Getting Down to Business
2009 Awards and Recognitions

Recognized by the National Development Council as 2009 Semifinalist for La Estancia in the category of Innovative Community Development Project.

Joy Aruguete, Bickerdike Executive Director, named as one of 40 Who’ve Made a Difference in the public interest by Business and Professional People for the Public Interest.

Recipient of the 2009 Rose Architectural Fellowship, a three year placement of an architect on staff, by Enterprise Community Partners.

Host of Humboldt Park site visit with presidential cabinet member, Adolfo Carrión, White House Director of Urban Affairs.
Mission Statement / Misión

We, the members of Bickerdike Redevelopment Corporation, are committed to the redevelopment of the West Town, Humboldt Park, Logan Square and Hermosa 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.

Nosotros, los miembros de Bickerdike Redevelopment Corporation, estamos comprometidos al desarrollo de las comunidades de West Town, Humboldt Park, Logan Square y Hermosa 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.
Dear Friends and Neighbors,

What a year this has been! With the backdrop of the economic crisis which has deeply touched our communities and everyone and everything there, we have been strategic and innovative in Getting Down to Business!

This year we completed construction on 6 of the 8 buildings comprising our Rosa Parks Apartments, delivering 55 quality affordable units in Humboldt Park. Bickerdike’s Humboldt Construction Co. not only engaged in the quality construction of these buildings but hired several residents from the immediate neighborhood and hired several locally based subcontractors, creating jobs and stimulating the local economy! And, thanks to the hard work of our property management staff, each of the completed Rosa Parks Apartments buildings were fully leased and occupied within 48 hours of turnover from construction to property management!

In our 26th Ward New Homes development, despite the practically frozen credit markets and a profoundly challenged home sale environment, we completed construction and welcomed our first buyer to her new home at the beginning of the year, broke ground on an additional six single-family homes during the year and welcomed buyers to completed homes by year’s end! Six more homes will be built and sold next year.

The economic crisis, foreclosures and declining incomes have intensified the need for affordable rental housing, and we saw this dramatically illustrated when we opened two affordable housing wait lists in the spring. Over 5,000 people picked up affordable housing wait list applications over a 5 day period in April, and only weeks later over 1,500 people picked up wait list applications for our new Rosa Parks Apartments. It was all hands on deck, as our property managers, with an assist from a cadre of other staff and volunteers, moved like a well oiled machine to efficiently accommodate the eight combined days of thousands picking up applications.

Our Housing Resource Center was busy this year, holding a record number of workshops to bring badly needed technical information and resources to neighborhood residents on important topics such as foreclosure prevention, credit repair, building code violations, and property tax appeals, in addition to fielding hundreds of inquiries for housing related information and resources.

The incorporation of “green,” environmentally friendly technology has been widely featured throughout our work this year, with Rosa Parks Apartments featuring comprehensive greening components such as bamboo flooring, low VOC paints, high efficiency heating and cooling, energy star appliances, solar heated water, super insulation, and even a green roof! Green features were also woven into our 26th New Homes and we worked in partnership with the Center for Neighborhood Technology to retrofit our 15-year old Howard Apartments with high efficiency furnaces in each of the 49 units.

We worked to facilitate and support project implementation for the new NCP Humboldt Park Quality of Life Plan completed in 2008 in partnership with our NCP Task Force members to creatively and directly address the many challenges faced in our community. NCP led “B’Bail on the Block” was a huge success this year, engaging at risk youth in positive activities and building community bridges. And, in 2009 we welcomed the Smart Communities Digital Excellence program to bridge the digital divide in our Humboldt Park neighborhoods.

In March, Bickerdike and our Affordable Housing Committee joined with other organizations to launch a city-wide campaign, “Sweet Home Chicago,” to demand that 20% of Chicago’s annual Tax Increment Financing (TIF) revenues be dedicated annually to affordable housing development; to help better meet the high demand for affordable housing.

These and our other accomplishments are woven throughout the pages of this Annual Report, and are a testament to our commitment, delivery and strength during these difficult times. They are the foundations for our 2010-2014 Strategic Plan, which we completed and readied for launch in 2010.

This year’s theme, Getting Down to Business, embodies our commitment, approach and tenacity to address our communities’ priorities and needs. We express our deepest gratitude to the many partners in, and supporters of, our work. “¡El Pueblo Unido Jamás Será Vencido!”

Yours truly,

Margo Timberlake and Joy Aruguete

President of the Board and Executive Director
Queridos Amigos,

¡Qué año ha sido! ¡En el medio de una crisis económica que ha tocado profundamente a nuestras familias y comunidades, nos hemos mantenido estratégicos e innovadores, fieles al lema Manos a la Obra!

Este año hemos terminado la construcción de 6 de los 8 edificios de nuestro “Apartamentos Rosa Parks”, entregándole a las familias de nuestra comunidad 55 unidades de viviendas económicas y de calidad, en Humboldt Park. Nuestra compañía de construcción, Humboldt Construction, no solo trabajó en la edificación de estos edificios sino que también contrató a varios residentes del vecindario y se encargó de utilizar a varios subcontratistas de nuestra comunidad, creando empleos y estimulando nuestra economía local.

En cuanto a nuestro proyecto 26 Ward New Homes, a pesar de tener los mercados de crédito prácticamente congelados y el reto de un mercado de ventas de casas cada vez más débil, hemos completado la construcción y le dimos la bienvenida a nuestra primera compradora a principios de este año. Los meses siguientes comenzamos a construir 6 casas adicionales con compradores, y se construirán 6 casas adicionales y serán vendidas en el año entrante.

La crisis económica, el incremento en los embargos hipotecarios y la imprevista reducción de ingresos han intensificado la necesidad para viviendas económicas de alquiler. Esto quedó ilustrado dramáticamente a principios del año cuando abrimos una lista de espera por un periodo de 5 días. En ese pequeño espacio de tiempo más de 5,000 personas arribaron a nuestras oficinas para recoger las aplicaciones de nuestra lista de espera. Solo unas semanas después, 1,500 personas adicionales recogieron aplicaciones para la lista de espera del nuevo proyecto de apartamentos Rosa Parks. Nuestro personal de administración de propiedades con la asistencia de todos nuestros empleados y otros voluntarios, se movieron como una máquina bien engrasada para procesar de manera eficiente los miles solicitantes.

Nuestro Centro de Recursos de Vivienda ha estado muy ocupado este año suministrando un número récord de talleres de información técnica y proveyendo recursos para residentes del vecindario en temas importantes como la prevención del embargo hipotecario, la reparación de crédito, las violaciones del código de edificios, y los recursos de impuesto a la propiedad; además de contestar cientos de solicitudes relacionadas con información y recursos de vivienda.

La incorporación de tecnología “verde” de protección al medio ambiente ha formado gran parte de nuestro trabajo este año. Los apartamentos Rosa Parks representan componentes ecológicos globales, tales como pisos de bambú, pinturas de bajo VOC, calefacción y refrigeración de alta eficiencia, electrodomésticos Energy Star, sistema solar de agua caliente, y un techo verde! Estas características verdes también se ven reflejadas en nuestro proyecto de nuevas viviendas “26th Ward New Homes”.

Hemos trabajado para facilitar y apoyar la ejecución del nuevo Plan de Calidad de Vida en Humboldt Park creado en el 2008 en colaboración con los miembros del comité Humboldt Park NCP. Este año NCP llevó a cabo el proyecto “B-Ball on the Block” y fue todo un éxito. Este programa les brindó la oportunidad a muchos jóvenes de participar en actividades positivas y a crear puentes sociales en la comunidad. Finalmente, en el 2009 recibimos al programa Smart Communities para reducir la brecha digital en nuestras comunidades de Humboldt Park.

En marzo, Bickerdike y nuestro Comité de Viviendas Economicas se unió con otras organizaciones de la comunidad para lanzar una campaña a través de toda la ciudad llamada, “Sweet Home Chicago”. Esta campaña tiene el propósito de exigir que el 20% anual de incremento sobre impuestos del sistema de financiación TIF se destinen para el desarrollo de viviendas económicas, para mejor atender la gran demanda de vivienda económica.

Estos y otros logros que se incorporan a través de las páginas de este Informe Anual, son un testimonio de nuestro compromiso, entrega y fuerza en estos tiempos difíciles. Estos logros sirven como una fundación para nuestro Plan Estratégico del 2010-2014, que hemos completado y preparado para lanzamiento en 2010.

El tema de este año, Manos a la Obra, encarna nuestro compromiso, nuestro enfoque y nuestra tenacidad para confrontar las prioridades y necesidades de nuestras comunidades. Queremos expresar nuestra más profunda gratitud a los muchos socios en nuestro trabajo. ¡El Pueblo Unido Jamás Será Vencido!

Atentamente,

Margo Timberlake y Joy Aruguete
Presidenta de la Mesa Directiva Directora Ejecutiva
Getting Down to Business in the Economic Crisis

The economic crisis has exploded in our neighborhoods, city, nation and around the world, leaving a recession that has left little untouched. The foreclosure crisis, brought on by irresponsible lending practices, exploding interest rates, a lack of federal regulation and increasingly the loss of jobs in this economy, has persisted. The resulting collapse of financial markets and the banking industry continues to linger, despite massive government bailouts. And, bank closures continue, and credit markets and access to capital continue to be very tight.

Mismatch of Housing Supply and Demand

For over a decade there has been a significant mismatch between housing supply and housing demand. There has been an overzealous promotion of homeownership—at any cost. And it has been at a great cost: collapse of the housing market, skyrocketing foreclosures, collapse of the banking industry, very tight credit markets, near collapse of the U.S. economy, and a worldwide economic crisis. Now, that was costly!

The foreclosure crisis continues in the U.S. and nearing the end of 2009 Illinois had the 6th highest foreclosure rate in the country, with Cook County accounting for the greatest numbers where one in every 189 homes received a foreclosure filing in October 2009.

The foreclosure issue has been largely regarded as a single family home issue. However, many foreclosures are in multifamily rental buildings, and according to the National Low Income Housing Coalition an estimated 40% of all households who lose their homes because of foreclosure are renters—a number which is likely higher in Chicago!

Yet rental housing, particularly affordable rental, continues to be in short supply, and the economic recovery and other resources continue to largely focus on single-family ownership housing. And, the housing burden and mismatch between incomes and housing costs in Chicago has been shockingly documented, with 53% of Chicago renters and 41% of Chicago homeowners paying more than a third of their income on housing.

Personal Economics in Decline

Personal economics continue to plummet, as both the local and national unemployment rates have surged to over 10% and continue to increase. Nearly 16 million people in the U.S. can’t find jobs, with job losses occurring across most industries from manufacturing and construction to retail and finance. Many people continue to carry high levels of debt—despite recent declines in U.S. consumer debt—and default rates are high. Widely experienced bad personal credit makes it difficult for many to participate in our economy.

Real median income has declined, with median incomes lower in 2008 than a decade earlier when adjusted for inflation. And African-Americans and Latinos have fared worse, with larger declines in real median income of 2.8% and 5.6% respectively between 2007 and 2008. And, not surprisingly, the poverty rate has climbed to 13.2%, the highest it’s been in 12 years.
The challenges in addressing housing needs occur against a backdrop of city, county and state governments that are experiencing serious revenue shortfalls, as fewer tax dollars are generated from just about all sources due to the tight economy, job losses and economic uncertainty. With state and local governments struggling to meet budgets, resources to help neighborhoods are further strained, and resource allocation is highly competitive and at risk.

**SHORTAGE OF AFFORDABLE HOUSING**

The shortage of affordable housing, particularly rental housing, persists in Chicago and surrounding areas. And the need for affordable rental housing is growing. Homeowners coming out of foreclosure in need of rental housing, the displacement of renters out of rental properties in foreclosure, and the documented loss of 80,000 rental units in Chicago between 1990 and 2007, all have resulted in a high demand for rental housing and a lack of rental units available.

The high demand for rental housing was dramatically illustrated in April of 2009 when Bickerdike opened up an affordable housing wait list for occupied rental units and over 5,000 people came out over a 5 day period to pick up an application! The stories told by those who picked up applications about losing their apartments due to landlords in foreclosure, or losing their homes to foreclosure, and for some even about their homelessness and their need for housing were plentiful.

Unfortunately, the gap in supply and demand is projected to grow, as evidenced in a 2007 report by DePaul University and the Urban Land Institute which projects that Cook County will have a shortage of 185,000 affordable rental units by the year 2020.
MISMATCH OF RESOURCES AND DEMAND & RETHINKING HOMEOWNERSHIP

Stimulus dollars for housing, such as the Home Buyer Tax Credit and Neighborhood Stabilization Program, continue to prioritize ownership housing, continuing a national obsession with homeownership even in the face of an apparent lack of significant demand, tight credit markets and oversupply of such housing.

The resources made available for affordable rental housing development continue to be limited and woefully insufficient. More resources and targeted allocation of funding for affordable rental housing must become a higher priority if we are to meet the needs of local residents and stave off the growing onslaught of homelessness faced by individuals and families.

We need to rethink homeownership. Over the last decade plus, with homeownership as the “American Dream” and housing markets booming, homebuyers have come to think of home purchases as money making investments, rather than as places to live and raise families. In the context of the current collapse, and so many homeowners up-side-down in their mortgages (owing more on the mortgage than the home is worth), home buying as a quick money making investment is unlikely and will be for some time, and is an unrealistic expectation.

Especially with current programs offering huge incentives for becoming a homebuyer, we need to ask ourselves if we aren’t perpetuating the same frenzy that got us into the collapse. We need to look at homeownership as one option in a diverse array of options to meet the diversity of housing needs. And accordingly, housing resources and programs should reflect, emphasize and promote meeting the diversity of housing needs, and emphasizing demand as the driver of supply.

GETTING DOWN TO BUSINESS

The current economic crisis has made our work all that more challenging and raised the stakes in our communities! The difficulties that face us all should be seen as a call to action!

We must be forward thinking, strategic, innovative, accountable, participatory and tireless as we move forward and take an active part in the productive rebuilding of our economy and the sustainability of our neighborhoods.

We will ensure and utilize our organizational strength, strong community roots and partnerships at all levels to advance concrete strategies in the implementation of a broad community development agenda including the development and preservation of quality affordable housing, job creation, environmentally sustainable green practices, neighborhood safety, leadership development, and improved quality of life for the residents who live there.

Through our multifaceted approach to community development, Bickerdike will continue to address our communities’ housing and economic priorities head on. We will utilize our 42 years of wisdom and experience through good and trying times, thinking globally and acting locally.
Founded in 1967 by local residents and institutions, Bickerdike has been widely recognized for its multifaceted approach to community revitalization in Chicago’s West Town, Humboldt Park, Logan Square, and Hermosa communities. Meeting the challenges of the 2009 national economic recovery, we have held strong and remained effective, making the tough decisions when required. We have continued to create opportunities which improve the quality of life for, and with, low and moderate-income residents and their communities through mission-driven affordable housing development and preservation including technical assistance and foreclosure resources, property and asset management, economic development with a focus on jobs, comprehensive, multifaceted community development, as well as community engagement and leadership development. We are happy to share with you this year’s notable accomplishments in all realms of Bickerdike’s work.

Fundada en 1967 por los residentes e instituciones locales, Bickerdike ha sido reconocido ampliamente por su enfoque multifacético de revitalización para las comunidades de West Town, Humboldt Park, Logan Square y Hermosa en Chicago. Frente a los grandes retos que presentó la recesión económica a nivel nacional en el 2009, Bickerdike se mantuvo fuerte y eficiente, tomando decisiones difíciles cuando era necesario. Nos hemos mantenido firmes en la creación de nuevas oportunidades que mejoran la calidad de vida de los residentes de ingresos bajos y moderados de nuestra comunidad a través de la creación y preservación de vivienda económica, la asistencia técnica y recursos educativos para lidiar con el embargo hipotecario, la administración de bienes y el manejo profesional de propiedades, el desarrollo económico con un enfoque en la creación de nuevos empleos, el desarrollo comunitario multifacético, la participación colectiva y el desarrollo de liderazgo. Es un placer para nosotros el compartir con ustedes nuestros logros más destacados de este año en cada una de nuestras áreas de trabajo.
Over the past 42 years, Bickerdike has developed over 1,100 units of affordable housing and provided a wide range of housing related technical services and information to 1,000’s of residents. With the aim of reducing our carbon footprint, reducing energy consumption, reducing the utilization of environmentally harmful materials and practices and creating healthy communities, Bickerdike embraces a comprehensive approach to environmentally friendly, energy-efficient, and healthy affordable housing development, construction, and management.

Rosa Parks Apartments

In 2009, we completed construction on 6 of the 8 buildings which comprise Rosa Parks Apartments, delivering 55 of the 94 units included in this project. Rosa Parks Apartments features comprehensive green design including bamboo flooring, low VOC paints and carpets, high efficiency and geothermal heating and cooling, energy star appliances, energy efficient lighting, solar heated water, high insulation, and even a green roof! This development also features an affordable multi-tiered rent structure that enables us to serve families from zero to 50% of the area median income. Construction completion is anticipated in early spring. We believe Rosa Parks Apartments is a successful model for quality, sustainable, green affordable housing development.

26th Ward New Homes

Having completed the model single-family home for our 26th Ward New Homes development in 2008, in 2009 we commenced construction on six more single-family homes and the model 3-flat condominium building. By year end we had completed construction and closed on the sale of 4 homes, with additional closings not far behind. In response to the current housing market conditions, this affordable homeownership initiative was redesigned in 2009, and now features 13 single-family homes and one 3-flat condominium building in Humboldt Park and Logan Square. These homes feature energy efficient upgrades including Energy Star rated appliances, blown-in insulation, 90% energy efficient furnaces, and energy efficient water heaters. Each of the homes in this project will be placed in the Chicago Community Land Trust, which will help keep them affordable over the long term and provide property tax relief for the buyers.
Zapata Apartments

Following over a year of detailed planning and preparation, Bickerdike secured required City of Chicago zoning changes for Zapata Apartments, our 72-unit rental development in three buildings, with 3,000 square feet of commercial/community space. Spread across 3/4 mile on or near the Armitage Avenue corridor in Logan Square, Zapata Apartments anticipates construction start in spring 2010.

Zapata Apartments Green Development Features

- Added Insulation for Roofs, Walls and Windows
- High Efficiency Heating and Air Conditioning Systems
- High Efficiency Domestic Water Heating
- Low VOC Paints and Adhesives
- Water Permeable Paving
- Bamboo Flooring
- High Efficiency Lighting Fixtures
- On-site Bicycle Storage
- Air-to-Air Energy Recovery and Ventilation
- Solar Thermal Water Heating
**Technical Services and Assistance**

In 2009, as a Housing Resource Center delegate agency for the City of Chicago, Bickerdike convened 11 workshops for 276 participants that covered a diverse range of pertinent topics including foreclosure prevention, credit repair, building code enforcement, zoning laws, and property tax appeals. Additionally, we provided one-on-one technical assistance to hundreds of residents through direct assistance, referral to helpful resources, and eligibility determination and linkage to such programs as Tax Smart and other mortgage programs. This year we also enabled senior citizen residents to live independently in their homes by completing needed minor repairs through our Home Repair for Accessible and Independent Living (HRAIL) program, providing carpentry repairs and accessibility adaptations to approximately 38 seniors’ homes.

**The Frederick P. Rose Architectural Fellowship**

Enterprise Community Partners selected Bickerdike as its first Chicago placement site for a 3-year architectural fellow! In September 2009 we welcomed our new in-house architect who will work on a number of important projects and initiatives including: “green” resource manuals, sustainable design features for Zapata Apartments, construction management, and designing and carrying out in-house technical capacity-building.
Bickerdike recognizes that it is critical to create increased business and job opportunities in the context of the rapidly changing social, economic and technological influences that impact our communities. Thus, residents who desire to both live and work in their community will be able to do so and local money will stay in the local community thereby enhancing the economic vitality of our neighborhoods.

**HUMBOLDT CONSTRUCTION COMPANY**

In 2009, Bickerdike’s premiere economic development initiative, Humboldt Construction Company (HCC), created over 30 skilled jobs and training opportunities for local residents, as well as business development opportunities for local and minority subcontractors and suppliers.

**Quality Construction** HCC completed the on-time construction on 6 of 8 buildings of the Rosa Parks Apartments, delivering 55 out of 94 affordable rental units. In addition, HCC completed construction on 4 single-family homes in our 26th New Ward Homes development with an additional 3 single-family homes and 3-flat condominium building under construction.

**Green Construction Expert** As general contractor, completing all items in the carpentry trade, HCC has demonstrated its expertise in green construction, including coordination and installation of a wide array of cutting edge, environmentally friendly and energy-saving components featured in this year’s projects.

**Job Creation and Local Economy** HCC continued to serve as an economic engine for our community. Not only did HCC engage in quality construction work. It hired several residents from the immediate neighborhood, allowing them access to a skilled trade and union employment. In addition, HCC hired several locally-based subcontractors, and widely used local suppliers and vendors, expanding its creation of jobs in our neighborhoods, keeping money recirculating in the community and stimulating the local economy!
LA ESTANCIA COMMERCIAL

Bickerdike welcomed the Puerto Rican Cultural Center to its 2753 West Division commercial site, as they signed a lease in 2009 for additional classrooms for the Dr. Pedro Albizu Campos High School and other programming. The Chicago Youth Centers continues to deliver much needed early childhood and daycare programming at the 3222 & 3232 West Division location.

CERMACK PRODUCE at EL MERCADO

El Mercado, with anchor tenant Cermak Produce, continues to serve the neighborhood with affordable, fresh foods and culturally relevant groceries and provides 40 jobs to residents through the local employment agreement between Bickerdike and Cermak Produce.
Property and Asset Management

Bickerdike provides quality property and asset management to all of the 922 affordable rental and co-op units in 122 buildings in safe and quality condition. We provide homes for nearly 2,600 residents, over half of whom are children. We ensure our properties remain affordable over the long term through various asset management strategies. In the current environment of affordable housing regulation and compliance, and with a portion of our housing stock in aging buildings, our Property and Asset Management departments focused on productive ways to balance needs for ongoing maintenance, repair and renovation, and resident requests with the intensive multiple inspection and reporting demands.

Wait List Openings

With the economic downturn and worsening of many people's personal economic situations in 2009, we have seen dramatic demonstrations of the need for affordable housing. In April and May, we opened up 2 different waiting lists, one for occupied properties and the other for our under-construction Rosa Parks Apartments. For a total of 8 days, all staff was on hand to serve the over 6,500 individuals who waited in hours-long lines to pick up an application for our affordable housing waiting lists.

Rosa Parks Apartments Lease-up

Following the high level of response to the wait list opening for our new Rosa Parks Apartments, staff commenced the interview and screening process to occupy each of the buildings as they were turned over. We are pleased to report that as each of the 6 buildings was turned over in 2009, units were leased and occupied within 48 hours of building turnover from construction to property management!

Public Safety and Security

Property management actively engaged with district command- ers, officers, residents and public officials to continue to address public safety issues in our communities and ensure the safety of our residents.

Preservation Accomplishments

This year we celebrated two significant accomplishments with our Howard Apartments. In an effort to retrofit our existing buildings with green energy saving technology, we partnered with the Center for Neighborhood Technology to retrofit all 49 units in the building with 90% high efficiency furnaces. Additionally, as we approached the end of the 15-year compliance period for the Low Income Housing Tax Credit for Howard Apartments, we worked to exit our investment partner, the National Equity Fund (NEF), with an eye toward the long-term preservation of Howard Apartments as affordable housing.
Comprehensive Community Planning and Development
Humboldt Park New Communities Program

As lead agency for the Humboldt Park New Communities Program (NCP), we continue to work with the over 60 organizations and institutions that make up the Humboldt Park NCP Task Force to successfully employ a comprehensive approach to community development. To-date a total of $49.6 million has been brought into the greater Humboldt Park community for projects featured in the Humboldt Park Quality of Life Plan.

**B’Ball on the Block**

In partnership with the Humboldt Park NCP Safety Committee, Bickerdike played the lead role in the implementation of a second year of B’Ball on the Block in greater Humboldt Park. On Friday nights during the 2009 summer, B’Ball on the Block brought youth between the ages of 8 to 18 out to play basketball on rotating designated blocks throughout the greater Humboldt Park area.

Resources and activities such as arts and crafts, entertainment, and health information tables were provided throughout the evening. “B’Ball” provided a safe place for kids to enjoy the neighborhood and interact with each other and served as a positive youth engagement alternative to gangs and violence. One key game, near the site of Bickerdike’s forthcoming Zapata Apartments development, brought out over 225 community residents and volunteers. Resident and youth involvement in the planning, along with the many collaborating partners, ensured the second year of success of B’Ball on the Block in Humboldt Park.

![B’Ball on the Block](image)

**Smart Communities Digital Excellence Initiative**

Humboldt Park was welcomed this year by LISC/Chicago and the MacArthur Foundation as a Smart Communities Digital Excellence Neighborhood. With Bickerdike as lead agency, Humboldt Park joined Pilsen and the southwest district comprised of Auburn Gresham, Chicago Lawn and Englewood. Collectively, Smart Communities Neighborhoods are charged with working to overcome the digital divide experienced in our neighborhoods.

The Humboldt Park NCP Task Force approved the Humboldt Park Smart Communities Plan which featured many digital oriented projects. One noteworthy project being readied for launch at the beginning of 2010 is the Humboldt Park Portal, a community web-based portal, to serve as a local resource for residents and agencies to access and share information on a wide variety of services, topics and events.
Leadership Development and Organizing

The challenges and opportunities of 2009 underscore the importance of Bickerdike’s priority and practice of local resident engagement in the development of their communities. Sustainable, democratic communities are comprised of residents whose voices are heard and heeded—and shape community priorities. The foundation of Bickerdike’s organizational strength is a committed and engaged base of local residents, an active and articulate membership, a broad-reaching committee structure giving our supporters a voice and role in our organization, and a strong, governing board comprised of local residents.

Leadership Development

Strong, collective leadership based on grassroots principles continued to ensure the strength and quality of our work in 2009. By engaging volunteer leaders in real decision-making roles, developing capacity through experiential-learning and skills-training, and engagement in a grassroots organizing process, Bickerdike sustained its model for bridging the worlds of affordable housing, economic development, property management and organizing.

Resident Engagement

We continued to engage our 922 Bickerdike households, to educate and involve them in building family and quality of life among our residents, the work of the organization, and the priorities of the community in 2009. Our Residents Council, an elected/appointed group of approximately 20 representatives from our various housing clusters, and its six sub-committees open to all residents, worked on a variety of tenant-related issues throughout the year.

Public Safety

We worked alongside both Bickerdike and other community residents to promote public safety, respond to local violence, ensure that local law enforcement is engaged with community residents and addressed neighborhood safety concerns on an ongoing basis. We worked in partnership with other local organizations to reduce violence and increase neighborhood safety.

From April through August, to address a hot spot area, Organizers, Property Management staff and building representatives met regularly with local police officials and religious leaders to voice their concerns and discuss positive loitering projects such as a courtyard community. They also organized a “Back to School” event with games, prizes, and distributed school supplies for students living in the building.

We hosted a Gang Prevention Workshop at Yates Elementary School in May. Seventy participants including Alderman Colón, Alderman Flores, and Alderman Burnett as well the representatives of ten community organizations and six local Pastors came together and discussed community concerns and shared gang prevention resources.
**SWEET HOME CHICAGO CAMPAIGN**

In March 2009, Bickerdike and our Affordable Housing Committee voted to join with eight community partners and three labor organizations to launch a city-wide campaign to demand that 20% of Chicago’s annual Tax Increment Financing (TIF) revenues be dedicated annually to affordable housing; whereas between 1995 and 2007 only 4% of TIF funds were dedicated for affordable housing creation.

In October, Bickerdike hosted a locally-based Sweet Home Chicago rally and march at the site of the Harold Washington Unity Coop and Rosa Parks Apartments developments in Humboldt Park. Both have been funded in part with TIF dollars. Local community leaders and 27th Ward Alderman, Walter Burnett Jr., delivered passionate speeches at the event about the importance of affordable housing creation and the need for additional resources to facilitate that process.

**ZAPATA CAMPAIGN**

Initiated in 2008, the Zapata Apartments Campaign succeeded in helping pass the 35th and 26th Ward zoning changes in 2009. On two occasions community members along with representatives of Bickerdike and the Logan Square Neighborhood Association gathered at City Hall to witness and support the 35th and 26th Ward Aldermen as they successfully moved the zoning changes through the City Council Zoning Subcommittee.
Who We Are

**Membership**

Bickerdike is a member-based not-for-profit community development corporation and our membership is our broadest decision-making body. Membership is open to anyone who supports our mission and lives or works in the community. Nearly 700 individual and 36 organizational members are kept informed of Bickerdike’s work throughout the year and are encouraged to become more involved in guiding the organization’s efforts. Members annually elect Bickerdike Board directors from among their peers and vote on resolutions regarding organizational direction.

**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.

**Volunteer 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.
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.
Quienes Somos

Membresía

Bickerdike es una corporación comunitaria basada en la membresía y nuestra membresía es nuestra más amplia toma de decisiones. La membresía está abierta a todos los que apoyan nuestra misión y que viven o trabajan en la comunidad. Los aproximadamente 700 miembros individuales y 36 instituciones se mantienen informados del trabajo de Bickerdike durante el año y se les anima a involucrarse en guiar la dirección del trabajo de la organización. Los miembros anualmente eligen la Mesa Directiva entre los otros miembros y votan por resoluciones que se refiere a la dirección organizacional.

Mesa Directiva

La Mesa Directiva de Bickerdike cuenta con 15 miembros comunitarios los cuales gobiernan todos los aspectos de la organización. Ellos involucran en la creación y establecimiento de pólizas, la supervisión de las finanzas, y en guiar la dirección programática. Nuestra Mesa asegura que llevamos a cabo nuestra misión y que los residentes locales tengan una voz en el desarrollo de la comunidad.

Comités Voluntarios

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 involucradas en todos los aspectos de nuestro trabajo y en áreas tales como: nuevo desarrollo de viviendas, todos los aspectos de administración de nuestras viviendas de alquiler, asuntos comunitarios de prioridad, calidad de vida de los residentes y responsabilidad cívica de los mismos.
PERSONAL

Bickerdike y Humboldt Construction Co. emplean preferentemente personas de la comunidad para fomentar el desarrollo económico local, creando oportunidades de empleo para los residentes locales. Tres cuartas partes de nuestros empleados son residentes de las comunidades que servimos y un número de los mismos viven en nuestras viviendas.
Our Partners

Development Financing
Mortgage and Predevelopment Financing
Bank of America
Capmark
Charter One
Chicago Low-Income Housing Trust Fund
City of Chicago Department of Community Development
Developers Mortgage Corporation
Harris, N.A.
Illinois Housing Development Authority
JPMorgan Chase Bank, N.A.
Northern Trust Company
Prairie Mortgage Corporation
U.S. Department of Housing and Urban Development
US Bank, N.A.

Banking
Bank of America
Citibank
Cole Taylor Bank
Harris, N.A.
JPMorgan Chase Bank, N.A.
Northern Trust Bank
US Bank, N.A.

Technical Consultants
Architectural
Landon Bone Baker Architects, Ltd.
Lisec & Biederman, Ltd.
Malcolm Edgerton Architects
Scott Durbin Architect
Weese Langley Weese Architects, Ltd.

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

Accounting
Rockoff, Harlan, Rasof, Ltd.
Washington, Pittman, & Mackever, Ltd.

Legal
Euclides A. Agosto
Applegate & Thorne-Thomsen, P.C.
Community Economic Development Law Project
Donald C. Stinespring & Associates
Gomberg, Sharfman, Gold & Ostler, P.C.
Fisk, Katz and Regan, Ltd.
Harvard Collection Services
James T. Buchholz
Latham & Watkins, LLP
Madigan & Getzendanner
Sanford Kahn, Ltd.
Slutzky & Blumenthal
Wildman, Harrold, Allen & Dixon, LLP

Financial Partners
Sheldon Baskin and Daniel Epstein

Chicago Partnership for Health Prevention
Chicago Metropolitan Agency for Planning
Chicago Rehab Network
Community Media Workshop
DeLeon Consultants
Great Realty Advisors
Gremly & Biederman
Harmony Health Care
Héctor Cuadra
Jewish Council on Urban Affairs
J. T. Katrakis & Associates
Koan Enterprises
Lakeside CDC
LPL Financial
Lucas Green Associates, LLC
McNellis & Company
Natalie Voorhees Center for Neighborhood and Community Improvement, Univ. of IL at Chicago
Nationwide Financial Company
Northside Community Federal Credit Union
Pension Associates
Pioneer Engineering & Environmental Services
Rebaño Campañerismo Cristiano
RUSH Health Heart Circle
S.B. Friedman & Company
Techcare, LLC
Wells Fargo

Property Management
Bickerdike Apartments, LLC
Bickerdike-Metroplex Joint Venture: West Town Management Partners

Memberships and Affiliations
Association House of Chicago
11th District Community Policing
13th District Community Policing
14th District Community Policing
25th District Community Policing
CAN-TV
Carpenters Union – Local #13

Chicago Community Land Trust
Chicago Project for Violence Prevention
Chicago Rehab Network
Citizens United for Affordable Housing (CUFAH)
Community Organizing for Obesity Prevention in Humboldt Park (COOP Humboldt Park)
Community Resource Network
Consortium to Lower Obesity in Chicago Children (CLOC)
Donors Forum of Chicago
Enterprise Community Partners, Inc.
First Community Land Trust of Chicago
Friends of Bloomingdale Trail
Grassroots Collaborative
Greater Northwest Chicago Development Corporation
Hispanicare
Housing Action Illinois
Humboldt Park Housing Committee
Humboldt Park New Communities Program Task Force
Illinois Housing Council
Industrial Council of Near West Chicago
Jewish Council on Urban Affairs
La Capilla del Barrio
Latino Policy Forum
Local Initiatives Support Corporation (LISC) Chicago
Logan Square Neighborhood Association (LSNA)
Lumity
Metro Chicago Information Center
Metropolitan Tenants Organization
National Low Income Housing Coalition
Near Northwest Neighborhood Network (NNNN)/Humboldt Park Empowerment Partnership (HPEP)
Openlands
Puerto Rican Cultural Center
Rogers Park Community Development Center
Spanish Coalition for Housing
Sweet Home Chicago Coalition
West Town Bikes
West Town 5
Our Supporters

Foundation and Corporation Contributors

Bank of America Chicago Community Foundation
Chicago Community Trust
Enterprise Community Partners, Inc.
The Frederick P. Rose Architectural Fellowship Fund
Harris Bank, N.A.
Henrietta Lange Burke Fund
John D. and Catherine T. MacArthur Foundation
LISC/Chicago MetLife Foundation
Northern Trust Charitable Trust
Peoples Energy
Polk Bros. Foundation
Spencer Foundation
Whistler Fund
Wieboldt Foundation
Woods Fund
W.P. & H.B. White Foundation

In Kind

Billy Ocasio, 26th Ward Alderman (former)
Blue Man Group Chicago
Boulevard Bikes
Cermak Produce
Consortium to Lower Obesity in Chicago Children (CLOCC)
Chicago Rehab Network
Corus Bank
Genesis Technologies
Héctor Cuadra
Hispanic Housing
Koan Enterprises
John Hastie
Partners for Clean Air
Strauber Ace Hardware
Target
West Town Bikes

Individual Contributors

Joy Aruguete & Héctor Cuadra
Nancy Bramble
Greg Bork
Andrea Brinkman
Nick Brunick
Xavier Burgos
Michael J. Burton
Alfredo Callixto
Anna Choice
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Dena Al-Khatib
Roberta Al-Khatib
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Pamela King
Reyna Luna
Lucy Farmer
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Freida Morales
Juana Ballasteros
Thelma Palmer
Nathaniel Parks
Marimely Sotomayer
Diane Spires
Annette Thrists
Margo Timberlake

B’Ball on the Block Partners

26th & 27th Wards
Alliance of Local Service Organizations (ALSO)
Broader Urban Involvement and Leadership Development (BUILD), Inc.
Building Employment and Entrepreneurial Partnerships (BEEP)
Carroll Care Center
CeaseFire West
Chicago Commons
Chicago Police Department
Consortium to Lower Obesity in Chicago Children (CLOCC)
The First Community Land Trust of Chicago
Girls in the Game
Greater Humboldt Park Community of Wellness
Humboldt Construction Company
Humboldt Park CeaseFire
Kelly Hall - YMCA
Latino Cultural Exchange Coalition (LCEC)
Local Initiatives Support Corporation/Chicago
YMCA-Street Intervention
Near Northwest Neighborhood Network
Sawyer Foundation
Sinai Urban Health Institute Helping Her Live Campaign
Spoken Word Academy of Chicago
Tumbling for Success
Weegee’s
West Humboldt Park Family and Community Development Council
West Town Bikes
Westside Writing Project
Youth Guidance

Garden Volunteer Groups

Americorps
After School Matters
Building Urban Gardens
Chicago Cares
City of Chicago Green Corps
COOP Humboldt Park
Ekkesia Ministries of Care
Garden Youth Corps
Growing Power
Growing Pride Garden Club of Humboldt Park
Tree Keepers
Youth Works Ministry
The People Behind Bickerdike and its Subsidiaries

**Bickerdike Redevelopment Corporation**

**2009 Board of Directors**
- Margo Timberlake, President
- Reyman Luna, 1st Vice President
- Diane Spires, 2nd Vice President
- Antanacio “Nacho” Gonzalez, Treasurer
- Pamela King, Secretary
- Maria McCann-Fonseca, Assistant Secretary
- Xavier Burgos, Director
- Freddy Calixto, Director
- Pastor Duwan Chandler-Driver, Director
- Anna Choice, Director
- Annette Threets, Director
- Joy Aruguete, Executive Director

**Staff**

**Main Office**
- Joy Aruguete, Executive Director
- Michael Burton, Asset Management Director
- Yolanda Cruz, Accounting Director
- Awiida DeLaCerda, Human Resources Manager
- Rishi Desai, Digital Excellence Program Manager
- Clorinda Garcia, Accountant
- Sandra Gray, Executive Assistant
- Garth Katner, Resource Development Manager
- John Knox, Construction Business Manager
- Teran Loepke, Community Organizer
- Judith Lozada, Senior Bookkeeper
- Elisa Lucas, Administrator
- Jose Marciano, Carpenter (H-Rail Program)
- Claudia Montoya, Development Coordinator
- Keith Muhammad, Outreach Worker
- WHP-NCP
- Jose Ortiz, Janitor
- Luis Padiel, Communications Coordinator
- Liliana Palacio, Senior Bookkeeper
- Christy Prahl, Program Manager-NCP
- Elizabeth Richards, Operations Director
- Ray Rivera, Project Manager
- Jose Rosado, Construction Manager (H-Rail Program)
- Daniel Spleaingard, Rose Fellowship Architect

**BRC Affiliate, Inc.**

**2009 Board of Directors**
- Diane Spires, President
- Annette Threets, Vice President
- Joy Aruguete, Secretary/Treasurer
- Anna Choice, Director
- Maria McCann-Fonseca, Director

**Bickerdike Apartments, LLC**

- William Acevedo, Maintenance I
- Lisa Andujar, VISTA Resident Coordinator
- Ike Blocker, Desk Clerk
- Maria Bramble, Senior Organizer
- William Calderon, Maintenance II
- Jennifer Castro, Secretary
- Carmen Conde, Site Manager
- Jose Crespo, Janitor
- Rosa Crespo, Tenant Organizer
- Pedro Diaz, Janitor
- Anais Garcia, Secretary
- Valentin Gonzalez, Janitor
- Tyrome Hardamon, Janitor
- Virginia Higareda, Leasing Agent
- Orlando Huertas, Maintenance I
- Barbara Ivey, Leasing/Occupancy Specialist

**Rockwell Community Development, Inc.**

**2009 Board of Directors**
- Diane Spires, President
- Annette Threets, Vice President
- Joy Aruguete, Secretary/Treasurer
- Anna Choice, Director
- Maria McCann-Fonseca, Director

**Staff**

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- Joy Aruguete, Executive Director
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- Yolanda Cruz, Accounting Director
- Awiida DeLaCerda, Human Resources Manager
- Rishi Desai, Digital Excellence Program Manager
- Clorinda Garcia, Accountant
- Sandra Gray, Executive Assistant
- Garth Katner, Resource Development Manager
- John Knox, Construction Business Manager
- Teran Loepke, Community Organizer
- Judith Lozada, Senior Bookkeeper
- Elisa Lucas, Administrator
- Jose Marciano, Carpenter (H-Rail Program)
- Claudia Montoya, Development Coordinator
- Keith Muhammad, Outreach Worker
- WHP-NCP
- Jose Ortiz, Janitor
- Luis Padiel, Communications Coordinator
- Liliana Palacio, Senior Bookkeeper
- Christy Prahl, Program Manager-NCP
- Elizabeth Richards, Operations Director
- Ray Rivera, Project Manager
- Jose Rosado, Construction Manager (H-Rail Program)
- Daniel Spleaingard, Rose Fellowship Architect

**Bickerdike Redevelopment Corporation**

**2009 Board of Directors**
- Anna Choice, Director
- Freddy Calixto, President
- Xavier Burgos, Director
- Pamela King, Secretary
- Maria McCann-Fonseca, Assistant Secretary
- Margo Timberlake, President
- Reyman Luna, 1st Vice President
- Diane Spires, 2nd Vice President
- Antanacio “Nacho” Gonzalez, Treasurer
- Pamela King, Secretary
- Maria McCann-Fonseca, Assistant Secretary
- Annette Threets, Director
- Anna Choice, Director
- Freddy Calixto, Director
- Joy Aruguete, Executive Director

**Humboldt Construction Company**

**2009 Board of Directors**
- Reyna Luna, President
- Antanacio “Nacho” Gonzalez, Vice President
- Joy Aruguete, Secretary/Treasurer
- Xavier Burgos, Director
- Freddy Calixto, Director
- Pamela King, Director

**Bickerdike Apartments, LLC**

- William Acevedo, Maintenance I
- Lisa Andujar, VISTA Resident Coordinator
- Ike Blocker, Desk Clerk
- Maria Bramble, Senior Organizer
- William Calderon, Maintenance II
- Jennifer Castro, Secretary
- Carmen Conde, Site Manager
- Jose Crespo, Janitor
- Rosa Crespo, Tenant Organizer
- Pedro Diaz, Janitor
- Anais Garcia, Secretary
- Valentin Gonzalez, Janitor
- Tyrome Hardamon, Janitor
- Virginia Higareda, Leasing Agent
- Orlando Huertas, Maintenance I
- Barbara Ivey, Leasing/Occupancy Specialist
- Bobbye Jackson, Property Management Supervisor
- Gail Jones, Desk Clerk
- Yasheika Mackey, Site Manager
- Rafael Marin, Desk Clerk
- Jose Martinez, Janitor
- Annette McCann, Maintenance Manager
- Rafael Martinez, Desk Clerk
- Jose Martinez, Janitor
- Annette McCann, Maintenance Manager
- Rafael Martinez, Desk Clerk
- Jose Martinez, Janitor
- Carmelo Romero, Desk Clerk
- Maria Romero, Tenant Organizer
- Angela Rosario, Leasing/Occupancy Specialist
- Jimmy Ross, Maintenance Engineer
- Scottie Samaniuk, Janitor
- Daniel Santiago, Maintenance Coordinator
- Roberto Serpa, Janitor

**Humboldt Construction Company**

- Patrick Adams, 1st Year Apprentice
- Guadalupe Arias, Journeyman
- Juan Camargo, 2nd Year Apprentice
- Antonio Santiago Cruz, General Foreman
- Pablo DelValle, Foreman
- Derrick Ellis, Journeyman
- John Frees, Journeyman
- Honorio Galarza, Journeyman
- George Garmon, Foreman
- Aubrey James, Journeyman
- Willie Hampton, Journeyman
- Christian Hunt, 2nd Year Apprentice
- Elisa Lucas, 1st Year Apprentice
- Wilmer Maldonado, Foreman
- Ralph Mejias, Journeyman
- Nicholas Padilla, 1st Year Apprentice
- Alberto Perez, Journeyman
- Anselmo Perez, Journeyman
- Antonio Ramos, 2nd Year Apprentice
- Gerardo Roldan, Journeyman
- Jose Ruis, Journeyman
- Anthony Santiago, 2nd Year Apprentice
- Jerome Smith, Journeyman
- Devon Tims, 1st Year Apprentice
- Jasmin Weeks, 1st Year Apprentice
- Lamont Williams, 4th Year Apprentice
- Robin Villagomez, 2nd Year Apprentice

Jose Serrano, Site Manager
Andrew Soto, Property Management Director
Darryl Tabb, Janitor
Cynthia Torres, Office Manager
Raquel Torres, Tenant Organizer
Eddie Vargas, Maintenance II
### Assets

**Current Assets**
- General Cash & Cash Equivalents: $143,469
- Hed Cash & Equivalents: $1,472,667
- Accounts Receivable & Others: $2,289,996
  - **Total Current Assets**: $3,906,132

**Fixed Assets**
- Net Office Furniture & Equipment: $57,679
  - **Total Fixed Assets**: $57,679

**Other Assets**
- Investments in Housing Development: $1,541,670
- Other Investments & Partnerships: $7,110,199
- Predevelopment Costs/Other Land: $4,241,540
  - **Total Other Assets**: $12,893,409
- **Total Assets**: $16,857,220

### Liabilities and Net Assets

**Current Liabilities**
- Accounts Payable: $59,817
- Accrued Expenses & Others: $249,244
  - **Total Current Liabilities**: $309,061

**Other Liabilities**
- Long-Term Debt: $3,010,214
  - **Total Other Liabilities**: $3,010,214
- **Total Liabilities**: $3,319,275

**Net Assets**
- Unrestricted as of December 31, 2008: $12,201,176
- Temporarily Restricted as of December 31, 2008: $1,214,666
- Excess of Revenue over (Under) Expenses: $122,103
  - **Net Assets as of September 30, 2009**: $13,537,945
- **Total Liabilities and Net Assets**: $16,857,220
