

1st Quarter
2021



Helping create communities where people thrive

COMMUNITY BLUEPRINT:

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

CCLF Outlines Deployment of MacKenzie Scott Donation

On December 15, 2020, philanthropist MacKenzie Scott announced \$4.1 billion in donations to 384 organizations across all 50 states, Puerto Rico, and Washington D.C. Scott and her team undertook a rigorous, data-driven due diligence process to select the 384 donation recipients from 6,490 organizations considered. The organizations were selected based on data analysis on community needs, program outcomes, and each non-profit's capacity to absorb and make effective use of the funding.

CCLF was selected to receive a \$10 million grant from Scott to continue its work of transforming Chicagoland communities by providing access to capital and technical assistance for social and economic advancement. CCLF will use this unrestricted grant to make its lending more inclusive, creating more affordable housing and commercial retail in low-income areas throughout Chicagoland and providing access to capital for social enterprises and community facilities.



CCLF will purpose funds from the MacKenzie Scott donation for lending capital to provide even greater access to lower-cost, flexible capital for such customers as the UPS Store in Woodlawn.

In January 2021, CCLF received \$5 million of the grant with the remaining \$5 million to be disbursed in 2022.

CCLF will directly lend the vast majority of these funds for community development priorities in low-income areas throughout Chicagoland. Through strategic partnerships and collaborations, CCLF will leverage this investment to create an even greater impact in the

communities it serves. More specifically, CCLF will dedicate the funding to:

- Champion equity and economic justice by deploying \$100 million of affordable, flexible capital to pursue economic progress in low-income communities of color in the next four years.
- Better serve Latinx communities and Latinx borrowers through bilingual staff capacity, strategic partnerships, and an outreach campaign.

(continued on page 3)

In This Issue

Page 1

CCLF Outlines Deployment of MacKenzie Scott Donation

Pages 2-3

NBC-5 Chicago Features MLK Apartments During Black History Month

CCLF Outlines Deployment of MacKenzie Scott Donation, *(cont.)*

CCLF Implements 2021-2024 Strategic Plan

Chicagoland Opportunity Zones Consortium and LOCUS Host Virtual LinkUp Event

Pages 4-5

RPT Development Continues to (Re)Build

Chicagoland Opportunity Zones Consortium and LOCUS Host Virtual LinkUp Event, *(cont.)*

RPT Development Continues to (Re)Build, *(cont.)*

CCLF Implements 2021-2024 Strategic Plan, *(cont.)*

Page 6

Betty Shabazz International Charter Schools Selected For Amazon Program

CCLF Featured In "Conversations With The Citizen"

Page 7

CCLF Credit Memos

CCLF Board of Directors

Page 8

CCLF Noteworthy: Thank You to Funders and Investors CCLF Staff and Board News

CCLF Staff

NBC-5 Chicago Features MLK Apartments During Black History Month

In 1966, at the height of the Civil Rights Movement, Rev. Dr. Martin Luther King, Jr. turned his attention toward Northern cities to expose the social injustices presumed to only exist in the South. His focus settled on Chicago.

Bringing the movement to Chicago, Dr. King and his family relocated into an apartment on Chicago's West Side, located at 1550 South Hamlin Avenue in the North Lawndale neighborhood, to expose the city's separate and unequal living conditions. Dr. King engaged in the community and interacted with his new neighbors to better understand the conditions of Chicago's urban slums.



Located in the North Lawndale neighborhood, the MLK Legacy Apartments sit on the site where Dr. Martin Luther King lived to bring awareness to housing inequities in Northern cities. The site was featured by NBC-5 Chicago during Black History Month.

The apartment building was torn down, a result of the riots following Dr. King's assassination and the neighborhood's continued poverty and disinvestment. Recognizing the history and potential of the location, Lawndale Christian Development Corporation (LCDC), a not-for-profit community development organization, revitalized the site to become the Martin Luther King Legacy Apartments.

The MLK Legacy Apartments provides housing for 45 low income families and seeks to support existing businesses, nurture commercial development and promote job creation. The complex is an affordable housing, mixed-use development featuring an on-site fitness room, outside green space, hard wire capability for internet access and 48 parking spaces located behind the building.

CCLF provided the LCDC an \$85,000 predevelopment loan for the MLK Legacy Apartments. CCLF's loan came after an initial predevelopment loan of \$350,000 from LISC Chicago.

As part of its Black History Month series, NBC-5 Chicago aired a segment, hosted by LeAnn Trotter, reflecting on the history of the property, offering a tour of the building and assessing future goals for the community.

"We said we wanted to build a building Dr. King would have been proud to live in," stated Richard Townsell, Executive Director of LCDC.

The MLK Legacy Apartments also includes 4,500 square feet of leasable retail space, available to bring goods and services to the Lawndale community area. Goals for the site also include a job training center, a new public library, a park shared with Penn Elementary School, a memorial to Martin Luther King, Jr., and the MLK Fair Housing Museum. As Chicago Community Loan Fund positions itself for the "new normal" of the post-

CCLF Outlines Deployment of MacKenzie Scott Donation, (cont.)

- More comprehensively fulfill CCLF's existing geographic footprint within suburban communities including Southland, Aurora, and Lake County over the next four years.
- Invest in community developers and local real estate entrepreneurs of color helping them to build the capacity of their organizations and enterprises through hands-on, customized technical assistance and a quality customer experience.

CCLF is honored to be among the nonprofits selected by Scott to scale the work it does best to transform Chicagoland communities that face high measures of racial and economic inequity, high poverty rates and low access to capital.



Funds from the MacKenzie Scott donation will be used to provide capital for projects like Woodlawn Station, bringing economic progress to low-income communities of color.

CCLF Implements 2021-2024 Strategic Plan

COVID-19 era, CCLF has implemented a comprehensive four-year strategic plan that will enable the organization to further its mission and better serve Chicagoland's communities.

The four strategic focus areas of CCLF's 2021-2024 Strategic Plan positions CCLF to expand, partner and invest. CCLF will be expanding its reach to



CCLF's 2021-2024 Strategic Plan will help expand its reach to better serve communities challenged by the COVID-19 pandemic and historic disinvestment.

better serve the Chicagoland region, work with partners to promote economic justice and invest \$100 million in low- and moderate-income neighborhoods and communities of color over the next four years as well as strive to double its size to \$200 million in assets over the next four years.

To achieve the milestones, CCLF will work toward four strategic goals:

- 1. Invest in Community.** CCLF will expand its impact through lending, equitable business practices, and increased advocacy to improve conditions for residents in economically disenfranchised communities. It will work closely with local partners to help stabilize communities and create opportunities for impactful growth so long neglected and disenfranchised communities emerge stronger through an equitable recovery.
- 2. Invest in Community Developers and Local Entrepreneurs.** CCLF will expand its work to build a pipeline of community-based developers and support the grassroots visionaries and local entrepreneurs pursuing impactful projects in Chicago-area communities.
- 3. Invest in CCLF's People.** CCLF will better serve its customers by ensuring that its staff reflects the communities it serves, and its values of equity are infused into all elements of its work. Under this goal, CCLF developed an organizational Human Resources roadmap and enhanced its Diversity, Equity and Inclusion (DEI) Framework to ensure that its values are reflective of its organizational culture.
- 4. Invest in Organizational Infrastructure.** As CCLF works to grow its fund to \$200 million in assets, it will invest in organizational infrastructure to enhance online services and offer other best-in-class service delivery. Through this goal, CCLF's customers will be

(continued on page 5)

Chicagoland Opportunity Zones Consortium and LOCUS Host Virtual LinkUp Event

The Chicagoland Opportunity Zones Consortium and LOCUS: Responsible Real Estate Developers and Investors presented "Pathways to Opportunity," a virtual series of four events held February, March and April 2021. The series, part of Smart Growth America's National Opportunity Zones Academy, offered virtual linkup—networking and deal-

INVEST South / West is a targeted program to revitalize communities

- Increased community engagement**
 - Driven by monthly neighborhood roundtables and locally-based corridor managers
 - Community-driven RFP development program
- Better coordination to push visible community revitalization on 12 corridors**
 - Coordinate the resources of multiple city departments, corporate partners and community organizations
- Shared priorities with private sector & philanthropic commitments**
 - Focus on catalytic economic investments, housing, public spaces, quality of life amenities

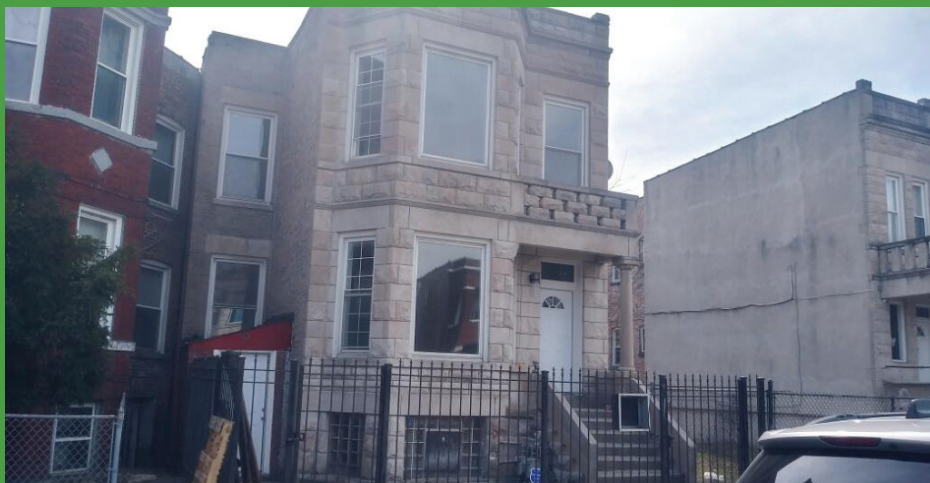
Chicagoland Opportunity Zones LinkUp

making events for equitable real estate developers and social impact investors interested in learning more about real estate projects and business investment opportunities in Chicagoland's Opportunity Zones.

The event series united attendees with representatives of Chicagoland's new projects in Opportunity Zones. The Illinois Medical District, a global healthcare innovation community located Chicago's West Side, was featured in February followed in March with INVEST South/West, the city of Chicago's three-year community improvement initiative uniting the resources of multiple City departments, community organizations, and corporate and philanthropic partners toward 10 communities on Chicago's

(continued on page 4)

RPT Development Continues to (Re)Build



RPT Development Group, Inc. recently acquired, rehabbed and sold this residential property at 4113 W. Gladys in West Garfield Park with a CCLF loan.

Takeisha Washington, President of RPT Development Group, Inc. (RPT), has a strong relationship with CCLF and together the work of rebuilding Chicago's neighborhoods continues.

RPT is a 14-year-old corporation engaged in acquiring, rehabbing, and sales or lease of often-neglected properties in low- to moderate-income communities. The corporation focuses on residential single-family homes and multi-unit properties, primarily geared towards affordable housing.

"Affordable housing is not just offering housing at lower pricing," Washington stated. "Housing builds stable lives. Housing is an engine for stabilizing lives, strengthening families and revitalizing a neighborhood's economy."

Washington has worked with CCLF through the Chicago Neighborhood

(continued on page 5)



The West Garfield Park building on Gladys required extensive work. Washington installed new flooring, windows, and constructed a fully functional, modern kitchen.

Chicagoland Opportunity Zones Consortium and LOCUS Host Virtual LinkUp Event, *(cont.)*

South and West Sides. The focus area in early April will be the Lincoln Highway Industrial Corridor in suburban Cook County and the series will conclude in late April assessing Opportunity Zones sites best suited for accelerators, incubators and other economic development hubs throughout Chicagoland.



Robin Schabes, Director of the Chicagoland Opportunity Zones Consortium, moderated the "Pathways to Opportunity" presentations. CCLF Board Member Mohammed Elahi was a presenter during the April event, introducing the Lincoln Highway Industrial Corridor.

Recorded archives of the LinkUp sessions are available for review on the Chicagoland Opportunity Zones

Consortium page of CCLF's website, www.cclfchicago.org.

RPT Development Continues to (Re)Build, (cont.)



Working with the Chicago Neighborhood Rebuild Pilot Program, Takeisha Washington and RPT Development revitalize properties in often-neglected neighborhoods.

Rebuild Pilot Program, a collaborative effort among CCLF, the City of Chicago, the Cook County Land Bank Authority, Community Investment Corporation, The Safer Foundation and Cara to facilitate the acquisition and redevelopment of single family and two-flat vacant or abandoned properties for new homeowners in higher crime areas within the 7th, 10th and 11th Police Districts.

Under Washington's leadership and prior to 2021, RPT completed and sold two properties through the Rebuild program, both two-unit properties were in the West Garfield Park neighborhood. Now, despite a pandemic, social unrest, and economic uncertainty, Washington has completed a third.

In March 2021, Washington completed the redevelopment and sale of a property located at 4113 W. Gladys in the West Garfield Park neighborhood. The property will bring two affordable housing units to the community. CCLF provided a \$135,000 acquisition/rehab/mini-permanent loan to RPT. Washington's work on the property provided six temporary jobs.

"The first and second floors of the building were used as one large, single apartment," Washington explained. "The building was originally built with the appearance of a two-flat. It was vacant and has largely been dismantled. It was in very poor condition."

Washington's work overhauled the structure creating two affordable housing units. Work included installing new flooring, windows and additional structural enhancements.

"We are real estate developers," Washington explains, "but we have a clear mission to not only develop properties but make our mark in building stable communities."

CCLF Implements 2021-2024 Strategic Plan, (cont.)

able to interface with a high-touch, high-tech partner that is prepared to bring high-impact community development projects to fruition.

"The events of 2020 reaffirmed CCLF's historic commitment to working with grassroots partners to finance community-based solutions that address economic disparities in the communities we serve," said Bob Tucker, Chief Operating Officer and Executive Vice President of Programs at CCLF.

He added, "Through this ambitious strategic plan, CCLF recommits to using its capital, expertise, and close community relationships in a continued fight for equity and justice, to finance prosperity and make lasting change in low-income communities across Chicagoland, particularly low-income communities of color."

CCLF's 2021-2024 Strategic Plan was developed by its Board of Directors Strategic Plan Subcommittee: Erik Hall, Board Vice Chair and Subcommittee Chair; Matthew Reilein, Board Chair; Dorothy Abreu; Sonya Malunda; Mark Spears; Kathy Tholin; Bob Tucker, CCLF's COO/EVP; and Calvin L. Holmes, CCLF President. Strategic Planning Consultants included: Becca Goldstein of BG Consulting, LLC, Chase Service Corp., FUND Consulting, Plante Moran and Nancy Harris of Restart Consulting.

Betty Shabazz International Charter Schools Selected For Amazon Program



Betty Shabazz International Charter Schools, located on Chicago's South Side, is now part of the Amazon Future Engineer (AFE) Program.

CCLF-funded Betty Shabazz International Charter Schools has been accepted into the Amazon Future Engineer (AFE) Program in partnership with Project STEM (Science, Technology, Engineering or Math). The AFE Program is a four-part, childhood-to-career program aimed at inspiring and educating students from underrepresented and underserved communities each year to try computer science and coding. Amazon considers STEM education and computer science integral to the work of many of its employees.

The AFE program targets four educational segments: Elementary, Middle and High School, Scholarship and Internship. Through the program, Betty Shabazz International Charter Schools will access high-quality computer science courses, online support and teacher professional development.

Betty Shabazz International Charter Schools has two campuses in Chicago. CCLF provided a \$1,300,000 construction/mini-permanent loan for the Greater Grand Crossing campus and a \$407,000 mini-permanent loan for the Englewood campus.



Amazon Future Engineer's program will help Betty Shabazz International Charter Schools bridge equity skill gaps at a critical age, when students are just beginning to formulate ideas about their futures.

CCLF Featured In "Conversations With The Citizen"

On April 27, 2021, CCLF's Wendell Harris, Vice President of Lending Operations, engaged in discussion with *The Chicago Citizen* newspaper's Tia Jones for a 30-minute podcast discussing CCLF and the fund's initiatives in Chicagoland's low- to moderate-income communities. The



XS Tennis was one of the CCLF-funded projects Wendell Harris, Vice President of Lending Operations, discussed in a podcast with *The Chicago Citizen*.

podcast was part of *The Chicago Citizen's* "Conversations with The Citizen" series.

In addition to the podcast, *The Chicago Citizen* also featured CCLF in a print and online article entitled "Neighborhoods Feel Financial Institution's Impact."

To listen to the podcast and review the article, visit the "News" section of CCLF's website, www.cclfchicago.org.



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.

Credit Memos: CCLF Lends \$8.1 million in 1st Quarter 2021

Thanks to the Chicago Lawyers' Committee for Civil Rights through its Pro Bono Works program for identifying all pro-bono legal services provided by law firms below, except where noted.

Davis Crawford Realty LLC received a \$99,000 construction loan to support capacity building of local community receivers working on 1- to 4-unit affordable housing projects in the Pullman. This loan will assist in the rehab of single family homes through the *City of Chicago Community Receivership Training Program*. Thanks to **Priyank Doshi** of **Morgan, Lewis & Bockius LLP** who served as legal counsel on this transaction.

Maywood SLF and **Celadon Construction** received a predevelopment loan for \$5,000,000 to acquire a historic landmark designated, five-story, 100-unit senior housing property. Thanks to **Kailey Grant** and **Jeff Gray** of **Barnes & Thornburg** who served as legal counsel on this transaction.

TREND South State Partnership received a \$2,630,000 mini-permanent loan to support capacity building opportunities for African American entrepreneurs to own and manage a mixed-use, commercial real estate property in the South Loop neighborhood. This loan is part of *Chicago TREND*. Thanks to **Merle Teitelbaum Cowin** of **DLA Piper LLP** who served as legal counsel on this transaction.

Chicago Anti-Eviction Campaign received a \$50,000 working capital loan to continue its work acquiring foreclosed homes and making them available to community developers in the Greater Grand Crossing neighborhood. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Chicago Jewish Home (CJH) received a \$20,000 working capital loan. Located in the suburb of West Ridge, CJH is a community led initiative providing a wide variety of news, information, opinion, columns, features, contests and advertising to hundreds of thousands of discerning readers. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Dixieland Childcare received a \$50,000 working capital loan to operate two preschool learning centers in the Near West Side community area. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Las Delicias received a \$50,000 working capital loan. Located in the Belmont-Cragin neighborhood, this long-standing bakery has been serving the community for many years. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Jeffery Pub received a \$50,000 working capital loan. Located in the South Shore neighborhood, Jeffery Pub serves as a minority owned entertainment venue for the LGBTQ+ community. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

PawPaw Holdings LLC received a \$40,000 working capital loan. Located in North Center community area, this pet grooming business offers state-of-the art service and self-service pet grooming stations. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Pretty Cool Ice Cream (PCIC) Logan Square LLC received a \$50,000 working capital loan. In addition to opening its second location in West Loop aside from Logan Square, the company also launched a Community Support program geared to supporting charitable causes. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Rochambeau LLC (Big Jones) received an \$11,000 working capital loan. Located in the Edgewater/Andersonville community, this restaurant dining experience is mission-based on urban agriculture, education and food security. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

Viewpoint Services Inc. received a \$45,000 working capital loan. Located in the North Center community area, Viewpoint is a woman-owned and family run full-service demolition and excavation company. This loan is part of the *Chicago Small Business Resilience Fund (CSBRF)*.

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CCLF Noteworthy

Thank You to Funders and Investors

For their recent investments, CCLF thanks: Suzanne La Fetra, Starbucks Corporation, Jonathan Sun, Wieboldt Foundation.

For their recent grants, CCLF thanks: Associated Bank, The Chicago Community Trust.

Staff and Board News



On February 4, **Bob Tucker**, Chief Operating Officer and Executive Vice President of Programs, presented as part of a panel at the Federal Reserve Board of Chicago discussing the Community Reinvestment Act. On February 18, Tucker also served as a panelist at a forum for the Collaboration for Early Childhood where he discussed the importance of investing in long-disinvested communities to improve the long-term health and education prospects of the children living in those communities.

CCLF President **Calvin L. Homes** and COO/EVP **Bob Tucker** spoke at the Federal Home Loan Bank of Chicago Joint Affordable Housing Committee/Community Investment Advisory Council Meeting on February 22. Topics discussed included CCLF's work during COVID-19 pandemic and the types of resources needed as the Chicago area begins to emerge from the pandemic. On March 18, Holmes also educated bank regulators and others in five states as a panelist in an FDIC and Federal Reserve Board webinar, "Connecting the Dots: Part 2 Types of CDFIs."



Wendell Harris, Vice President of Lending Operations, participated in "The Color Tax: Origins of the Modern Day Racial Wealth Gap February 26. This was the third episode of the "Shame of Chicago" documentary series presented by the Dearborn Realist Board assessing the impacts of the Chicago area's history of racial segregation and what it means today.

Robin Schabes, Chicagoland Opportunity Zones Consortium Director, penned the article "Fostering Collaboration; Advancing Opportunities." The article appeared in the February 25, 2021, edition of *Opportunity Zones* magazine. In the article, Schabes outlined the Opportunity Zones tax incentive and strategic collaboration.



In February 2021, **Naima Bergen** was promoted from Lending Customer Experience Assistant to Loan Associate. Bergen, a graduate of Wittenberg University, joined CCLF in 2017 as a member of Lutheran Volunteer Corp.

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