

1st Quarter
2019



Helping create communities where people thrive

COMMUNITY BLUEPRINT:

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

How African People's Drive for Economic Stability Inspires CCLF and Much More

Sawubona (pronounced *Saaa-ooo-boh-nah* and means "hello" or "I respect you, I value you, you are important to me" in Zulu, the most widely spoken home language in South Africa)!



As many of CCLF's stakeholders know, the CCLF Board of Directors implemented an agency-wide sabbatical policy last year. For my 23 years of dedication to CCLF's mission, I am immensely grateful to the Board to be the first beneficiary of the policy. The Board's commitment to improving and deepening CCLF's impact by investing heavily in CCLF's human capital is at the core of the increasingly transformational outcomes that we are helping our customers and partners achieve across Chicagoland.

My sabbatical, which provided me with time to reflect on my leadership of the organization, rest and relax, has restored my optimism and sense of determination that inequity in general and specifically in Chicagoland, is solvable. I find myself with renewed energy to combat generations of disinvestment. My optimism is fueled by what I observed in visiting and traveling through 15 countries across Africa. I started visiting Africa nearly 20 years ago with the family of a graduate school classmate. Many African countries were still emerging out of colonialism, charting their futures as independent nations. Much skepticism abounded then about the prospects for equity and prosperity for African peoples and nations; and, from what I saw then, there was good reason for it.

My experience living in Africa for over three months across the first quarter of this year allowed me to better understand the endeavor of the African people to achieve economic stability. Across so many of the cities, towns and townships that I had the great fortune to visit, I witnessed an enormous entrepreneurial spirit; a driving work-ethic; a sense of shared uplift; and a renewed commitment to improving democratic processes and institutions (although these efforts, in particular, are compromised in some places). In so many places, I saw how this unbridled self-determination and new vectors of internal wealth-creation supplemented by increasing foreign-investment and partnership is reshaping African economies, building a growing middle-class and improving and expanding infrastructure (e.g., power grids, telecom networks, roads and bridges, aviation, and so on). A number of countries are also focused on expanding education and public health. People are creating lasting positive change in our lifetimes!

(continued on page 2)

In This Issue

Page 1

How African People's Drive for Economic Stability Inspires CCLF and Much More

Page 2

A Food Desert's Departure: Jewel-Osco Opens in Woodlawn

Page 3

TimeLine Theatre Company to Settle in Uptown

Page 4

Chicago Public Library and Chicago Housing Authority Form a New Partnership

Page 5

CCLF's 2019 Workshop Schedule Expands

Page 6

Building Confidence Builds Homes

CCLF Board Chair Named President, CEO of National Equity Fund

Page 7

Credit Memos

CCLF Board of Directors

Page 8

CCLF Noteworthy:

Thank You to Funders and Investors

Staff and Board News

CCLF Staff

A Food Desert's Departure: Jewel-Osco Opens in Woodlawn



The grand opening of a CCLF-financed full-service Jewel-Osco on March 7, 2019, in a quadrant of Chicago's Woodlawn community ended its 40-year distinction as a Federally Recognized Food Desert.

Photo credit: Ana Miyares Photography, LLC

Customers were in line at 6:00 a.m. waiting for the doors to open and a chance to shop the new Jewel-Osco at 6100 S. Cottage Grove Avenue in Chicago's Woodlawn neighborhood.

"This store makes the whole neighborhood look brighter," one customer in line said. "I'll be coming here every day now."

The Woodlawn Jewel-Osco grand opening and ribbon-cutting ceremony, held March 7, 2019, ended this quadrant of the Woodlawn community's 40-year distinction as a Federally Recognized Food Desert, defined as an urban or rural area where the availability of affordable, healthy, fresh food is limited. The 48,000-square-foot, state-of-the-art grocery store brings fresh and healthy foods, a convenient, 24/7 pharmacy, and 200 jobs to area residents.

CCLF provided commercial real estate developer DL3 Realty, LLC with an \$850,000 predevelopment loan for the project. Settled on land sold by Preservation of Affordable Housing (POAH), DL3 Realty collaborated with Terraco Real Estate for the development. CCLF investor Fifth Third Bank served as the project's principal lender.



(From right) Maurice Williams, CCLF Vice President of Economic Development; Angela Dowell, CCLF Chief Financial Officer; and Lyrecia Parks, CCLF Vice President of Portfolio Management, congratulate (from left) Jewel President Paul Gossett; Derek Douglas, The University of Chicago; Leon Walker, Managing Partner of DL3 Realty, LLC; and Benefit Chicago's William Towns on the grand opening of the Woodlawn Jewel-Osco.

Photo credit: Ana Miyares Photography, LLC

By the time the heavily attended ribbon-cutting ceremony began, the crowd stood shoulder-to-shoulder, the parking lot was at capacity, and customers were already leaving the store with loads of fresh fruits, vegetables, meats and seafood – some pulling two overflowing carts.

"While it's cold outside, it's a great day in the Woodlawn neighborhood," said Leon Walker, Managing Partner of DL3 Realty. "This new grocery store will contribute to the

(continued on page 3)

President's Message, (cont.)

All is not perfect and there remain many material challenges across the continent. Yet, my inspiration is that if places and people that have had so few resources can make such great strides in real time, so can underinvested people and places in very rich America.

So can our weaker communities in Chicagoland!

I am more determined than ever to work closely and strategically with CCLF customers, partners and stakeholders to execute solutions that accelerate how quickly we make our underinvested communities dignified, dynamic, healthy, safe, exciting places to live, learn, work and play! Places like Woodlawn, which just opened a new state-of-the-art, full-service Jewel-Osco grocery store; places like Uptown, which will be the new home of TimeLine Theatre Company, a not-for-profit, award-winning arts organization; and places like West Ridge where the Northtown Library Branch and Apartments brought the first public library and senior housing complex to the West Ridge community; all which are celebrated in this issue of our newsletter and I hope you will enjoy reading about them.

I thank my Board (particularly Charlie Daas, posthumously, as the former chairman of our Human Resources Committee) for the opportunity to get closer to the Motherland to gain this inspiration; and I thank my COO, Bob Tucker, for his leadership as well as our entire team for improving CCLF's capabilities in my absence!

Working with all of our partners, we will indeed deepen our role in helping create communities where people thrive in Chicagoland!

Jewel-Osco Opens in Woodlawn, (cont.)

growth and development of a proud and historic community."

Creating an atmosphere of celebration "Jo-Jo," Jewel-Osco's official mascot, mingled throughout the store and posed for pictures with customers. Store employees introduced themselves and welcomed customers by handing out fresh-cut roses, answering questions, and offering samples of Chicago's very own favorites Eli's Cheesecake and Boar's Head deli products.

In addition to stocking products distributed by well-known Chicago favorites, the Woodlawn Jewel-Osco is also a source for products crafted and distributed by 30 local minority vendors, providing an additional economic boost to nearby communities.

Following an exciting performance by the South Shore Drill Team, area residents, representatives from Albertson's (Jewel-Osco's parent company), and community and city leaders reflected on the anticipated impact the opening of a full-service grocery store will have on the Woodlawn community.

"When we cut this ribbon, we're cutting a ribbon on something more than a grocery store," stated Chicago Mayor Rahm Emanuel, "because Woodlawn is winning again. We are righting a wrong."

Maurice Williams, CCLF's Vice President of Economic Development, added, "Our financing is helping to provide fresh fruits and vegetables and other goods and services to the community and residents of Woodlawn. This is a great day that demonstrates CCLF's mission."

Area residents also reflected on the expected impact of the Woodlawn Jewel-Osco. "I always ask someone to give me a ride to the grocery store but I didn't ask in a few weeks," said Myra Guy, a Woodlawn resident. "I was waiting for this [store] to open so I could walk and buy my groceries in my own neighborhood."



Woodlawn residents, representatives from Jewel-Osco's parent company, Albertson's, and newly-hired area residents joined Chicago Mayor Rahm Emanuel (center) at the festive ribbon-cutting ceremony for the Woodlawn Jewel-Osco.

Photo credit: Ana Miyares Photography, LLC

TimeLine Theatre Company to Settle in Uptown

TimeLine Theatre Company has settled on a new home in Chicago's Uptown neighborhood. CCLF provided \$3,600,000 to TimeLine Theatre Company for acquisition and predevelopment of a property built in the 1910s for a moving and storage company. The revitalization of this property aligns with TimeLine's mission of bringing history to life and connecting the past with the present.



CCLF provided funding to TimeLine Theatre Company to purchase property in Chicago's Uptown neighborhood as the site for its future home.

CCLF's dedication to funding projects that invigorate local economies and bring communities together makes TimeLine an ideal borrower. Located at 5033-5035 N. Broadway Avenue, the property offers a five-story, 45,120-square-foot warehouse building and a vacant lot that will be transformed to feature two black box theaters seating approximately 250 and 150 audience members, respectively. The venue will also provide rooms for rehearsal and Living History Education Programs, enhanced public space to

(continued on page 4)



At the new Jewel-Osco, Woodlawn area residents are now able to source fresh fruits, vegetables and meats in their own community. The store also offers a variety of products from local and minority vendors. Photo credit: Ana Miyares Photography, LLC

Chicago Public Library and Chicago Housing Authority Form a New Partnership

The Independence Library, located at 3548 W. Irving Park Road, closed due to damage from a fire at the adjacent building in October 2015. Although transient, moving from place to place since the early 1900s, by 2015 the library served seven neighborhood schools within walking distance and was heavily used by area residents.

Imagine the community's frustration when two years later Independence Library was scheduled to reopen at the same temporary location on Irving Park Road, ignoring pleas from the community for a permanent home. Igniting the call for a permanent location was the lack of space for area students at the temporary location.



Independence Library, which celebrated a grand opening in January 2019, unites the accessibility of a neighborhood library with quality housing for seniors.

With the dedicated voice of the community behind 45th Ward Alderman John Arena and 39th Ward Alderman Margaret Lorino, and with the support of Mayor Rahm Emanuel, Library Commissioner Brian Bannon, and a host of other public and private leaders committed to the education of youth and families, a new library opened January 22, 2019.

The permanent home for the new Independence Library and Apartments is 4024 N. Elston Avenue. Chicago Community Loan Fund provided \$500,000 in financing for the project—a project

which grabbed the immediate attention of cities across the country because it addresses two major concerns: 1) access to a public library, and 2) access to affordable housing for senior citizens.

Building housing on top of a library aligned with the great strides in innovation made by the entire Chicago Public Library (CPL) system. In 2014, CPL was ranked the number-one

library in the United States and third in the World by Heinrich Heine University in Dusseldorf, Germany. That same year, CPL won the highest honor a U.S. public library system could receive: the National Medal for Museum and Library Service from the Institute of Museums and Library



The four-story Northtown Library and Apartments offers 44 senior housing units and 16,000-square-feet of library space, addressing two major concerns in Chicago's West Ridge neighborhood. The library's debut was welcomed with a grand opening in March 2019.

Service from the Institute of Museums and Library

(continued on page 5)

TimeLine Theatre Company to Settle in Uptown, (cont.)

support special events, and on-site staff offices. Heavily engaged in the development of cultural institutions by providing funding to community anchors like Black Ensemble Theatre, also in the Uptown neighborhood, and The Stony Island Arts Bank in the South Shore community, CCLF recognizes arts and culture venues as economic development catalysts for



An artist rendering depicts a concept of a re-imagined stage in TimeLine Theatre's newly purchased venue.

Chicagoland's communities. "We strongly support TimeLine's efforts to provide a gathering spot for thought-provoking productions, audience engagement, and community education in the Uptown neighborhood," said CCLF's COO and Executive Vice President of Programs, Bob Tucker. "CCLF remains committed to supplying capital so community nonprofits like TimeLine have the opportunity to expand and provide positive social and economic support in Chicagoland's neighborhoods."



The new TimeLine Theatre will be located in a century-old warehouse, previously used as a storage facility.

Chicago Public Library and Chicago Housing Authority Form a New Partnership, (cont.)



The Independence Library and Apartments in Chicago's Irving Park neighborhood and the Northtown Apartments and Library in the West Ridge community combine senior housing and library resources to reinvent the concept of a neighborhood branch library.

Services. Chicago opened the first public library within a public high school and won several architectural awards for its Chinatown Branch. Mayor Emanuel predicted the Independence Branch would soon be an award-winning model for other cities to follow as well.

The two-story, 16,000-square-foot library, with an additional two floors of housing providing 44 one- and two-bedroom affordable apartments for Chicago Housing Authority residents, will teach patrons how to use a computer; offer help applying for a job online; provide access to homework assistance in English and Spanish; and teach coding, digital media and much more. Access to free Wi-Fi service, newspapers, audio books and computers are just some of the other benefits of having a state-of-the-art library in your neighborhood. Mayor Emanuel stated, "The only thing you have to know is the location of the library," which will open the doors to learning, opportunity and free resources for families.

The City of Chicago has made \$300 million in capital improvements to its 80 branches, opening 12 new facilities and renovating 18 others. The city has opened two other libraries that combine a library with housing. One is located in the Little Italy neighborhood and the other is located in Chicago's West Ridge community, known as the Northtown Library Branch.

CCLF also provided \$500,000 in financing for the Northtown Library and Apartments, located at 6800 N. Western Avenue, which held its grand opening on March 5, 2019. The Northtown Branch will feature a glassy, 16,000-square-foot ground-floor library space topped by 44 senior housing units.

Next on the horizon for the CPL system will be the opening of a public library inside the forthcoming Obama Presidential Center. This will be the first time a public library will be located inside a national presidential center. "Under Mayor Emanuel's leadership, Chicago's innovative new libraries are not only beacons of design excellence but these projects demonstrate how public libraries can also be transformative community anchors," said Barbara Macikas, Executive Director of the Public Library Association.

Additional financing for the Independence and Northtown Branch Libraries and Apartments was provided by City of Chicago, Chicago Housing Authority, Chicago Public Library, CIBC, Fifth Third Bank, TCF Commercial Banking, and LISC Chicago. The three banks are also CCLF investors.

CCLF's 2019 Workshop Schedule Expands

Joy Aruguete of Bickerdike Redevelopment Corporation presented "An Overview of the Community Development Process" in March.



Following an enthusiastic response to its initial presentations, CCLF has expanded its workshop schedule to include focused presentations through December 2019.

Upcoming topics include Regulatory Requirements, Co-Op Basics, Business Planning, and Developers Guided by Faith. Industry experts will lead each presentation and workshops are open to CCLF partners, community developers, and potential borrowers.

A complete list and registration information is available on CCLF's website, www.cclfchicago.org/assistance/workshops. Attendees may also contact Taft West, Vice President of Technical Assistance and Sustainability, at twest@cclfchicago.org for details.



Sean Harden, CCLF's Technical Assistance and Special Initiatives Consultant, presented the workshop "Community Relations and Public Participation" to an engaged audience.

Building Confidence Builds Homes

Empowered by a belief that “autism is not a condition, but rather, an intrinsic part of the individual with autism’s self-identity and personality,” Evanston, Illinois-based Rimland Services NFP delivers stability to those whose lives may face challenges.

Founded in 1970, Rimland Services is the oldest agency in Illinois that serves the educational, vocational, and residential needs of people with autism. CCLF has worked with Rimland for 15 years to rehabilitate nine properties that have helped expand its real estate portfolio. That portfolio of housing



CCLF provided a loan to Rimland Services NFP for the renewal of this home in Maywood, Illinois. At the completion of the rehab work, the home will provide a stable environment for persons with autism.

now serves 96 participants through Rimland’s Residential Living Program. The Residential Living Program focuses on establishing daily living routines and skills in a home-based environment as well as in the community.

Homes in this program, referred to by Rimland as Residential Environments, are located throughout the Chicagoland area. “We build homes that respond to the needs of individuals with autism instead of expecting our residents to conform to

an environment,” explains Brendy Sims, Chief Operating Officer at Rimland. In total, there are 17 group homes for adults in Rimland’s real estate portfolio. Overall, Rimland’s Residential Living Program currently has an 89% occupancy rate and a waiting list of 50 potential residents.

CCLF provided Rimland Services with a \$250,000 loan for the rehabilitation
(continued on page 7)



Rimland Services continuously works with CCLF to develop its portfolio of Residential Environments, including this Evanston, Illinois, home for individuals with autism. Rimland’s homes provide safe, soothing environments that encourage independence of its residents.

CCLF Board Chair Named President, CEO of National Equity Fund



National Equity Fund, a syndicator of the low-income housing tax credits (LIHTC) program, has appointed CCLF Board Chairman Matthew Reilein as president and CEO, effective June 1, 2019. Reilein will oversee all day-to-day operations of the Chicago-based nonprofit, including the implementation of all policies and programs. He will succeed Joseph S. Hagan, who retired after 19 years with National Equity Fund.

Reilein previously served as managing director and partner of Cresset Partners and held positions at O’Brien-Staley Partners as managing director and head of Impact Investing, and JPMorgan Chase as managing director, community development banking. He holds a Master of Business Administration degree in Finance and Marketing from Northwestern University’s Kellogg School of Management, and a Bachelor’s degree in International Politics from Georgetown University. Reilein has served on CCLF’s Board of Directors since 2007.

Building Confidence Builds Homes, (cont.)

of the single-family residence in Maywood in February 2019. The property, originally built in 1926, is a 1,300-square-foot Ranch-style home with three bedrooms, a full basement, and backyard. In accord with Rimland's commitment to environmental stability, the home also features energy efficient appliances, water heater and furnace, as well as new windows. The work on the house also provided three construction jobs to area residents.

Rimland has become CCLF's number-one repeat customer. "I found that traditional banks did not look at not-for-profits as they do other organizations," Sims explains. "When I learned about CCLF and its mission, it just became easier to work with them because they have a better understanding of our organization and our mission. The team there took time to listen to us and understand what we do and understand our purpose. We were not just a balance sheet to CCLF, and they are always ready to assist us whenever they can."

"We have an affinity to work with an organization like CCLF that looks at more than numbers on a spreadsheet," Sims concludes. "Whenever I have a project to consider, I only turn to CCLF. I don't even look at anyone else."

Credit Memos: CCLF Lends \$4.3 million in 1st Quarter 2019

Thanks to the Community Law Project for identifying all pro-bono legal services provided by law firms listed below.

Chicago Prep Master Tenant LLC received a \$4,000,000 construction/mini-permanent loan for the acquisition and rehabilitation of an industrial building that will serve as a multi-tenant food manufacturing facility for small to mid-sized local businesses in the Belmont Cragin community. This loan is part of CCLF's **Activate Retail®** initiative working to spur commercial retail and create jobs in LMI neighborhoods. Thanks to **Josh Fintel** and **Aaron Berlin** of **Kirkland & Ellis, LLP** for serving as CCLF's counsel on this transaction.

Accurate Property LLC (Amour Salon), a minority/woman entrepreneur, received a construction loan for \$318,000 to renovate four commercial spaces of an existing property in the Grand Boulevard community. This loan is part of CCLF's **Activate Retail®** initiative working to spur commercial retail and create jobs in LMI neighborhoods. Thank you to **Thomas J. Dobleman, Emily Hogan** and **Tim Dondanville** of **Kirkland & Ellis, LLP** for serving as CCLF's counsel on this transaction.



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

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CCLF Noteworthy

Thank You to Funders and Investors

For their recent investments, CCLF thanks: Seth M. Hemming Declaration Trust, Robert Johnston, Barbara Kingsolver, Judith Mendel, Sinsinawa Dominicans, TCF National Bank, West Side United.

For their recent grants, CCLF thanks: The Searle Fund at The Chicago Community Trust, The Chicago Community Trust, MB Charitable Foundation, PNC Bank.

Staff and Board News

CCLF announced the promotion of **Wendell Harris** to the position of Vice President of Lending Operations, effective March 1, 2019. Harris previously served as Director of Lending Operations following a brief tenure as a Senior Loan/Program Officer for CCLF. He has over 23 years of commercial real estate, property management, and banking experience. Harris holds a Master of Business Administration degree with a certificate in Financial Analysis from the Keller Graduate School of Management as well as a Bachelor of Science degree in Business Management with an emphasis in Accounting from Northern Illinois



University. During his tenure at CCLF, Harris has originated and underwritten over \$90 million in real estate transactions in the past five years. Additionally, he is passionate about bridging the gap in community relations to strengthen disinvested areas.

Maurice Williams, Vice President of Economic Development, joined industry contemporaries and participated in a panel discussion entitled "The Future Is Now!—Economic Development in Woodlawn," during the 10th annual Woodlawn Community Summit. The presentation was held at the University of Chicago's School of Social Service Administration. The discussion focused on entrepreneurship, providing resources on access to contracts and contacts, and an assessment of products and services from home-based businesses.



The National Disability CDFI Coalition (NDCC) has elected **Angela Dowell**, CCLF's Chief Financial Officer, as its 2019 Treasurer. The NDCC is a membership network of Community Development Financial Institutions (CDFIs), banks, disability service providers and advocacy organizations, and individuals with disabilities addressing the unique set of challenges faced by people with disabilities and their families.



Dowell previously served on the NDCC's Finance & Audit Committee. CCLF is also a member of the National Disability CDFI Coalition.

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