

CHICAGO
COMMUNITY
LOAN FUND

SUBURBAN SENIORS DELIGHT AS BUILDING REHABBED

Morton Grove, IL— If you are surprised to learn that CCLF finances projects in the suburbs, you probably haven't met Bobette "Babs" Lande. Or Rose Amadeo. Or Sylvia and Lawrence Wender, Yong Sohn, Serafima Berezovskaya or Al Kischner. They are a diverse group of friendly, energetic seniors who hail from near and far—some as far away as Russia and Korea. They all live at 9016 Waukegan Road in Morton Grove, one of only three project-based Section 8 senior housing complexes in all of northern Cook County.

Most of them have lived in the building for years—some since the building first opened in 1980. And they are excited. Their building is finally undergoing much needed renovations. Each apartment is being fitted with new energy-efficient patio doors and windows, "easy-slide" closet doors and completely new kitchen cabinets, flooring and appliances. The residents also look forward to improvements to the building itself, including a completely new roof, a new air-con-



MOST OF THESE LOW-INCOME SENIORS HAVE LIVED AT MORTON GROVE ELDERLY FOR YEARS. THE BUILDING IS FINALLY UNDERGOING MUCH NEEDED RENOVATIONS. ALL THIS WOULD NOT HAVE BEEN POSSIBLE WITHOUT CCLF'S "JUST-IN-TIME" BRIDGE LOAN.



BOBETTE "BABS" LANDE RAVES ABOUT THE BUILDING AND THE RENOVATION PROCESS

ditioning system, improved security and a re-engineered ("elderly-friendly") entryway. Substantial renovations to the lobby and common room will comfortably accommodate informal socializing, meetings and, of course, the much anticipated holiday party!

All this would not have been possible without the last-minute, \$250,000 emergency gap financing provided by CCLF (and \$450,000 from Harris Bank in Wilmette) to make up for a sudden increase in the project's bond financing interest rate. In fact, the CCLF loan closed in record time—just 17 business days from initial inquiry to disbursement—thanks in large part to the Herculean efforts of our legal counsel at Chapman & Cutler, Mark O'Meara. (See profile on page 3.)

Cook County Housing Development Corporation (d.b.a. Turnstone Development Corporation) is partnering with another CCLF borrower, Housing Opportunity Development Corporation (HODC) to purchase and rehabilitate the building, thus preserving and

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ROSE AMADEO WHISPERS TO BUILDING MANAGER, MAGGIE STEWART

2003: YEAR IN REVIEW

Dollars closed since 1991: \$14.1 million
2003 portion of total loan dollars: 22%

Number of loans in 2003: 12

2003 loan dollars closed: \$3.1 million

2003 additional financing leveraged: \$51 million

Jobs created or retained in 2003: 124

Housing units created/retained: 289

Senior rental units: 56

CHA/mixed-income rental: 162

Multi-family rental: 22

Co-op owner units: 41

Supportive (group home) units: 8

SUBURBAN "IN-ROADS"

Number of suburban loans: 3

Suburban loan dollars: \$859,400

Portion of 2003 dollars in suburbs: 28%

Housing units retained in suburbs: 64

Portion of 2003 units in suburbs: 22%

Jobs created in suburbs: 75

Portion of 2003 jobs in suburbs: 60%

Additional dollars leveraged for suburban projects: \$11.2 million

WINTER 2004

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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.

CONTACT INFO

29 East Madison Street, Suite 1700
Chicago, IL 60602-4115
312.252.0440 tel
312.252.0419 fax
info@cclfchicago.org
www.cclfchicago.org

SUBURBAN SENIORS FROM FRONT PAGE



improving 56 affordable senior units—precious commodities these days, especially in more affluent communities. With many years combined experience with affordable housing developments, Turnstone and HODC made it their first priority to transform the building with as little disruption to its elderly residents as possible.



At the heart of this effort is Maggie Stewart, the building's on-site manager for over 20 years.

With her generous smile and patient eyes, she entertains all manner of comments, complaints and compliments from the residents about how things are going.

In addition, a licensed social worker, Alice Berkin, is on-hand to help smooth the transition for people and reassure them during this unsettling period. One popular solution has been arranging for local restaurant, Kappy's, to deliver meals to residents while their kitchens are gut-rehabbed. Fortunately, the workmen are very efficient: the brand new kitchens are generally completed in less than two days.

And that is another oft-heard refrain: the contractors have been great. "So polite and accommodating... the two boys who did my kitchen were just magnificent," raved "Babs" Lande. "I gave them V8 juice to drink while they were working," she added.



PHOTO ALBUM



SERAFIMA BEREZOVSKAYA IS LOOKING FORWARD TO HAVING HER NEW KITCHEN



SERAFIMA'S "RIPPED OUT" KITCHEN



NEWLY REMODELED KITCHEN



YONG SOHN



SYLVIA WENDER



HODC EXECUTIVE DIRECTOR RICHARD KOENIG WITH SOCIAL WORKER, ALICE BERKIN



AL KISCHNER CALLS HIMSELF "THE AMBASSADOR"

PROJECT READINESS WORKSHOP EXPANDED TO SUBURBS

In addition to its four regular Project Readiness Workshops (PRWs) in the city, CCLF held two workshops in suburban locations. The first was held in February at the Bethesda Community Development Center in Elgin, while the second was hosted by the South Suburban PADS office in April at their Harvey office.

Even with the addition of suburban locations, people still came "all the way into city" from suburbs across the area to attend PRWs throughout the year.

2003 READINESS WORKSHOPS

Total number community groups: 48

Number of suburban groups: 15

Total number individuals attended: 95

Number of suburban attendees: 25

In 2004, CCLF plans to work with our suburban partners, including Grand Victoria Foundation and Statewide Housing Action Coalition, to create a customized suburban workshop curriculum. While many community development readiness and finance issues are similar, suburban groups do face issues and obstacles that "play out" differently. For example, suburban organizations must often grapple with political landscapes and realities across multiple municipalities that can differ from those in the City.

CCLF thanks all its 2003 PRW instructors, hosts, partners and funders:

- BOB BREHM
- LINDA GREEN
- TERESA PRIM
- LARRY PUSATERI / JACQUES SANDBERG
- WARREN WENZLOFF, ESQ.
- STATEWIDE HOUSING ACTION COALITION
- BETHESDA COMMUNITY DEV. CENTER
- SOUTH SUBURBAN PADS
- BANK ONE
- LLOYD A. FRY FOUNDATION
- CITIGROUP FOUNDATION
- GRAND VICTORIA FOUNDATION

A special thanks to Warren Wenzloff, a partner at Applegate Thorne-Thomsen, who generously teaches pro bono!

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

DEDICATED LAWYERS MAKE IT ALL POSSIBLE

How about a “reality TV” show full of lawyers who do nonprofit community lending work? Not likely. Yet there's no question that negotiating the legal/financial maze of real estate transactions requires expert assistance. Indeed, pro bono legal representation is an integral, if often overlooked, part of making CCLF's work happen.

Enter the **Community Economic Development Law Project (CEDLP)**. Since CEDLP was founded in 1985 as a project of the Chicago Lawyers' Committee for Civil Rights Under Law, CEDLP has recruited thousands of volunteer attorneys to address the legal needs of community organizations, such as CCLF and its borrowers.

In fact, the loan fund has become one of the Law Project's biggest nonprofit clients. CCLF has enjoyed the professionalism and dedication of scores of lawyers, who (cumulatively) have closed nearly 95 loans—not to mention countless loan extensions, changes of term and preliminary work on loans that have not closed.

Our talented legal counsel hail from many of Chicago's most well-respected law firms, including:

- CHAPMAN & CUTLER LLP
- GOODSMITH, GREGG & UNRUH
- HOLLAND & KNIGHT
- JENNER & BLOCK
- KIRKLAND & ELLIS
- KMZ ROSENMAN
- LATHAM & WATKINS
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- MCDERMOTT WILL & EMERY
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- SCHIFF HARDIN & WAITE
- SONNENSCHNEN NATH & ROSENTHAL
- VEDDER PRICE
- WILDMAN HARROLD
- WINSTON & STRAWN

While all our lawyers have been fabulous, there are a few who have gone “above and beyond the call of duty.”

• GEOFFREY COCKRELL, ESQ.

A veteran associate at Wildman Harrold, Geoff certainly should win CCLF's “Longevity Award.” Under the wing of the accomplished Wildman partner, Jeffrey P. Gray, Geoff Cockrell has been primary legal counsel on several CCLF projects—one of them for seven years! Near North West Arts Council's (NNWAC) Acme Artists Community was the first of its kind in Chicago. NNWAC's loan first closed in 1996 (when Geoff was a still a summer associate at Wildman). Since then, the NNWAC project has seen numerous extensions and overcome many challenges. CCLF applauds Geoff's longtime dedication and patience that helped make the Acme Artists Community a reality.

• MARK O'MEARA, ESQ.

An experienced associate at Chapman & Cutler, Mark closed three (of our 12) loans in 2003. In particular, the Cook County Housing Dev. Corp. loan (*see cover story*) closed in record time—only eight business days from approval to disbursement—thanks in large part to Mark's Herculean efforts. Mark comes to law from an business background and his practice focus is Special Litigation, Bankruptcy and Workouts. He likes working on CCLF real estate transactions because they add variety to his workload. More importantly, however, Mark appreciates our community reinvestment work—and supports us in other ways, including connecting us with a new potential bank funder/investor.

• RICHARD L. WILLIAMS III, ESQ.

A shareholder and member of Vedder Price's Corporate practice area, Dick Williams has certainly been generous to CCLF with his time. Over the last three years, Dick has personally closed (or supervised on) six CCLF loans,

and started work on another. He says he values CCLF's work because “it benefits communities...it's work that needs to be done!” Back in 2002, Dick even took time out of his busy schedule to ride along on CCLF's Bus Tour, so he was able to actually see the fruits of his labor! When Dick's not working, he enjoys tennis, golf, walking his dogs and bike-riding with his lovely wife.

CCLF CREDIT MEMOS

Ellis Cooperative, an affordable housing cooperative in the Oakland neighborhood, secured a \$350,000 bridge loan to bring the 36-unit building “up to code” and cover other stabilization costs. The loan literally prevented several low-income senior households from imminent eviction. *Special thanks to Nat Piggee III, Esq. at Piper Rudnick for serving as CCLF's counsel on this transaction. Extra special thanks to Marshall Snow at Title Services, Inc. for (literally) going out of his way on this one!*

Logan Square Cooperative received an additional \$180,000 loan toward the rehabilitation of an 8-unit co-op building for low- to middle-income residents. *Special thanks to Bill Takahashi and James Healy, Esqs. at Winston & Strawn for serving as CCLF's counsel on this transaction.*

Jazz on the Boulevard secured an additional \$110,000 construction loan for the \$34 million, 137-unit, mixed-income CHA redevelopment on Drexel Avenue in the Kenwood community. *Special thanks to Richard L. Williams, Esq. at Vedder Price for serving as CCLF's counsel on this transaction.*

Safeway Keeler, Inc. obtained a \$300,000 predevelopment loan to acquire and stabilize a long-vacant property in North Lawndale. The project will create 20 rental units affordable to low-and moderate-income households, as well as several desirable commercial spaces. *Special thanks to Mark O'Meara, Esq. at Chapman & Cutler for serving as CCLF's counsel on this transaction.*

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THREE DONORS JUMPSTART DONATIONS TAX CREDIT CAMPAIGN!

Three donors—a bank, a family foundation and an individual—will breathe a little easier come tax season. In exchange for their generous donations to the lending pool (i.e., equity investments), each donor may recoup up to 70% of the contribution through the Illinois Affordable Housing Tax Credit (IAHTC) program.

The IAHTC program encourages private (personal or corporate) investment in affordable housing by giving donors an opportunity to make a donation (of at least \$10,000) to approved organizations such as CCLF, while receiving 50% of the donation’s value in Illinois state tax credits, and up to 20% in additional savings on federal tax returns.

CCLF salutes these three “pioneers,” but there is still time for many more

individuals and corporations to participate! The Illinois Housing Development Authority (IHDA) has allocated \$715,000 in IAHTCs to CCLF, which will enable us to attract up to \$1.43 million in new capital.

CCLF will allocate 90% of IAHTC donations to equity capital and 10% to operating support. The resulting increase in equity capital will support several specific community housing developments that benefit low-income communities and improve the quality of life for families living in those neighborhoods.

For more information or to make a donation, please call Director of Finance & Administration, Debra Houghtaling at 312.252.0440 ext. 204.



Chicago Community Loan Fund
 29 E. Madison, Suite 1700
 Chicago, IL 60602-4115
 www.cclfchicago.org

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“BUZZ” ABOUT *IN THE BLACK*

Here is what people have been saying about our latest annual report:

“... So well-done, so hard-hitting, and yet so evocative of what is going on in the communities and what the loan fund is doing. Bravo...” -- Andrea Smith, City of Chicago Department of Housing

“... It has some very useful information—great idea!” -- Deborah Bennett, Polk Bros. Foundation

“Great annual report, both informative and attractive.” -- Mary Laraia, LaSalle Bank

Call 312.252.0440 ext. 205 to request your free copy!