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**CCLF WELCOMES
 NEW STAFF**

CCLF has recently welcomed four new staff members to our team! Jane I. Ames, CPA, has joined CCLF as the new Director of Finance and Administration. She most recently served as the Associate Director of Finance for Neighborhood Housing Services of Chicago, and holds an MBA from Indiana University.

Juanita Walker joined the staff in June as Office Manager, and coordinates day-to-day office operations. Angela Bennett returned to her hometown of Chicago as CCLF's new Finance and Administration Associate. Kate McInerney, a Cincinnati native, joined the team courtesy of Lutheran Volunteer Corps as the Lending Team Program Assistant.



(L TO R) JUANITA WALKER, KATE MCINERNEY, ANGELA BENNETT, AND JANE AMES ARE NEW CCLF STAFF (PHOTO: EMILY MOEN)

**CCLF AWARDED NEARLY \$1
 MILLION FROM CDFI FUND**

CCLF was recently awarded a Financial Assistance award from the US Treasury CDFI Fund for \$943,395 in loan pool capital to support its participation in The Preservation Compact. A total of \$54.2 million was awarded to 89 community-based organizations across the country.



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Help CCLF provide reasonably-priced technical assistance and loans to Chicagoland community development organizations. Donate securely online today by visiting <http://www.cclfchicago.org/support/contribute.html>





CONNECTING CULTURES, SERVING COMMUNITIES

ARAB AMERICAN FAMILY SERVICES' NEW SPACE



AN AAFS STAFF MEMBER MEETS WITH A CLIENT IN THE ORGANIZATION'S NEW OFFICES (PHOTO COURTESY OF AAFS)

“This new building, to us, is telling the community that we’re here to stay.”

So says Nareman Taha, co-director of Arab American Family Services (AAFS). AAFS has played a unique role in the world of Chicago area social service organizations. Taha and AAFS co-director Itedal Shalabi witnessed a need in their growing Arab-American community for a social service agency that would be able to help clients break through the language and culture barriers they faced as they sought out various types of aid.

“THIS NEW BUILDING, TO US,
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- NAREMAN TAHA, CO-DIRECTOR

The organization, created in 2001 by Taha and Shalabi, had gone through 3 previous location moves. Their new, 3,000 sq. ft. commercial property is situated near their client community in the near southwest suburb of Bridgeview, Illinois.

DISTINCTIVE NEEDS

Now, AAFS is a thriving agency serving the Arab-American community and many others in

Chicagoland’s south suburbs, with 18 employees who help connect their clients to services in core areas of public benefit assistance, elderly services, domestic violence issues, and immigration services. AAFS staff serve as advocates and interpreters for their clients, helping to relieve financial and psychological burdens.

COMMUNITY EDUCATION

Beyond simply connecting their clients to the services that they need, AAFS is committed to educating and empowering their community by conducting health fairs, mobile clinics, domestic violence workshops, and other outreach events.

INCREASING AWARENESS

AAFS takes an active role in fostering cultural and religious sensitivity and understanding throughout the Chicago region. They provide trainings for mainstream service providers and other organizations to help them better serve Arab-American clientele.

Taha says, “Our staff and program are continually growing and changing. We are always trying to respond creatively and innovatively to the community.”

This community, which daily faces
SEE “AAFS” ON PAGE 2>>

SUSTAINABLE BUILDING GUIDE RELEASED

EXPANDED WORKSHOP A SUCCESS

CCLF recently released its second edition publication, *A Guide to Building for Sustainability*, at a reception on October 20 at the offices of Christy Webber Landscapes, held in conjunction with the third annual Building for Sustainability Workshop.

Co-written by CCLF’s Mark Fick and the Delta Institute’s Elise Zelachowski and Jennifer Wang with help from members of the Sustainable Builders Working Group, the guide includes case studies of local developments and information about costs and benefits, integrated design process, standards

SEE “SUSTAINABILITY” ON PAGE 2>>



KEVIN PIERCE, PATRICK BAYARD, VICTOR AGUSTA, CALVIN L. HOLMES, SUSAN KING, AND MARK FICK CELEBRATE THE RELEASE (PHOTO: TONY V. MARTIN)

WINTER 2008

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- Arab American Family Services
- New Building for Sustainability Guide
- Whistler Crossing Grand Opening
- Bank of America Invests; CDFI Fund
- CCLF Welcomes new staff

MISSION

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

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AAFS'S STAFF OFFICIALLY MOVED INTO THEIR NEW OFFICE SPACE IN BRIDGEVIEW, IL ON NOVEMBER 17, 2008
(PHOTO COURTESY OF AAFS)



(ABOVE) CONSTRUCTION AT AAFS DURING RENOVATION
(PHOTOS COURTESY OF AAFS)

AAFS FROM PAGE 1

language, cultural, and religious barriers, is what drives the mission of AAFS. When choosing a new location, the organization's key criterion was accessibility for their clients.

FLEXIBLE FINANCING

AAFS was able to take advantage of the technical assistance and flexibility offered by CCLF staff. When the tightening credit market and economic turmoil stalled their traditional financing options, AAFS was directed to CCLF, who was able to provide them with a \$380,000 mini-permanent mortgage to finance

their new office and program space.

"Having [CCLF Senior Loan/Program Officer] Mark Fick say, 'Things are going to work out' and helping us through each

AAFS NOW HAS A PLACE OF THEIR OWN TO CONTINUE TO GROW THEIR PROGRAMS, AND TO SERVE AS A PHYSICAL PRESENCE IN THE HEART OF THEIR COMMUNITY

step of the process was invaluable—it was helpful to have such great communication with a lender who took time to answer all of our questions," says Taha.

With their move completed on November 17, AAFS now has a place of their own to continue to grow their programs, and to serve as a physical presence in the heart of their community. Taha says, "Our new space is helping us to do the work that we know how to do—we can focus on making a difference."

AAFS can be found on the web at www.arabamericanfamilyservices.org, or reached at (708) 599-AAFS.

SUSTAINABILITY FROM PAGE 1

for measuring results, and policy recommendations.

CCLF hopes that the guide will be a resource for its borrowers and many others, helping to emphasize long-term operational affordability for everyone.

"There is new information coming out every day about sustainable building practices. It can be a lot to sift through," says Fick. "This booklet can serve as a starting point. I'm excited to think that we can help to build higher quality, better designed, and more affordable buildings and perhaps in the process, set new standards for how affordable housing is built."

2-DAY WORKSHOP SUCCESSFUL

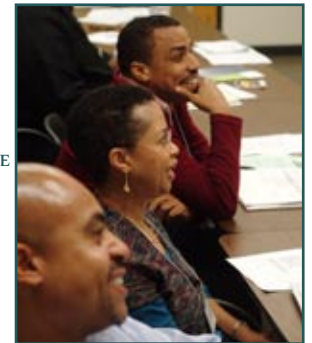
This year's Sustainable Building workshop

was expanded to a two-day format, and was attended by 43 participants from 32 different organizations. The workshop included presentations on building practices, integrated design processes, and local policies and resources.

CCLF plans to build upon the success of the workshop and the new sustainable building guide in the future, continuing to provide up-to-date resources to developers and industry professionals.

Thanks to Enterprise, the Grand Victoria Foundation, the Richard H. Driehaus Foundation, and ComEd for their support of A Guide to Building for Sustainability. For a copy of the guide, please contact Kate at (312) 252-0440 x205 or download a copy at www.cclfchicago.org/assistance.

(RIGHT) PARTICIPANTS AT CCLF'S BUILDING FOR SUSTAINABILITY WORKSHOP (BELOW) ENJOYING THE GUIDE RELEASE RECEPTION AT CHRISTY WEBBER LANDSCAPES (PHOTOS: TONY V. MARTIN)



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

\$4 MILLION INVESTMENT FROM BANK OF AMERICA

Bank of America recently provided a new \$4 million investment commitment that will catalyze continued growth for CCLF. This investment will allow CCLF to continue to provide longer loan terms, more flexible underwriting, and lower pricing to borrowers.

The program related investment (PRI) from Bank of America represents the bank's commitment to preserving affordable housing in Chicagoland. The capital will allow CCLF to participate in the Preservation Compact as a Preservation Fund partner lender.

Bank of America's investment will ensure that CCLF stays on track with its 5-year goal of doubling impact by 2011.

CCLF TO PARTICIPATE IN PRESERVATION COMPACT



CCLF RECENTLY PROVIDED A LOAN TO HEARTLAND HOUSING, INC. TO HELP PRESERVE HOLLYWOOD HOUSE (ABOVE), A 197-UNIT AFFORDABLE SENIOR HOUSING BUILDING (PHOTO: MARK FICK)

CCLF is joining the efforts of the Preservation Compact as a Keystone Initiative partner. With support from Bank of America, The John D. and Catherine T. MacArthur Foundation, and the US Treasury CDFI Fund, CCLF will begin with a \$2 million pool to aid preservation efforts. CCLF will serve a role as a Preservation Fund lender, providing purchase contract, acquisition, and supplemental predevelopment loans.

The Preservation Compact is a Cook County rental housing action plan to

reverse the downward trend in rental housing availability by 2020 by preserving and renewing 75,000 housing units.

WHISTLER CROSSING GRAND OPENING



ROBIN KELLEY, MAYOR EVANS, CALVIN L. HOLMES (CCLF), AND PETER HOLSTEN CELEBRATE AT THE WHISTLER CROSSING GRAND OPENING (PHOTO: HOLSTEN)

Holsten Real Estate Development Corporation, Turnstone Development, and The Village of Riverdale recently celebrated the Grand Opening of Phase I of the Whistler Crossing redevelopment on August 21, 2008.

Whistler Crossing is an innovative 132-unit affordable residential development, part of a 5-year plan to redevelop the aging 1950s "Pacesetter" development. The \$39 million first phase includes 90 2- and 3-bedroom units as well as two mixed-use new construction buildings.

CCLF provided a \$1 million predevelopment loan in 2005 as seed capital for the project.

CREDIT MEMOS

Latin United Community Housing Association received a \$225,000 predevelopment loan for preservation and repairs of 47 affordable housing units in West Town. *Thanks to Andrew Hamm of Katten Muchin Rosenman for serving as CCLF's counsel on this transaction.*

Rimland Services obtained a \$180,000 mini-permanent mortgage for the acquisition of a single-family property in Evanston for a group home for adults with developmental disabilities. *Thanks to Maria Alevras-Chen of Mayer Brown LLP for serving as CCLF's counsel on this transaction.*

Hesed House Cooperative received

a \$250,000 predevelopment loan to acquire a residential property for a limited-equity housing cooperative in Little Village. *Thanks to Richard Mathews of Katten Muchin Rosenman for serving as CCLF's counsel on this transaction.*

Heartland Housing Inc. received a \$300,000 predevelopment loan for the preservation of 197 affordable senior housing units in Edgewater. *Thanks to Mercedes McFarland of Kirkland & Ellis LP for serving as CCLF's counsel on this transaction.*

Keeler-Roosevelt Road Limited Partnership received a \$500,000 construction loan for a 26-unit affordable mixed-use project in North Lawndale. *Thanks to Tim Hinchman of Charity & Associates, PC for serving as CCLF's counsel on this transaction.*

300 E 51st LLC (Urban Junctures) received a \$400,000 predevelopment loan for the development of a two-story commercial restaurant building in Bronzeville. *Thanks to Jennifer Homer of DLA Piper US LLP for serving as CCLF's counsel on this transaction.*

Alliance Property Group of Illinois II, LLC received a \$875,000 predevelopment loan for a mixed-use building with 98 affordable senior housing units and nearly 15,000 square feet of retail space in North Kenwood-Oakland. *Thanks to Dara Sahebajami of Wildman, Harrold, Allen, & Dixon LLP for serving as CCLF's counsel on this transaction.*

Englewood Housing Group II, LP received a \$375,000 for the construction of 40 units of scattered-site affordable rental housing in Englewood. *Thanks to Pat Holland of Albert Whitehead PC for serving as CCLF's counsel on this transaction.*

THANK YOU, FUNDERS

For their recent grants, CCLF thanks Polk Bros. Foundation, Grand Victoria Foundation, JPMorgan Chase, Chicago Community Trust, The Partnership for New Communities, The Richard H. Driehaus Foundation, US Bank, and Marquette Bank, Taproot Foundation, and many individual contributors.