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- Congratulations to Rafael León, who was appointed to the Chicago Community Development Commission!

GAIA MOVEMENT’S recycling business is moving on up—on the Southwest Side.

BUILDING GREEN: Learn more about our “green guide” and workshop.

### Mission

To provide low-cost, flexible financing to community

## A Home for El Hogar

**Pilsen/Little Village**—In 1972, Jane Garza (now Mancillas) was busy running a free day-care service at Damen and Cermak. Juan Morales, one of the parents, informed her that several women were meeting at 1850 South Racine to start a similar organization.

She met with the Lucia Gutierrez (now president of El Hogar) and the other women, all mothers themselves. In a story that has become part of Pilsen’s local history, Garza Mancillas came to the interview wearing a t-shirt and gym shorts. Afterwards, as she started to leave, they said, “Where are you going? You have to get to work!”

To her surprise, she was immediately selected to take the helm of the brand new organization that started out serving 20 children. Thirty years later El Hogar now serves 350 children and working families in the Pilsen/Little Village community.

*This is the only thing I have ever wanted to do with my life.*

— Jane M. Garza Mancillas  
Executive Director

Ironically, El Hogar Del Nino, which translated means “The Home of the Child,” had never owned their facility. For 30 years, the Presbytery of Chicago leased the building located at 18th & Racine to the child services organization. Recently, the Presbytery realized it needed to sell the property, but only El Hogar had the option to buy it. El Hogar



El Hogar del Niño needed affordable financing fast—or they would have lost their building and been forced to close.

CCLF’s \$320,000 loan enabled El Hogar to purchase the facility, thus saving 12 jobs and the program itself. Owning the building also allows greater flexibility in the services El Hogar provides.

El Hogar was the first daycare facility in Pilsen, and has always taken pride in being a fully bilingual facility and one that serves poor working families in particular. El Hogar has grown its programming to help parents, many of whom are recent immigrants, as well as their children. Programs include: Family Reintegration & Reading Remediation, Child Abuse & Child Therapy, and Parent Education Groups. CCLF is proud to have made the critical difference for El Hogar as they strive to meet the needs of Pilsen/Little Village children and families.

A special thanks to Michael Thompson, Esq.

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 throughout metropolitan Chicago.

29 East Madison Street  
Suite 1700  
Chicago, IL 60602  
312.252.0440 *tel*  
312.345.0099 *fax*  
Info@cclfchicago.org

Presbytery realized it needed to sell the property, but gave El Hogar the option to buy it. El Hogar needed affordable financing fast—or they would have lost their building.

A special thanks to **Michael Thompson, Esq.** at **Jenner & Block** for serving as CCLF's legal counsel on this transaction.

## Fond Farewell

CCLF bade a fond farewell to our former senior loan officer, **Issa M. Barrett** (affectionately known to staffers as “IB.”) Issa departed the loan fund in March to become a financial planning analyst for the Chicago Housing Authority. While at the loan fund, Barrett was the lead underwriter for nearly \$4 million in CCLF loans disbursed over the past three years. We thank Issa and will certainly miss him, but wish him the best of luck in his new endeavors.



## Welcome Aboard

We extend a hearty welcome to **Greg Sills**, who will be filling in for Issa, as CCLF's lending consultant. Formerly of the National Equity Fund and Grand Boulevard Federation, Greg is an independent real estate and community planning consultant who brings excellent qualifications to the job. We are pleased to have him on board during this transition. Feel free to contact him at [gsills@cclfchicago.org](mailto:gsills@cclfchicago.org) or at ext. 203 regarding any CCLF lending matters.



# CCLF's Board of Directors: "Class of 2002"

We are pleased to welcome four new board directors.

**Charles F. Daas**  
**Executive Director**  
**Chicago Mutual Housing**  
**Network**



Charlie's love of history culminated in a bachelors degree in American history and later, an acting gig impersonating an "18th century gentleman" and a Union Army Artillery soldier.

Charlie's history in the non-profit world spans 20 years, including positions at the Rivertown Business Association, Greater North-Pulaski Development Corporation, and the St. Joseph's Carondelet Child Center.

After earning a master's degree in Urban Planning & Public Affairs, Daas still feels history is essential to his work.

Daas was instrumental in helping CCLF develop its cooperative loan product. We look forward to continuing to work with Charlie on cooperative/mutual housing issues.

"It's important to understand the history of affordable housing in Chicago so we do not repeat the mistakes of the past."

**Richard Peabody**  
**Vice President**  
**Citizens Bank-Illinois**



# Congratulations to Rafael M. León



Rafael León, CCLF Board Secretary and executive director of Chicago Metropolitan Housing Development Corporation, recently was appointed by Mayor Richard M. Daley to the prestigious Chicago Community Development Commission. The commission reviews every single development project that is located in a redevelopment or TIF area and receives public subsidies from the City of Chicago. Rafael will bring years of experience and a strong commitment to community development to his work on this commission.

**Maria Saldaña**  
**Senior Vice President**  
**Ramirez & Company**



Saldaña brings a wealth of knowledge in economic development having worked for eight years: as the City of Chicago Corporation Counsel as well as in the private law firms specializing in public finance. In addition, Maria volunteers on several nonprofit boards, including the Mexican-American Legal Defense and Education Fund, a leading Latino, advocacy, litigation and educational outreach institution in the United States.

"I'm glad to serve an organization that is working to improve access to capital for Chicago's communities."

Saldaña's commitment to CCLF is underscored by her experience encountering resistance when trying to obtain financing for her home in the Austin

**John L. Tuohy**  
**Senior Partner (retired)**  
**Chapman & Cutler**



# Gaia's Move

**Washington Heights**—noticed the widespread bright, neon green drop-landscape of Chicago's Ever wonder how much where it all goes?

Our drop-off bo so much vo have to be e single d realized we ne la acco tremen



The Gaia-Movement, Li World Action USA, Inc. lects up to 58,300 lbs.

A second-generation banker, Richard Peabody has over 25 years of commercial lending experience in the Chicago area, working with small, lower-middle and middle market companies.



merous nonprofit boards including Suburban Job Link, United Way of Elk Grove Village, Illinois Small Business Growth Corporation, and Imagination Theater.

In relating his banking career to his nonprofit activities, Richard says, “I enjoy lending my financial acumen to help nonprofit organizations fulfill their missions better.”

Peabody, whose wife describes him as a professional volunteer,” has served on nu-

“I enjoy lending my financial acumen to help nonprofit organizations fulfill their missions better.”

#### Chapman & Cutler

After serving as pro bono counsel for numerous CCLF transactions and having closed over \$2.5 million dollars in investments for the fund, John Tuohy has graciously agreed to serve on our board of directors.

“My wife and I are committed to serving the Chicago community where we have prospered.”

Tuohy, a retired partner from Chapman & Cutler and former-



assistant vice president at First National Bank of Chicago, brings with him a wealth of real estate financing knowledge.

John has been providing pro bono legal services in Chicago for over fifteen years to nonprofits who are working to provide affordable housing, childcare, and other social services to low-income communities.

Recently, he became the president of the Wetlands Initiative, which seeks to restore the wetlands resources of the Midwest.

World Action USA, Inc. collects up to 58,300 lbs. (200 tons) of material per week. Executive Director, soon realized that G needed a large, warehouse-



# Gaia's Moving On Up

**Washington Heights**—You have probably noticed the widespread proliferation of those bright, neon green drop-off boxes that dot the landscape of Chicago's neighborhoods. Ever wonder how much gets collected and where it all goes?

Our drop-off boxes generate so much volume... some have to be emptied every single day! We soon realized we needed a much larger space to accommodate this tremendous growth.

— Eva Nielsen  
Executive Director

accommodate the burgeoning volume and allow them to streamline their operations. To meet that pressing need, CCLF extended a \$167,500 loan towards the purchase of a 10,000 square foot warehouse at 8918 South Green Street. Located in Washington Heights on Chicago's



The Gaia-Movement collects up to 58,300 pounds (26 tons) of used clothing per week—which otherwise would end up in a landfill.

Gaia's recycling efforts address the problem of "double waste"—when perfectly good used clothes languish in landfills or incinerators instead of being "recycled" to people living in developing countries, where there is a great need for inexpensive clothes.

This new warehouse facility has created 7 new jobs in the Washington Heights neighborhood, located on Chicago's southwest side.

southwest side, the warehouse allows trucks to unload clothing taken from drop boxes, as well as houses the equipment used to press the large volume of clothes into "bales" or pack them into "caps sacs." Some clothes get sent to area thrift stores, but most get sold to global retailers. An added bonus is that the new warehouse facility has created seven new jobs for the community.

CCLF's first loan to Gaia in 2000 enabled the organization to increase the number of collection boxes. With this second loan, CCLF renews its commitment to help socially conscious nonprofit businesses, which create jobs in the community, access the flexible capital they need for continued growth.



The Gaia-Movement, Living Earth, Green World Action USA, Inc. (Gaia, for short) collects up to 58,300 lbs. (26 tons) of used cloth

World Action USA, Inc. (Gaia, for short) collects up to 58,300 lbs. (26 tons) of used clothing per week. Executive director, Eva Nielsen, soon realized that Gaia desperately needed a large, warehouse space that would



A special thanks to **Mark C. Simon, Esq.** at **Katten, Muchin & Zavis** for serving as CCLF's legal counsel on this transaction.

www.cclfcchicago.org

We have expanded our website—check out all the new information and resources!

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## Building Green

What does rock wool insulation, drywall made out of recycled newsprint and gypsum, or tile made out of 70% recycled glass have to do with affordable housing? Apparently quite a bit.

In an effort to support innovative methods of building affordable housing in Chicago’s neighborhoods, CCLF held a “Building



Grant Thorndsen - UIC

Among the many issues addressed were the practical benefits of “building green,” such as energy costs savings that can be passed onto to residents. Earlier this year, CCLF published its “green guide” called *Building for Sustainability – Creating Energy-Efficient and Environmentally Friendly Affordable Housing in Chicago*. This manual, written by Matthew Hickey, is the first of its kind—a comprehensive green



Chicago Community Loan Fund  
29 East Madison Street, Suite 1700  
Chicago, IL 60602-4415  
312.252.0440 tel  
312.252.0099 fax  
Info@cclfcchicago.org

Richard Peabody  
Nancy Radner  
Maria Saldaña  
Kathryn Tholin  
John L. Tuohy, Esq.

### Staff

Calvin L. Holmes  
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Editor/Designer: Cat Dean  
Contributor: Christophe Ringer  
Photographer: Robin Phillips,  
Steven Gross & Associates Studio  
Printer: Salsedo Press

housing in Chicago's neighborhoods, CCLF held a "Building Green" workshop in December.

The workshop, sponsored by ComEd and Citibank, and hosted by the City Design Center & UIC's School of Architecture, highlighted methods and resources that community development corporations (CDCs) can use to produce affordable housing that is energy-efficient and environmentally-friendly.

## Are you ready?

You still have three more opportunities to attend our popular real estate **Project Readiness Workshop**.

- **Wednesday, May 8th**
- **Wednesday, September 4th**
- **Wednesday, November 6th**

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of its kind—a comprehensive green guide with a focus on building affordable housing.

Workshop attendees represented a rich cross section of Chicago area stakeholders in affordable housing, including CDCs, nonprofit advocacy groups, City officials, as well as architectural and construction firms.

## Welcome to our new interns

We are also pleased to welcome two new interns:

- **Lorayne Y. Hoskins**, a student at Robert Morris College, who is planning to start a new nonprofit
- **Jonah Polonsky**, a PACE student at National Louis University