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**TOM GOBBY AWARD RECOGNIZES LEADERSHIP**



IN GOOD COMPANY: HOLMES POSES WITH PAST GOBBY AWARD WINNERS. (L-R) ED JACOB, NORTH SIDE COMM. FCU (& CCLF BOARD); KEVIN JACKSON, CHICAGO REHAB NETWORK; OFELIA NAVARRO, SPANISH COALITION FOR HOUSING; CALVIN HOLMES, CCLF; MATTIE BUTLER, WEKAN; BRUCE GOTTSCHALL, NHS

CONTINUED FROM PAGE 1>>

ability to convince his colleagues to provide loans to rebuild these communities.

After the ceremony, Holmes reflected upon his personal motivations for working at CCLF: “I believe that when the inherent potential of low-wealth people and places is unlocked, all of society will benefit. Making low-wealth people and communities matter—

“WHEN THE INHERENT POTENTIAL OF LOW-WEALTH PEOPLE AND PLACES IS UNLOCKED, ALL OF SOCIETY WILL BENEFIT.”

making them visible, vital, healthy and dynamic—is what motivates me each and every day.”



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MAKING THE CRITICAL DIFFERENCE

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**CCLF RECEIVES \$585,060 CDFI FUND AWARD!**

**GRANT WILL SUPPORT LENDING AND BUILD CAPACITY**

CCLF received an FA/TA grant award from the U.S. Treasury CDFI Fund in its competitive 2007 round. The funds will allow us to provide more loans & better customer service.





## SUSTAINABILITY: BEYOND GREEN

WORKSHOP ADDRESSES LONG-TERM COSTS, BENEFITS



WORKSHOP PARTICIPANTS TOUR THE CHICAGO CENTER FOR GREEN TECHNOLOGY'S GREEN ROOF

Building sustainable community projects means asking tough questions, as more than 50 participants and trainers did at CCLF's second annual Building for Sustainability workshop at the Chicago Center for Green Technology on October 23.

For groups with a mission to provide housing, services, and economic development in distressed communities, a common misapprehension is that building sustainably means passing on an expensive "green premium" to end-users.

So, are environmentally-friendly projects just for the wealthy?

Not at all, says CCLF's Mark Fick. Organizations serving low-income communities can work to incorporate design elements, such as energy efficiency improvements, that actually reduce costs.

"WE WANT SUSTAINABLE DESIGN TO MAKE SENSE FINANCIALLY, SO IT WILL BECOME THE DEFAULT APPROACH TO COMMUNITY DEVELOPMENT PROJECTS."

- MARK FICK, CCLF

As Fick puts it, "We want sustainable" SEE "SUSTAINABLE" ON PAGE 2 >>



THE CHICAGO CENTER FOR GREEN TECHNOLOGY GRACIOUSLY HOSTED CCLF'S WORKSHOP, WHILE ALSO SERVING AS A MODEL FOR INNOVATIVE SUSTAINABLE DESIGN AND ADAPTIVE REUSE



## HOLMES RECEIVES TOM GOBBY AWARD



HOLMES (CENTER) WITH NORM BOBINS, LASALLE BANK CHAIRMAN EMERITUS & DAVID RUDIS, BANK OF AMERICA CHICAGO/ILL. PRESIDENT

Executive Director Calvin L. Holmes was inaugurated into a small, distinguished group of Chicago community development leaders on December 6, as he received the Tom Gobby Community Leadership Award from LaSalle Bank at its 12th annual award ceremony and reception.

The Tom Gobby award is presented each year to an individual with an exemplary history of supporting community development. The award is named after the late Tom Gobby, a banker who had the vision to recognize potential in low-income Chicago neighborhoods and the

SEE "TOM GOBBY" ON BACK PAGE >>

### FALL/WINTER 2007

#### INSIDE THIS ISSUE

- TA program celebrates 10 years
- New HUD resources for green buildings
- Latest credit memos
- Welcome to new staff & committee members
- Holmes honored for leadership

#### MISSION

To provide low cost, flexible financing to community development organizations engaged in affordable housing, social service and economic development initiatives that benefit low-to moderate-income neighborhoods and families throughout metropolitan Chicago.

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PARTICIPANTS AT CCLF'S SUSTAINABILITY WORKSHOP DISCUSSED COST-SAVING ENERGY IMPROVEMENTS, GOOD DESIGN, AND RESOURCES AVAILABLE TO MAKE SUSTAINABLE DESIGN FEASIBLE



## SUSTAINABLE FROM PAGE 1

able design to make sense financially, so it will become the default approach to community development projects.”

CCLF is leading a collaborative effort to increase the resources available for community developers to build sustainably, and to reach a better understanding of how sustainable design elements may impact developers' bottom lines.

The Sustainable Builders Working Group, a co-sponsor of the recent workshop, meets regularly with a goal of making it easier to incorporate sustainable design elements into affordable housing.

Beyond environmental benefits, CCLF considers sustainability for community projects to include many aspects of buildings that are important in the long term: affordable life-cycle operating costs, quality of design, impact on the health and pocket-books of tenants, and ease of maintenance.

*Thanks to our workshop trainers from ShoreBank, Shaw Environmental & Infrastructure, Informed Energy Decisions, Interfaith Housing Development Corporation, Illinois Clean Energy Community Foundation, U.S. Equities, Mercy Housing, Domus Plus, Harley Ellis Devereaux, and Center for Neighborhood Technology!*

## NEWS YOU CAN USE

### HUD'S GREEN MARK-TO-MARKET PROGRAM

The U.S. Department of Housing and Urban Development (HUD) rolled out a nationwide pilot program this summer to encourage the rehabilitation of multifamily Section 8 properties using principles of sustainability. Financial incentives will support rehab projects that increase energy efficiency, use recycled materials, and improve indoor air quality and overall building health.

The new “green” initiative will be implemented in properties involved in the existing Mark-to-Market (M2M) program, which aims to preserve affordable housing by adjusting Section 8 rent levels and restructuring HUD-insured mortgages.

*For a list of other resources available to write down the cost of sustainable building, visit [www.cclfchicago.org](http://www.cclfchicago.org)*

## TECHNICAL ASSISTANCE PROGRAM CELEBRATES 10 YEARS

The Building for Sustainability initiative is part of CCLF's broader technical assistance (TA) program, known formally as the *Gateway to Community Development*, which celebrates its 10<sup>th</sup> anniversary in 2007. Promoting sustainable design, and connecting borrowers with the resources to implement these design elements, is just one aspect of the assistance CCLF provides.

TA, including referrals, workshops, training, and consulting services, is an integral part of CCLF's holistic approach to lending.

Says Director of Lending Rhonda McFarland, “TA is what makes CCLF's work possible. By its mission, we invest in projects that are in the predevelopment stage and/or those that are spearheaded by less experienced groups. We infuse technical assistance services with our loans so that our customers have the resources they need to bring their projects online.”

*Providing special support for the TA program and sustainability initiatives in 2007 are Citi Foundation, the Richard H. Driehaus Foundation, the Grand Victoria Foundation, HSBC - North America, and JPMorgan Chase Foundation.*

### TA MILESTONES

- 1996** Grant from the John D. and Catherine T. MacArthur Foundation supports TA program development
- 1997** Program launched with first Project Readiness Workshop in September
- 1999** First Comprehensive Development Assessment consulting session
- 2001** First Building for Sustainability workshop
- 2003** First suburban workshop (in Elgin) launched with Grand Victoria Foundation support
- 2005** CCLF makes its 1000th referral since 1997
- 2006** Building for Sustainability workshop becomes an annual event
- 2007** CCLF serves more than 100 workshop attendees, a record!

*Editor's Note: Community Blueprint includes regular profiles, recognizing our friends' financial, in-kind and programmatic contributions.*



CHICAGO LEADERS AT WORK IN NEW ORLEANS (L-R): ANDREA CAVANAGH, WAMU; KEVIN JACKSON, CHICAGO REHAB NETWORK; OFELIA NAVARRO, SPANISH COALITION FOR HOUSING; CALVIN HOLMES, CCLF; MELISSA BORINO, WAMU; JOY ARUGUETE, BICKERDIKE; JONI BAIRD, WAMU; JUAN RIVERA, LUCHA (PHOTO COURTESY OF WAMU)

**VISITING NEW ORLEANS WITH WAMU**

Executive Director Calvin Holmes was among a group of nonprofit leaders from Chicago to visit New Orleans for Washington Mutual's Nonprofit Executive Retreat earlier this year. While there, they had the opportunity to contribute "sweat equity" to the rebuilding process at a Habitat for Humanity project site.

**"WITH LEADERSHIP, COMMITMENT AND ACTION, TREMENDOUS ADVERSITY CAN BE OVERCOME."**

- CALVIN HOLMES, OF NEW ORLEANS EXPERIENCE

Says Holmes of the experience, "As CCLF manages a major WaMu investment and receives grants from the bank, each year I get the opportunity to participate in the WaMu Executive Directors' retreat."

"Especially rewarding at this year's retreat was the Habitat for Humanity service day that WaMu arranged. The home building experience helped all of us volunteers appreciate more profoundly the devastating impact that Katrina wrought on New Orleans, yet reinforced that with leadership, commitment and action, tremendous adversity can be overcome. This experience re-energized my work in Chicago's recovering communities this year and beyond. Thank you, WaMu!"

**NEW INVESTMENT PARTNERS**

The Sperry Van Ness Legacy Foundation (Irvine, California) joined a group of approximately 100 individuals, corporations, foundations, and other agencies which invest in CCLF's loan pool, making a \$25,000 first-time investment this October.

Meanwhile, longtime local investor and supporter LaSalle Bank increased its investment to \$500,000 in August 2007.

*Individuals, corporations, foundations, and others are eligible to invest in Chicagoland community development via CCLF. For more information, visit [www.cclfchicago.org/support/investing.html](http://www.cclfchicago.org/support/investing.html)*

**THANK YOU, FUNDERS!**

CCLF thanks Bank of America, Charter One Bank, The Chicago Community Trust, Citi Foundation, Grand Victoria Foundation, JPMorgan Chase, The Mayer & Morris Kaplan Family Foundation, National City Bank, Polk Bros. Foundation, Private Bank & Trust, the Richard H. Driehaus Foundation, and US Bank for providing recent critical operating and program support.

Thanks as well to the many individuals who help us provide loans and technical assistance at a reasonable price by contributing to our annual campaign!

**CREDIT MEMOS**

Sixteen Hundred Investment Group Inc. received a \$50,000 predevelopment loan for the Antioch III (Phase 1) development. The project will build 40 new rental homes affordable to households at or below 60% of AMI (Area Median Income) in Englewood.

The Resource Center obtained a \$30,000 working capital loan for its CHA recycling program citywide.

4832 S. Vincennes, LP received a \$684,000 mini-permanent mortgage loan to refinance and preserve affordability for a rental building for 67 households at 30-60% AMI in Grand Boulevard. *Thanks to Richard L. Williams III of Vedder Price for serving as CCLF's counsel on this transaction.*



CCLF'S CALVIN HOLMES AND MARK FICK AT OAKWOOD SHORES (PHASE 1) FOR-SALE HOUSING (PHOTO: CCLF ARCHIVES)

Granite Partners for Oakwood Boulevard (Phase 2) obtained a \$500,000 predevelopment loan for 344 units of new, mixed-income, for-sale housing as part of the Madden-Wells CHA redevelopment. Twenty percent of the units will be affordable to households with incomes starting at 60% AMI. *Thanks to Robert W. Dixon of Vedder Price for serving as CCLF's counsel on this transaction.*

**WELCOME ABOARD, VOLUNTEERS & STAFF!**

**NEW LOAN COMMITTEE MEMBERS**

- Jody Adler, Esq., Community Economic Development Law Project
- Cynthia Hall, New Century Bank
- Matthew Reilein, JPMorgan Chase (and CCLF board member)
- Mark Spears, Fifth Third Bank

**NEW STAFF**

CCLF is pleased to welcome Emily Moen, who joins us for a year as Program Assistant through the Lutheran Volunteer Corps. Emily, a Wisconsin native, coordinates the workshop programs and supports the lending team.

David Theiss, CCLF's 2006-07 LVC Program Assistant, accepted a new permanent Program Associate position supporting finance, administration and lending. We're glad you're here, David!