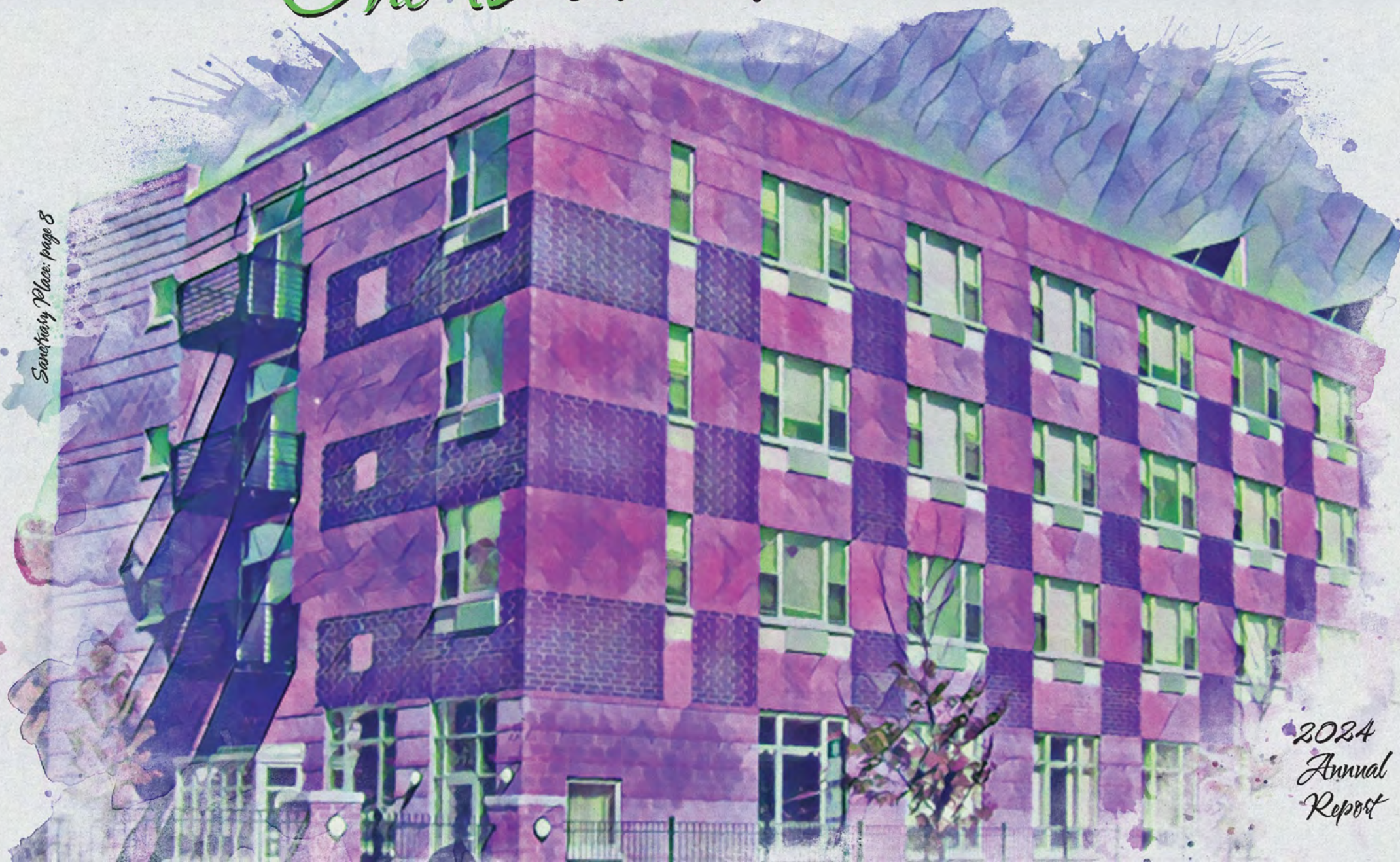


Growing Communities One Dream at a Time



Helping Create Communities
Where People Thrive

Sanctuary Place: page 8



*2024
Annual
Report*

Letter From the President, Interim President and Chairman



CALVIN L. HOLMES
President



ROBERT TUCKER
Interim President



ERIK HALL
Board Chair

In many ways, 2024 was a defining year for CCLF—not because of flashy headlines or seismic shifts, but because of the intentional groundwork we laid to ensure our long-term resilience. We closed out one strategic plan, launched a new one, and delivered real, measurable impact in the process.

2024 was our third-best lending year in our 34-year history, with just over \$31 million in loans closed. Notably, we closed 38 total loans—the highest number of individual loans in our history, excluding our emergency lending at the height of the pandemic. That’s a reflection not just of volume, but of the breadth and consistency of our reach across community facilities, commercial spaces, affordable housing, and more.

Proudly, we did this amid a high-interest-rate environment —while remaining a reliable source of low-cost, patient, and flexible capital for our borrowers who often have the fewest accessible options. While the economic landscape made financing harder for many, CCLF stood firm in its record as a stable, mission-driven lender. This was enabled, in part, by our successful completion of our 2020–2024 strategic plan, which included the ambitious goal of doubling CCLF’s assets to \$200 million. At the time the plan was launched, that figure was visionary. Reaching it in four years, despite the headwinds of a global pandemic, economic uncertainty, and a rapidly shifting financial landscape, is a testament to the strength of our model and the trust of our partners.

Internally, 2024 was also a year of recalibration. As we transitioned out of long-standing leadership structures, we used the moment to invest in our staff—launching leadership development efforts, revamping internal communication, and engaging team members more deeply in planning and implementation processes. These weren’t just HR initiatives—they were about building a stronger, more democratic organizational culture.



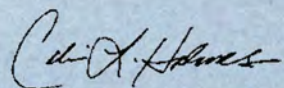
Helping Create Communities
Where People Thrive

All of that fed directly into the development of our new four-year strategic plan. That plan, shaped by input from staff, board members, investors, and community partners, is rooted in a simple idea: Before we can better serve our communities, we have to be better ourselves. That means smarter systems, stronger internal capacity, and sharper tools. So we spent much of 2024 positioning CCLF to be better, faster, stronger—for today's challenges, for our clients, and for what's coming next.

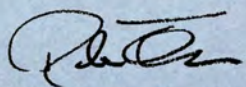
In 2024, we were also honored to receive our second transformational grant from philanthropist Mackenzie Scott—this time, \$15 million. To our knowledge, fewer than a dozen organizations in the country had received multiple grants from her at that time. This second vote of confidence—following a \$10 million grant in 2020—didn't just affirm our impact; it enabled us to think bigger, more boldly, and with longer-term vision.

And while 2024 was, in many ways, a moment of clarity and progress, it was also a year of preparation. We knew CCLF would have a new President and that, going into a presidential election, the landscape could change—politically, economically, socially—and that our communities, as always, would feel the shockwaves first and hardest. So, we spent 2024 ensuring that CCLF would be positioned not just to weather the storm, but to lead through it—for our borrowers and for the communities they serve.

Looking back, we're proud of what we accomplished. But even more so, we're proud of how we positioned ourselves—to keep showing up, keep stepping up, and keep growing communities one dream at a time.



Calvin L. Holmes, President



Robert Tucker, Interim President



Erik Hall, Board Chair

Smarter Systems, Stronger Internal Capacity, and Sharper Tools

“

“... shaped by input from staff, board members, investors, and community partners, is rooted in a simple idea: Before we can better serve our communities, we have to be better ourselves. That means smarter systems, stronger internal capacity, and sharper tools. So we spent much of 2024 positioning CCLF to be better, faster, stronger—for today's challenges, for our clients, and for what's coming next.”

- Calvin L. Holmes, Robert Tucker, & Erik Hall



On Left:

Nakisha Hobbs

Co-Founder & CEO, It Takes A Village
Family of Schools

On Right:

Anita Andrews-Hutchinson

Co-Founder & Chief Growth Officer, It Takes A Village
Family of Schools

It Takes A Village:

Dreaming of a Scholarly Community

Picking a school for your child can be a deeply personal decision, especially for parents in lower income neighborhoods. Parents often are forced to choose between picking a school where their child can receive a quality education or one where they can see themselves in the curriculum. It Takes a Village (ITAV) Family of Schools was founded to help fill this gap in the educational landscape for Chicago's Black and brown students.

ITAV grew out of a Saturday tutoring program that Anita Andrews-Hutchinson, the network's co-founder and Chief Operating Officer, and Nakisha Hobbs, co-founder and Chief Executive Officer, started while students at the University of Illinois at Chicago. The pair organized a group of students from the campus' Black Student Union to tutor young people at a nearby Boys and Girls Club. Nakisha's mother, Gwendolyn Harris, a seventh-grade teacher at the time, saw her own students struggling with challenges like those that Nakisha and Anita sought to address through their tutoring program. In 2004, Gwendolyn decided to invest her pension in establishing what became the first ITAV early learning center in Humboldt Park. The center quickly gained popularity, and by 2005 the duo had opened a second early learning center.

Realizing one dream at a time, the network has grown into five early learning centers with a sixth opening in Oak Park, two elementary

schools using the network's social justice teaching model, a K-2 school, and ITAV's newest location – a leadership academy on the site of the former Hales Franciscan High School in Bronzeville. The network uses a social justice-focused education model that encourages students to think critically, engage with world history and cultures, and practice socially just decision-making.

ITAV acquired the 9.1-acre Hales Franciscan campus in 2023 with \$11.5 million in financing from CCLF (\$5 million) and IFF (\$6.5 million), another community development financial institution, to acquire the campus and complete renovations to the 100,000-square-foot building located on it. New Market Tax Credits (NMTC) were also a part of the financing. Collaboration between CCLF and IFF played a crucial role throughout the project, from partnering on financing, to performing property and environmental surveys and appraisals.

"It was just such a pleasant experience to know that there are financiers out there who are committed to ensuring that community organizations like ours get what they need in order to be successful," says Anita.

The development of the Bronzeville campus will make it possible for ITAV to consolidate several of its programs into one location. In the first phase, ITAV brought its leadership academy to the site, serving



300 K-8 students since fall 2024. After the next two phases of renovation are completed, ITAV will create 150 new early childhood education slots and 220 seats for high school students, completing a strategic goal to offer a birth to career pathway. The network also plans to develop a community center on site.

As a non-profit, ITAV had difficulty getting traditional commercial banks to lend them money for the project. That's where CCLF and IFF made the difference, says Anita. "Without them together we would not have the campus," she says. "They've put their money to the pavement, where you know that someone believes in your dream. And because they have taken a more challenging path in investing in non-profit organizations, they are a key component of this fabric that allows all of us to do great work. If it weren't for those two organizations, we wouldn't be here. It allowed us to really create this space that is designed to educate and love Black children."

Empowering Partnerships

“

"It was just such a pleasant experience to know that there are financiers out there who are committed to ensuring that community organizations like ours get what they need in order to be successful," -Anita Atkins-Hutchinson.





Perry Vietti

President of Interfaith Housing
Development Corporation (IHDC)

Sanctuary Place:

Providing a Place to Dream

"We're not just providing a physical place for people to live. We're providing them with the support they need to live there successfully."

That's how Perry Vietti, President of Interfaith Housing Development Corporation (IHDC), defines the mission of Sanctuary Place supportive housing development in East Garfield Park. For more than 20 years, Sanctuary Place has provided housing and supportive services for special needs populations, including people who have experienced homelessness, people living with mental health or substance abuse issues, and people who are formerly incarcerated. The site predominantly serves women.

Since 1992, IHDC has developed more than 950 units across 19 housing developments, providing affordable rental housing for thousands of low-income households in communities across Chicago. Like many of IHDC's sites, Sanctuary Place is a team effort. IHDC developed the site, while its property management affiliate operates

it, and its social service partners provide social work, counseling, and case management services.

The site includes a 63-unit building composed of studios and another six-unit building made of family-sized apartments. The site was designed with its target demographic in mind, including large meeting rooms – suitable for family visits for women who are trying to regain custody of their children, a garden and playground, and units with high ceilings and large windows to make them feel more spacious.

After two decades in service, IHDC requested a \$1,180,000 low interest construction/permanent loan from the Chicago Community Loan Fund (CCLF). As a member bank of the Federal Home Loan Bank of Chicago (FHLBC), CCLF also recommended IHDC for a \$750,000 grant that it used to fund critical repairs identified in a Property Needs Assessment. These included repairing the roof, addressing structural issues with the building's porches, repainting, and redoing the floors and the common areas.

This was the second time that IHDC had worked with CCLF to finance Sanctuary Place, Perry recalls. In 2002, CCLF also provided IHDC with a pre-development loan it needed to acquire and hold the site land until the organization closed a deal to develop the buildings. Twenty years later, IHDC worked with CCLF again to refinance and repair the buildings themselves. "The collective collaboration between



CCLF, IHDC, FHLBC, and everyone's dedication to providing supportive housing to individuals and families was the key to this project's success," states Kelly Shelton, Asset Manager, CCLF.

In this way, CCLF has played a crucial role in the life cycle of the entire development project, Perry says. "On the beginning end, it wouldn't have happened if we didn't have a community lender like CCLF that was willing to take risk," he says. "But not only did they help us create the building, they've helped us now keep it going, sustain it, and move it forward."

IHDC had worked with CCLF on ten other loans over its 33-year history, Perry says. And CCLF's support on Sanctuary Place is an example of why his organization returns to CCLF repeatedly.

"All the big banks around town, they have tons of money, but they're risk adverse. They don't like to take risk and a pre-development loan is risky. But CCLF gives us money with the faith that we will make it happen. That's why I love to go to them. They get us. They understand us. They understand that we don't have much money, but we always get the deal done, and we always pay them back."

Impact-Focused

“

"On the beginning end, it wouldn't have happened if we didn't have a community lender like CCLF..." - Perry Vietti





Adrian Soto

Executive Director, Greater Southwest
Development Corporation

Greater Southwest Development Corporation:

Dreaming of a Holistic Community



Christine James started her work at Greater Southwest Development Corporation (GSDC) 20 years ago as a community volunteer on a housing project. Then, her kids attended the local Chicago Lawn public school. Later, her husband began teaching at the local high school. And Christine is as committed to GSDC as ever, now serving as its director of real estate, and crediting her love for the neighborhood where she “lives, works, and plays” as motivation for her continued work with the organization.

GSDC has served Chicago’s Southwest side since 1974. The organization grew out of an effort to stimulate economic growth and hold banks accountable for growing disinvestment in the Chicago Lawn neighborhood at a time when the area was experiencing violent racial conflict. But what started as a community organizing effort expanded to become a larger project to support and coordinate community and economic development throughout the Southwest Side.

More than 50 years later, GSDC anchors community and economic development for the area, providing services like housing counseling for first-time homebuyers and people facing foreclosure and business development support for small business owners, including business planning, legal structuring, and hiring.

Christine directs the organization’s real estate development arm. Her team leads GSDC’s work to acquire, rehab, and repurpose properties on behalf of the community. GSDC owns and manages 250 units

of subsidized senior housing and a dozen commercial spaces, all of which the organization developed. “Over the years, we have acquired whole blocks and turned them into housing,” Christine says. “We’ve helped to clean up brownfields so that manufacturers can buy the property and set up shop. We’ve bought property and redeveloped it in partnership with Jewel Osco, so we could have a local grocery store. We have built facilities for five or six different nonprofits in the community.”

Now, GSDC is implementing a real estate strategy to revitalize the 63rd Street commercial corridor between California and Western, reducing vacancies and addressing safety concerns. But the organization –and the Southwest Side – needs help to do it, says Adrian Soto, Executive Director for GSDC.

“On our commercial corridors, there are too many vacant storefronts, too few viable financing tools, and not nearly enough investment coming into our community,” says Adrian. “Traditional lenders saw too much risk, and without access to flexible capital, it was nearly impossible to activate these spaces or attract new businesses.”

One of those long-vacant properties was a three-unit, 9,218 square foot commercial space. The Chicago Community Loan Fund stepped in to help. “Focusing on strengthening a specific corridor such as the 63rd street corridor is instrumental in stabilizing a community. The work Greater Southwest Development Corporation is doing in developing this area continues to improve its standing as a strong



Community Impact

“... We get to create safe passageways for seniors and children on their way to school. We get to support two other small businesses.”

-Christine James,
Director of Real Estate

community organization, and CCLF is pleased to partner with them. We are confident that with its comprehensive community and economic development they will enhance Chicago Lawn's and its own success,” says Holly Kavis, Asset Manager, CCLF.

CCLF worked with GSDC to refinance a \$470,000 mortgage GSDC held with Southwest Organization Project (SWOP), a neighborhood non-profit that was expanding its anti-violence prevention work with young people and needed more space. The loan from CCLF made it possible for GSDC to redevelop the property to house SWOP and stabilize a small, locally owned grocery store in one of the other units on site. The property sits on a corner near one of the senior housing sites that GSDC developed and a school, so stabilizing the facility was not only a dream but a high priority for the organization.

“CCLF stepped in as a true partner not just a lender,” says Adrian. “They understood the nuances of working in disinvested neighborhoods and were willing to back projects that didn't always fit a conventional mold but were essential to our community's recovery and resilience.”

Without CCLF's support, Adrian was concerned the building GSDC acquired would likely remain vacant or fallen further into disrepair – which would mean their opportunity to bring new life to the corridors would have been lost.

“CCLF provides the kind of capital we need on the kind of terms that we need it on,” says Adrian. “It takes to heart our mission and vision for a property whose financials are what the market might say is risky. It considers our long history of work in the community. That kind of partnership with an organization like CCLF really matters.”





Jeff Head

Vice President of Development,
The Habitat Company

LeClaire Partners, LLC:

Dreaming with Purpose, Partnership and Prosperity

LeClaire Partners, LLC is a joint venture between Cabrera Capital Partners and The Habitat Company, established to lead the redevelopment of LeClaire Courts, a long-vacant 32-acre former public housing site at Cicero Avenue and West 45th Street on Chicago's Southwest Side. This effort, part of the Chicago Housing Authority's broader "Plan for Transformation," is one of the largest and most ambitious affordable housing and mixed-use developments in the region – and it's being led by a team rooted in both community impact and commercial expertise.

The redevelopment ultimately will deliver over 700 units of housing, more than 1 million square feet of commercial space, and much-needed community amenities. Phase one includes 184 residential units, over 90% of which will be affordable. For Manuel Perez, a former Deputy Mayor of Intergovernmental Affairs for the City of Chicago and a current executive at Cabrera Capital, the mission is personal and urgent. His dream for LeClaire Courts: "We want to have something to make our city shine as brightly as downtown," he said, noting how the Cicero corridor – often called the "Gateway to Midway" – has been underserved for decades.

Getting such a transformative project off the ground requires more than vision – it demands early, risk-tolerant capital. The project received a significant funding award, but because of its scale, LeClaire Partners could not proceed with the necessary design and engineering work without a predevelopment loan.

That's where the Chicago Community Loan Fund (CCLF) stepped in, says Jeff Head, Vice President of Development at The Habitat Company. With a \$2 million predevelopment loan, CCLF enabled LeClaire Partners to continue moving the project forward.

"The predevelopment loan has allowed us to complete the architectural and engineering work, which is now being reviewed by the Department of Buildings," Jeff said. "We expect to have permits approved and break ground by the end of the Summer of 2025."

Manuel also emphasized the critical role this loan has played. "There's a lot of work that has to be done before any shovel hits the ground," he explained. "CCLF is really helping us at the point which is sort of the riskiest, and it's probably the hardest to do. But they're doing it because they understand the purpose, the goal, and the vision."

This predevelopment phase involves designing buildings, assembling financing, securing permits and maintaining momentum, all without the stability of traditional cash flow or leases. "It's easy to lend on something that's already built and cash-flowing," Manuel said. "But it's when you're conceptualizing it, getting the teams together, getting all the incentives in place – that's when it's the hardest. And that's when CCLF stepped in."



The joint venture structure of LeClaire Partners brings together complementary strengths. The Habitat Company leads the residential development, leveraging its 50+ years of affordable housing expertise and current portfolio of over 5,000 units. Cabrera Capital leads the commercial components – grocery, restaurants, healthcare – and manages the complex capital stack that supports a \$550 million, multi-phase buildout. “CCLF is proud to support and be a part of this development. The LeClaire Courts project will provide much needed affordable housing and economic development to this underserved community,” explains Kelly Shelton, Asset Manager, CCLF.

Under the terms of the partnership, The Habitat Company earns 60–80% of the residential revenue, while Cabrera captures most commercial revenues in later phases. “It’s really about looking at the strengths of both companies,” said Manuel. “Habitat’s bread and butter is affordable housing. Our strength is in commercial redevelopment and financing.”

What also sets this project apart is who’s leading it. Cabrera Capital is a Latino-led firm. For a historically underinvested area, and a city striving for equitable growth, symbolism and substance matter. “This isn’t just another deal,” said Manuel. “It’s a restorative investment for a displaced community, and it’s about building something lasting, by and for the community.”

For CCLF, that mission alignment was key. As a CDFI committed to community driven development, its early investment was beyond financial – it was catalytic. “I don’t know that there are too many folks out there that would do that,” Manuel noted. “CCLF really understood the impact this project would have.”

Jeff adds: “CCLF was also very easy to work with and the loan terms were reasonable. We appreciate the partnership and look forward to seeing new housing on Chicago’s Southwest Side.”

With the first phase nearing a financial close and construction on the horizon, LeClaire Partners and its collaboration with CCLF offer a compelling blueprint for community-centered development that blends purpose, partnership, and long-term prosperity.



Foundational Support “

“It’s easy to lend on something that’s already built and cash-flowing. But it’s when you’re conceptualizing it, getting the teams together, getting all the incentives in place—that’s when it’s the hardest. And that’s when CCLF stepped in.” -Manuel Perez, Executive at Cabrera Capital

Social Impact

CCLF FY 2024



534

UNITS OF
HOUSING

307

JOBS
CREATED/
PRESERVED

122,615

SQ. FT. OF COMMERCIAL/
COMMUNITY SPACE
DEVELOPED



MAP KEY

-  COMMERCIAL
REAL ESTATE
-  AFFORDABLE
HOUSING
-  COMMUNITY
FACILITY
-  SOCIAL
ENTERPRISE

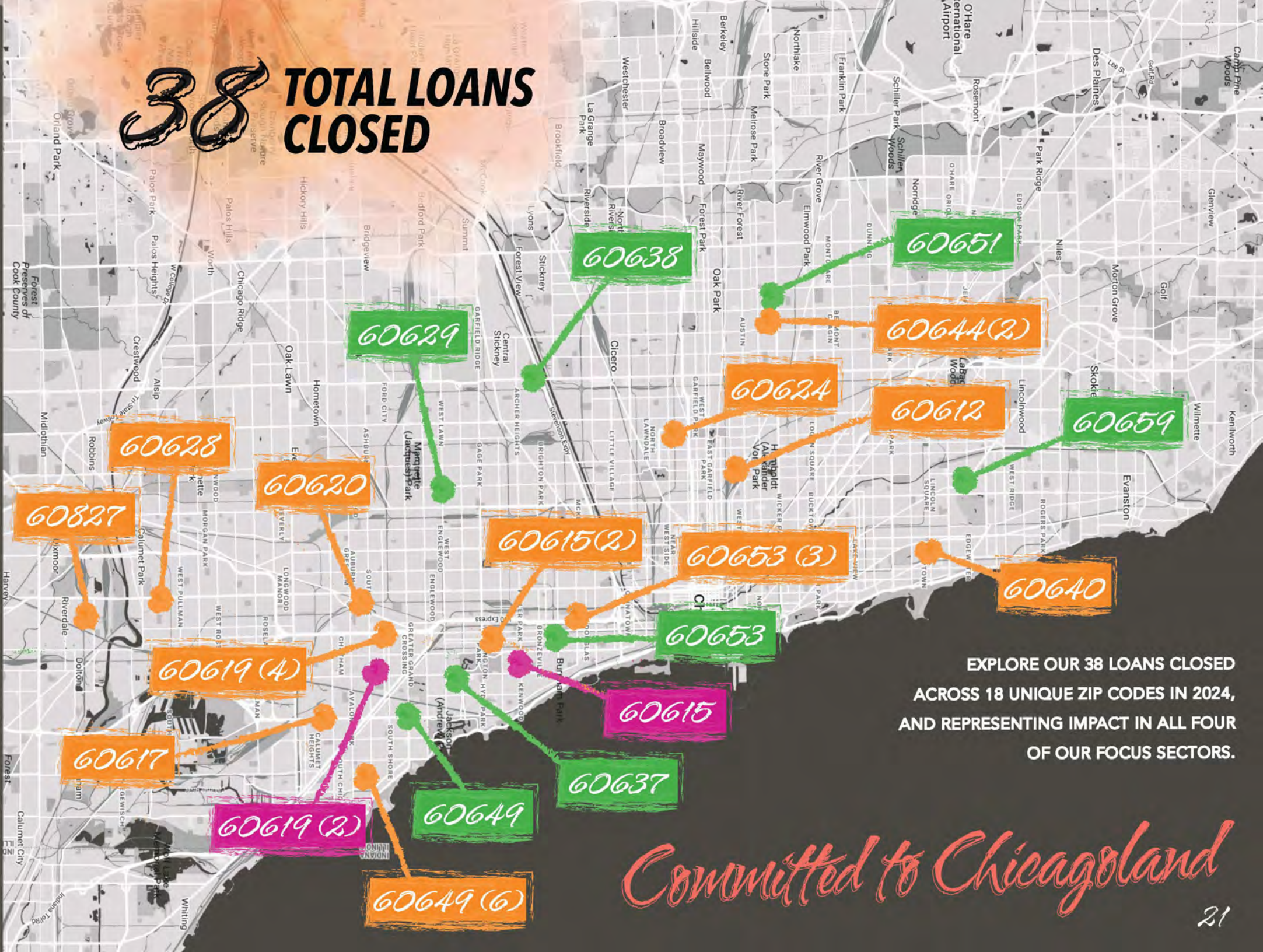
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-  60477 (1)
-  VARIOUS ZIP CODES (3)

It Takes A Village: Story on page 4

38

TOTAL LOANS CLOSED



EXPLORE OUR 38 LOANS CLOSED
ACROSS 18 UNIQUE ZIP CODES IN 2024,
AND REPRESENTING IMPACT IN ALL FOUR
OF OUR FOCUS SECTORS.

Committed to Chicagoland

Year in Review

FROM 2020 to 2024
CCLF ASSETS DOUBLED TO

\$200

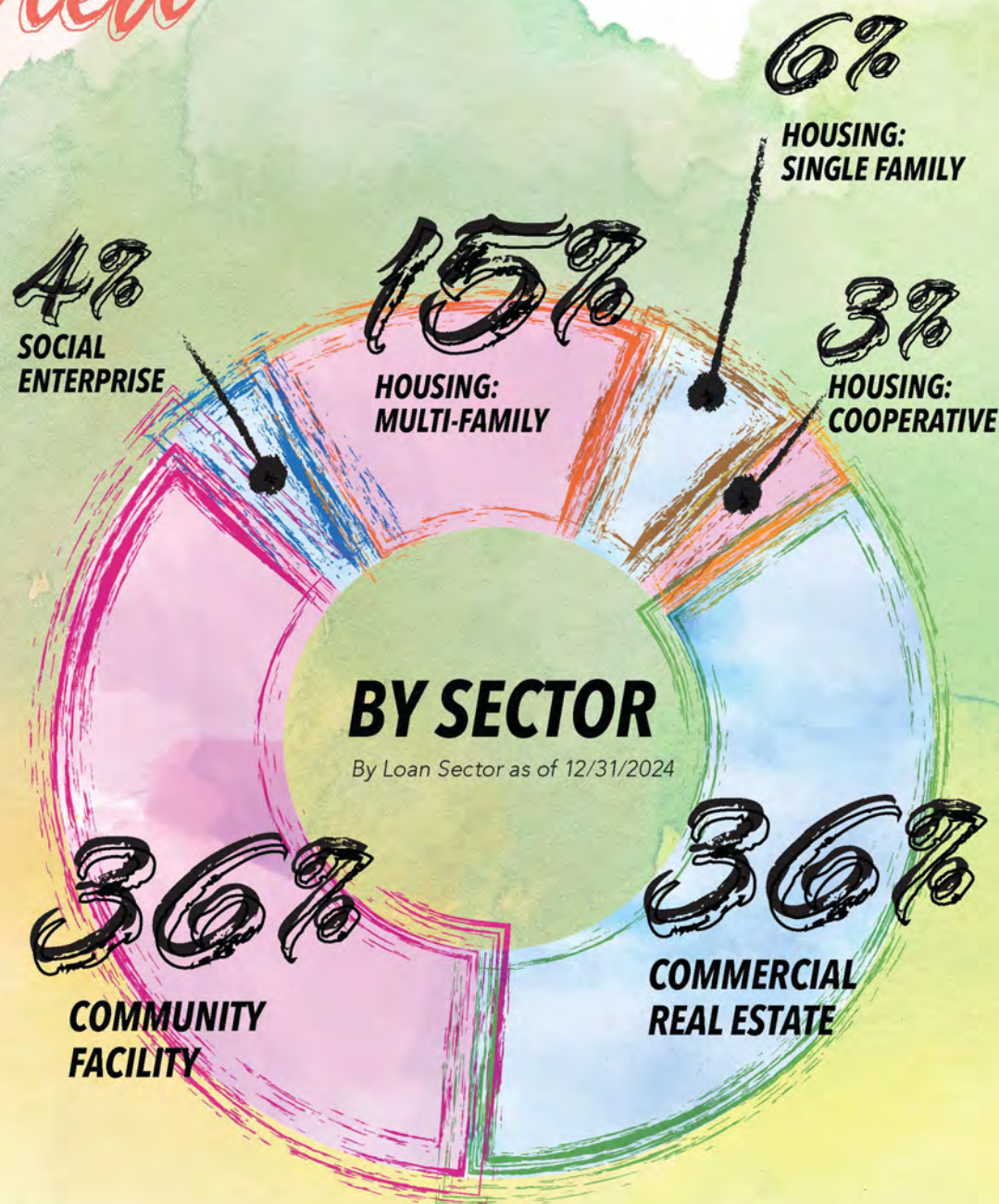
MILLION

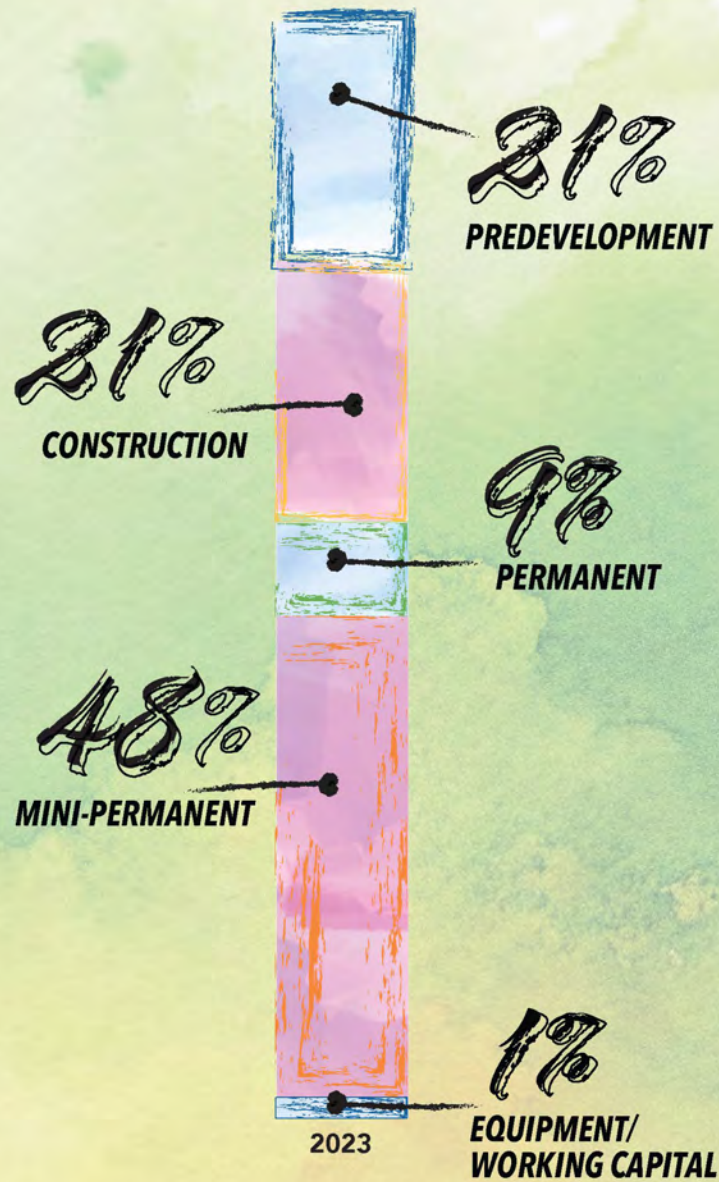
MEETING A MAJOR STRATEGIC GOAL

OVER

\$31

MILLION
LOANS CLOSED
IN 2024

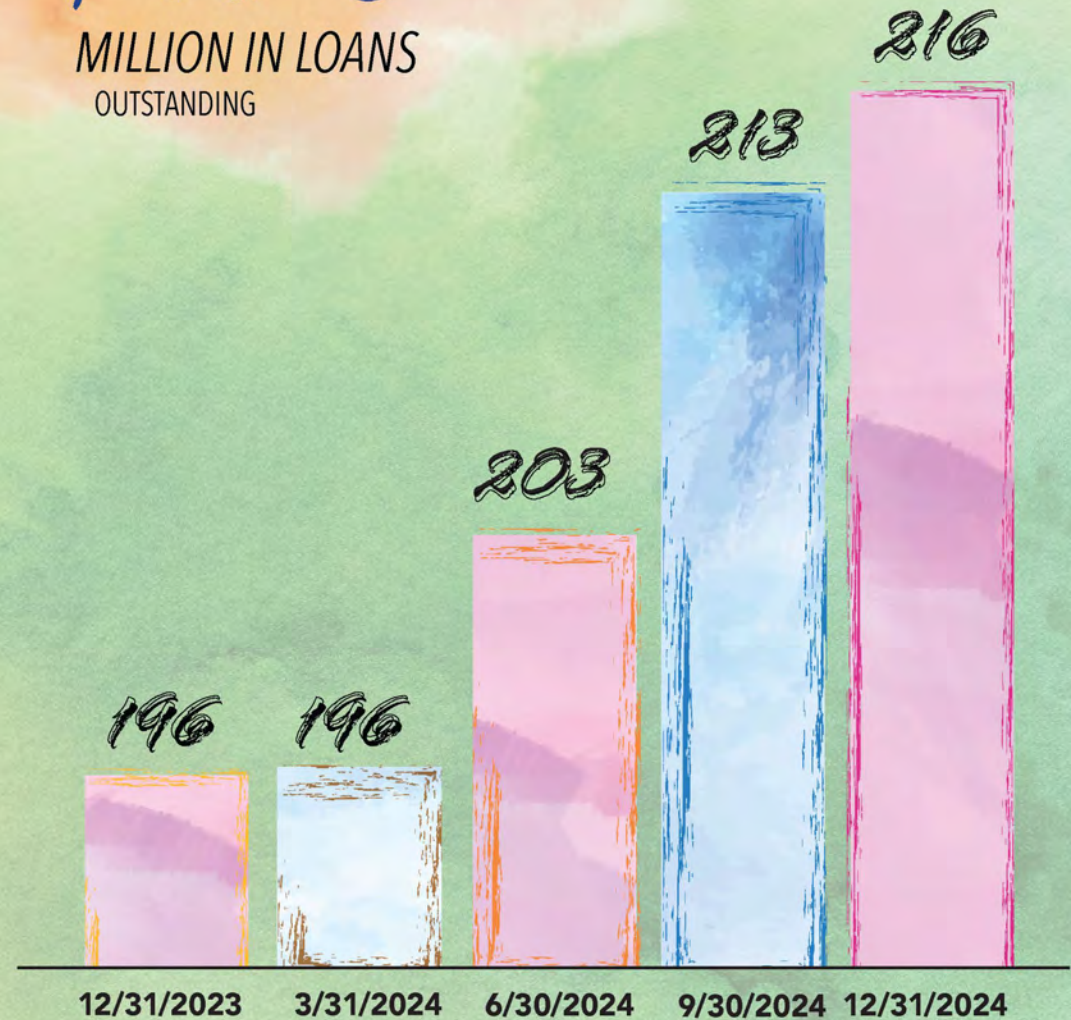




BY PRODUCT

By Loan Product as of 12/31/2024

CCLF REACHED
\$138
 MILLION IN LOANS
 OUTSTANDING



OUTSTANDING PRINCIPAL BALANCE

Number of Loans Closed at Quarters

Social Impact

\$31,844,916

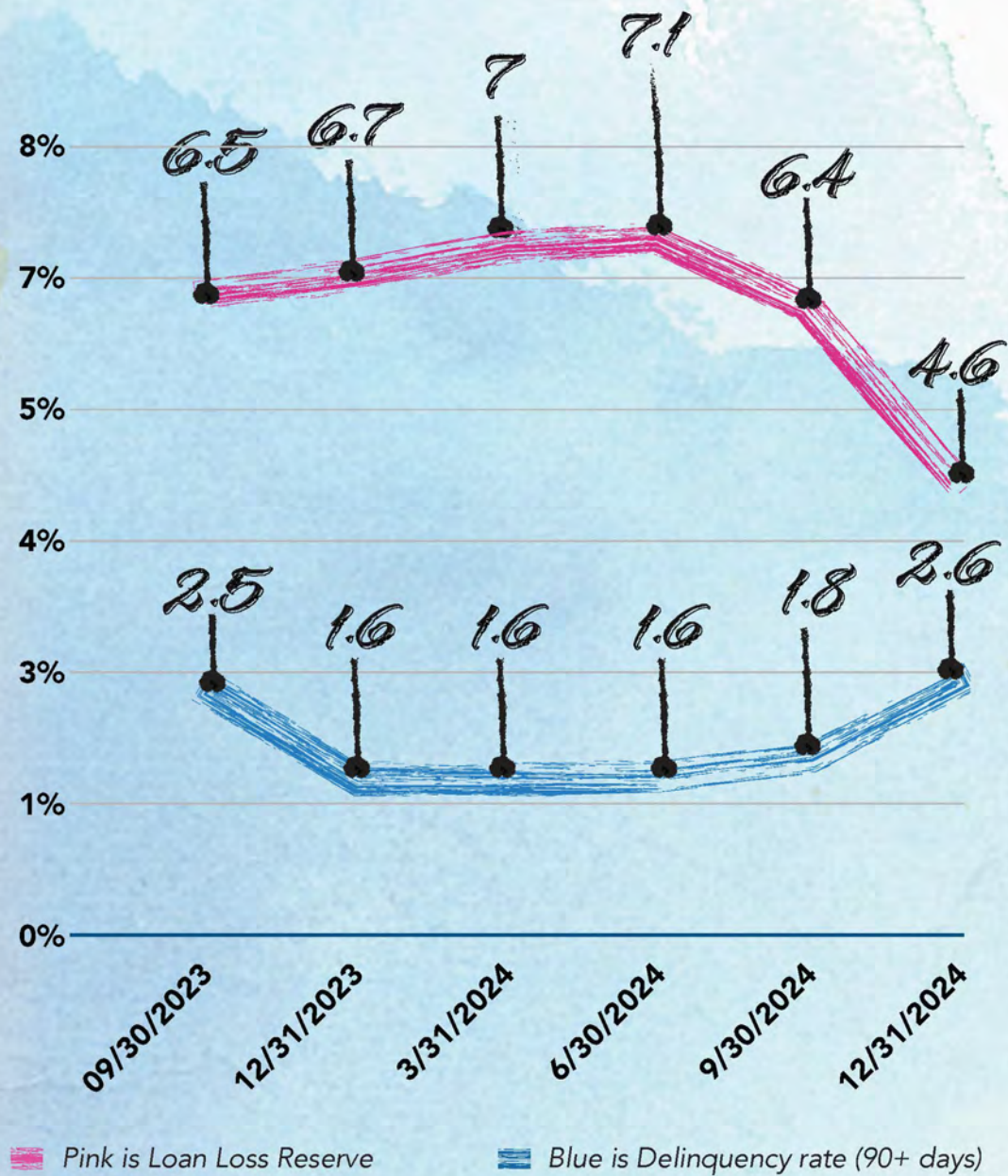
TOTAL AMOUNT OF LOANS CLOSED

\$123,185,886

FY 2024 TOTAL LEVERAGED IN ADDITIONAL
PUBLIC AND PRIVATE SECTOR CAPITAL FOR
LOCAL COMMUNITY PROJECTS



Greater Southwest Development Corporation:
Story on page 12



PORTFOLIO QUALITY

At Quarters 2023 up to 12/31/2024

Financials

ASSETS

Year ended December 31, 2024

CURRENT ASSETS

Cash and Cash Equivalents	\$51,116,518
Funds Held for Others	\$300,234
Investments	\$15,021,797
FHLB Stock	\$65,300
Grants and Contributions Receivables	\$928,849
Interest Receivable	\$858,566
Other Receivables	\$96,164
Notes Receivable, Net of Allowance of \$2,942,254 in 2024	\$44,897,984
Prepays and Deposits	\$158,731
Total Current Assets	\$113,444,143

LONG-TERM ASSETS

Notes Receivable, Net of Allowance of \$3,442,380 in 2024	\$91,416,053
Office Equipment, Net of Accumulated Depreciation of \$627,687 in 2024	\$77,526
Leasehold Improvements, Net of Accumulated Depreciation of \$350,781 in 2024	\$110,107
Right-of-Use Asset	\$956,045
Total Long-Term Assets	\$92,559,731
Total Assets	\$206,003,874

NET ASSETS

Without Donor Restrictions:

Undesignated	\$21,820,409
Board-Designated	\$29,153,134
Total	\$50,973,543

With Donor Restrictions	\$9,668,941
Total Net Assets	\$60,642,484

Total Liabilities and Net Assets	\$206,003,874
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“2024 was our third-best lending year in our 34-year history, with just over \$31 million in loans closed.”

- Calvin L. Holmes, Robert Tucker, & Erik Hall

LIABILITIES AND NET ASSETS

Year ended December 31, 2024

CURRENT LIABILITIES

Accounts Payable	\$3,064,564
Accrued Liabilities	\$1,368,903
Refundable Advances	\$11,248,113
Funds Held for Others	\$300,234
Interest Payable	\$86,987
Notes Payable - Current	\$8,278,585
Senior Loans Payable - Current	\$7,332,691
Subordinated Loans Payable - Current	\$6,499,965
Total Current Liabilities	\$38,180,042

EXPENSES

Programs	\$8,872,666
Administrative	\$2,664,052
Fundraising	\$559,953
Total Expenses	\$12,096,671
Change in Net Assets	\$8,087,038

LONG-TERM LIABILITIES

Notes Payable, Less Current Portion	\$17,732,361
Senior Loans Payable, Less Current Portion	\$79,633,991
Subordinated Loans Payable, Less Current Portion	\$4,249,984
Investment from New Market Tax Credit (NMTC) Investor	\$4,542,545
Lease Liability	\$1,022,467
Total Long-Term Liabilities	\$107,181,348
Total Liabilities	\$145,361,390

REVENUE & SUPPORT

Grants and Contributions	\$8,616,650
Donated Services	\$1,197,018
Notes Receivable Interest Income	\$7,937,250
Investment Income	\$1,485,795
Net Investment Unrealized/Realized Gain	\$215,403
Loan Processing Income	\$613,170
Contracted Services and Workshops	\$88,685
Asset Management Fee	\$16,472
Miscellaneous	\$13,266
Total Revenue and Support	\$20,183,709

Our People

Year ended December 31, 2024



CALVIN L. HOLMES
President



ROBERT TUCKER
Interim President



ANGELA DOWELL
Chief Financial Officer



LYCRECIA 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

JAMES A. NORRIS
Director of Lending
Operations

ROBIN SCHABES
Chicagoland Opportunity
Zones Consortium
Director

DAVID FEINBERG
Director of Coaching
and Knowledge Transfer

DEMARIO GREENE
Director of Policy and
Government Relations

AARON AKERS
Senior Asset Manager

KELLY SHELTON
Asset Manager

HOLLY KAVIS
Asset Manager

MOLESKA SMITH
Marketing and
Communications Manager

LEANNE GEHRIG
Development Manager

ELIANA MITROPOULOS
Loan Program Officer

OLIVER P. BROWN, SR.
Chicago Neighborhood
ReBuild Program
Loan/Program Officer

VALERIE THOMAS
Loan Closing Officer

ALLISON BUTTS
Loan Closing Officer

LATOYA GRAY
Loan Associate II

DARRYL FLENOY
Senior Technical Assistance
Coordinator

YELENA PARKS
Executive Management
and Office Coordinator

DEANDRE TANNER
Staff Accountant

LORRENA DIAZ
Staff Accountant

AMORITA FALCON
Portfolio Management
Associate

BENJAMIN TANNER
Portfolio Management
Analyst

ASHLEY CAMMISO
Investor Relations
Associate

CONSULTANT

JEANNE PECK
Lending

Board of Directors



Not pictured: Edward J. Hoynes; Angela Hurlock; Sonya Malunda, Vice Chair; Eric S. Phillips; Matthew R. Reilein; Mark C. Spears; Charles S. Walls, Treasurer

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Crescent Capital Group LP

SONYA MALUNDA, Vice Chair
The Associated Colleges of the Midwest (President Emerita)

CHARLES S. WALLS, Treasurer
ComEd (retired)

AILISA HERRERA, Secretary
Raza Development Fund

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Assistant Secretary
JPMorgan Chase

PATRICIA Y. MCCREARY CANNON,
Assistant Secretary
Chief Judge's Office of Cook County

JODY ADLER
Community Law Project (retired)

JEFFREY ALLEN
BMO Commercial Bank

MOHAMMED M. ELAHI
Cook County Department of
Planning and Development

DR. AMARA C. ENYIA
ACE Municipal Partners, LLC

THOMAS P. FITZGIBBON, JR.
Evergreen Bank

STEPHANIE S. GREEN
Pro Creative Law, LLC

JENNIFER GUZMÁN
Bestola Consulting

RICHARD GUZMÁN
The Neighbor Project

EDWARD J. HOYNES
Community Accounting Services, LLC

ANDREW W. HUGGER
The Huntington National Bank

ANGELA HURLOCK
Claretian Associates

ERIC S. PHILLIPS
Wintrust Financial Corporation

MATTHEW R. REILEIN
National Equity Fund

MARK C. SPEARS
CIBC

KATHRYN THOLIN
Consultant

JOHN L. TUOHY
Chapman and Cutler, LLP (retired)

CALVIN L. HOLMES,
President (non-voting)

Members of

OPPORTUNITY FINANCE NETWORK

HOUSING PARTNERSHIP NETWORK

FHLB Chicago
Federal Home Loan Bank of Chicago

African American Alliance of CDFI CEOs

CHICAGOLAND OPPORTUNITY ZONES CONSORTIUM

NATIONAL DISABILITY FINANCE COALITION

NATIONAL ASSOCIATION FOR LATINO COMMUNITY ASSET BUILDERS

NCRC
National Community Reinvestment Coalition

Rated by

AERIS RATED
powered by CARS®

Investors

PLATINUM

\$10 million or more



GOLD

\$5 million - \$9.9 million

Benefit
Chicago



SILVER

\$2.5 million - \$4.9 million

- American Medical Association
- MUFG Union Bank
- MacArthur Foundation - Trend
- African American Alliance of CDFI CEOs
- Rush University Medical Center
- Advocate Health

BRONZE

\$1 million - \$2.4 million

- Chicago Community Trust
- BMO Bank N.A.
- Opportunity Finance Network
- US Bancorp
- CIBC Bank
- Starbucks Corporation
- Capital One
- Fifth Third
- Old National Bank
- First Eagle Bank

COPPER

\$500,000 - \$999,999

- First Savings Bank of Hegewisch
- Trinity Health Corporation
- Ann & Robert H. Lurie Children's Hospital of Chicago
- Cornerstone Bank
- Huntington National Bank

GEMSTONE

Under \$500,000

- Marquette Bank
- Wieboldt Foundation
- Woodforest National Bank
- Illinois Medical District
- The Mayer and Morris Kaplan Family Foundation

- Congregation of St. Joseph
- Devon Bank
- Sinsinawa Dominicans
- Channel IT and Lilydale First Baptist Foundation
- Sis. Of Charity of St. Elizabeth

- The Passionists of Holy Cross Province
- School Sisters of St. Francis
- Congregation Sis. St. Agnes
- Amalgamated Bank

INDIVIDUALS

- Emanuella Kenny
- Henry A. Dwyer & Helen Murray
- Richard D. and Phyllis E. Tholin Trust
- Heidi Feldman
- Allison Rozga
- Phillip Dale Dean
- Kathryn Tholin
- Sara Jo Light

- Paul M Peterson
- Kristin Faust
- Darryl & Jamie Hales
- Lincoln Stannard
- Edward Hoynes
- Steven & Geneva Feuerstein
- 1993 Board
- Calvin L. Holmes

- Seth M. Hemming Declaration Trust
- Joy Clendenning
- Sheila Brady
- Kurt and Jeanine Thurmaier
- Jacob Udell
- Joan M. Berry
- Peter & Lucy Ascoli
- Bob Nelson

- Judith Mendel
- Will Ritter
- Clients of Trillium Asset Management
- Clients of Sustainability Group, part of Loring Wolcott & Coolidge Trust
- Emily and Ryan Stoner

FOUNDATIONS AND CORPORATIONS

GOVERNMENT

- City of Chicago
- U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund)

- Anonymous
- Associated Bank
- Bank of America
- Bank of Hope
- BMO Financial Group
- Byline Bank
- Capital One
- The Chicago Community Trust
- CIBC

- Citi Foundation
- Fifth Third Bank
- JPMorgan Chase Foundation
- MacArthur Foundation
- Marquette Bank
- MetLife Foundation
- National Community Reinvestment Coalition (NCRC)
- National Philanthropic Trust

- Old National Bank Foundation
- PNC Bank
- Polk Bros. Foundation
- Republic Bank of Chicago
- U.S. Bank Foundation
- Valley Bank
- Wintrust Financial Corporation
- Woodforest National Bank

INDIVIDUALS

- Jody Adler
- Aaron Akers
- Jeff Allen
- Allison Butts
- Juan Calixto
- Ashley Cammiso
- Jeanie F. Child
- Andrew Donnelly
- Angela Dowell
- Mohammed M. Elahi
- Dr. Amara C. Enyia
- David Fienberg
- Thomas P. FitzGibbon, Jr.
- Elliot Frolichstein-Appel
- Leanne Gehrig
- Kevin R. Goldsmith
- LaToya Gray
- Stephanie S. Green
- DeMario Greene
- Candace Gregory
- Jennifer Guzman
- Ricardo "Rick" Guzman
- Erik L. Hall
- Sean Harden
- Wendell Harris
- Mr. Hammon Rand
- Harris and Mr. Thomas M. Schroeder
- Ailisa Herrera

- Hill Charitable Gift Trust
- Calvin Holmes
- Edward J. Hoynes
- Andrew W. Hugger
- Angela Hurlock
- Holly Kavis
- Sonya Malunda
- Eliana Mitropoulos
- James Norris
- Lycrecia Parks
- Jeanne Peck
- Paul Peterson
- Eric S. Phillips
- Matthew R. Reilein (Woods Fund Chicago)
- Robin Schabes
- Kelly Shelton
- Moleska Smith
- Mr. and Mrs. Edward Sommer
- Mark C. Spears
- Deandre Tanner
- Kathy Tholin
- James Thompson
- C J Tracy
- Robert Tucker
- John L. Tuohy
- Charles S. Walls

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A Personal Reflection on Retirement and Renewal



In January of 2025, I turned the page on a nearly 30-year chapter of my life at the Chicago Community Loan Fund (CCLF). What began in April 1995, when I joined the organization as a Loan Officer, became a journey filled with purpose, growth, and deep fulfillment. Just three years later, in June 1998, I was honored to step into the role of President—an opportunity that allowed me to shape and scale a mission I believed in with my whole heart.

Now, after three decades of dedicated service, I've exchanged the rhythm of daily meetings and a full calendar for something new: time for rest, renewed attention to my health, and continued engagement in public policy work that advances community development—work that remains close to my heart.

Over the years, I've often been asked, "How did you stay so long at CCLF?" The answer was always easy: when you believe in the mission and love the work, time moves quickly. I woke up every morning energized by the opportunity to serve communities that had long been denied access to capital. Seeing a project built with CCLF's support—whether affordable housing, a new business, or a revitalized community space—has always filled me with pride. These projects are more than buildings. They are symbols of dignity, equity, and opportunity.

CCLF's impact has grown dramatically since I first took the helm. When I became President, we had \$3.9 million in assets.

Today, CCLF stands strong with \$200 million in assets and an annual deployment of nearly \$40 million—making us one of the largest single-market CDFIs in the country. We expanded from a niche lender into a specialized financial institution focused on four core asset classes, while extending our mission to include for-profit, mission-aligned borrowers and commercial-retail developments. I'm proud of the scale we've reached, but even prouder of what that scale represents: a commitment to investing in neighborhoods too often overlooked.

Of course, none of this would have been possible without the people of CCLF. I leave knowing the organization is in excellent hands. Bob Tucker—who I had the privilege of hiring more than nine years ago—is now leading CCLF as President. He is supported by the same outstanding executive team, dedicated staff, and a highly engaged Board of Directors that I was fortunate to work with throughout my tenure. I have every confidence that they will continue to elevate CCLF's work and meet the evolving needs of communities across Chicagoland.

I take immense comfort in the legacy CCLF has built—not only within our organization, but across the entire CDFI sector. Together with our partners, we've pushed forward efforts to dismantle redlining, confront appraisal bias, and challenge systems that extract rather than invest in communities of color.

It has been one of the great honors of my life to serve this organization. I am deeply grateful to CCLF's board, staff, investors, funders, partners (including the City of Chicago), and the communities we serve. Thank you for the trust, the collaboration, and the shared commitment to improving the quality of life for others.

As one song I love puts it: "I'll take with me the memories to be my sunshine after the rain." Yes, it's hard to say goodbye to yesterday. But I leave with a full heart, and an unwavering belief in what's possible in large part because of the work my colleagues and I have done.



Our Story Subjects

IT TAKES A VILLAGE



Nakisha S. Harris Hobbs
and Anita Andrews-Hutchinson
- Artist Stylized Photo on Page 4



Nakisha S. Harris Hobbs
and Anita Andrews-Hutchinson
- Artist Stylized Photo on Page 7



Exterior It Takes a Village (ITAV)
Family of Schools
- Artist Stylized Photo on Page 6



Anita Andrews-Hutchinson
and Nakisha S. Harris Hobbs
- Artist Stylized Photo on Page 20

SANCTURY PLACE



Perry Vietti, President of Interfaith
Housing Development Corporation
(IHDC) - Artist Stylized Photo on Page 8



Exterior of Sanctuary Place,
642 N. Kedzie Ave.
- Artist Stylized Photo on Page 10



Interior lobby of Sanctuary Place,
642 N. Kedzie Ave.
- Artist Stylized Photo on Page 11



Exterior of Sanctuary Place,
642 N. Kedzie Ave.
- Artist Stylized Photo on Cover

A PERSONAL REFLECTION ON RETIREMENT AND RENEWAL

Retrospective photos of Calvin Holmes' tenure at CCLF on pages 32 and 33 feature time with colleagues, clients, family and friends; courtesy of CCLF.

Staff Credits

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Juan Calixto

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Lycrecia Parks

Angela Dowell

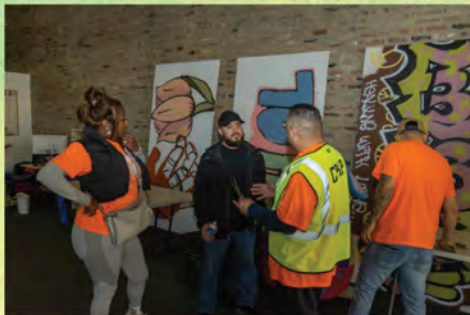
GREATER SOUTHWEST



Adrian Soto, Executive Director
for GSDC - Artist Stylized Photo
on Page 12



2601 w 63rd St. Chicago, IL 60629
- Artist Stylized Photo on Page 14



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- Artist Stylized Photo on Page 15



2601 w 63rd St. Chicago, IL 60629
- Artist Stylized Photo on Page 24-25

LECLAIRE PARTNERS



Jeff Head, Vice President of
Development, The Habitat Company
- Artist Stylized Photo on Page 16



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Jeff Head, Vice President of
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**29 East Madison Street, Suite 1700
Chicago, IL 60602**

(312) 252-0440 phone

(312) 252-0419 fax

info@cclfchicago.org

www.cclfchicago.org

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