While no one could have foreseen the events of 2020, your support prepared CCLF to meet this moment.

Building on Chicagoland’s talents, energies and ideas to create communities where people thrive.

YEAR IN REVIEW

In 2019 we...

- Raised $104 million in capital
- Deployed 26 loans totaling $28.3 million
- Leverage another $47.6 million of commitments

IMPACT HIGHLIGHT

Planting seeds for jobs; growing food access

Growing vegetables in a hotel parking lot in Chicago is just the beginning. With the help of City Bureau, Chicago’s nonprofit newsroom, we are helping to build a local, sustainable food economy and flip the script on food insecurity in the city.

Saw how we’re building on.

What We Do

- Technical assistance
- Business development
- Policy change

Financials

- New in 2019
- Strong fundamentals

Our Supporters

- Public and private partners
- Grassroots organizations
- Individuals who care
A letter from our President & Chair

WITH YOUR SUPPORT, WE WERE PREPARED.

For many long-suffering communities, 2019 appeared to be the light at the end of a long dark tunnel that began a decade ago with the Great Recession. Our customers were finally starting to see glimmers of hope for economic recovery. We at Chicago Community Loan Fund reached the extraordinary milestone of $100 million in assets; we cemented key collaborations with community leaders; and we were steadily building on our long-term commitment to build racial equity in Chicagoland’s persistent poverty neighborhoods by investing in well-built homes, arts and recreational facilities, grocery stores and job-creating social enterprises at a higher scale.

While no one could have foreseen the devastation brought on by COVID-19, everything we accomplished together in 2019 prepared CCLF to meet this moment.

Profound economic dislocation and pervasive structural racism has placed Black and Latinx populations at higher risk of losing jobs. COVID-19 has ravaged these same communities with disproportionate death rates. These elements, compounded by current civil unrest, require strong partnerships to unite and write a new playbook. CCLF is prepared to be a leader in this moment.

Starting from a position of strength solidified in 2019, CCLF has quickly responded to the effects of the horrendous pandemic and ubiquitous social unrest. We have partnered with local and state governments to distribute millions in emergency funding for nonprofits and small businesses. We have established, virtually overnight, a Pop-up Call Center and published an online guide to put even more resources into the hands of community enterprises. Our team has gone above and beyond, making personal connections with customers and helping them access whatever they need to stay afloat, be it emergency grants and loans, access to the Payroll Protection Program or sourcing PPE for their customers.

CCLF works because we are designed to build on the strengths of the visionary leaders who strive each day to create communities where everyone can thrive. We will continue to build on through these challenging times and through any unforeseen obstacles we meet in the future. CCLF will build on smarter, using lessons learned from the past to ensure those that have been harmed by current crises have a chance to heal through investment and sustained support.

Thank you for your continued support. Together, we are building on.
A FOUNDATION FOR STRONGER NEIGHBORHOODS

We See Our Neighbors and Their Strengths

Making dreams for a better home true in Northern Illinois

Placing seeds for employment in West Englewood

Cooking up innovation in Belmont-Cragin

Bringing a world-class performing arts center to Bronzeville

COMMUNITY FACILITIES

COMMERCIAL REAL ESTATE

SOCIAL ENTERPRISES

COMMITTED TO CHICAGOLAND

Support our home through ChicagoCares's umbrella framework and access our four sections.
We 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 the Chicagoland area.
Building on Chicagoland’s resources by...

Cooking up innovation in Belmont-Cragin

Dilapidated buildings aren’t just eyesores—they pose real concerns to a neighborhood’s safety and vitality. But when the right vision comes along, these long-abandoned sites can be reimagined into powerful, modern commercial anchors that help communities build on and restore prosperity.

CCLF provided a $4 million construction loan to help convert one such site—Belmont-Cragin’s historic Zenith Electronics factory—into Amped Kitchens, a cutting-edge culinary prep and production facility for food companies. Other funders joining CCLF in the effort included Local Initiatives Support Corp. (LISC), BlueHub Capital, and CCLF investor PNC Bank.

Often compared to “an apartment building for food companies,” the Amped Kitchens concept first debuted in Los Angeles. Its Chicago location offers 64 commercial kitchens available for rent to tenants ranging from food startups to national companies.

By putting down roots in Belmont-Cragin, Amped Kitchens is poised to help strengthen the neighborhood while providing the space and resources for new generations of culinary visionaries to continue Chicago’s proud legacy of food innovation.

“Our Impact

- $4 million loan
- 75,000 sq. feet of commercial space
- 64 kitchens available for rent
- 250 new jobs expected

“Belmont-Cragin was already a strong, hardworking community long before we arrived. We’re thrilled for the chance to contribute to its success.”

Mott Smith, CEO of Amped Kitchens
Building on Chicagoland’s ideas by...

Making dreams for a better home come true in Northern Illinois

When the first-time homeowners pulled up to the house in Streamwood, Illinois, the freshly repaved driveway made for a smooth arrival. The brand-new kitchen cabinets and granite countertops gleamed. A newly installed bathtub sat ready to be filled. With a safe and beautiful place to call their own, the family of five was finally home.

The organization that made this family’s dream come true is Greater Chicagoland Fellowship (GCF), an Illinois nonprofit that helps people with low-to-moderate incomes—particularly those suffering from addiction—find stability through affordable homeownership. Since 2001 GCF has bought and rehabbed over 450 homes across Lake, DuPage, McHenry and Will counties.

“We’re not ‘patch-and-paint.’ We aim to make our homes repair-free for at least 3-5 years because we know our buyers are often using their last dollars on the purchase.”

David Pokorny, President of Greater Chicagoland Fellowship

GCF uses its expertise in housing rehabilitation and assistance programs to help families acquire the properties at affordable prices. But it’s the organization’s unwavering commitment to high-quality home renovations such as the Streamwood rehab that truly sets it apart.

CCLF’s decade-long partnership with GCF has financed 21 homes, including the Streamwood house. Our collaboration allows CCLF to build on its impact and make a real difference in the lives of individuals and families throughout the region.
Building on Chicagoland’s energy by...

Growing job skills and nourishing communities in Englewood

Growing Home is a USDA-certified organic farm yielding over 30,000 pounds of kale, tomatoes and other produce each year. Since 2002 this innovative social enterprise has used urban farming to tackle unemployment and food insecurity, right in the heart of Englewood.

A 2019 loan from CCLF enabled Growing Home to finish building its third farm site on a campus that now fills nearly one acre in West Englewood. Each site offers skills training, job placement and other services to individuals facing employment barriers. Beyond employment support, production assistants often find a new therapeutic outlet and a passion for growing that they can share with their families and communities over a lifetime.

Growing Home is committed to distributing all of the new site’s produce in Englewood through affordable sales and donations. To make accessing the food as easy as possible, the nonprofit creates pop-up stands throughout the community.

With its creative and entrepreneurial approach to addressing multiple community issues, Growing Home exemplifies how CCLF’s social enterprise partners are building on.

“People are often surprised that a project likes ours exists right here in Englewood. We’re part of the ‘secret sauce’ that makes this community.”

Jonelle St. John,
Interim Executive Director of Growing Home, Inc.
Building on Chicagoland’s talents by...

Bringing a world-class performing arts center to Bronzeville

For decades, the historic Bronzeville neighborhood was Chicago’s center for African-American business and culture. Thanks to an investment from Fifth Third Bank, this storied community will soon have a new cultural center to build on the artistic and commercial revitalization underway there.

The Lillian Marcie Center will transform a historic building into a multi-venue performing arts facility with adjacent commercial dining and entertainment space. The brainchild of Chicago-born actor Harry Lennix, the Center will be home to the Congo Theatre Group and other arts organizations enriching the community.

In addition to partnering with Chicago TREND to secure Fifth Third’s support, CCLF is also serving as loan administrator on TREND’s behalf. Once completed, the Lillian Marcie Center will stand as a tribute to the power of ingenuity and collaboration to help a renowned neighborhood restore its vitality and reclaim its cultural roots.
COMMITTED TO CHICAGOLAND

Explore our projects and loans throughout six counties and across our four sectors.

Growing Home Inc.  $285,439
West Englewood

PROJECT TYPE | Commercial Real Estate | Affordable Housing | Community Facility | Social Enterprise | YEAR LOAN CLOSED
--- | --- | --- | --- | --- | ---
--- | --- | --- | --- | --- | ---

2019
Before 2019
BUILDING ON OUR IMPACT

YEAR IN REVIEW
In 2019 we...

- Reached $104 million in assets
- Filed 26 loans totaling $92.7 million
- Leveraged another $47.6 million for investments
- Provided 573 real estate practitioners with financial assistance through 492 loans

So that we could...

- Build over 1,308 housing units
- Create more than 585 jobs
- Develop in excess of 7,275,416 square feet of commercial and retail space

PORTFOLIO

As of December 2019

- Non-Residential
  - Office
  - Retail
  - Industrial
- Residential
  - Multi-Family
  - Single-Family
- Infrastructure

OUTSTANDING PRINCIPAL BALANCES

- $3,500,000,000
- $2,500,000,000
- $1,500,000,000
- $500,000,000

PORTFOLIO QUALITY

As of December 2019
# FINANCIALS
Year ended December 31, 2019

## CURRENT ASSETS
- Cash and Cash Equivalents: $18,159,818
- Funds Held for Others: $255,701
- Investments: $10,255,222
- PHFA Stock: $1,532,500
- Grants and Contributions Receivables: $2,985,529
- Interest Receivable: $506,666
- Other Receivables: $13,334
- Notes Receivable, Net of Allowance: $74,436,710
- Prepaids and Deposits: $71,848
- **Total Current Assets:** $104,766,376

## LONG-TERM ASSETS
- Notes Receivable, Net of Allowance: $57,289,848
- Investment in Limited Liability Companies: $1,462
- Office Equipment, Net of Accumulated Depreciation: $192,338
- Leasehold Improvements, Net of Accumulated Depreciation: $271,340
- Property, Held for Sale: -
- **Total Long-term Assets:** $57,754,988

## TOTAL ASSETS
$104,766,376

## CURRENT LIABILITIES
- Accounts Payable: $2,059,243
- Accrued Liabilities: $395,914
- Refundable Advances: $648,648
- Funds Held for Others: $255,700
- Interest Payable: $41,799
- Notes Payable: $3,261,791
- Senior Loans Payable: $4,000,686
- Subordinated Loans Payable: $3,000,000
- **Total Current Liabilities:** $11,569,656

## LONG-TERM LIABILITIES
- Notes Payable, Less Current Portion: $20,938,927
- Senior Loans Payable, Less Current Portion: $28,067,294
- Subordinated Loans Payable, Less Current Portion: $32,450,000
- **Total Long-term Liabilities:** $62,446,218

## TOTAL LIABILITIES
$74,315,873

## NET ASSETS
- Without Donor Restrictions: $8,061,501
- Board Designated: $15,665,237
- With Donor Restrictions: $23,446,938
- **Total Net Assets:** $30,450,503

## TOTAL LIABILITIES AND NET ASSETS
$104,766,376

## Activity

### Revenue
- Grants and Contributions: $3,232,048
- Donated Services: $971,885
- Earned Income: $5,045,429
- Miscellaneous: $12,017
- **Total Revenue:** $10,184,360

### Expenses
- Program: $6,631,839
- Administrative: $1,507,633
- Fundraising: $188,091
- **Total Expenses:** $8,328,423

### Change in Net Assets
- Net Assets, Beginning of Year: $1,899,887
- Net Assets, End of Year: $20,594,516
- **Change in Net Assets:** $18,694,629

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This report was designed by Mike Darley with support from Celisse L. Helmet, Jean Calabro and Pamela Oronce. Selected photos were provided by Steve Becker and Ana Meyerson Photography, LLC.
YOUR SUPPORT HELPED US BUILD ON.

CCLF’s work is only possible because of the dedicated investors, donors, board members and staff who contribute their time, resources and energy to helping our communities thrive.

Thank you for believing in CCLF and in the Chicagoland area.

INVESTORS

Platinum
$1 million or more

Benefit Chicago

Gold
$500,000 to $1,000,000

BankAmerica

Silver
$1 million to $2.50 million

BMO Harris Bank

Bronze
$250,000 to $500,000

Providencia Bank & Trust

CIBC Bank

TCP National Bank

First Midwest Bank

Individual Investors

Copper
$100,000 to $250,000

Am & Robert H. Luria

Gemstone
Less than $100,000

Amalgamated Bank

Children’s Hospital of Chicago

Clients of Sustainability Group, part of U.S. Bank &

Catholic Health Initiative

Coolidge Trust

Congregation of the Sisters of Charity

Grant T. Sunderland

First Eagle Bank

Revocable Trust

Marquette Bank

Anonymous

Opportunity Finance Network

Henry A. Deyer & Helen

Webbish Foundation

Murray

Woodford National Bank

Donna Altshuler

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Edward Hughes

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Suei Lloyd

Monica Lynn Love

Judith Mendel

Bob Nelson

Alison Rossa

Lincoln Starnard

Kathryn Tholin

Merrie Whitasel

Individuals

1933 Board of Directors

Clients of Sustainability Group, part of U.S. Bank &

Grant T. Sunderland

Coolidge Trust

Revocable Trust

Kenara Trust

Meron H. Rose Trust

Mary H. Wale Trust

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OUR PEOPLE

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Corporate and Foundation Founders

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<th>Fifth Third Bank</th>
<th>PNC Foundation</th>
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<td>Bank Leumi USA</td>
<td>First Eagle Bank</td>
<td>Polk Bros. Foundation</td>
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<td>Bank of America</td>
<td>First Midwest Bank</td>
<td>Pritzker Traubert Foundation</td>
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<td>BMO Harris Bank</td>
<td>JPMorgan Chase</td>
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<td>Fidelity Charities</td>
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Public Funders

| CDFI Fund | City of Chicago |

Individuals

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<tr>
<th>Jody Adler</th>
<th>Amorita Falcon</th>
<th>Andrew Hugger</th>
<th>Kelly Shelton</th>
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<tr>
<td>Aaron Aiers</td>
<td>Thomas FitzGibbon</td>
<td>Michael &amp; Laura Kauffman</td>
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<td>Kevin Goldsmith</td>
<td>Raymond McGaugh</td>
<td>Bob &amp; Vickie Tucker</td>
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<td>Juan Carlos</td>
<td>Pamela Graves</td>
<td>Arthur Mead Martin</td>
<td>John &amp; Anne Tuohy</td>
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<td>Maya Chandler</td>
<td>Stephanie Green</td>
<td>Anthony Mosely</td>
<td>Charles &amp; Griselda Walls</td>
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<td>Chelsi Cicekoglu</td>
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<td>Erik Hall</td>
<td>Eric &amp; Jeannine Phillips</td>
<td>Taft West</td>
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<td>Angela Dowell</td>
<td>Ailisa Herrera</td>
<td>Matthew Reilin</td>
<td>Maurice Williams</td>
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<td>Calvin L. Holmes</td>
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<td>Santina Ellison</td>
<td>Edward Hoynes</td>
<td>Deborah Sabol</td>
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INVESTORS

OUR PEOPLE

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Select photos were provided by Steve Becker and Ana Myers Photography, LLC.

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Vice President of Technical Support and Accessibility

Tiff Haggard
Vice President of Technical Support and Accessibility

MDN Harris
Director of Client Operations

Deborah Salzer
Director of Operations

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Leading Consultant

Ryan Harris
Technical Support and Special Initiatives

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Alma Dierkens
Rene of Service Learning Intern

Brian Ponds
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