2014 Annual Report
Bickerdike Redevelopment Corporation

Preserve  Build  Empower
MISSION

We, the members of Bickerdike Redevelopment Corporation, are committed to the redevelopment of West Town, Humboldt Park, Logan Square, Hermosa, and Avondale communities for the benefit of and control by the low and moderate-income families in these areas. We are deeply dedicated to preserving the ethnic and cultural character of our neighborhoods, while improving the economic conditions of the community. We carry out our mission by: providing high quality affordable housing, struggling against gentrification and displacement, promoting economic development by creating and preserving jobs, and advocating for additional resources. In all our endeavors, we are committed to the principles of: honesty, openness, democratic process, education, involvement and empowerment of community residents, self-worth, self-respect, and pride. Networking with other organizations and stakeholders who share the vision of the community’s collective struggle to control its own destiny is integral to Bickerdike’s mission.

MISION

Nosotros, los miembros de Bickerdike Redevelopment Corporation, estamos comprometidos al desarrollo de las comunidades de West Town, Humboldt Park, Logan Square, Hermosa, y Avondale por y para el beneficio de los residentes de ingresos bajos y moderados de estas áreas. Estamos profundamente dedicados a la preservación de las características étnicas y culturales de nuestros vecindarios y el mejoramiento de las condiciones económicas de la comunidad. Llevamos a cabo nuestra misión a través de proveer viviendas a precios razonables, luchar contra el desplazamiento, promover programas de desarrollo económico a través de la creación y la conservación de empleos en nuestra comunidad y abogar por recursos adicionales. En todos nuestros esfuerzos, estamos comprometidos a los principios de honestidad, el proceso democrático, la educación, el envolvimiento y la auto-determinación de los residentes de la comunidad, la dignidad y el orgullo. Trabajar con organizaciones y otros que comparten la visión de una lucha colectiva para controlar nuestro destino es un componente integral de la misión de Bickerdike.
Letter from the Board President & Chief Executive Officer

Dear Friends and Neighbors,

As we celebrate our 47th year, our mission has been the foundation and roadmap for all our work throughout the year. 2014 has been a productive year in our community development efforts which have included design and construction of quality affordable housing, innovative property and asset management, economic development and job creation, and collaboration and civic participation.

We celebrated the completion of our Zapata Apartments project with a ribbon cutting ceremony in April that retold the robust story of neighborhood struggle, collective power and victory. We completed construction on our 1704 N. Humboldt Building historic preservation project, and residents were welcomed back into their 29 homes. Humboldt Construction provided quality construction and general contracting on these projects, creating and providing jobs and keeping local dollars re-circulating in our neighborhoods.

Our leadership in addressing climate change could be seen not only in our recently completed projects, but in the comprehensive integration of environmentally sustainable technology and practices into our forthcoming developments, including our new Nelson Mandela Apartments. We have continued to carry out green retrofits in our older properties, reducing operating costs, lowering consumption of natural resources and creating healthier communities.

Bickerdike continued to serve as the lead agency for the Humboldt Park New Communities Program. NCP’s Humboldt Park Healthy Corridors initiative brought a wide array of effective programming to reduce the incidence of obesity and promote healthy lifestyles in our community.

We fostered the civic engagement of our residents and others through work on Safe Passage, voter registration, zoning hearings, and public safety concerns. Bickerdike’s Residents Council was active bringing activities and resources to resident families and acting as a problem solving bridge with our property management team.

In 2014 we also focused on our internal organizational growth and structure, and welcomed a Chief Financial Officer and Chief Operating Officer to our team, ensuring we continue at the top of our game in carrying out our mission and addressing community priorities. This year’s theme is Preserve. Build. Empower. and we invite you to partner with our work ahead. Adelante!

Yours truly,

Debra Geiren and Joy Aruguete
Board President Chief Executive Officer

Carta De La Presidenta y La Directora Ejecutiva

Al celebrar éste, nuestro 47° aniversario, nuestra misión ha sido la base y el mapa para todo nuestro trabajo durante el año. El 2014 ha sido un año muy productivo para nuestros esfuerzos de desarrollo comunitario los cuales han incluido el diseño y construcción de viviendas al alcance de calidad, administración de propiedades y bienes, desarrollo económico a través de la creación de trabajos y participación cívica.

Celebramos la finalización de nuestro proyecto “Zapata Apartments” con una ceremonia en el mes de Abril la cual volvió a relatar una historia de lucha, poder colectivo y victoria. Completamos la construcción de nuestro proyecto de preservación histórica “1704 N. Humboldt Building”. Humboldt Construction Co. otorgó construcción de calidad como contratista general en ambos proyectos, creando empleos y manteniendo así los dólares locales re-circulando en nuestros vecindarios.

Nuestro liderazgo para enfrentar el cambio climático pudo verse no sólo en nuestros proyectos finalizados recientemente, sino también en la integración comprehensiva de la tecnología de conservación del medio ambiente con las prácticas a aplicarse en nuestros futuros desarrollos, incluyendo nuestro nuevo proyecto “Nelson Mandela Apartments”.

Bickerdike ha continuado sirviendo como la agencia líder para el Nuevo Programa Comunitario de Humboldt Park (NCP), el cual abarca a más de 70 organizaciones comunitarias y a través de Humboldt Park. Healthy Corridors de NCP condujo un amplio número de programas para reducir la incidencia de la obesidad y para promover estilos de vida sanos en nuestra comunidad.

Nosotros fomentamos el compromiso cívico de nuestros residentes y de otros a través de su participación trabajando en Pasaje Seguro, registro para votar, audiencias sobre zonificación, y seguridad pública. El Concilio de Residentes de Bickerdike trajo actividades y recursos a las familias de los residentes y actuó como un puente de comunicación y de resolución de problemas con nuestro grupo administrativo.

En el 2014 nuestro grupo le dio la bienvenida a nuestro nuevo CFO y COO, asegurándonos así que seguimos en el tope del juego en llevar a cabo nuestra misión y en hacer frente a las prioridades comunitarias. El tema de este año es Preserve. Construya. Empoderar. y lo invitamos a unirse con nuestro trabajo adelante!

Atentamente,

Debra Geiren y Joy Aruguete
Board President Chief Executive Officer
Zapata Apartments

Zapata Apartments is a 61-unit affordable rental development that consists of 4 environmentally sustainable buildings in Logan Square.

Zapata Apartments includes many green design elements: energy efficiency upgrades to insulation, windows, lighting, and heating and cooling systems, and solar heated hot water systems. Moreover, each building contains additional special features. The 16-unit building located at 3734 N. Cortland Avenue is home to La Arribada, a tot lot that is a big hit with residents with young children. The 30-unit building at 1955 N. St. Louis features a vegetative roof and bike parking, and the 12-unit building located at 3230 W. Armitage Avenue is Bickerdike’s first smoke-free building, advancing healthy living and healthy lifestyles in our communities.

Over 100 Bickerdike members, residents, staff and supporters joined together in April 2014 for the Zapata Apartments Ribbon Cutting ceremony. The ceremony was a culmination of many years of hard work by Bickerdike in partnership with the Logan Square Neighborhood Association (LSNA) and many others.

In a historical video debuted during the celebration, Zapata: Tierra y Libertad, resident Victoria Jones shared how being able to live in affordable housing, such as Zapata, helps her further her professional and educational goals.

1704 N. Humboldt Building

We celebrated the completion of construction of the 1704 N. Humboldt Building project in late winter, with all relocated resident families returning to their newly rehabbed and updated homes. This 29-unit, 1920s courtyard building is a model for affordable housing energy, efficient retrofits and historic preservation.

This substantial rehabilitation provides increased quality of life for both old and new residents of the building and has woven environmentally sustainable design into the updating and preservation of this historic building. Highlights of the green features include: high efficiency heating and cooling systems, increased insulation, historic replacement of high efficiency low E windows, efficient low-flow plumbing fixtures, solar heated hot water, low VOC paints and adhesives, and Energy Star appliances.

Nelson Mandela Apartments

Located near Bickerdike’s Harold Washington Unity Coop and Rosa Parks Apartments, the Nelson Mandela Apartments (formerly Franklin Apartments) will provide approximately 87 residential units in 9 new-construction sites bounded by Sacramento Boulevard to the east, Huron Street to the north, Central Park Avenue to the west, and Franklin Boulevard to the south in Chicago’s west Humboldt Park community. Nelson Mandela Apartments will be a neighborhood asset and will contribute to the development and enhancement of the community by and for the benefit of the community.
A Resident’s Story from the 1704 N. Humboldt Building

Arcadia Rojas is happy to be home again. Home is the 1704 N. Humboldt Building on the historic, tree-lined boulevard where she has lived for nine years. Bickerdike relocated her family for a year while the building was undergoing much-needed renovation and rehabilitation; all logistics, moving expenses, and a full year of rent payments were handled by Bickerdike and the temporary apartment was comfortable and close by. Not only were her building’s historic features painstakingly restored, many energy efficient retrofits were added such as a Smart Thermostat, Energy Star appliances, bamboo floors, and a solar-powered hot water system.

“I cannot choose just one thing. I love everything about it!”
— Arcadia Rojas

Once she moved back, Arcadia and her family were happy to learn they would be moving into a three-bedroom, two-bathroom unit. With a large, sunlit kitchen and room for her family to spread out or enjoy the view of the courtyard, the Rojas family feels extremely content. “Grateful is the word that keeps coming to mind,” says Arcadia. “I am so grateful to Bickerdike for allowing my family and I to stay together in this beautiful building. This place is full of so many happy memories for us and I am thankful for the privilege of living here.”

Arcadia is a member of the building’s Community Advisory Board, which offers insight to the property’s management on safety, needed repairs, and any other building issues that need attention. She also faithfully attends the green trainings for residents where she has learned new skills such as how to care for the environmentally friendly aspects of her apartment like the bamboo floors and how to make her own environmentally friendly cleaning products.

Julia C. Lathrop Homes

Predevelopment work continued on the Julia C. Lathrop Homes revitalization. This low-rise public housing revitalization is currently planned to include over 1,000 units of both historic preservation and new construction residential housing, with a unit mix that includes public housing, affordable housing and units targeting middle income households. The development will feature comprehensive environmentally sustainable design at a level projected to achieve gold LEED ND certification from the US Green Building Council. Other anticipated features include commercial retail space, community space, and architectural landscape design which builds upon Jens Jensen’s Great Lawn and Kitchen Garden designs.

A Model for Property Management

Since the completion of our first rental project in 1983, Bickerdike has provided quality and resident-involved property management services. Our property management system stems from our mission to involve residents in the management of the properties where they live.

In 2014, to further that mission and increase the efficiency of our work, Bickerdike transformed one of its commercial spaces to house our relocated maintenance office. With a new, more efficient work space, the property management maintenance team is better able to serve residents and keep our housing in top shape.
Develop, Maintain and Preserve Affordable Housing (cont.)

Energy Efficient Rosa Parks Apartments presented with Excellence in Engineering Award

Rosa Parks Apartments has shown that affordable housing and environmental sustainability can go hand in hand.

The American Society of Engineers recently presented Rosa Parks Apartments with its Excellence in Engineering Award, citing the project’s highly efficient systems, which include geothermal heating and cooling and solar heated domestic hot water. The award is the latest in a series of honors recognizing Rosa Parks, including the Illinois Governor’s Champion of Affordable Housing Award.

The cost savings are real. A recent study showed the development uses about 35% less energy than traditional buildings.

The Broader Benefits of Energy Efficiency

Since 2009, Bickerdike and Elevate Energy have partnered to retrofit over 294 units encompassing installation of high efficiency furnaces, low flow water fixtures, efficient light, air sealing, and insulation measures.

In January 2014, Elevate Energy released the report, Preserving Affordable Multifamily Housing through Energy Efficiency: Non-Energy Benefits of Energy Efficiency Building Improvements. Elevate Energy partnered with Bickerdike and used the three buildings of Boulevard Apartments, which had been retrofitted through the energy savings program, as their case study.

Highlights of the findings include that the buildings saw a 17 percent reduction in maintenance costs one year post retrofit. Furthermore, a 19 percent reduction in gas usage post-retrofit represents $12,624 in savings.

Key Findings From The Tenant Survey

66.7% said that unit stays cool when it’s hot outside
80.8% said that unit stays hot when it’s cold outside
89% said they would ask about energy efficiency if they move to a new building
70% said they were likely or very likely to renew their lease
About a third of tenants said they felt more confident and less stressed paying rent and utility bills after the energy efficiency work was done to their building.

“Our utility bills are more affordable than at past apartments,” said Angela Dosilva, whose family has called Rosa Parks home for the past four years. “The energy efficient lights and appliances are awesome and the community has been a great place to raise our family.”
Create Local Jobs & Economic Opportunities

Humboldt Construction

Humboldt Construction finished construction on the 1704 N. Humboldt Building in late winter. HCC has been engaged in preconstruction work on the Nelson Mandela Apartments project, formerly Franklin Apartments, which is progressing in its development stages, and is providing preconstruction services on Bickerdike’s home offices at 2550 W. North Ave.

Cermak Produce at El Mercado

Cermak Produce at 2701 W. North Avenue has been serving the Humboldt Park and surrounding communities for over 15 years, providing fresh quality products at low prices. After completing a storewide renovation last year that included new exterior facades and in-store wall murals, sales grew during 2014. The store looks fantastic, the diverse product lines have been expanded, and the prices remain affordable.

Commercial Space at La Estancia & Zapata

Collaboration has been a cornerstone of Bickerdike's work from its inception. Our mission statement confirms our dedication to “networking with other organizations and stakeholders who share the vision of the community’s collective struggle to control its own destiny.” In that spirit, we are pleased that three of our properties also provide space for our valued partners to carry out their important work.

2753 W. Division—right on the corner of Division and California, the western entryway to the Paseo Boricua—is home to the Greater Humboldt Park Diabetes Empowerment Center, which aims to reduce the impact of diabetes in Humboldt Park, especially within the Puerto Rican community by educating the public on the disease and offering free exercise classes. A portion of the space is also used for classrooms for the Dr. Pedro Albizu Campos Puerto Rican High School.

3222 & 3232 W. Division is home to the Chicago Youth Centers Centro Nuestro location. Chicago Youth Centers (CYC) Centro Nuestro was the first CYC created specifically to address the needs of the Latino community. CYC Centro Nuestro site serves as many as 130 children a year with early childhood education programming and care.

Late in 2014, the Center for Changing Lives (CCL) moved its offices to the first floor space of our Zapata Apartment building at 1955 N. St. Louis. CCL is a natural partner in our work and was instrumental in the development of Zapata Apartments. The new space will allow them to serve even more people who need job training, financial literacy, and employment coaching.
Create Healthy Neighborhoods

NCP Humboldt Park Healthy Corridors

As 2014 marks the third and transition year for the NCP Testing the Model initiative, partners formed the Humboldt Park Healthy Corridors (HPHC) Task Force to ensure the continued work of the initiative in years to come, with Bickerdike continuing to serve as the lead agency.

The HPHC Task Force is a place for traditional health partners, non-traditional health partners and other stakeholders to collaborate on initiatives to reduce obesity in Humboldt Park. The Task Force was awarded $200,000 from LISC for an array of programming carried out by partners within the Humboldt Park community. The HPHC Task Force is also engaged in collaboration on joint program initiatives including, a branding and marketing campaign, data collection and analysis, healthy lifestyles initiatives and attracting additional resources into Humboldt Park.

Healthy Housing (Smoke Free/Green Workshops)

In 2014 Bickerdike conducted trainings on green living and environmental awareness. We began by distributing surveys to gauge tenant’s interest as well as their knowledge of environmental stewardship. Our survey results revealed that reducing utility bills and making earth-friendly choices in cleaning and transportation were the most popular areas of interest. Part of the process also included identifying resident leaders who are interested in attending additional trainings and becoming teachers themselves.

To promote and engage resident in green practices, at the time of move-in, new residents are given laminated reference sheets with targeted information and quick tips, as well as longer operations manuals to help them maintain and understand the green components of their apartments and environmentally sustainable practices. Tenants are also encouraged to attend regularly scheduled Resident Green Trainings where they receive valuable green information on topics such as, the green systems and materials in their units, how to care for bamboo floors, and how to properly program their thermostat. At each workshop they are given the opportunity to offer suggestions for future workshops to ensure that we are matching the interests and priorities of attendees.

Our dedication to creating a healthier environment for our residents and the community at large does not stop with the greening of our buildings. We are especially proud of Bickerdike’s first smoke-free residential building, which provides 12 families at 3230 W. Armitage Avenue with a living environment free of the hazards of second hand smoke. The popular response to this innovation ensures that this building will serve as a model to be replicated in future developments.

Gardening Committee

Residents and members of the community who live in or around our properties joined together to redesign, cultivate, and tend to the highly cherished community gardens at Washtenaw and Potomac known as the Harold Washington Memorial Victory Garden and at Washtenaw and LeMoyne known as Our Block. Trees, flowers, and even fruits and vegetables were thoughtfully planted and tended by the members of the garden committee this year. Intended to be an open, welcoming space for all, the Harold Washington garden was the backdrop for movie nights and a barbecue this year bringing together community members of all ages for some family friendly fun.

Cooking Class

Our community gardens not only add beauty to their surrounding areas, but inspire conversations about healthy eating. Bickerdike led residents through the steps to create healthy recipes for themselves and their families using the garden’s bounty of carrots, tomatoes, peppers, potatoes, and cabbage. All the crops were grown organically, without the use of chemical pesticides.
Create Safe & Engaged Neighborhoods

Safe Passage Forum with CPS

The closing of 53 schools in the fall of 2013 had a strong effect on the students and parents who reside in Bickerdike properties and neighborhoods. Chicago Public Schools (CPS) expanded their Safe Passage program to support the displaced children as they transitioned into their new schools. Many parents had questions and concerns about the program. In response to these concerns, the Humboldt Park Youth and Safety Committee coordinated a Safe Passage Forum during which participants had the opportunity to hear from local elected officials, the area police districts, Safe Passage program facilitators and CPS’s Chief Safety and Security Officer, Jadine Chou. The invited panelists were able to address concerns, discuss strategies for program improvement as well as learn concerns they may not have been aware of. The well attended meeting illustrated the positive impact of ensuring individuals a voice and opportunity to share their concerns with policy makers.

Residents Council

The Bickerdike Residents Council is comprised of representatives from Bickerdike’s 20 geographical housing clusters who represent the interests and concerns of residents who live in Bickerdike properties. In addition to coordinating and hosting events such as the family day water park outing, movie nights, and the annual Family Holiday Dinner, they are also engaged in the improvement and safety of the community around them through volunteering at events such as the Back to School Fair and Tour de Fat.

As an integral part of our property management strategies, staff engages with residents and neighbors. Bickerdike’s Residents Council maintains two way communications with management about issues ranging from rule enforcement, to maintenance needs, to safety and security concerns. A network of other volunteer committees builds ties among residents and neighbors, develops leaders, and establishes a solid base for participating in other local and citywide coalitions for change.

In 2014, Council members, noting a safety issue with pedestrians crossing North Avenue at Washtenaw, worked on collecting over 300 signatures in favor of adding a safety measure at that intersection. The measure has been approved for installation, and what form it will take will be decided in 2015.

Residents Council members also worked closely with their local Chicago Police districts in organizing the National Night Out event where Chicago Police gives back to the community in a festival-like setting. The Residents Council volunteered to help facilitate the event in our local areas through set up and staffing tables and activities.
Humboldt Park Portal

For over four years since its launch in August 2010, the Humboldt Park Portal has been serving as the locally controlled online information center powered by and for the community. During those four years, the Portal’s reach has expanded beyond the website to provide information to thousands of individuals through a weekly newsletter and postings on social media platforms, Facebook and Twitter. This growth is the result of engaged organizations, businesses and individuals who work to provide and submit important information with a contributor base growing from 36 during the first quarter to over 900 in 2014.

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<th>Humboldt Park by the Numbers</th>
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Giving the Community a Voice through Writing

Bickerdike worked in partnership with LISC and other members of the Smart Communities to develop a news literacy workshop. The goals of the workshop included helping participants learn the importance of being critical consumers of the news media and the skills to counteract negative messages and lack of information through citizen journalism.

Assessing the needs of Humboldt Park, the workshop was modified and titled “Blogging 101: The Art of Storytelling.” The sessions were focused on helping participants to sharpen their writing skills and arm them with the tools to tell their stories. The workshop was piloted to 20 participants in February. Because of its popularity and subject matter, Bickerdike was invited to present it to two different Urban Planning classes at University of Illinois at Chicago (UIC) during 2014.

Assisting Seniors to Live Independently

Through our Small Accessible Repairs for Seniors (SARFS) Program we provided 43 senior households with minor home repairs that included the repair and replacement of doors and locks, installation of smoke alarms, fire extinguishers and carbon monoxide detectors, and weather stripping of doors and windows. We also made accessibility adaptations such as grab bars in bathrooms and handrails on stairwells that help them live more independently in their homes.

“The worker did a good job and I am looking forward to signing up again in the future. I would recommend SARFS to other seniors.”

—SARFS Client
Engage Individuals & Develop Leaders in Our Communities

Leadership development and community engagement and organizing are cornerstones of Bickerdike’s comprehensive strategy for community development. Engaged constituents inform the development and management of our housing, they help secure resources and approvals for new housing, and they make our communities safer over the long term. With an active membership of over 500 community residents and 30 organizations, and a resident body of over 3,000, we have a strong grassroots base. Bickerdike’s leadership development and organizing initiatives further the causes of affordable housing, neighborhood safety, and other issues that neighborhood residents identify and prioritize as needing to be addressed. These efforts also help our residents and neighbors find their voice and realize their full potential as members of our community.

ORGANIZATIONAL COMMITTEES  Bickerdike’s organizational structure includes a broad cross-section of volunteer committees comprised of local residents to ensure the community has a strong voice in our work. Committees are engaged in all areas: new housing development, all aspects of the management of our rental housing, priority community issues, resident quality of life and civic engagement.

COMITÉS ORGANIZACIONALES  La estructura organizacional de Bickerdike incluye una amplia interacción de comités voluntarios compuestos de residentes locales para asegurar que la comunidad tenga una voz fuerte en nuestro trabajo. Los comités están involucrados en todos los aspectos de nuestro trabajo y en áreas tales como: en nuevo desarrollo de viviendas, la administración de nuestras viviendas de alquiler, asuntos de prioridad comunitarios, calidad de vida de los residentes y responsabilidad cívica de los mismos.

21 Years of Advocating for Affordable Housing

In 1993 Reyna Luna was just one of many West Town/Humboldt Park residents looking for an affordable apartment. In the face of gentrification, rental rates were quickly rising resulting in many long-time residents who wanted to remain in the neighborhood being displaced. She became involved with the Erie Neighborhood House housing committee where they came up with the idea for the Erie Cooperative, a proposed development in the quickly gentrifying West Town area, and a renewed partnership between Bickerdike Redevelopment Corp. and Erie Neighborhood House emerged and a long and arduous fight began.

Bickerdike became the lead for the Erie Coop Steering Committee, which later became Bickerdike’s Affordable Housing Committee. Part of the original steering committee, Reyna was part of the committee’s transition to become the Affordable Housing Committee, remaining a true advocate for affordable housing. She was elected to Bickerdike’s Board of Directors in 1999 and was able to see that vision for that affordable housing development become a reality when after a decade long struggle, the project was renamed and moved to a new ward and was finally successfully built and occupied as the Harold Washington Unity Coop in 2005.

Reyna is now a home owner, having purchased a Bickerdike single family home in the early 2000s. During her years of board service, she remained a part of the Affordable Housing committee and has also been a part of the Garden Committee. She continues to be a role model to others and an example of how Bickerdike’s leadership development engages constituents and gives them the skills to advocate for themselves and become a voice for the needs of the community. Bickerdike staff, residents, members and supporters give a warm thank you for her 21 years of dedication and tireless efforts.
Who We Are – Board of Directors

Board

Bickerdike’s 15-member community-based Board of Directors governs all aspects of the organization. They engage in policy setting, financial oversight, and programmatic direction. Our Board ensures that we are carrying out our mission and that local residents have a voice in the development of the community.

Mesa Directiva

La mesa directiva de Bickerdike cuenta con 15 miembros comunitarios que gobiernan todos los aspectos de la organización. Ellos están involucrados en la creación y establecimiento de pólizas, la supervisión de las finanzas, y en guiar la dirección de nuestros programas. Nuestra Mesa Directiva asegura que llevemos a cabo nuestra mission y que los residentes locales tienen una voz en el desarrollo de la comunidad.

2014 Boards of Directors

Bickerdike Redevelopment Corporation
Debra Geiren, President
Richard Rowe, 1st Vice President
Diane Spires, 2nd Vice President
Alfredo Calixto, Treasurer
Coraee Montes, Secretary
Pamela King, Assistant Secretary
Gregory Bork, Director
Brenette Coleman, Director
Hattie Foster, Director
Reyna Luna, Director
Mervin Mendez, Director
Raul Morales, Director
Joy Aruguete, CEO

Humboldt Construction Company
Coraee Montes, President
Reyna Luna, Vice President
Joy Aruguete, Secretary/Treasurer
Greg Bork, Director
Alfredo Calixto, Director
Pamela King, Director

Rockwell & BRC Affiliates, LLC
Debra Geiren, President
Richard Rowe, Vice President
Joy Aruguete, Secretary/Treasurer
Brenette Coleman, Director
Mervin Mendez, Director
Diane Spires, Director
Bickerdike Redevelopment Corporation & Humboldt Construction Company
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Michael Burton, Asset Management Director
Juan Camargo, Journeyman Carpenter
Jo Crawford, NPC Community Engagement Coordinator
Yolanda Cruz, Accounting Director
Awilda Cruz, Human Resources Manager
Pablo Delvalle, Foreman Carpenter
Peter Duens, Journeyman Carpenter
John Fees, Journeyman Carpenter
Clorinda Garcia, Accountant
George R. Gamon, Journeyman Carpenter
Libby Julii-Vázquez, Communications Manager
Amy Kunz, Resource Development Manager
Judith Lozada, Senior Bookkeeper
Ralph Mejias, Journeyman Carpenter
Felix A. McClure, Journeyman Carpenter
Claudia Montoya, Development Coordinator
Barry Mullen, Housing Development Director
Jose Ortiz, Janitor
Nancy Ortiz, 3rd year Apprentice Carpenter
Wayne Oestreicher, SARFS/TACOM Program Administrator
Liliana Palacios, Junior Accountant
Roy Quintana, Journeyman Carpenter
Juan Rivera, SARFS Repair Coordinator/Maintenance II
Gerardo Roldan, Journeyman Carpenter
Alexis Rosado, 1st year Apprentice Carpenter
Jose L. Ruiz, Journeyman Carpenter
Daniel Serrano, Community Engagement & Organizing Director
Anne Van Oost, Chief Financial Officer
Efrain Vargas, HCC Managing Director
Jobet Vasquez, Journeyman Carpenter
Shadonna Ware, Asset Manager
Irma Zamora, Secretary II

Who We Are – Staff

STAFF Bickerdike and Humboldt Construction Co. employ a community-hiring preference to foster local economic development, creating employment opportunities for local residents. Three quarters of our employees are residents of the neighborhoods we serve, and a number live in our housing.

PERSONAL Al momento de reclutar empleados, Bickerdike y Humboldt Construction Company emplean una política de preferencia comunitaria con el fin de fomentar el desarrollo económico local y crear oportunidades de empleo para los residentes locales. Tres cuartas partes de nuestro empleados son residentes de las comunidades que servimos y un número de los mismos viven en nuestra viviendas.

Bickerdike Apartments, LLC
Arlena Acker, Property Manager
Lisa Arriaga, Tenant Organizer
Rafael Arrayo, Janitor
William Calderon, Maintenance II
Jose Crespo, Janitor
Rosa Crespo, Tenant Organizer
Pedro Díaz, Maintenance Unit Prep
Alfonso Dodson, Janitor
Vicky Fontenot, Leasing/Occupancy Specialist
Valentin Gonzalez, Janitor
Cornelius Green, Janitor
Jose Guilloty, Janitor
Tyrone Hardeman, Janitor
Cecilia Hernandez-Rivera, Property Management Director
Amanda Herrera, Tenant Organizer
Paul Hollins, Janitor
Maria Lozada, Leasing/Occupancy Specialist II
Rafael Main, Deck Clerk
Jose Martinez, Janitor
Tania Martinez, Secretary II
Carlos Medina, Maintenance II
Francisco Navarrete, Janitor
Yesenia Nunez, Maintenance Clerk
Kristin Ortberg, Compliance Coordinator
Salvador Padilla, Janitor
Ismael Pineda, Janitor
Michelle Pitchford, Leasing/Occupancy Specialist II
Ted Purdewski, Maintenance Manager
Raymond Ramos, Maintenance Unit Prep
Wanda Rivera, Leasing/Occupancy Specialist
Carmelo Romero, Desk Clerk
Angela Rosario, Leasing/Occupancy Specialist
David Rosario, Desk Clerk
Jimmy Ross, Maintenance Engineer
Antonio Santiago, Preventative Maintenance Supervisor
Jose Serrano, Property Manager
Luis Saboral, Security Manager
Darryl Tabb, Maintenance I
Lucie Tellado, Desk Clerk
Raquel Torres, Tenant Organizer
Eddie Vargas, Maintenance II
Nancy Velázquez, Secretary
Yolanda Warner, Leasing/Occupancy Specialist II
Supporters & Partners

PARTNERS

Development Financing

Mortgage and Predevelopment Financing
Bank of America
Berkadia Commercial Mortgage
BMO Harris Bank N.A.
CHASE Community Development Bank
Chicago Housing Authority
Chicago Low Income Housing Trust Fund
City of Chicago Department of Planning & Development
Developers Mortgage Corporation
Fifth Third Bank
Illinois Facility Fund
Illinois Housing Development Authority
Jewish Council on Urban Affairs
JP Morgan Capital Corporation
Local Initiatives Support Corporation
U.S. Department of Housing and Urban Development
US Bank, N.A.
Wells Fargo

Equity Financing

Elevate Energy
Enterprise Community Partners — Green Communities
Federal Home Loan Bank of Chicago
Illinois Clean Energy Community Foundation
Illinois Department of Commerce and Economic Opportunity
National Equity Fund, Inc.
State of Illinois Attorney General

Financial Partners
Sheldon Baskin and Daniel Epstein

Banking
Bank of America
BMO Harris Bank N.A.
Citibank
Enterprise Community Loan Fund
Fifth Third Bank
JP Morgan Chase
LPL Financial
Northern Trust Corporation
North Side Community Federal Credit Union
US Bank, N.A.
Wells Fargo

Technical Consultants

Architectural
Canopy Architecture & Design
Landon Bone Baker Architects, Ltd.
Lisec & Biederman, Ltd.

Malcolm Edgerton Architects
Weese Langley Weese Architects, Ltd.

Accounting
Washington, Pittman, & McKeeer, Mayer Hoffman McCann, P.C.
Rockoff, Hurlan, Rosaf, Ltd.

Legal
Applegate & Thorne-Thomsen, P.C.
Community Economic Development Law Project
Gamborg, Sharman, Gold, and Ostler, P.C.
Johnson, Jones, Snelling, Gilbert, & Davis
Madigan & Getzendanner
Hoepner, Wagner and Evans LLP
Sanford Kahn, Ltd.

Technical and Educational Service
Better Business Planning
Chicago Community Loan Fund
Chicago Energy Consultants
Chicago Partnership for Health Promotion
Chicago Rehab Network
ComEd Small Business Energy Savings
Community Media Workshop
Cook County Assessor’s Office
Cook County Treasurer’s Office
The Delta Institute
Elevate Energy
Enterprise Community Partners-Green Communities
Erie Neighborhood House
Franklin Energy
Great Realty Advisors
Greater Illinois Title Company
Gremley & Biederman
Hispanic American Construction Industry Association (HACIA)
J. T. Kathryn & Associates
LPL Financial
MacRostie Historic Advisors
Media Arts for Development-Egypt
Metropolitan Planning Council
McCullom Associates
McNeill & Company
Multivista Construction Documentation
Nathalie Voorhees Center for Neighborhood and Community
Improvement, Univ. of IL at Chicago
Neighborhood Housing Service
Nationwide Financial Company
Northbranch Works
Northwest Side Housing Center
Peoples Gas, North Shore Gas, ComEd — Multi-Family Program
PC Connections

Pioneer Engineering & Environmental Services
Radon Detection Specialists, Inc.
Rebario Campanerismo Cristiano
Respiratory Health Association of Metro Chicago
RUSH Health Heart Circle
S.B. Friedman & Company
Signet Partners
Sycom, Inc.
Title Services, Inc.
Urban Reclamation Services, Inc.
Weber Consultants, Ltd.
Wells Fargo

Lathrop Community Partners
Heartland Housing
Related Midwest

SUPPORTERS

Foundations and Corporations
A Plus Tuckpointing
Air Comfort Heating and Cooling
All Chicago, Inc.
Applegate & Thorne-Thomsen
Archetype Construction
Bank of America Chicago Community Fund
BMO Harris Bank N.A.
Bittner Construction
Chicago Community Trust
Chitty Webber Landscapes
DAM Plumbing
Diorio’s Plumbing
Enterprise Community Partners
Espinoza Property Management
Illinois Clean Energy Community Foundation
John D. & Catherine T. MacArthur Foundation
Landon Bone Baker Architects, Ltd.
LISC/Chicago
MacArthur Foundation
Matthews Roofing
MB Financial Community Development
MatLife
Metropolitan Steel, Inc.
Mr. Porch Incorporated
MYL Cleaning
North Chicago Housing Authority
Northern Trust Charitable Trust
Pioneer Engineering & Environmental Services
Radon Detection Specialists, Inc.
Rebario Campanerismo Cristiano
Respiratory Health Association of Metro Chicago
RUSH Health Heart Circle
S.B. Friedman & Company
Signet Partners
Sycom, Inc.
Title Services, Inc.
Urban Reclamation Services, Inc.
Weber Consultants, Ltd.
Wells Fargo

San Ford Kahn, Ltd
Seigle’s
Tonizzo Construction
U.S. Bankcorp Foundation
UNITE Here Local 1
W.P. & H.B. White Foundation
Wrap Architecture

Government
City of Chicago Department of Planning & Development

Individually
Joey Arias
Gregory Bark, Jr.
Alfredo Calixto
Hattie Foster
Debra Geiran
Carolyn Howard
Rina Jones
Pamela King
Miguel Lebron
Candido Medina
Reyna Luna
Lottie Malinowski
Coralee Mantes
Raul Morales
Richard Rowe
Diane Spies

In-Kind
13th Ward Alderman Joe Pcho Moreno
27th Ward Alderman Walter Burnett, Jr.
Allied Waste Services of Chicago
Carmak Produce #4
Delta Faucets
Designs for Dignity
Héctor Cuadra
Midwest Academy
New Life Covenant Church
Revolution Brewing
Sage Community Health Collective
St. Joseph Services
Waste Management
Women of Vision

Garden Volunteer Groups
AmeriCorps Service Day
Depaul University Venetian Day of Service
Seeds of Service, AmeriCorps Project YES!
Arts of Life
Bickerdike Residents Council
West Town Bikes-Girls Bike Club
## BICKERDIKE REDEVELOPMENT CORPORATION

### Statement of Financial Position

**ALL FUNDS: GENERAL, GOVERNMENT, HED AND COMMERCIAL**  
**SEPTEMBER 30, 2014**

### ASSETS

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Assets</strong></td>
<td></td>
</tr>
<tr>
<td>All Funds: Cash &amp; Cash Equivalents</td>
<td>$3,507,208</td>
</tr>
<tr>
<td>Accounts Receivable &amp; Others</td>
<td>$1,164,988</td>
</tr>
<tr>
<td><strong>Total Current Assets</strong></td>
<td><strong>$4,672,196</strong></td>
</tr>
<tr>
<td><strong>Fixed Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Land, Net Building, Office Furniture &amp; Equipment</td>
<td>$1,049,630</td>
</tr>
<tr>
<td><strong>Total Fixed Assets</strong></td>
<td><strong>$1,049,630</strong></td>
</tr>
<tr>
<td><strong>Other Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Investment in Housing Development</td>
<td>$5,734,259</td>
</tr>
<tr>
<td>Other Investment &amp; Partnership</td>
<td>$9,379,488</td>
</tr>
<tr>
<td>Predevelopment Cost/Other Land</td>
<td>$970,208</td>
</tr>
<tr>
<td><strong>Total Other Assets</strong></td>
<td><strong>$16,083,955</strong></td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td><strong>$21,805,781</strong></td>
</tr>
</tbody>
</table>

### LIABILITIES and NET ASSETS

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Liabilities</strong></td>
<td></td>
</tr>
<tr>
<td>Accounts Payable</td>
<td>$92,010</td>
</tr>
<tr>
<td>Accrued Expenses &amp; Others</td>
<td>$1,244,211</td>
</tr>
<tr>
<td><strong>Total Current Liabilities</strong></td>
<td><strong>$1,336,221</strong></td>
</tr>
<tr>
<td><strong>Other Liabilities</strong></td>
<td></td>
</tr>
<tr>
<td>Long-Term Debt</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Other Liabilities</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES</strong></td>
<td><strong>$1,336,221</strong></td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Unrestricted as of December 31, 2013</td>
<td>$15,082,910</td>
</tr>
<tr>
<td>Temporarily Restricted as of December 31, 2013</td>
<td>$1,410,873</td>
</tr>
<tr>
<td>Excess of Revenue over (Under) Expenses</td>
<td>$3,975,777</td>
</tr>
<tr>
<td><strong>NET ASSETS AS OF SEPTEMBER 30, 2014</strong></td>
<td><strong>$20,469,560</strong></td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES AND NET ASSETS</strong></td>
<td><strong>$21,805,781</strong></td>
</tr>
</tbody>
</table>

*Note: Unaudited Statement of Financial Position as of September 30, 2014*
You can make a lasting impact on thousands of lives.

Make a donation
Help Bickerdike continue its important work in the following ways:
Make a gift online by visiting our website. Ask about corporate matching gifts at your office to double or triple your contribution, or consider a donation of stock.
Ensure that healthy, affordable housing will be available into the future with a bequest or planned gift to Bickerdike.

Become a member
Bickerdike’s membership is the centerpiece which connects individuals in the communities we serve to the work that we do.
As a member you make up our largest decision making body and have the opportunity to be involved and engaged in guiding our direction.