

THE MISSION

of LISC/Chicago is to organize capital and other resources to support initiatives that will stimulate the comprehensive development of healthy, stable neighborhoods and foster their connection to the socioeconomic mainstream of the metropolitan region.

The logo for LISC Chicago features the word "LISC" in a large, dark blue, serif font. Below it is a decorative blue wave-like flourish. Underneath the flourish, the word "Chicago" is written in a smaller, dark blue, serif font.

LISC  
Chicago

Report to Donors 2003

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Dear Friends,

It has been another solid year for LISC/Chicago with a total of more than \$13 million in loans and \$3.7 million in grants disbursed, and more than \$37 million in equity invested by our sister agency, the National Equity Fund, in communities around Chicago. Thanks to LISC/Chicago's relationships with government agencies, lenders and community partners, those investments leveraged another \$286 million in resources for our clients in 2003.

Impressive numbers, no doubt, but what do they mean? In 2003, it was the needed financing to secure a mortgage for a new school on the west side; pre-development loans for the redevelopment of two former public housing sites; a loan that jump-started construction of a 168-unit single room occupancy facility in the South Loop; a construction loan for new affordable housing on the near west side.

Those are just a few of the projects LISC/Chicago helped finance last year, and our assistance didn't end there. LISC/Chicago provided training and technical support to 39 community-based organizations, and continued to work to bring mainline sources of financing back into undercapitalized communities.

It's this comprehensive approach to community development that is making a difference in neighborhoods throughout Chicago. And none of it happens without the support of you, our donors. In this report we describe our work and accomplishments of the past year, for which we want to thank you for helping make it all happen.

**Perry Pero**

Chair, LISC/Chicago Board of Advisors  
Vice Chairman and CFO, The Northern Trust Company

**Andrew Mooney**

Senior Program Director,  
LISC/Chicago

## 2003 YEAR END SUMMARY

<b>ACTIVITY</b>	<b>PRODUCTION</b>
Community based organizations supported	110 organizations
Housing financed	2,638 units
Retail/commercial projects financed	8,000 sf
Community facilities financed	27,136 sf
Training & technical support to community based organizations (including NCP)	\$403,540 to 39 organizations
Individuals served through LISC-supported employment centers	15,000
Total loan commitments	\$13,188,000
Total grant commitments	\$2,902,153 + \$769,970 PSF*
Total equity (National Equity Fund)	\$37,055,931
Total development funds leveraged	\$268 million

\*LISC/Chicago acts as the fiscal agent for the Property Stabilization Fund.

For nearly a quarter-century, Local Initiatives Support Corporation/Chicago has worked to strengthen the city by bringing together financial and technical resources to reinvigorate many of its great neighborhoods. A trusted and creative investment advisor to corporations and philanthropies, LISC uses its financial resources to assist local residents and community organizations in a comprehensive program of development.

LISC/Chicago has been the catalyst for new affordable housing and commercial development throughout the city. Community building, however, goes far beyond bricks-and-mortar. Thus, LISC/Chicago has not only financed day-care centers, job programs, community safety networks and health care centers, but also the less visible but equally important building blocks of human capital development. LISC/Chicago also funds training in asset management, strategic planning, and community organizing. It is this complete approach that is helping to revitalize Chicago neighborhoods, from South Chicago to Austin, from Englewood to Humboldt Park.

In 2003, LISC/Chicago celebrated a milestone by surpassing \$100 million in investments it has made in Chicago neighborhoods, investments which, in turn, have leveraged another \$2.7 billion in resources from other sources. What does \$100 million translate into in the life of Chicago communities? What has been and is the impact of access to such a large amount of capital?

The answers are found in the communities with which we work. In the following pages we describe the impact of both the investments and LISC's role in community development by using the example of a long-standing LISC/Chicago partner - The Greater Southwest Development Corporation.

One of Chicago's most vibrant and well-respected community organizations, Greater Southwest has leveraged LISC's investments with government and financial institutions to obtain the resources needed to realize a comprehensive vision of its neighborhood. Greater Southwest's history provides a compelling look into the way LISC/ Chicago works and its impact in the city.

# Local Initiatives Support Corporation/Chicago

# FUNDS

LISC/Chicago organizes its community investment activity into five distinct funds, including its New Communities Program. In 2003, through these funds, LISC/Chicago made a total of \$13.2 million in loans and \$3.7 million in grants. Also, the National Equity Fund, an affiliate of LISC, invested \$37 million in affordable rental housing in Chicago. The LISC/Chicago funds:

- THE HOMESTEAD FUND
- THE MAIN STREET FUND
- THE CIVIC LIFE FUND
- THE LEADERSHIP FUND
- THE NEW COMMUNITIES PROGRAM

## THE STORY BEHIND THE STORY: GREATER SOUTHWEST DEVELOPMENT CORPORATION

There are signs of progress all over Chicago's southwest side and the Greater Southwest Development Corporation is behind most of them. A modern five-story brick building that houses area seniors stands where once there was a row of vacant storefronts. Next door are a new assisted living facility and park set to open this summer.

A few blocks away, at a once-blighted intersection, is a stylish brick building that contains a day-care center for neighborhood children, a community health center

and more units for low-income seniors. Nearby is a new factory and distribution center for the company StyleMaster, built on the site of what was a huge illegal dump.

All of the projects came to fruition because of the work of Greater Southwest and its long-standing partner, LISC/Chicago.

"We couldn't have done any of these projects if we didn't have the backing of LISC," says Jim Capraro, the executive director of Greater Southwest.

In each case Greater Southwest tapped into LISC/Chicago funds for seed money for environmental studies and design and other pre-construction costs. Greater Southwest is working to transform the southwest side, which was hit hard by the desertion of manufacturing jobs in the 1960s and 70s. The organization has attracted investments of more than \$500 million to its community over three decades, much of it leveraged with the backing of LISC/Chicago.

"It's not just about being really good at what they do; they are," Capraro says of LISC/Chicago. "It's also about being necessary. There are a lot of people and organizations out there that need what LISC is doing."



## THE HOMESTEAD FUND

The Homestead Fund helps CDCs develop a diverse range of housing for their communities. Grants, equity and loan products support every stage of development in rental and supportive housing, as well as affordable for-sale developments. Two vital Homestead programs are the Teacher Housing Resource Center, which acts as a housing locator service for Chicago Public School teachers, and the Illinois Affordable Assisted Living Initiative, which provides grants, loans and technical assistance to encourage and support the development of assisted living and housing with enriched services for low-income, frail seniors.

**Grants: \$630,491**  
**Loans: \$12,881,000**  
**Equity: \$37,055,931**  
**2003 Total: \$50,567,422**

	<b>Grants</b>	<b>Loans</b>	<b>Equity</b>
Affordable Housing Consortium (West Garfield)	\$25,000		
Bickerdike Redevelopment Corporation (Humboldt Park)			\$9,317,586
Catholic Charities (City-wide)	\$38,000		
Century Place Development Corporation (University Village)		\$1,000,000	
Chicago Christian Industrial League (South Loop)		\$81,000	\$8,191,760
Chicago Metropolitan Housing Development Corporation (City-wide)		\$1,000,000	
Chicago Rehab Network (City-wide)	\$20,000		
Christian County Integrated Community Services (Christian County)	\$38,500		
City of Chicago (TIF/NIP2) (Englewood & Humboldt Park)		\$3,500,000	
DuPage Housing Authority (DuPage County)	\$30,000		
General Baptist Nursing Home & Rehab Center (Wabash County)	\$20,000		
Hoopeston Regional Health Center (Hoopeston, IL)	\$21,000		
Housing Options for Religious Clergy & Laity (Plainfield, IL)	\$36,500		
Inspiration Corporation (Woodlawn)	\$15,000		
Jefferson County Housing Authority (Jefferson County)	\$22,000		
Joliet Housing Authority (Joliet, IL)	\$27,000		
Kagan Home for the Blind (Albany Park)	\$29,000		
Lakefront Supportive Services (Roseland)		\$200,000	
Lifelink Corporation (State-wide)	\$53,000		
Near West Side Community Development Corporation (Near West Side)	\$95,000	\$1,400,000	
North Adams Homes (Mendon, IL)	\$10,000		
North River Commission (Albany Park)	\$30,000		
Northwest Neighborhood Federation (Belmont-Cragin)	\$5,000		
Organization of the North East (Uptown)	\$10,000		
Rogers Park Community Council (Rogers Park)	\$10,000		
South Park Affordable Housing And Services (Grand Blvd.)	\$40,491		
St. Elizabeth Catholic Worker (Auburn Gresham)	\$30,000		
The Community Builders (Oakland)		\$100,000	
The Resurrection Project (Pilsen)	\$25,000		
Woodlawn Community Development Corporation (Woodlawn)		\$5,600,000	\$19,546,585
	<b>\$630,491</b>	<b>\$12,881,000</b>	<b>\$37,055,931</b>

# THE HOMESTEAD FUND

Greater Southwest's first contact with LISC/Chicago was 15 years ago when it won a \$25,000 pre-development grant through LISC's Main Street Fund for a lot on the corner of 63rd and Kedzie. What was the site of a burned-out old movie theater was turned into a much-needed Walgreens pharmacy for the community.

Later, a LISC/Chicago line of credit of half a million dollars - from the Homestead Fund - led to the construction of housing for low income seniors across the street. The Lawn Terrace Apartments opened in 1997 and the building has become an economic "anchor," Capraro said, drawing retail projects to a once-idle intersection.



## THE MAIN STREET FUND

The Main Street Fund supports the development of business and retail outlets that healthy communities need to provide goods and services as well as job opportunities for residents. The Fund supports employment services and retail and industrial development. The Fund also helps finance small businesses in areas where traditional capital is unavailable.

**Grants: \$363,000**  
**Loans: \$57,000**  
**2003 Total: \$420,000**

	Grants	Loans
Center for Labor and Community Research (City-wide)	\$10,000	
Chicago Jobs Council (City-wide)	\$30,000	
ChildServ (City-wide)	\$46,000	
Division Street Business Development Association (Humboldt Park)	\$20,000	
Greater North Pulaski Development Corporation (Humboldt Park)	\$25,000	
North Lawndale Employment Network (Lawndale)	\$15,000	
Project Match (City-wide)	\$121,000	
Southeast Chicago Development Commission (South Chicago)		\$57,000
West Town Chamber of Commerce (Humboldt Park)	\$25,000	
Woodlawn Preservation Investment Corporation (Woodlawn)	\$71,000	
	<b>\$363,000</b>	<b>\$57,000</b>

# THE MAIN STREET FUND



Through its Leadership Fund, LISC/Chicago has provided grant and scholarship money for Greater Southwest staffers to attend training sessions on everything from community development to job training and housing issues. It's all part of LISC/Chicago's comprehensive approach; "Pushing the envelope" on community development, Capraro calls it.

The result has been development all over the southwest side, including a formerly under-utilized corridor of Western Avenue that now contains a Jewel-Osco, a Cineplex and other retail development.

"It's not just about housing poor people. Our neighborhood needs to be able to compete for economic investment," Capraro says. "And that's happening."



## THE LEADERSHIP FUND

LISC/Chicago's training and technical assistance program works to develop a talent pipeline to infuse the community development industry with dedicated professionals and provide for the further skill development of existing practitioners. Through the Leadership Fund, community organizations and leaders receive training in fundraising and support for organizational development, real estate development and property management

**Grants: \$47,500**  
**2003 Total: \$47,500**

## Grants

Alliance for Community Peace (Near North)	\$7,500
Century Place Development Corporation (City-wide)	\$6,500
Grant Memorial A.M.E. Church (Grand Blvd.)	\$12,000
Greater Southwest Development Corporation (Chicago Lawn)	\$6,500
Kinzie Industrial Development Corporation (Near West Side)	\$4,000
Lake Kinzie Industrial Leadership Council (Near West Side)	\$10,000
Latin United Community Housing Association (Humboldt Park)	\$1,000

**\$47,500**

# THE LEADERSHIP FUND

Greater Southwest is always planning for the future, and LISC/Chicago is there again. Greater Southwest was one of 14 agencies citywide that were chosen to participate in LISC's New Communities Program, a long-term, comprehensive approach to urban development that has expanded with a major grant from the John D. and Catherine T. MacArthur Foundation. LISC/Chicago is working with each agency on an overall quality of life plan for their communities, and will provide assistance on a wide variety of neighborhood improvement projects over the ten-year life of the program.

"We have started thinking much more deeply about economic development," Capraro says. "With LISC's help, we're imagining the future."



## NEW COMMUNITIES PROGRAM

The New Communities Program is an ambitious effort led by 14 agencies to stimulate comprehensive development in 16 neighborhoods. Participating communities are currently developing "quality of life plans" and initiating early-action projects to address priority community concerns while the planning process is underway. Over the ten-year life of the program, these lead agencies will undertake a wide variety of neighborhood improvement projects identified in the quality-of-life plans developed by each community. NCP projects will likely focus on housing, economic development, employment and training, health care, child care, open space, arts and culture, safety, schools, and youth.

**Grants: \$1,741,162**  
**2003 Total: \$1,741,162**

## Grants

Bickerdike Redevelopment Corporation (Humboldt Park)	\$155,264
Garfield Park Conservatory Alliance (East Garfield)	\$73,830
Greater Auburn Gresham Development Corporation (Auburn Gresham)	\$135,976
Greater Southwest Development Corporation (Chicago Lawn)	\$148,473
Lawndale Christian Development Corporation (North Lawndale)	\$132,525
Little Village Community Development Corporation (South Lawndale)	\$93,347
Logan Square Neighborhood Association (Logan Square)	\$85,140
Near West Side Community Development Corporation (West Haven)	\$143,708
Quad Communities Development Corporation (Douglas, N. Kenwood-Oakland, Grand Blvd.)	\$98,000
Southeast Chicago Development Commission (South Chicago)	\$277,585
St. Edmund's Redevelopment Corporation (Washington Park)	\$161,729
Teamwork Englewood (Englewood)	\$104,000
Woodlawn Preservation and Investment Corporation (Woodlawn)	\$131,585

**\$1,741,162**

# NEW COMMUNITIES PROGRAM



## CHICAGO NEIGHBORHOOD DEVELOPMENT AWARDS

LISC/Chicago helped create and organize the Chicago Neighborhood Development Awards to highlight and celebrate the efforts of architects, developers and organizations whose work has enhanced and beautified our neighborhoods. The event also recognizes the importance of community development organizations to the overall health of Chicago.

In February 2003, the event attracted more than 1200 people eager to learn from the outstanding efforts of community organizations and leaders throughout Chicago. Mayor Daley served as the keynote speaker for the event. Award recipients included: Bickerdike Redevelopment Corporation; Brand New Beginning; The Shaw Company for The Homan Square Community Center; Industrial Council of Nearwest Chicago; Fitzgerald & Associates Architects for Humboldt Ridge Apartments (sponsored by LR Development Company LLC); Wheeler Kearns Architects for Beverly Arts Center (sponsored by Beverly Arts Center); and Weese Langley Weese Architects Ltd. for Rebecca Johnson Apartments (sponsored by LR Development Company LLC).

Jack Markowski, Department of Housing Commissioner and winner of the CNDA 2003 Friend of the Neighborhoods award

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# CHICAGO NEIGHBORHOOD DEVELOPMENT AWARDS