

CHICAGO COMMUNITY LOAN FUND

NMTC Success Story: *Trianon Lofts*

Social and Financial Impacts

NMTC Allocation:

- CCLF provided Preservation of Affordable Housing (POAH) with a \$5 Million New Markets Tax Credit allocation for Trianon Lofts.
- Trianon Lofts also received funding from the U.S. Department of Housing and Urban Development, City of Chicago, JP Morgan Chase Bank, BMO Harris and Local Initiatives Support Corporation (LISC)

Social Impacts:

- The building has 24 two-bedroom apartments. 13 of the apartments will be reserved for those earning between 80 to 120 percent of area median income - as low as \$49,500 for a family of two.
- 7,000 square feet of commercial space including a day care.
- 5-6 jobs will be created with the new property.



Chicago Community Loan Fund provided a \$5 Million NMTC allocation for Trianon Lofts, an apartment building developed by Preservation of Affordable Housing, Inc. (POAH) in the Woodlawn Neighborhood. With a population level of 25,117, more than 20% of Woodlawn residents are classified as living in extreme poverty (below 50% of the federal poverty line), more than 33% of families are living below the poverty rate. In 2015 Woodlawn had a 22.4% unemployment rate, much higher than the current 5% poverty rate in Chicagoland (source: Heartland Alliance Poverty Report).

Trianon Lofts includes 24 two-bedroom apartments and provides 7,000 square feet of commercial space. Over half of the apartments are reserved for families earning 80-120% of the area median income (as low as \$49,500 for a family of two), the others will be market rate, and the commercial space will be rented by a daycare center. This project provided a host of construction jobs in addition to 5-6 new permanent jobs from the child care operator.

POAH has built and renovated more than 800 units of housing throughout low-income sections of the city as a part of their vision to revitalize Chicago's neighborhoods. In Woodlawn alone, POAH has created or rehabilitated 458 housing units including Trianon Lofts, and 246 are currently under construction.

Other funding sources and partners for the four-story building includes \$3.3 million in HUD Choice Grant funds and a \$3 million private construction loan, funding from the City of Chicago, JPMorgan Chase Bank, BMO Harris and LISC.



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NMTC Success Story: Erie Family Health Center

Social and Financial Impacts

NMTC Allocation:

- CCLF provided Erie Family Health Center with a \$5 Million New Markets Tax Credit allocation for the expansion of its Teen Health Center and Patient Access Services Center

Social Impacts:

- 3,500 more patients will be served by the expansion of the health center.
- The project will provide over 50 permanent jobs as a result of the NMTC allocation.



Chicago Community Loan Fund's (CCLF) provided a \$5 Million New Markets Tax Credit (NMTC) allocation for Erie Family Health Center (EFHC), Inc. to expand their Teen Health Center and Patient Access Services Center in Humboldt Park.

Erie Family Health Center current serves approximately 70,000 medical patients and 12,000 dental patients in 13 centers throughout the Chicagoland area and the NMTC investment allows EFHC to serve 3,500 more patients and increase patient visits from 5,000 to 7,000 annually by expanding, renovating and building a stronger infrastructure. This project will increase EFHC's capacity to provide health and dental care in Humboldt Park and the surrounding communities while providing additional job opportunities in the low income communities it serves.

The renovation and expansion included 4 exam rooms, the waiting room and a behavioral health suite with 6 offices to accommodate increased provision of mental health case management services for teens.

The Teen Health Center serves teens of low-income communities who are exposed to violence and other challenges, and provides confidential services including counseling, pregnancy and prenatal care, along with care for those with HIV and sexually transmitted diseases. **It is the only stand-alone, full-service facility in Chicago providing services to teens.**

The call center renovation allowed EFHC to expand personnel by 75% to better serve scheduling for new and existing patients while helping with various levels of transitional and supportive services.



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NMTC Success Story: After School Matters

Social and Financial Impacts

NMTC Allocation

- CCLF provided After School Matters with a \$5 Million New Markets Tax Credit allocation to renovate the Michael and Karyn Lutz Family Center.

Social Impacts:

- Since opening in 2016, nearly 1,000 teens have participated in 28 programs in the new center.
- The site will accommodate up to 1,500 students each year.
- Students that participate in After School Matters programming, have higher rates of school attendance (91.5%), high school graduation (92.5%) and college enrollment (61.5%).
- Since 1991, more than 200,000 teens have participated in After School Matters hands-on, project-based after-school and summer programs in the arts, communications, science, sports and technology.



Photos Provided by After School Matters

Chicago Community Loan Fund provided After School Matters with a \$5 Million New Markets Tax Credit Allocation to assist with the renovation and opening of the Michael and Karyn Lutz Family Center in Belmont Cragin.

After School Matters is one of Chicago's largest youth service organizations, providing high school-age kids with programming and jobs during after-school hours and during the summer. Until the Lutz Center opened, After School Matters had never owned a building but still served 15,000 students in 2015. The building was donated by the Lutz Family Foundation and with CCLF's NMTC allocation, the building was able to be renovated to its fullest potential.

Since opening in spring 2016, nearly 1,000 teens have participated in 28 programs in the new center. After School Matters is expected to accommodate up to 1,500 students every year at this location. The Lutz Center offers a variety of programming, including: a chef's kitchen for culinary programs, voice programs and rehearsal space, apparel design programs in a fashion and design studio, a "tinkering space" for teens to learn new technologies, a tech lab for teens to hone computer skills, and a large art studio with 3D art and sculpture space.

Students that participate in After School Matters programming, compared to those that don't participate in Chicagoland, have higher rates of school attendance (91.5%), high school graduation (92.5%) and college enrollment (61.5%).

