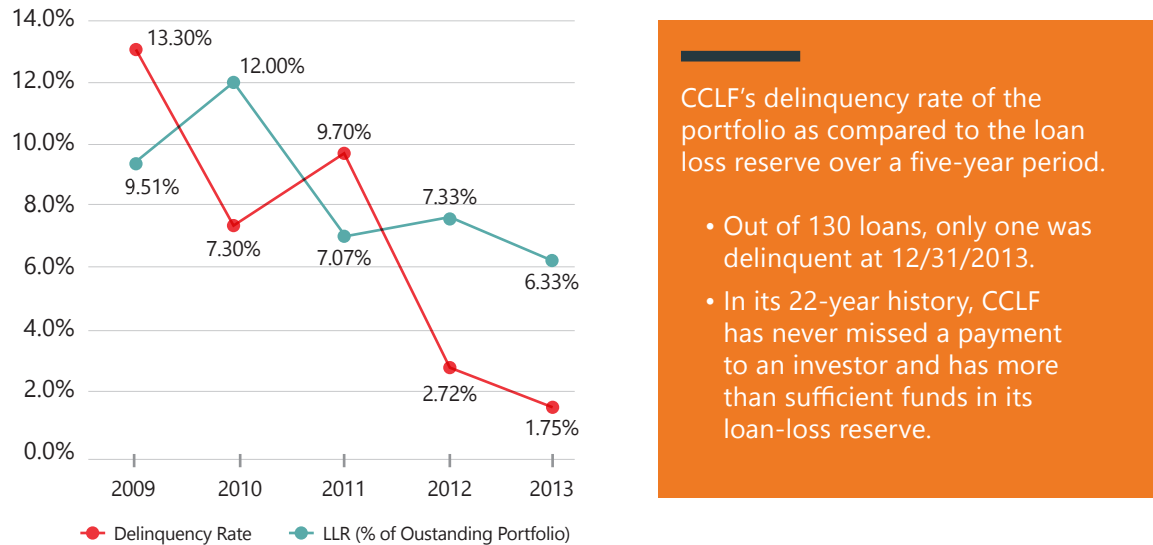
OUTSTANDING PRINCIPAL BALANCE (at Year-End 2009-2013)



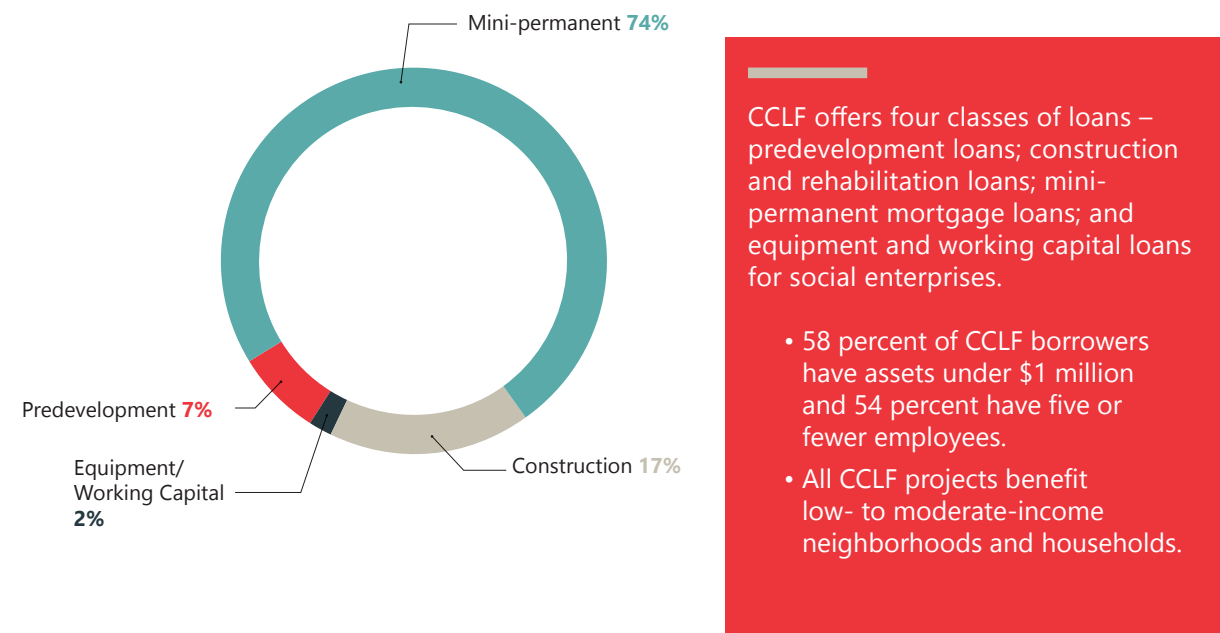
LOAN PORTFOLIO (by Loan Sector as of 12/31/13)

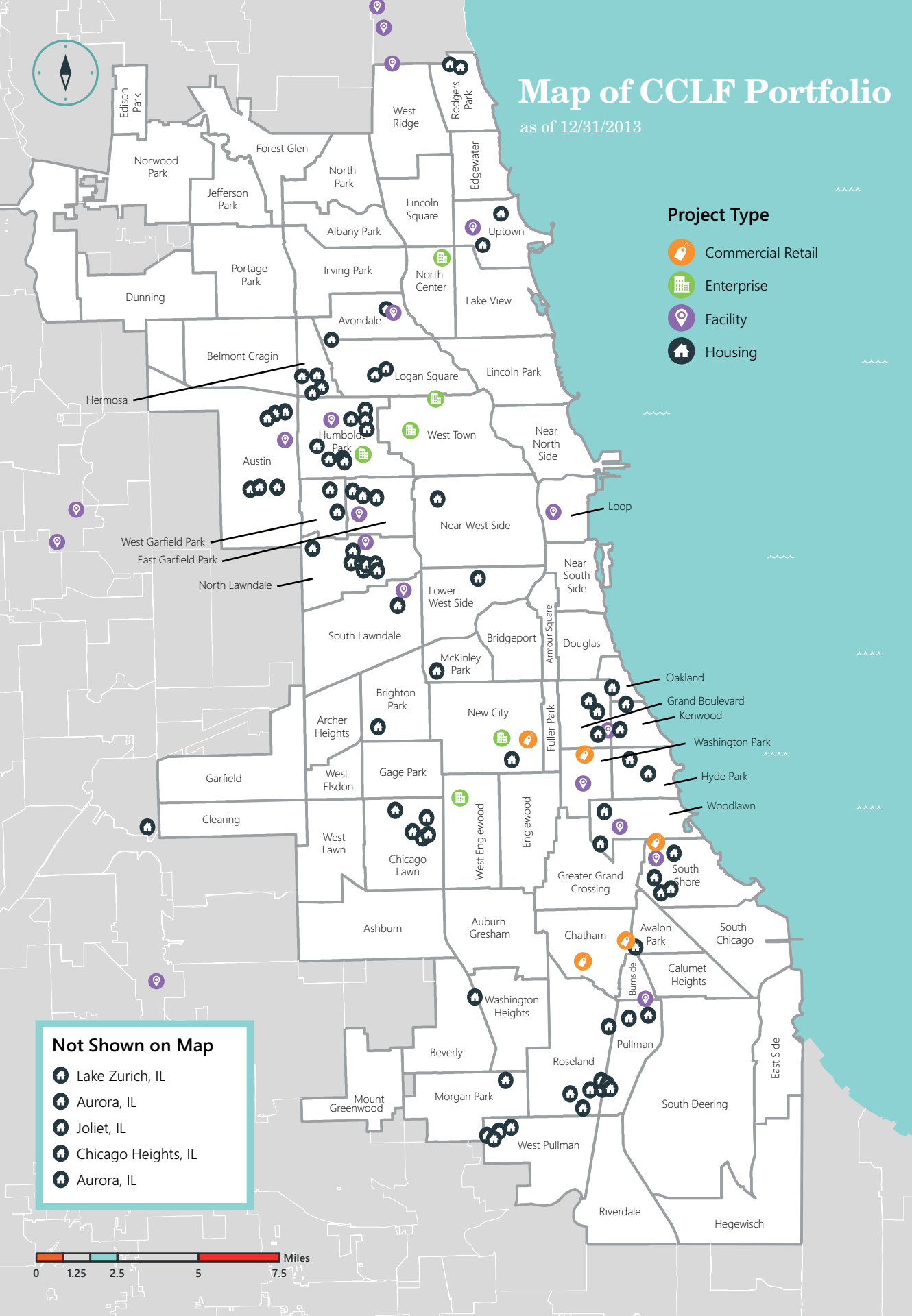


PORTFOLIO QUALITY (at Year-End 2009-2013)



LOAN PORTFOLIO (by Loan Product as of 12/31/13)





	OPERATING				Lending Capital	2013 Total All Funds	2012 Total All Funds
	General	Technical Assistance	Economic Development	Total			
ASSETS							
Current Assets							
Cash and cash equivalents	\$2,120,578	-	-	\$2,120,578	\$3,094,531	\$5,215,109	\$4,172,902
Certificates of deposit	-	-	-	-	-	-	500,000
Investments	-	-	-	-	9,251,939	9,251,939	10,266,648
Funds held for others	-	-	-	-	365,856	365,856	-
Grants and contributions receivables	57,000	-	-	57,000	-	57,000	1,453,806
Interest receivable	328,996	-	-	328,996	-	328,996	208,568
Other receivables	68,754	-	-	68,754	-	68,754	183,329
Notes receivable net of allowance of \$1,027,747 and \$977,142	-	-	-	-	7,525,662	7,525,662	4,931,761
Prepays and deposits	9,864	-	-	9,864	-	9,864	9,621
Interfund balances	3,081,003	(387,063)	(43,949)	2,649,991	(2,649,991)	-	-
Total Current Assets	5,666,195	(387,063)	(43,949)	5,235,183	17,587,997	22,823,180	21,726,635
Long-Term Assets							
Notes receivable, net of allowance of \$927,224 and \$727,411	-	-	-	-	21,423,706	21,423,706	13,204,072
Office equipment, net of accumulated depreciation	188,675	-	-	188,675	-	188,675	85,580
Leasehold improvements, net of accumulated amortization	102,951	-	-	102,951	-	102,951	43,162
Total Long-Term Assets	291,626	-	-	291,626	21,423,706	21,715,332	13,332,814
Total Assets	\$5,957,821	\$(387,063)	\$(43,949)	\$5,526,809	\$39,011,703	\$44,538,512	\$35,059,449
LIABILITIES AND NET ASSETS							
Current Liabilities							
Accounts payable	81,726	-	-	81,726	2,283	84,009	107,374
Accrued payroll	12,918	-	-	12,918	-	12,918	13,166
Funds held for others	-	-	-	-	365,856	365,856	-
Refundable advances	625,000	-	-	625,000	2,280,433	2,905,433	2,127,313
Interest payable	-	-	-	-	151,777	151,777	-
Senior loans payable - current	-	-	-	-	864,830	864,830	2,208,153
Subordinated loans payable - current	-	-	-	-	100,000	100,000	100,000
Total Current Liabilities	719,644	-	-	719,644	3,765,179	4,484,823	4,556,006
Long-Term Liabilities							
Notes payable	-	-	-	-	2,000,000	2,000,000	-
Senior loans payable, less current portion	-	-	-	-	15,198,399	15,198,399	8,055,330
Subordinated loans payable, less current portion	-	-	-	-	8,700,000	8,700,000	8,300,000
Total Long-Term Liabilities	-	-	-	-	25,898,399	25,898,399	16,355,330
Total Liabilities	719,644	-	-	719,644	29,663,578	30,383,222	20,911,336
Net Assets							
Unrestricted							
Undesignated	4,422,479	(452,141)	(43,949)	3,926,389	-	3,926,389	5,722,693
Board designated	770,698	-	-	770,698	5,372,646	6,143,344	4,425,519
Total Unrestricted Net Assets	5,193,177	452,141	(43,949)	4,697,087	5,372,646	10,069,733	10,148,212
Temporarily restricted	45,000	65,078	-	110,078	200,161	310,239	224,583
Permanently restricted	-	-	-	-	3,775,318	3,775,318	3,775,318
Total Net Assets	5,238,177	(387,063)	(43,949)	4,807,165	9,348,125	14,155,290	14,148,113
Total Liabilities and Net Assets	\$5,957,821	\$(387,063)	\$(43,949)	\$5,526,809	\$39,011,703	\$44,538,512	\$35,059,449

	OPERATING							LENDING CAPITAL					
	LEADING OPERATIONS		ECONOMIC DEVELOPMENT		TECHNICAL ASSISTANCE			Total	Unrestricted	Temporarily restricted	Permanently restricted	2013 Total All Funds	2012 Total All Funds
	Unrestricted	Temporarily restricted	Unrestricted	Temporarily restricted	Unrestricted	Temporarily restricted							
REVENUE AND SUPPORT													
Grants and contributions	\$399,157	\$358,597	\$210	-	\$34,000	\$50,000	\$841,964	-	\$193,283	-	\$1,035,247	\$2,386,042	
Donated services	462,805	-	-	-	-	-	462,805	-	-	-	462,805	518,764	
Notes receivable interest income	1,520,138	-	-	-	-	-	1,520,138	-	27,419	-	1,547,557	1,006,724	
Investment income	421,526	-	-	-	-	-	421,526	-	-	-	421,526	508,833	
Net investment unrealized/realized gain (loss)	51,370	-	-	-	-	-	51,370	(680,038)	-	-	(628,668)	175,625	
Loan closing fees	354,531	-	-	-	-	-	354,531	-	-	-	354,531	332,937	
Contracted services and workshops	-	-	-	75,000	4,728	-	79,728	-	-	-	79,728	1,967	
Miscellaneous	17	-	-	-	2,000	-	2,017	-	-	-	2,017	159,420	
Net assets released from restrictions - satisfaction of program restrictions	484,877	(484,877)	75,000	(75,000)	-	-	-	58,766	(58,766)	-	-	-	
Total Public Support and Revenue	3,694,421	(126,280)	75,210	-	40,728	50,000	3,734,079	(621,272)	161,936	-	3,274,743	5,090,312	
EXPENSES													
Program	2,026,411	-	119,159	-	158,750	-	2,304,320	256,985	-	-	2,561,305	2,548,110	
Administrative	595,035	-	-	-	-	-	595,035	-	-	-	595,035	542,512	
Fundraising	183,438	-	-	-	-	-	183,438	-	-	-	183,438	102,340	
Total Expenses	2,804,884	-	119,159	-	158,750	-	3,082,793	256,985	-	-	3,339,778	3,192,962	
Change in Net Assets from Operations	889,537	(126,280)	(43,949)	-	(118,022)	50,000	651,286	(878,257)	161,936	-	(65,035)	1,897,350	
NON-OPERATING ACTIVITIES													
Recoveries on previously written-off loans	72,212	-	-	-	-	-	72,212	-	-	-	72,212	40,432	
Total Non-Operating Activities	72,212	-	-	-	-	-	72,212	-	-	-	72,212	40,432	
Change in Net Assets	961,749	(126,280)	(43,949)	-	(118,022)	50,000	723,498	(878,257)	161,936	-	7,177	1,937,782	
Transfer between Unrestricted Funds	(2,518,206)	-	-	-	-	-	(2,518,206)	2,518,206	-	-	-	-	
Net Assets, Beginning of Year	6,749,634	171,280	-	-	(334,119)	15,078	6,601,873	3,732,697	38,225	3,775,318	14,148,113	12,210,331	
Net Assets, End of Year	\$5,193,177	\$45,000	\$(43,949)	-	\$(452,141)	\$65,078	\$4,807,165	\$5,372,646	\$200,161	\$3,775,318	\$14,155,290	\$14,148,113	

Partners

Platinum Investor \$5M+



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Beverly Bank and Trust
Hinsdale Bank and Trust
Lake Forest Bank and Trust
Northbrook Bank and Trust
North Shore Community Bank
Old Plank Trail Community Bank
St. Charles Bank and Trust
Village Bank & Trust
Wheaton Bank and Trust

Gold Investors \$3M-\$4.99M



Silver Investors \$2M-\$2.99M

BMO Harris Bank
PNC Bank
U.S. Bancorp

Bronze Investors \$1M-\$1.99M

Calvert Foundation
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Corporate Investors

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Andrea Raila and Associates
Cole Taylor Bank
First Eagle Bank
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Polk Bros. Foundation
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U.S. Department of Treasury, CDFI Fund

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