

## COMMUNITY BLUEPRINT

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

### CALVIN L. HOLMES DEPARTS CCLF



The Chicago Community Loan Fund (CCLF) is a 33-year-old Community Development Financial Institution and 26 of those 33 years, it was led by Calvin L. Holmes.

After a long and successful career in community development, Calvin has decided to depart the house that he helped build.

The CCLF board has appointed Bob Tucker as its President, effective January 1, 2025. Tucker has been serving as CCLF's Interim President since November 2022, when Holmes suffered an unanticipated and unfortunate health challenge. Holmes will continue working at CCLF through the end of 2024 and will stay engaged as an advisor in 2025.

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## CALVIN L. HOLMES DEPARTS CCLF *(continued)*

Holmes joined CCLF as Loan Officer in April 1995 and was named Executive Director in June 1998, its second in the organization's 33-year history. His leadership experience was enhanced early in his career at CCLF as he was a 2003 Leadership Greater Chicago fellow. Holmes also led CCLF to be one of eight organizations worldwide to receive a 2009 MacArthur Foundation Award for Creative and Effective Institutions.

CCLF was bestowed the 2014 Alford-Axelson Award for Non-profit Managerial Excellence and awarded a total of \$25 million in unrestricted funds from two MacKenzie Scott grants in 2021 and 2024. During his tenure, CCLF has become one of the nation's largest CDFIs serving a single metropolitan area. Holmes has led CCLF to originate more than \$368 million in affordable loans, leveraging an additional \$1.9 billion in public and private capital, supporting over 12,480 units of affordable housing, 13.2 million square feet of commercial retail and community facility space, and creating 7,735 jobs.

An industry leader, Holmes was appointed by President Barack Obama to serve as Chairman of the CDFI Fund Advisory Board (2013-2017); Vice Chairman of Opportunity Finance Network (2000-2009); and he is currently the Vice Chair of the African American Alliance of CDFI CEOs, which aims to leverage its members' resources to reduce the racial wealth gap. He has served on numerous boards, task forces and committees over three decades which have garnered him many individual leadership awards. He also continues to serve on the boards of several additional national and local nonprofits focused on creating racial, social, and economic equity for under-resourced communities.

"For the past two years, I have been working jointly on my medical recovery and the important work of CCLF, but it's time now to give my health 100% of my focus," said Holmes. "Being CCLF's President has truly been my life's work, bringing me immense fulfillment, and I know that CCLF has an incredible team in place to carry-on our mission. As I transition into semi-retirement, I am thrilled that CCLF's Board of Directors has chosen Bob Tucker as the next President. The board and I saw the 'fire in his belly' for CCLF's mission when we hired him over nine years ago."

## NEIGHBORHOOD REBUILD LUNCH AND LEARN



Over 30 people gathered for the Chicago Neighborhood ReBuild (ReBuild) Lunch and Learn training session provided by CCLF at the, Apostolic Church of God on 63rd and Dorchester in the Woodlawn neighborhood in June led by Sean Harden a CCLF consultant, David Feinberg, CCLF Director of Coaching and Knowledge Transfer, and Darryl Flenoy, CCLF Senior Technical Assistance Coordinator. ReBuild is a city of Chicago program administered by CCLF to facilitate the acquisition of and redevelopment of 1-2 units properties for new homeowners in Chicago's South and West sides.



*Darryl Flenoy, David Feinberg, Sean Harden*

The Lunch and Learn provided helpful information on ReBuild 1.0 and highlighted exciting improvements for the new ReBuild 2.0. ReBuild's end goal is to provide affordable housing as well as provide jobs and training for at-risk youth and ex-offenders.

CCLF is the main facilitator in the acquisition of the properties by the private developers and finances the renovations.



*ReBuild guest speakers Rob Rose of Rose Capital, LLC and Jim Wheaton of Chicago Dept of Housing*

## CCLF RECEIVES SECOND MACKENZIE SCOTT AWARD



Chicago Community Loan Fund (CCLF) is honored to be a \$15 million recipient of a MacKenzie Scott grant. Lightning does strike in the same place twice as Ms. Scott awarded CCLF \$10 million four years ago.

MacKenzie Scott is a trailblazer in the world of philanthropy because of her large unrestricted grants to nonprofits. She is changing philanthropy by trusting organizations to do the good work without traditional reporting requirements. With her enormous generosity, she continues to donate billions of dollars to organizations who are trying to eliminate economic and racial disparity while bringing transformative change to the people of those communities. She signed the Giving Pledge, a commitment to give away the majority of her wealth to charitable causes.

*“CCLF is stunned by this second unsolicited and unrestricted mega grant to significantly bolster our efforts to create more equitable, inclusive and thriving neighborhoods throughout Chicagoland. At a time when some may be in a holding pattern or are scaling back initiatives for people of color, MacKenzie Scott’s extraordinary generosity will increase our low-cost lending to communities of color and support crucial real estate development efforts to address urgent affordable housing needs and help create or retain jobs.” – Calvin L. Holmes, President.*

## NEIGHBORHOOD REBUILD LUNCH AND LEARN

*(continued)*

Participants were given information on the current affordable housing inventory available which they can bid on that can help transform vacant properties into thriving living spaces for new owners. ReBuild 2.0 will be launched soon, and it follows the same mission to facilitate wealth building for investors of color and create homes for local families.

The ReBuild 2.0 program was given a grant of \$20 Million from Illinois Housing Development Authority (IDHA). With this grant, the City of Chicago hopes to develop a plan to expand the housing market in disinvested areas. From there, ReBuild hopes to incentivize more private developers to invest in the same neighborhoods. The overall outcome is to use these properties to shift the housing market to a community of opportunity.

Another benefit of ReBuild 2.0 is the prevailing wage that will occur. What that means is that contractors and subcontractors will pay their laborers and any other public worker no less than a living wage and the program offers technical assistance to developers to help build their capacity.

For more information, please get in touch with David Feinberg II [dfeinberg@cclfchicago.org](mailto:dfeinberg@cclfchicago.org).

### CONNECT WITH CCLF



You can stay up-to-date on CCLF and other industry news and events by following our website or @cclfchicago on Twitter, LinkedIn, Instagram or liking our Facebook page.

## CCLF RECEIVES SECOND MACKENZIE SCOTT AWARD *(continued)*



*Aspire Center in the Austin neighborhood is an example of a development that will be supported with the funds from MacKenzie Scott. This project is repurposing a former shuttered elementary school into an anchor for commercial revitalization and a destination for top-notch workforce training.*

Every year CCLF strives to improve upon its work, continuously creating a more equitable environment for the developers who work to counter the long-term disinvestment in the communities we serve. In 2023, CCLF had its best year ever, closing more than \$42 million in loans by year-end. CCLF is better positioned to continue to help borrowers make the necessary long-term investments year after year to build underinvested neighborhoods.

Bob Tucker, Interim President, COO and EVP of Programs, was struck by the fact that CCLF was chosen twice for Ms. Scott's largess. "On behalf of our Board of Directors, staff, customers and partners, CCLF extends our deepest gratitude to MacKenzie Scott for believing in our mission and supporting our lending for housing, commercial real estate, community facilities and social enterprises. It is a rare blessing to receive a phone call from her team asking if you would like to scale the good work you are doing to advance under-resourced neighborhoods. Getting the call a second time tells us the work of our borrowers are moving the needle in the right direction."

If you are looking for low-cost financing for a project that offers affordable housing, community facilities, commercial retail or sustainable enterprise development in a low-income neighborhood, reach out to CCLF.

To send an inquiry, visit <https://cclfchicago.org/lending/loan-inquiry/>

## NEW FUNDING FOR CCLF

CCLF is more than honored to receive funding from various sources: \$300,000 from US Bank, \$625,000 from the CDFI Fund, \$1 million from Citibank, and \$15 million from the MacKenzie Scott Foundation.

### U.S. Bank

The U.S. Bank Foundation recently distributed \$15 million in grants from the U.S. Bank Foundation Opportunity Fund to increase wealth-building opportunities for low- to moderate-income (LMI) communities, including rural and Native American communities and communities of color.

The U.S. Bank Foundation Opportunity Fund is a five-year, \$75 million financial commitment the foundation launched in 2023. It builds upon the foundation's signature Community Possible grant program, which continues to provide funds to nonprofits, as well as the legacy of U.S. Bank Foundation programs such as the Market Impact Fund and Rebuild and Transform Fund. CCLF joined the 2024 cohort of Progress Makers with a grant of \$300,000.

### CDFI Fund

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) in September awarded 357 Community Development Financial Institutions (CDFIs) with \$408.2 million in Financial Assistance (FA) awards to provide financial services and products for low-income and underserved individuals and communities across America.

The CDFI Program provides monetary awards to invest in and build the capacity of specialized financial institutions called CDFIs, empowering them to grow, achieve organizational sustainability, and contribute to the revitalization of low-income and distressed communities nationwide.

CCLF was one of four organizations based in Illinois to receive an award. CCLF was awarded \$625,000.

*(continued on page 6)*

## JPMORGAN CHASE HELPS CCLF RELAUNCH COMMUNITIES OF COLOR FUND



*Celebrating a new \$10 million JPMorgan Chase investment in Chicagoland are Morris Reed from West Side Health Authority; Calvin L. Holmes, CCLF President; Kevin Goldsmith, JPMorgan Chase; Governor J. B. Pritzker; State Senator Kimberly Lightford; Bob Tucker, CCLF Interim President; and Darnell Shields, Executive Director of Austin Coming Together.*

On a beautiful September afternoon at the ASPIRE Center in Austin, JPMorgan Chase announced a \$10 million low-cost loan to CCLF for its Communities of Color Fund. CCLF created the Communities of Color Fund (CofC) to address racial equity in low- to moderate-income neighborhoods throughout Chicagoland. The fund will be available to developers undertaking real estate projects, such as affordable housing, commercial retail, social enterprise or community facilities, in Chicagoland’s long-time disinvested communities. Eligible borrowers can apply for up to \$1 million for projects impacting communities of color.



The ASPIRE Center is a project which received \$3.3 million of CofC Fund financing in 2023 and is currently under construction revitalizing a shuttered elementary school into a top-notch destination for workforce development training. Darnell

Shields, Executive Director of Austin Coming Together, is co-developer of the ASPIRE Center along with Morris Reed from West Side Health Authority. Shields stated, “The ASPIRE initiative also seeks to establish an eco-system of support for better education, wellness and housing options from cradle to career here in Austin community.”

Opening in April 2025, Shields expressed his gratitude for the essential collaboration among funders like Chase and CCLF and many others that brought the ASPIRE Center to fruition. “It is only through this type of cooperative work and alignment that we can really

bring about the change we want to see in our communities on the South and West Sides,” exclaimed Shields.

CCLF first launched its \$25 million CofC Fund in 2021 with a big demand for low-cost for developers working in Chicagoland’s communities of color. Kevin Goldsmith, Managing Director, Community Development Tax Credits & Intermediaries Lending for Chase, stated, “We know high borrowing costs and lack of access to equity financing has contributed to disinvestment in low-income communities, particularly, communities of color. Today, we are proud to announce a new \$10 million commitment to CCLF to support rejuvenation needs of Chicago’s South and West Sides.”



Bob Tucker, CCLF’s Interim President, thanked Chase for their new investment and philanthropic support of CCLF. “This new investment was critical in launching CCLF’s second tranche of its Communities of Color Fund. This initiative will provide

sustained, long-term investment to help our borrowers develop healthy communities with housing, commercial facilities, retail and social enterprises in long-time underinvested communities. The substantial infusion of capital by JPMorgan Chase will advance CCLF’s goal to transform our entire region into one with equitable prosperity for all.”

“This is a great day for Illinois as we celebrate terrific institutions rooted in the community for their tireless pursuit of a stronger and more prosperous Chicago,” said Governor J.B. Pritzker, “and the amazing opportunity being presented to lift-up communities and people who have too often been left out and left behind.”



Governor Pritzker thanked State Senator Kimberly Lightford for her leadership in the Austin community and the state of Illinois and praised Chase and CCLF for working to meet the community development needs of the underinvested neighborhoods. “Not only are you providing economic opportunity for our people, but you are making Chicago a cleaner, safer and healthier city,” stated Governor Pritzker. “The \$10 million loan will create opportunities for so many to build better lives. You should all be very proud of that.”

## FRIEND HEALTH: IMPROVING LIVES THROUGH COMMUNITY-BASED CARE



Rendering of Friend Health – 6250 S. Cottage Grove Avenue

There are a few things in life that people should never have to worry about...food...shelter...healthcare. Unfortunately, in this country and in the city of Chicago, all three can have impediments to access for many residents in disadvantaged neighborhoods. Food deserts pose a hinderance to having fresh food within a reasonable distance of people's homes. Mounting housing/rental costs make shelter unattainable and unaffordable for an increasing number of people and having adequate insurance for healthcare is out of reach for many in low-income communities.

In large cities across the nation, lack of sufficient healthcare is at a critical stage, especially in low-income areas. Residents who live in these communities often are stricken with chronic illnesses such as asthma and other respiratory issues, high blood pressure, diabetes, kidney ailments, and other maladies that can be associated with their living environments.

“Healthcare disinvestment in highly segregated, low-income communities mirrors the broader societal disinvestment in these communities,” explains Davis Johnson in an article for Healthcare Financial Management Association. “The impact of this structural disinvestment on individual and community well-being is catastrophic... As a consequence, [Chicago's] South Side residents live shorter, harsher lives.”

Low-income patients who lack basic insurance often go without the medical care they desperately need. And the residents in these communities who are in need of medical attention often must use the emergency room as the best alternative to receive the care they need.

A considerable number of these communities are designated as Medically Underserved Areas (MUA) and Health Professional Shortage Areas (HPSA) which is described as insufficient numbers of health care providers.

## NEW FUNDING FOR CCLF

*(continued)*

### Citibank Foundation

The Citi Foundation announced that six nonprofits based in the greater Chicago area have been selected as part of the fourth cohort of the Community Progress Makers initiative.

Each of the six organizations is set to receive \$1 million in unrestricted funding over three years as well as access to a learning community and network of Community Progress Makers across the country

First launched in 2015, Community Progress Makers provides unrestricted funding to visionary organizations that work locally to connect low-income communities to greater economic opportunity. With this latest cohort, the Foundation has now committed \$115 million in grants to Community Progress Makers since its inception. “CCLF is honored to be selected by Citi Foundation and proud that they recognize the work we are doing in the communities,” Juan Calixto, Executive Vice President of External Relations.



Juan Calixto, center left, EVP of External Relations was in Washington, D. C. to meet with Citibank's Community Progress Makers (CPM) to discuss how to maximize the grant funds through earned income.

CCLF is grateful for all our generous donations which will help to secure capital for community development projects in LMI communities across Chicagoland.

If you are looking for low-cost financing for a project that offers affordable housing, community facilities, commercial retail or sustainable enterprise development in a low-income neighborhood, reach out to CCLF. To send an inquiry, visit <https://cclfchicago.org/lending/loan-inquiry/>

## FRIEND HEALTH: IMPROVING LIVES THROUGH COMMUNITY-BASED CARE *(continued)*

In Chicago, a city of 77 neighborhoods, some communities are economically stable and thriving, and other communities have had their peaks and valleys in terms of viability.

For instance, over the years the Woodlawn neighborhood has seen fallout from disinvestment. Once a population of over 80,000, Woodlawn is now home to only 24,000 residents, according to Chicago Metropolitan Area for Planning (CMAP) 2022 Community Data Snapshot. In its heyday, it was the location of the World's Columbian Exposition of 1893. Then an era of racial practices with restricted covenants for African Americans led to white flight and redlining and overall economic decline. Now, its current path is one of hopeful resurgence because of the Obama Presidential Center and ongoing investment from the University of Chicago.

This community shares its north boundary with Hyde Park (an economically strong area) and the University of Chicago. But even being close to the University of Chicago and its medical center, Woodlawn still is considered a (MUA) and HPSA.

In order to satisfy the healthcare needs of Woodlawn residents and residents in 17 other zip codes across Chicago's South Side, Friend Health, a federally qualified health center (FQHC) not-for-profit organization, transferred its headquarters and administrative offices to a 44,100 square foot facility at 6250 S. Cottage Grove Avenue, in the heart of Woodlawn with the help of Chicago Community Loan Fund, IFF and New Market Tax Credits (NMTC).

"Because of the communities we serve, CCLF sees firsthand the disparity in many of our neighborhoods and recognizes the importance of assisting organizations like Friend Health to better position themselves to bring about a positive change for the residents of Chicago," states Calvin Holmes, CCLF President.

Friend Health was established in 1997 to provide "primary healthcare services to the vulnerable and medically underserved populations in a manner

that is accessible, affordable, comprehensive, and culturally appropriate." It now services more than 30,000 patients throughout its facilities providing: Pediatrics/Adolescents (Children's Health), Adult Medicine, Obstetrics and Gynecology (Women's Health), Infectious Disease, Behavioral Health, Dental Services, Asthma Clinic Services, Laboratory Services, Social Services, Care Coordination, Insurance Enrollment Assistance, Nutrition Services, and Legal Assistance Services.

Recognizing the need, Friend Health was founded by the Friend Family Foundation through funding from the Michael Reese Health Trust, which facilitated the joining of two University of Chicago clinical practices: Human Resources Development Institute (HRDI) combined with Friend Health in 2017.

"We provide community health, and we knew that we could have a greater impact by embedding ourselves deeper into the community. And you don't get any deeper into the Woodlawn community than 63rd and Cottage Grove", explains Wendy Thompson, CEO, Friend Health. "That's the epicenter. And so, we know that we are better serving the community by being at the base of the 63rd and Cottage Street train station. It is also worth noting that being at 63rd Street and Cottage Grove Avenue is only a few blocks from Parkway Gardens, one of the largest subsidized housing units in the city. We know that we're two blocks away from the school and across the street from the library. We're next door to homes. So, we're part of the community. And so that was also the intent to embed ourselves so that we could increase access to healthcare services."

Friend Health is committed to its mission to improve community health by providing access to high-quality, whole person care and a Vision to be the community health provider of choice! This truly is community-based care at its best.

## OPEN HOUSE FOR CDFIS IN CHICAGO

The Community Development Financial Institution (CDFI) community held a two-day event that celebrated the work of Chicago-based CDFIs on August 20 and 21, 2024.

On day one of a two-day event, at The Hatchery in the Garfield Park neighborhood where various CDFIs, elected officials, funders, investors, and leaders in the CDFI community met with several DNC convention goers to celebrate the impact of community-based financing and technical assistance.

CDFIs were represented by Allies for Community Business, LISC, Chicago Neighborhood Initiatives, Community Investment Corporation, Greenwood Archer Capital, IFF, Neighborhood Housing Services Chicago, and Chicago Community Loan Fund.

Obama Presidential Center and then over to the actual site in the Woodlawn neighborhood where construction was progressing.



*Adrienne Todman,  
Acting Secretary of HUD*



*U.S. Senator  
Chris Van Hollen*



*Guests included United States Senator from Maryland and Chair of the Subcommittee on Financial Services and General Government, Chris Van Hollen, and Acting Secretary of HUD, Adrienne Todman.*

Small food and beverage businesses at The Hatchery provided light fare and libations for attendees.

On day two, escorted by a few CDFI leaders, some attendees took a bus ride from downtown Chicago to the Hyde Park neighborhood to The Obama Foundation to view the model of the



*Exterior view of Obama  
Presidential Center and  
view of model*

After getting off the bus and surveying the Obama Presidential Center up close, the bus tour went on to view other projects in Woodlawn financed by various Chicago CDFIs such as Jewel-Osco, Grove Parc Redevelopment, Friend Health Center, Daley's Restaurant, Park Station Lofts, Sonia Shankman Orthogenic School and University of Chicago Charter School. The Open House event was a big hit and will certainly be repeated in the future.



*Restaurant owners at The Hatchery*



## STAFF & BOARD NEWS



**Wendell Harris**, Vice President of Lending Operations at Chicago Community Loan Fund, was appointed to the 2024-2025 board of directors of Growing Home, a leading expert in farm-based training for people with employment barriers.

In August, **Maurice Williams**, Vice President Economic Development at Chicago Community Loan Fund, was a guest speaker at the Elevate Business and Entrepreneur Conference in Joliet, Illinois, hosted by the African American Business Association.



*Maurice Williams, Vice President Economic Development, second from the left, at the Elevate Business and Entrepreneur Conference*

In September, **Lycrecia Parks**, Chief Risk Officer and Vice President of Portfolio Management; **C. Gregory**, Director of Accounting; **Robin Schabes**, Chicagoland Opportunity Zones Consortium Director; **Moleska Smith**, Marketing & Communications Manager; **Kelly Shelton**, Asset Manager; and **LaToya Gray**, Loan Associate II attended the Chicago CDFI Women's Network event at The Hatchery where they met to connect with other women in their industry and expand the group of women working in the community development space.



*Chicago CDFI Women's Network*

## BOARD OF DIRECTORS

Erik L. Hall, *Chair*  
*Crescent Capital Group, L.P.*

Sonya Malunda, *Vice Chair*  
*The Associated Colleges of the Midwest (Retired)*

Charles S. Walls, *Treasurer*  
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*La Raza Fund*

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*Assistant Secretary*  
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Patricia Y. McCreary Cannon,  
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Jody Adler  
*Community Law Project (retired)*

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Mohammed M. Elahi  
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Stephanie S. Green  
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Andrew W. Hugger  
*The Huntington National Bank*

Eric S. Phillips  
*Wintrust Financial Corporation*

Mark C. Spears  
*CIBC*

Matthew R. Reilein  
*National Equity Fund*

## CREDIT MEMOS

### CCLF closed 11 loans in 2024 3rd Quarter totaling \$8.5 million

*Thank you 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.*

**It Takes a Village Development Corporation (ITAVDC) / CEN Foundation (CENF)** received a \$2,139,826 construction loan for additions and upgrades to an existing education site located in the Grand Boulevard (Bronzeville) community area. This facility loan is sourced through the Communities of Color Fund. Thank you to **Joseph Bredehoff** of **Husch Blackwell** for serving as legal counsel on this transaction.

**P3 Markets LLC** received a \$1,350,500 predevelopment loan providing capital to allow a brown and black led organization to continue to strengthen the economics of the 43rd Street Corridor in the Grand Boulevard (Bronzeville) community area. The commercial real estate (CRE) project is sourced through the Communities of Color Fund. Thank you to **Steven G. Kalnoki** of **Dechert LLP** for serving as legal counsel on this transaction.

**Greater Southwest Development Corporation ('GSDC')** received a \$470,000 mini permanent loan to provide economic and community development services to expand the corridor into a large-scale commerce center aimed at revitalization efforts. The project is minority, African-American and Latinx owned, commercial real estate in Englewood community area. Thank you to **George Houhanisin, Stephanie McCann,** and **Caitlin Harrington** of **McDermott Will & Emery LLP** for serving as legal counsel on this transaction.

**Davis Crawford Realty LLC III** received a \$600,000 revolving line of credit, construction housing loan for various single-family homes. This loan is sourced through Chicago Neighborhood Rebuild Program (CNRP) part of CCLF's Neighborhood Investment Lending Program (NILP). Thank you to **Sarah Megan Erb** and **Mark C. Simon** of **Katten Muchin Rosenman LLP** for serving as legal counsel on this transaction.

**Circle Urban Ministries-Central** received a \$1,075,000 construction housing loan completing rehab on an eleven (11) unit multi-family property in the Austin community. This loan is sourced through Chicago Neighborhood Rebuild Program (CNRP) part of CCLF's Neighborhood Investment Lending Program (NILP). Thank you to **Kenneth D. Hackman, Daniel Latella, Griffin Hamilton** and **Frederieke Demas** of **Dechert LLP** for serving as legal counsel on this transaction.

## BOARD OF DIRECTORS

*(continued)*

Kathryn Tholin  
*Center for Neighborhood  
Technology (retired)*

John L. Tuohy  
*Chapman and Cutler, LLP (retired)*

Calvin L. Holmes  
*President, CCLF (Non-Voting)*

## CCLF STAFF

Calvin L. Holmes  
*President*

Bob Tucker  
*Interim President*

Angela Dowell  
*Chief Financial Officer*

Lyrecia Parks  
*Chief Risk Officer and Vice  
President of Portfolio Management*

Juan Calixto  
*Executive Vice President of  
External Relations*

Maurice Williams  
*Vice President of Economic  
Development*

Wendell Harris  
*Vice President of Lending  
Operations*

Deborah Sabol  
*Vice President of People  
and Operations*

Robin Schabes  
*Chicagoland Opportunity Zones  
Consortium Director*

David Feinberg  
*Director of Coaching and  
Knowledge Transfer*

DeMario Greene  
*Policy and Government Relations  
Director*

Aaron Akers  
*Senior Asset Manager*

C. Gregory  
*Accounting Director*

Kelly Shelton  
*Asset Manager*

## CREDIT MEMOS *(continued)*

**Circle Urban Ministries-Lorel** received a \$357,637 non-revolving construction housing loan for a single-family home in the Austin community. This loan is sourced through Chicago Neighborhood Rebuild Program (CNRP) part of CCLF's Neighborhood Investment Lending Program (NILP). Thank you to **Kenneth D. Hackman, Daniel Latella, Griffin Hamilton** and **Frederieke Demas of Dechert LLP** for serving as legal counsel on this transaction.

**Crown of Title Ventures LLC** received a \$335,000 revolving line of credit for renovating properties in various LMI targeted populations. This loan is sourced through Chicago Neighborhood Rebuild Program (CNRP) part of CCLF's Neighborhood Investment Lending Program (NILP). Thank you to **George Houhanisin, Brian Ingram, Sam Scaletta** and **Caitlin Harrington of McDermott Will & Emery LLP** for serving as legal counsel on this transaction.

**DPY Management Inc III** received a \$600,000 mini-permanent loan for single family housing acquisition in Thornton, a south suburb of Chicago. DPY Management provides affordable housing in low- to moderate-income communities and this project is part of CCLF's Neighborhood Investment Lending Program (NILP). Thank you to **Jeffrey P. Gray of Barnes & Thornburg LLP** for serving as legal counsel on this transaction.

**Vision House Apartments LLC A & B** received a \$773,500 permanent loan that will provide financing for supportive affordable, multi-family housing upgrades and maintenance to serve the homeless and disabled populations. This housing project is located in Grand Boulevard (Bronzeville) and is sourced through the Communities of Color Fund. Thank you to **Katheryn Pereyra-Caldwell, Tyler Stevens,** and **Victoria Boland of Dechert LLP** for serving as legal counsel on this transaction.

**Merrill Shores Condominium Association** received a \$207,062 construction loan for an 8-unit condo association located in the South Shore community area. This loan is sourced through the Shared Ownership Housing Preservation Fund. Thank you to **Steven P. Rouse of Molzahn, Reed & Rouse, LLC** for serving as legal counsel on this transaction.

**Jackson Park Place Condominium Association (JPPCA)** received a \$600,000 construction loan for a 12-unit condo association located in the South Shore community area. This loan is sourced through the Shared Ownership Housing Preservation Fund. Thank you to **Steven P. Rouse of Molzahn, Reed & Rouse, LLC** for serving as legal counsel on this transaction.

## CCLF STAFF

*(continued)*

Holly Kavis  
*Asset Manager*

Moleska Smith  
*Marketing and Communications  
Manager*

Leanne Gehrig  
*Development Manager*

James Norris, Sr.  
*Director of Lending Operations*

Oliver Brown  
*Loan/Program Officer*

Eliana Mitropoulos  
*Loan Program Officer*

LaToya Gray  
*Loan Associate II*

Allison Butts  
*Loan Closing Officer*

Valerie Thomas  
*Loan Closing Officer*

Darryl Flenoy  
*Senior Technical Assistance  
Coordinator*

Deandre Tanner  
*Staff Accountant*

Lorrena Diaz  
*Staff Accountant*

Ben Tanner  
*Portfolio Management Analyst*

Amorita Falcon  
*Portfolio Management Associate*

Ashley Cammiso  
*Investor Relations Associate*

## CONSULTANT

Jeanne Peck  
*Lender*

## NEWSLETTER CREDITS

*Compiled by:*  
Moleska Smith  
Juan Calixto  
Calvin L. Holmes  
Bob Tucker

## CCLF NOTEWORTHY

### Thank You to Funders and Investors

**For their recent grants, CCLF thanks:** Bank of America Foundation; The Chicago Community Trust; Fifth Third Bank; MacArthur Foundation; Republic Bank of Chicago; U.S. Bank Foundation and Valley Bank; National Philanthropic Trust.

**For their recent investments, CCLF thanks::** Wintrust; Joy Clendenning; Kaplan Foundation; Clients of Sustainability Group, part of Loring Wolcott & Coolidge Trust; Clients of Sustainability Group, part of Loring Wolcott & Coolidge Trust; Jacob Udell; Northern Trust; Ed Hoynes; Joan Berry; Chase; Calvin L. Holmes; Chicago Community Trust; Marquette Bank



*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.



powered by CARS®

CCLF is a Member of:



DISABILITY CDFI COALITION



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