

COMMUNITY BLUEPRINT

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

RIMLAND GRAND OPENING: MAKING A DIFFERENCE IN THE WORLD OF AUTISM



Rimland's new location in Des Plaines

The Center for Disease Control and Prevention (CDC) defines autism spectrum disorder (ASD) as “a developmental disability caused by differences in the brain.”

This disorder can begin to show symptoms within the first 12 months of life. Some children may progress and develop new skills and reach developmental milestones at or about 18 – 24 months of age, although, with some, the gains they’ve acquired may wain or regress as they age.

As these children become adolescents and young adults, they tend to have trouble developing social skills such as communicating, developing friendships, or understanding job or school expectations.

In Des Plaines, Illinois, a northwest suburb of Chicago, adults on the ASD spectrum have a place that understands and has served this community since 1971.

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RIMLAND GRAND OPENING: MAKING A DIFFERENCE IN THE WORLD OF AUTISM *(continued)*

Rimland Services describes its purpose as “... to see the world through the eyes of an individual with autism and to use this perspective to support them in their culture as independently as possible. While we cannot cure the underlying cognitive deficits of autism, by understanding and accepting them, we can design services that are effective in meeting the challenges of this unique population.”

On June 9, Rimland Services opened a new, and larger, facility for its clientele. They moved from its rented location in Evanston to a 30,000 square foot permanent home on 5 acres purchased with the help of a mini permanent **\$3,776,000** loan from CCLF.

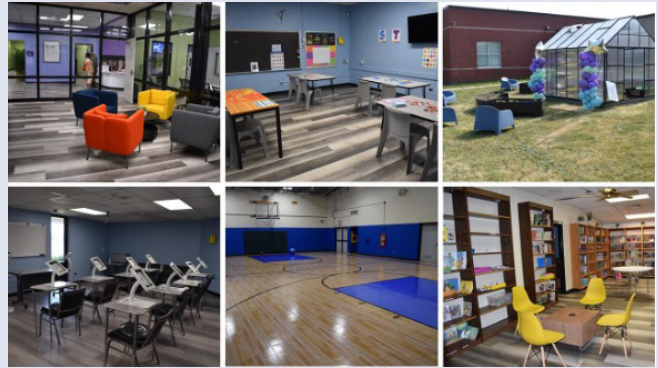
This 55-acre property housed the Sears Catalog Facility, a 14-story office building that was the original ‘Sears Tower,’ and the coal-fired power plant that was the source of electricity to the Sears facilities. At its peak, the facility employed 22,000 workers.

Rimland was established in 1970 by Rosalind Oppenheim whose child was not accepted in traditional school because of her child’s disability. Their CEO, Patricia Watson, was hired by Mrs. Oppenheim and has been in place since 1985. The other officer at Rimland, Brendy Sims, COO, has been with the organization since 1995.

Rimland and CCLF have a long-standing relationship of more than 16 years. They have a solid track record with a total of eight loans from CCLF.

Rimland’s new location operated as a school since its founding in 1975 until it closed in 2021. With Rimland’s renovations, it now has all the amenities to teach, stimulate and engage their clientele. The facility contains several classrooms, a gymnasium,

a greenhouse, outdoor basketball courts, library, activities room, playground, music room and administrative offices.



Interior of Rimland’s new Des Plaines campus Apartments

Because of our enduring relationship, Rimland presented CCLF with an award of appreciation at the grand opening, given to Lycrecia Parks, Chief Risk Officer and Vice President of Portfolio Management, and Aaron Akers, Senior Asset Manager. “I have really enjoyed working with the Rimland team, especially Brendy Sims, over the years. They are all so passionate and constantly strive to provide much-needed stable housing and services for their clients. I am especially excited to see how Rimland utilizes their new space in Des Plaines, and how their care will evolve as they and their clients have more open spaces (inside and outside) to dream and grow,” stated Akers.



Pamela Watson, Rimland CEO; Aaron Akers, CCLF Sr. Asset Manager; Lycrecia Parks, Chief Risk Officer and Vice President of Portfolio Management; Brendy Sims, Rimland COO

2023 CCLF STAKEHOLDERS MEETING: BACK TOGETHER AGAIN

After three years of virtual meetings, CCLF had its first in-person Annual Stakeholders meeting on Thursday, May 18, 2023, at the DePaul Center in downtown Chicago.

Prior to the meeting, the 77 attendees were treated to a delectable breakfast enthusiastically networking after the long hiatus.



2023 CCLF Stakeholders attendees Lisa Herrera and Kathy Tholin, CCLF Board members, with Bob Tucker (left) and Andy Salk of First Eagle Bank, with Hussain Bhanpuri of First Merchants Bank (right) at breakfast networking

Once the meeting was underway, Erik Hall, CCLF Board Chair, welcomed attendees and presented management updates. He also acknowledged the return of Calvin Holmes from an extended leave, praised the CCLF staff for stepping up during Holmes' absence and commended their overall dedication to the mission.



CCLF Board Chair, Erik Hall and staff members presenting during the Stakeholders meeting

Holmes thanked Hall and the entire Board of Directors for their patience and guidance while on leave. He conveyed his appreciation to the CCLF team and especially acknowledged Bob Tucker, CCLF Interim President.

CONNECT WITH CCLF



You can stay up-to-date on CCLF and other industry news by following our Twitter, Facebook page, LinkedIn and Instagram.

You can make a donation on our website at:
www.cclfchicago.org/donate

Congratulations to CCLF Board member; **Angela Hurlock**, CEO of Claretian Associates, Inc.; on receiving The Polk Bros. Foundation Affordable Rental Housing Preservation Award for Preservation of Affordable Housing for South Chicago Salud Center & Senior Housing at the LISC Chicago 29th Annual Chicago Neighborhood Development Awards (CNDA). Since 1995, LISC Chicago has recognized nonprofit and for-profit community developers for their role in building strong, healthy communities in Chicago neighborhoods.



CCLF Board Member and Executive Director of the Claretian Associates, Angela Hurlock, accepting the CNDA Award for the Salud Center

2023 CCLF STAKEHOLDERS MEETING: BACK TOGETHER AGAIN *(continued)*



CCLF Board Chair, Erik Hall

Tucker expressed his gratitude to the entire CCLF staff. He said that CCLF succeeds because it has a talented team with a strong, deep bench and supporters like those in the room who have always helped CCLF advance its mission. He assured the audience that CCLF is on target with its strategic, operational and DEI goals.



Bob Tucker, CCLF Interim President, providing an operational update to Stakeholders

The FY2022 Audit Report and FY2023 First Quarter Financial Statements were reported to the audience. This was the fifth consecutive year that CCLF has had a clean audit, with no recommendations from CCLF's auditors on improving our systems for next year. CCLF ended the year with \$4.8 million in net income, mainly attributable to capital grants targeted directly towards CCLF's lending pool.

CCLF also ended fiscal year 2022 with total assets of \$158.9 million.

Lycrecia Parks, Chief Risk Officer and Vice President of Portfolio Management, highlighted CCLF's 2022 annual report, which was well received by the audience. ”



CCLF Board member Pat McCreary Cannon paging through the FY 2022 Annual Report

Parks stated that CCLF ended 2022 with a consolidated outstanding portfolio balance of over \$111 million. This is a 14% increase over 2021 and a 15% increase over 2020. CCLF ended Q1 2023 with a portfolio of over \$114 million and is projecting to end 2023 with an outstanding consolidated portfolio of over \$133 million.

Parks thanked CCLF's investors and donors, adding CCLF's credit quality remains stable. Delinquency increased to 2.4% at FYE 2022 and Q1 2023, but as of April 30, 2023, delinquency decreased to less than 1%. CCLF is projecting to end the year with delinquency remaining at or below 1%.

As of Q1 2023, CCLF closed seven loans totaling over \$8.9 million. By year end, CCLF is projecting to add approximately 40 loans with over \$35 million in new loans closed. By loan amount, this will be a 5% increase over 2022; 26% over 2021; and a 44% increase over 2020's closed loans results.

2023 CCLF STAKEHOLDERS MEETING: BACK TOGETHER AGAIN *(continued)*

Wendell Harris, VP of Lending Operations, introduced three CCLF Borrowers: Jason Parks (Loop Capital); Takeisha Baker (Baker Development Group) and Aron Weisner (Celadon Partners).



Wendell Harris, CCLF Vice President of Lending Operations, speaking with CCLF borrowers Jason Parks, Loop Capital; Takeisha Baker, Baker Development Group; Aron Weisner, Celadon Partners

Baker is a re-occurring community developer in the city of Chicago's Neighborhood ReBuild Program, an initiative that works to rehabilitate 1–4-unit properties and put them back on the market at an affordable cost to local homebuyers. This program also has a workforce development component that provides job training and placement services to ex-offenders and harder-to-employ youth. CCLF has served as the administrator for this program for the past five years.

Weisner is a partner with Celadon Partners, LLC., a company that develops affordable housing. The firm has completed numerous affordable housing redevelopment projects and low-income housing tax credit (LIHTC) transactions throughout the region, resulting in over 1,500 units of new affordable housing units. Celadon is a repeat borrower of CCLF. Weisner discussed his latest project, Union Yards, located in the Back of the

Yards neighborhood. CCLF provided a predevelopment loan of \$2.5 million for this project.

Loop Capital, a CCLF borrower whose Chief of Staff, Jason Parks, was there to discuss their high-profile project Regal Mile Studios that is being called the Hollywood of the Midwest. Regal Mile Studios will be located in Chicago's South Shore neighborhood providing nearly 300,000 square feet of studio space that includes six sound stages, production facilities and more. CCLF provided Regal Mile Studios with a \$5 million predevelopment loan for the project.

Harris moderated a conversation about their interactions with CCLF; experience trying to secure financing for their projects; and the social impacts of their work. He completed the session with Q and A and turned it over to Tucker to answer any final questions and to close out the meeting.

EM BRANCH & ASSOCIATES, INC.: HELPING OTHERS TO COPE



E.M. Branch, Inc. office at 1987 W. 111th Street

Throughout our lives, we all are faced with challenges, some mental, some physical and some emotional. In fact, roughly 26% of adult Americans suffer from some form of diagnosable mental disorder each year. Understanding how common mental disorders are is important so that we can measure and understand their impact (i.e., physical, financial and social) and also for people to realize that they are not alone in their struggle.

CCLF's borrower, **E.M. Branch & Associates, Inc. (Branch)** specializes in helping its clients cope with behavioral and mental health disorders through their wide-ranging services in their new location at 1987 W. 111th Street in the Morgan Park neighborhood that serves as its main office. CCLF's **\$850,000** loan was used to acquire a 7,775 square foot, 2-story commercial building. With this loan, Branch will expand its services to include yoga, acupuncture, therapeutic massages, nutrition counseling and more.

Facts on mental illness from the National Alliance on Mental Illness (NAMI):

- 1 in 5 U.S. adults experience mental illness each year
- 1 in 20 U.S. adults experience serious mental illness each year
- 1 in 6 U.S. youth aged 6-17 experience a mental health disorder each year
- 50% of all lifetime mental illness begins by age 14, and 75% by age 24
- Suicide is the 2nd leading cause of death among people aged 10-14

Mental health treatment—therapy, medication, self-care—have made recovery a reality for most people experiencing mental illness. Although taking the first steps can be confusing or difficult, it's important to start exploring options.

- 47.2% of U.S. adults with mental illness received treatment in 2021
- 65.4% of U.S. adults with serious mental illness received treatment in 2021
- 50.6% of U.S. youth aged 6-17 with a mental health disorder received treatment in 2016
- The average delay between onset of mental illness symptoms and treatment is 11 years.



Aerial view of E. M. Branch, Inc. in Morgan Park



Interior of E.M. Branch, Inc.

“CCLF understands the important work Branch is doing to address mental illness and recognizes the critical need for expansion of its services,” said Wendell Harris, VP of Lending Operations. “Our loan will advance their mission and help save lives.”

STAFF BOARD NEWS



On March 22, **Robert Tucker**, CCLF's Interim President, presented at the FDIC's Webinar "Community Development for Illinois Community Based Organizations: A Guide to Building Collaborations with Banks." He spoke about CCLF and how various bank collaborations have helped advance CCLF's mission.

In April, **Angela Dowell**, CCLF's CFO was a panelist at Crain's Chicago Business Chief Financial Officer Breakfast at the Chicago Club where the panelists explored the relationship between Corporate Social Responsibility reporting and financial performance.



In June, **Maurice Williams**, CCLF Vice President Economic Development, served on a panel Neighborhood Developer Summit hosted by U.S. Housing and Urban Development (HUD) where the discussion focused on identifying what tools and resources would best assist small and mid-size developers with their projects.

CCLF Board member, **Jennifer Guzman** was chosen to be in a cohort in The Change Collective who earlier this year introduced their inaugural cohort of 74 emerging leaders. All of their amazing leaders come from the charming cities of Chicago, IL, Detroit, MI, and Jackson, MS. The Change Collective is a new, national leadership network for rising local leaders who are passionate about solving issues in their communities and combating social isolation, political polarization, and civic disengagement.



CCLF NOTEWORTHY

For their investments, CCLF thanks: Clients of Sustainability Group, part of Loring Wolcott & Coolidge Trust, Lincoln Stannard, Sis. Of Charity of St. Elizabeth, School Sisters of St. Francis, Devon Bank, First Savings Bank of Hegewisch, Illinois Medical District, Paul Peterson and Congregation Sis. Of St. Agnes

For their recent grants, CCLF thanks: Anonymous, Bank of America, BMO Harris Bank, The Community Development Financial Institutions Fund (CDFI Fund), The Chicago Community Trust, The City of Chicago, First Eagle Bank, Marquette Bank, The National Community Reinvestment Coalition (NCRC) and Old National Bank Foundation.

CHICAGO NEIGHBORHOOD REBUILD: DEVELOPING A WORKFORCE TO MAKE A DIFFERENCE

Within the Chicago Neighborhood ReBuild Program, a collaborative effort between the City of Chicago, Chicago Community Loan Fund, Cook County Land Bank Authority and Community Investment Corporation to facilitate the acquisition and redevelopment of single family and 2-flat vacant properties for new homeowners on Chicago's South and West sides, is the workforce development program designed to provide transitional jobs and training opportunities for at-risk youth and ex-offenders.

Organizations in the program work within the targeted areas of the 7th (Englewood), 10th (Ogden) and 11th (Harrison) police districts to recruit and employ residents of these communities. Program participants are Cleanslate (a social enterprise of Cara Collective), Firehouse Community Arts Center, One City United, and Chicago Family Partnership.

As of May 2023, significant neighborhood impact was achieved with 221 people recruited and 141 jobs created in the 11th District, 710 people recruited and 264 jobs created in the 10th District and 178 people recruited and 154 jobs created in the 7th District.



(Right to left) Bob Tucker, CCLF Interim President, Levar Love, ReBuild developer and apprenticeship program leader, and Sean Harden, CCLF Special Initiative Consultant, meet at a ReBuild worksite

ACTIVE WORK PROJECTS

The dark gray areas of this map denotes **active rehab projects the Chicago Neighborhood ReBuild Program currently has** throughout the city of Chicago. These projects include total gut rehabs of homes and buildings with the ultimate goal of creating affordable home ownership opportunities in cleaner, safer neighborhoods. See below for location, status, and loan amount for each project.

In orange, we denote the unique **worksites of One City United crews**, projects like exterior sanitation, lawn-care, snow removal etc. serviced by individuals looking to escape a life of violence and crime.

- ACTIVE PROJECT AREAS
- WORKSITE ACTIVITY

One City United Worksites

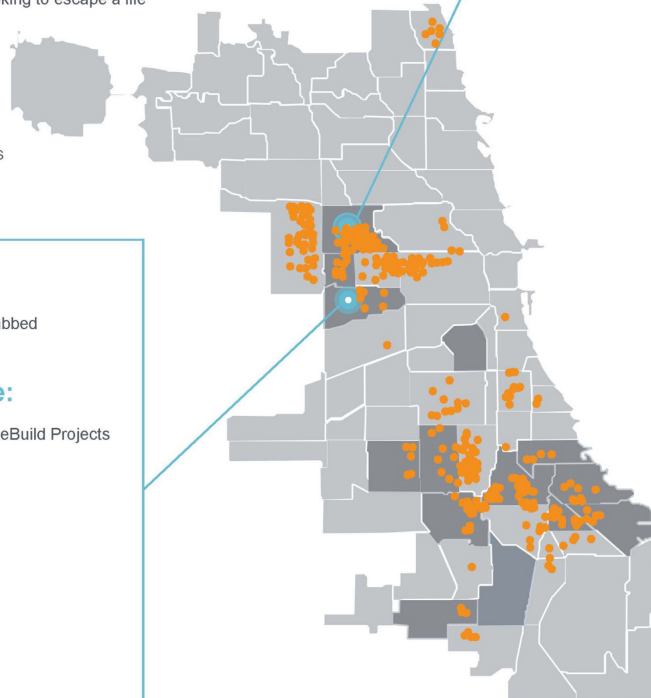
426 Sites
33 Neighborhoods
20 Wards

Program Goal:

50 Homes Acquired/Rehabbed

Progress to Date:

44 Homes Identified as ReBuild Projects



CREDIT MEMOS

CCLF closed 8 loans in 2nd Quarter 2023 totaling \$4.9 million

Thanks to the Chicago Lawyers' Committee for Civil Rights for identifying all pro-bono legal services provided by the law firms listed below, except where noted.

Business Services Collective NFP received an \$80,000 equipment working capital business loan to serve small but growing contractors in the Chicago area with a focus on serving Black and Brown businesses. This loan is part of CCLF's Communities of Color Fund. Thank you to **Juan Pablo Morena** of **Mayer Brown LLP** for serving as legal counsel on this transaction.

Roseland Youth Center received a \$250,000 equipment working capital loan for premier indoor field and training center operations located in the Roseland community area. This loan is part of CCLF's Communities of Color Fund. Thank you to **Joe Zekich** of **Mayer Brown LLP** for serving as legal counsel on this transaction.

79th Street Holding LLC/Jamaica Jerk Villa Restaurant received a \$1,200,000 predevelopment loan located in Auburn Gresham community area. The loan is part of the Chase Flex Cap, and CCLF's Activate Retail and Communities of Color Fund. Thank you to **Joseph Zekich, Laura Hayden, Rachel Springer, Todd Bundrant, Mark Dempsey** and **Alexander Righi** of **Mayer Brown LLP** for serving as legal counsel on this transaction.

Uncle Remus SFC received a \$370,000 construction loan for commercial real estate restaurant improvements including leasehold improvements and large-scale renovations located in suburban Broadview, IL. This loan is part of CCLF's Communities of Color Fund. Thank you to **Spenser Sotolongo** of **Nixon Peabody LLP** for serving as legal counsel on this transaction.

Legacy ETC LLC- Mikkey's Retro Grill received a \$500,000 mini permanent commercial real estate loan for acquisition and development of a restaurant located in the Avalon Park community area. This loan is part of CCLF's Communities of Color Fund. Thank you to **Kathryn Redmond** and **Kimberly Enders** of **Chapman and Cutler LLP** for serving as legal counsel on this transaction.

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Claretian Associates

Andrew W. Hugger
The Huntington National Bank

Eric S. Phillips
Wintrust Financial Corporation

Mark C. Spears
CIBC

CREDIT MEMOS *(continued)*

E.M. Branch & Associates, Inc. received an \$850,000 mini permanent loan for a 2-story commercial property located in Morgan Park community area. This project will support mental health/wellness counseling and training offices and expand their offerings into other services. This loan is funded through CCLF's Communities of Color Fund. Thank you to **Caitlin Harrington** of **McDermott Will & Emery LLP** for serving as legal counsel on this transaction.

TFT Developments Inc. received a \$1,220,000 commercial real estate loan for acquisition, rehab and development to stabilize a 3-story mixed use building in the East Garfield Park community area. This loan is part of CCLF's Communities of Color Fund. Thank you to **Kimberly Enders** of **Chapman and Cutler LLP** for serving as legal counsel on this transaction.

Aseret Development Series LLC received a \$500,000 revolving line of credit construction loan for acquisition/rehab of single-family, residential properties located in various LMI communities. This loan is part of the Chicago Neighborhood ReBuild Program (CNRP) and CCLF's Neighborhood Investment Lending Program (NILP). Thank you to **Taylor Jones** of **Katten Muchin Rosenman LLP** for serving as legal counsel on this transaction.

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NEWSLETTER CREDITS

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Helping create communities where people thrive

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.



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