

# Bickerdike Redevelopment Corporation

## 2020 Annual Report

THERE'S NO PLACE LIKE HOME



## 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.

## Misión

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 involucramiento 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.

Annual Report Design: Héctor Cuadra  
Printing: Salsedo Press

Writing and Editing: Joy Aruguete, Andrea Solorio Elliott, Libby Juliá-Vázquez  
Translation: Clorinda Garcia

Photography: T. C. O'Rourke, Tom Harris Photography, Tom Rossiter, Bickerdike Staff

# Table of Contents

<b>Letter from the President and Chief Executive Officer</b>	<b>2</b>
<b>Our COVID Response</b>	<b>4</b>
<b>Housing Development</b>	<b>6</b>
<b>Follow The Yellow Brick Road</b>	<b>8</b>
<b>Property Management</b>	<b>10</b>
<b>Community Engagement &amp; Organizing</b>	<b>12</b>
<b>Asset Management</b>	<b>14</b>
<b>Who We Are</b>	<b>16</b>
<b>Our Partners &amp; Supporters</b>	<b>18</b>
<b>Financial Statement</b>	<b>20</b>
<b>Support Our Work</b>	<b>Inside back cover</b>

# Letter From The President & Chief Executive Officer

Dear Friends and Neighbors,

Twenty-twenty has been a year like no other. Despite these unusual times, Bickerdike Redevelopment Corporation (Bickerdike) has made enormous strides in advancing our work.

COVID-19 (COVID) undoubtedly impacted our work in significant way. In early March, Bickerdike mobilized to establish and immediately implement a safety plan, which focused on safety measures and protocol for our staff, considered part of *Essential Infrastructure*, as well as our residents. We worked collaboratively to acquire the proper Personal Protective Equipment (PPE) to keep our Property Management and Maintenance staff working safely, while ensuring our residents could rely on us to diligently manage our 145 buildings during the global pandemic.

We distributed PPE to residents and conducted wellness checks to ensure their well-being. We also worked collaboratively to mobilize food assistance to our most vulnerable residents, and made efforts throughout the year to successfully secure rental assistance for over 100 families who lost their income due to COVID.

In 2020 we celebrated two important victories for our communities with the closing on financing and the start of construction of two major projects. In September we broke ground on our Emmett Street Apartments. Emmett is a transit-oriented development (TOD) project situated in the heart of Logan Square that will provide 100 high quality affordable one, two, and three-bedroom apartments. Construction is on track to be completed in early 2022.

Another major triumph was in July when Bickerdike closed on financing for the recapitalization of Victory Apartments Preservation located across West Town, Humboldt Park, and Logan Square. These nine vintage buildings were overdue for renovation of the 107 apartments and common areas. The Victory Apartments renovation will provide residents with a newly rehabbed, energy efficient apartment, and a renewed sense of pride in the place they call home.

Another preservation success in 2020 included Bickerdike's acquisition of the National Equity Fund's limited partner interest in our Harold Washington Unity Coop, ensuring that this project will remain quality affordable housing for many years to come.

We were excited to have received an award of Low Income Housing Tax Credits for our Lathrop Phase 1B development, and predevelopment work is underway for these 74 mixed income apartments, which will add to the 414 apartments that were completed last year in Phase 1A.

2020 wouldn't have been the same without the recognition we received from the Chicago Neighborhood Development Awards for our work on West Town Housing Preservation, and the 2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation award for the rehabilitation of Lathrop Phase 1A.

Bickerdike is mobilized and looking forward to the year ahead. Even during these uncertain times, we continue to provide stability for our low-and-moderate income families for the well-being of their lives and the viability of our neighborhoods. There's no place like home!

Sincerely,



Jerry Lumpkins  
President, Board of Directors



Joy Aruguete  
Chief Executive Officer

# Carta de la Presidenta y La Directora Ejecutiva

## Queridos amigos,

El 2020 ha sido un año como ningún otro. A pesar de estos tiempos inusuales, Bickerdike Redevelopment Corporation (Bickerdike) hemos dado pasos enormes en el avance de nuestro trabajo.

COVID-19 (COVID) sin duda ha impactado nuestro trabajo. A principios de Marzo, Bickerdike se movilizó para establecer e inmediatamente implementar un plan de seguridad y un protocolo para nuestro personal y para nuestros residentes los cuales fueron considerado como parte de la *Infraestructura Esencial*. Nosotros hemos trabajado en forma colaborativa para adquirir el equipo de protección personal (EPP) para mantener a nuestro personal de administración de propiedades y de mantenimiento trabajando en una forma segura, mientras que nos aseguramos que nuestros residentes pudieran confiar en que nosotros estaríamos administrando diligentemente nuestros 145 edificios durante esta pandemia global.

Nosotros distribuimos EPP a los residentes y chequeamos el bienestar de ellos. También trabajamos en forma colaborativa para poner en marcha el envío de ayuda con alimentos a nuestros residentes más vulnerables e hicimos esfuerzos durante el año para ayudar con el pago de renta para más de 100 familias que perdieron sus ingresos debido a COVID.

En el 2020 celebramos dos importantes victorias para nuestras comunidades con el cierre de la financiación y el inicio de la construcción de dos proyectos. En Septiembre comenzamos la construcción de nuestro Emmett Street Apartments, un desarrollo orientado al tránsito, situado en el corazón de Logan Square. La construcción está encaminada a finalizarse a principios del 2022.

Otro importante triunfo fue en el mes de Julio cuando Bickerdike cerro la financiación de Victory Apartments Preservation. La renovación de Victory Apartments va a darle a los residentes un apartamento renovado y eficiente en el uso de la energía y un renovado sentido de orgullo en el lugar que llaman hogar.

Otro éxito de preservación en 2020 incluyó la adquisición del interés como Socio de Responsabilidad Limitada del National Equity Fund en Harold Washington Unity Co-op, asegurandonos que este proyecto quede asequible y de alta calidad para los años venideros.

Nos sentimos felices de haber recibido un premio de Low Income Housing Tax Credits por nuestro desarrollo de Lathrop Fase 1B, y el trabajo de pre-desarrollo está encaminado para estos 74 apartamentos para familias de ingresos mixtos, los cuales se agregarán a los 414 apartamentos que se completaron el año pasado en la Fase 1A.

El 2020 no hubiese sido igual sin el reconocimiento que hemos recibido del Chicago Neighborhood Developments Award por nuestro trabajo en West Town Housing Preservation y del Landmarks Illinois Richard H. Driehaus Foundation Preservation award por la rehabilitación de Lathrop Fase 1A.

Bickerdike se ha movilizó y se ha adelantado al año a venir aún en estos tiempos de inseguridad. Continuaremos proveyendo estabilidad para nuestras familias de bajos y moderados ingresos por el bienestar de los mismos y por la viabilidad de nuestros vecindarios. *¡No hay lugar como el hogar!*

Atentamente:

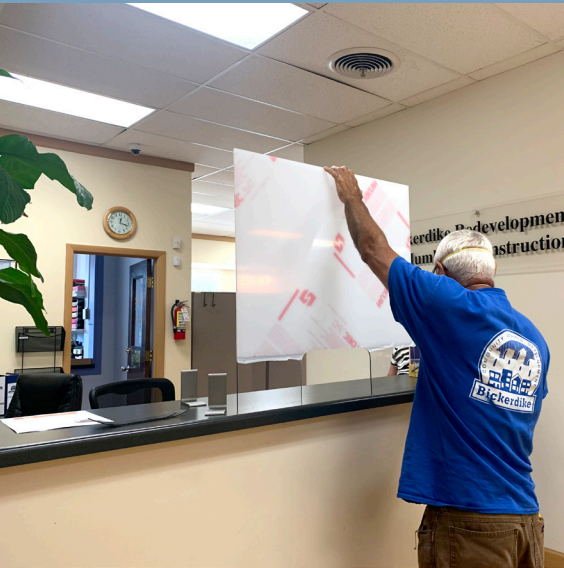


Jerry Lumpkins  
Presidente, Mesa Directiva



Joy Aruguete  
Directora Ejecutiva

# Our COVID Response



**B**ickerdike first began making COVID contingency plans in early March. When home became the safest place to be, Bickerdike was well ahead with a safety plan in place that focused on preventative measures for our staff and Bickerdike residents.

We worked with partners, the City of Chicago, and our local alderman to obtain PPE for our residents. Our staff distributed the PPE to our residents and in concert, made well-being calls to all of our residents.

Through these calls we learned that when the pandemic hit, many of our residents were either let go from their jobs, experienced a reduction in their work hours and pay, or became sick with COVID and were forced to take unpaid time off from work before being able to return to their essential jobs. With this series of events many of our residents found themselves in need of extra help with getting food on their tables and making rent payments. Bickerdike worked closely with partners such as Elevate Energy to provide rental and food assistance to the residents most in need.

Designated as part of essential infrastructure, we also moved quickly to ensure the safety of our staff. In addition to masks, gloves and hand sanitizer, we secured safety glasses, face coverings, and protective Tyvek suites and booties. We also installed Plexiglas safety shielding for reception and interview rooms, and secured appropriate cleaning supplies for sanitizing contact surfaces.



Felipe y Miriam Rodriguez

Bickerdike continues to actively advocate for rental assistance from our supporters and partners in order to help our residents mitigate income loss, help prevent accumulating debt and help ensure housing stability, while preserving the economic health of our tightly budgeted properties. ■

## Felipe & Miriam Rodriguez

*For Miriam and Felipe Rodriguez it was in the early days of COVID that Bickerdike was able to help provide them with PPE and grocery assistance during such an uncertain time. Miriam and Felipe are particularly vulnerable to the virus due to their age and were among the 50 households that received grocery delivery services.*

*Miriam said, “If you have a need, Bickerdike meets it...when someone lives in a regular apartment, their landlord just wants their rent.” Without the groceries and PPE provided to Miriam and her husband Felipe, they would have had to venture into a grocery store without the proper equipment to get essential needs during the Stay at Home order. The services provided to our tenants helped enable residents like Miriam and Felipe to stay in the safety of their own home early on in the pandemic when so little was known about the effects of COVID. Now, with the help of Bickerdike, Miriam and Felipe are better informed and more prepared to provide for their own needs. ■*

## Andriana Vera

*Growing up, single mother Andriana Vera experienced unstable housing situations, often jumping from place to place with her parents. After three years on the Bickerdike waiting list and various unsatisfactory living conditions later, Andriana and her daughter were offered an apartment by Bickerdike in February.*

*When the pandemic hit, Andriana’s place of work was deemed nonessential. She found herself with reduced hours and reduced income. Recently moved into her new Bickerdike apartment, Andriana was feeling out of control of her own life, unsure how she would be making her next rent payment. It was through the well-being calls that we learned of Andriana’s hardship. Andriana was one of the over 100 households that received rental assistance through Bickerdike and then supplemental assistance through another program available for those suffering job loss due to COVID.*

*Thanks to the rental assistance, Andriana was able to go back to school to become a veterinary technician. Despite the hardships of COVID, Bickerdike was not only able to provide Andriana with a safe and stable place to raise her family, but a place that went above and beyond with support during a hard time. With a new sense of security and help with rent, Andriana is due to complete her veterinary technician program in December 2021. ■*



# Housing Development



Victory Apartments

## Victory Apartments Preservation

In July, Bickerdike closed on financing for our Victory Apartments Preservation project, a major accomplishment for the residents who, once completed, will experience a revitalized new living space.

Victory Apartments Preservation includes 107 affordable apartments consisting of one, two, three, four, and five bedrooms, in nine vintage, multi-family buildings in the Humboldt Park, West Town and Logan Square communities. While construction is underway in each building, residents are temporarily relocated from their apartments for approximately three months. Construction is taking place in five phases, and by the end of 2020 a total of 35 Victory apartments were fully rehabbed and reoccupied.

## Emmett Street Apartments

Following years of hard work, strong community partnerships, struggle, and a unified and undying focus on making this project happen, on August 31 Bickerdike closed financing of our Emmett Street Apartments project and began construction on September 9.

Situated in the heart of Logan Square and located right next to the Logan Square Blue Line stop, Emmett Street Apartments is a transit-oriented development (TOD). Emmett will include 100 quality affordable apartments

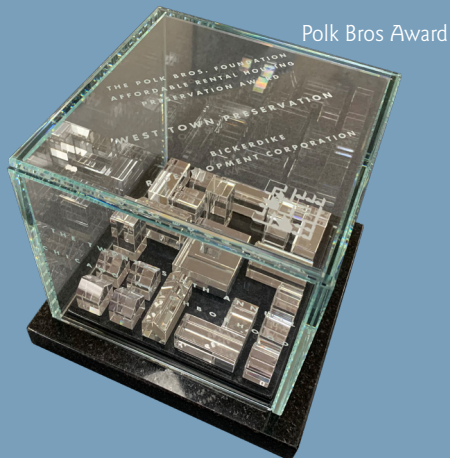
in a mix of one, two, and three-bedroom units, a spacious lobby, onsite laundry facilities, a community room, interior bike room and exterior bike parking and an onsite Bickerdike Apartments Property Management and Maintenance Office. The building is scheduled to be completed in early 2022 and will provide high quality affordable apartments, ensuring that long-time residents continue to call the neighborhood home.

## Lathrop

We were excited to be awarded Low Income Housing Tax Credits for our Lathrop Phase 1B development in mid 2020. Predevelopment work is underway for these 74 mixed income apartments. This adds to the historic preservation of 414 apartments in 17 buildings which were completed last year in Phase 1A.

## Polk Bros Award

Through the Chicago Neighborhood Development Awards, Bickerdike's West Town Housing Preservation was recognized by the Polk Bros. Foundation Affordable Rental Housing Preservation Award for the preservation of the 318 affordable rental apartments across the 68 buildings which comprise the project. The award recognizes specific real estate projects in the City of Chicago that have preserved affordable rental housing and evaluates the impact on the community.



Polk Bros Award



## West Town Housing Preservation

West Town Housing Preservation's over 30-year-old buildings and apartments received a moderate scope rehab which included a broad spectrum of energy efficient upgrades, such as high efficiency furnaces, low flow plumbing fixtures, new low-e windows, new energy star appliances, as well as updates to kitchens and bathrooms and the addition of central air conditioning.

## Richard H. Driehaus Award

Lathrop Community Partners was awarded the 2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation for the rehabilitation of Lathrop Phase 1A. The award recognizes projects and programs whose work demonstrates a commitment to historic preservation.

## TECHNICAL RESOURCES

### SENIORS LIVING INDEPENDENTLY

For more than thirty years, we have been carrying out improvements, repairs and accessibility adaptations on seniors' homes so they can live more independently through the Small Accessible Repairs for Seniors (SARFS) Program. The program was put on hold due to COVID, until July when the City gave the green light and began to approve jobs. By years end, we completed 13 repairs, observing all safety measures and equipment. This includes that masks are provided to seniors and social

distancing is integrated into our practice, ensuring the health and safety of staff and clients.

### PROVIDING RESOURCES TO OUR COMMUNITY

As COVID took hold of our country, we assessed the needs of the community and adjusted how we serve the individuals who live there. Through our Technical Assistance (TACOM) Program we assisted over 1,700 clients, working among Bickerdike departments during activities, to address needs as well as advocate and promote affordable housing resources. We also assisted with the distribution of PPE to community residents.

### HUMBOLDT PARK PORTAL CELEBRATES A DECADE

In August, the Humboldt Park Portal turned 10! In the decade since it was launched, the Portal has played an important part in the community by becoming a specialized resource center in response to events such as Hurricane Maria in 2017, and both the U.S. Census and COVID in 2020.

As a daily resource, the Portal remains the locally controlled information center powered by and for the community it was created. Local residents and organizations continue to submit news and events that are then shared via a weekly newsletter and various social media platforms, keeping the Humboldt Park community engaged and informed. ■



Lathrop



Emmett Street Apartments construction

Bickerdike Redevelopment Corporation 7

# Follow The Yellow Brick Road



Over one hundred and twenty years ago, L. Frank Baum lived in Chicago, on the corner of Wabansia and Humboldt Boulevard in Humboldt Park when he wrote the beloved book, *The Wonderful Wizard of Oz*. Mr. Baum came up with the idea for the book while telling stories to children in Humboldt Park. In the 1950s the home was demolished and years later Bickerdike built one of the townhome buildings of our West Town Housing Preservation development on the site. To commemorate this world-renowned author, the importance of the story, and its connection to home, in 2019 Bickerdike installed a yellow brick sidewalk along that corner.

In addition to the yellow bricks, a concrete mural wall was built at the corner, bannered with the title, *There's No Place Like Home*. In May of 2020, a tile mosaic was created by Chicago muralist Hector Duarte, in collaboration with the Chicago Public Art Group. The mosaic consists of colorful ceramic tiles and combines themes of the Wizard of Oz with the preservation of area affordable housing and the struggle of longtime area residents to stay in the community, despite rapid real estate appreciation and gentrification.

The Yellow Brick Road site commemorates the importance of low-and-moderate income families who claimed a foothold in the neighborhood and helps illustrate the diversity and positive contributions of affordable housing in a rapidly changing neighborhood.

This year especially, the theme *There's No Place Like Home*, speaks to the importance of stable housing for our communities low-and- moderate- income families in the time of the global COVID pandemic, which has made our homes the safest place to be.





# Property Management

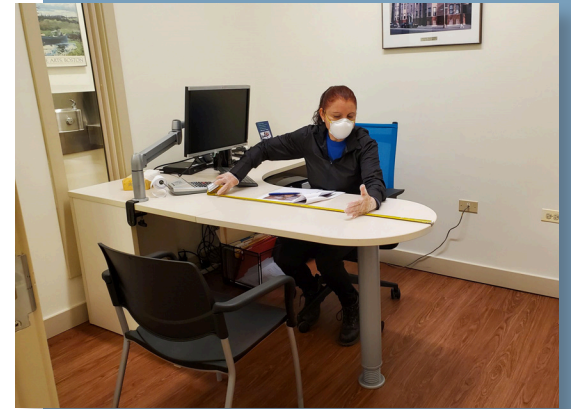


*T*he world has come to a different understanding of the word “essential” since COVID and since many cities began to issue orders to stay at home. Many offices, including Bickerdike, closed their doors and prepared their staff to work from home. However, this was not the case for workers deemed essential. Health care workers, those who manage the food supply chain, and many others were deemed essential to ensuring the continuation of our infrastructure, and became the heroes for whom we cheered.

Building management is counted among the essential infrastructure workers, and accordingly, our maintenance, janitorial, property managers, leasing and occupancy and other property management staff have been Bickerdike’s frontline workers. They have continued to maintain our properties, clean and sanitize our buildings, renew leases, lease to new tenants, and respond to residents’ concerns, including those who have been affected by the economic consequences of the stay at home order.

In addition to our field staff, our Property Management offices have operated in a modified closed campus environment, with extra safety shielding, masks, hand sanitizer and procedures to ensure safe operations during COVID times. We have operated by appointment only to ensure we stay on track with recertifications and vacant apartments are leased. We are proud to count our property management staff as heroes.





# Community Engagement & Organizing



## Census 2020

The U.S. Census is of paramount importance, and ensuring low and moderate income, and Black and Latino households are included in the count is also of paramount importance. We hosted two events over the summer to educate and promote filling out the Census, including a phone banking event and a Census informational meeting, both events were well attended. In addition to these events, while conducting wellness checks, we took the opportunity to remind residents to fill out the Census. During the calls and events the team stressed the risks of an undercount on black and brown communities including political under representation. Additionally, they stressed that since Federal funding is often allocated based on Census information, an undercount can mean fewer resources going in to low-and-moderate income neighborhoods.

## Community Gardens

Even in the COVID pandemic and Illinois Stay at Home order, Bickerdike's Our Block and Harold Washington Victory Memorial gardens have remained an active respite for community residents. In Our Block's urban farm, from early on we established protocols to allow people to work in the garden safely, and established a calendar to space out visits and work times. A supply of masks, gloves, hand sanitizer, and cleanser were kept on hand at all times for anyone to use.

Our team held weekly outdoor cooking demonstrations for small groups of people, and dishes were prepared with highlighted produce from the garden. This gave neighbors a chance to socialize outside safely and every attendee was able to take home some vegetables, herbs, and flowers. We also hosted a Halloween event in the garden that included tricks and treats for families and was attended safely by over 100 people over a several hour period.

The garden provided a safe and engaging outdoor space to relax, learn, eat, socialize and be at peace during this stressful time, and this year especially we saw a lot more engagement from the local community. We are also proud to report that we gave away about 500 pounds of healthy food grown in the garden!



## Lathrop

Lathrop Community Partners, comprised of Related Midwest, Bickerdike Redevelopment Corporation and Heartland Housing, is committed to ensuring a successful model for mix-income housing, and deploying active community engagement as a core part of doing so. In 2020 we brought people of all backgrounds together through activities such as Coffee with a Cop, Senior Bingo and the Farmers Market every Friday at the Boys & Girls Club, and all were well attended. In addition to the farmers market, the Boys & Girls Club opened up for summer camp at half capacity due to social distancing measures. Forty-five percent of the kids who enrolled for camp were Lathrop residents. We continue to work together to come up with creative engagement opportunities for the youth and residents at this site, so far we've received a great response and are working closely with the residents to survey what activities

and engagement opportunities they hope to see in the future.



## Developing Leaders: Cynthia Lloyd

Cynthia Lloyd is a longtime Bickerdike resident. Together with her husband, Cynthia raised her children in a Bickerdike townhome apartment for over 20 years.

Almost immediately after moving into their Bickerdike apartment, Cynthia realized the importance of organizing and advocating for affordable housing. Since then Cynthia has been involved in many Bickerdike organizing events, from citywide demonstrations for more affordable housing, to testifying at state level hearings and City Council committee meetings, to advocating for new Bickerdike projects, and participating in civic engagement and Get Out the Vote campaigns.

Her leadership and engagement has increased over the years, and three years ago she was elected to Bickerdike's Board of Directors. Cynthia takes pride in exercising her voice and power as part of the community and feels fortunate that Bickerdike has given her an avenue to do so.

Bickerdike actively engages residents to create positive change by serving on committees, participating in events, and leading civic engagement activities. Through organizing hundreds of events, meetings, and volunteer opportunities each year, we empower our residents to live well, become leaders, build community, and take action on issues that are a priority to them. Cynthia is one example of how deeply rooted community engagement is to our mission. In the picture shown, Cynthia is seen protesting the lack of affordable housing in Chicago. ■



# Asset Management

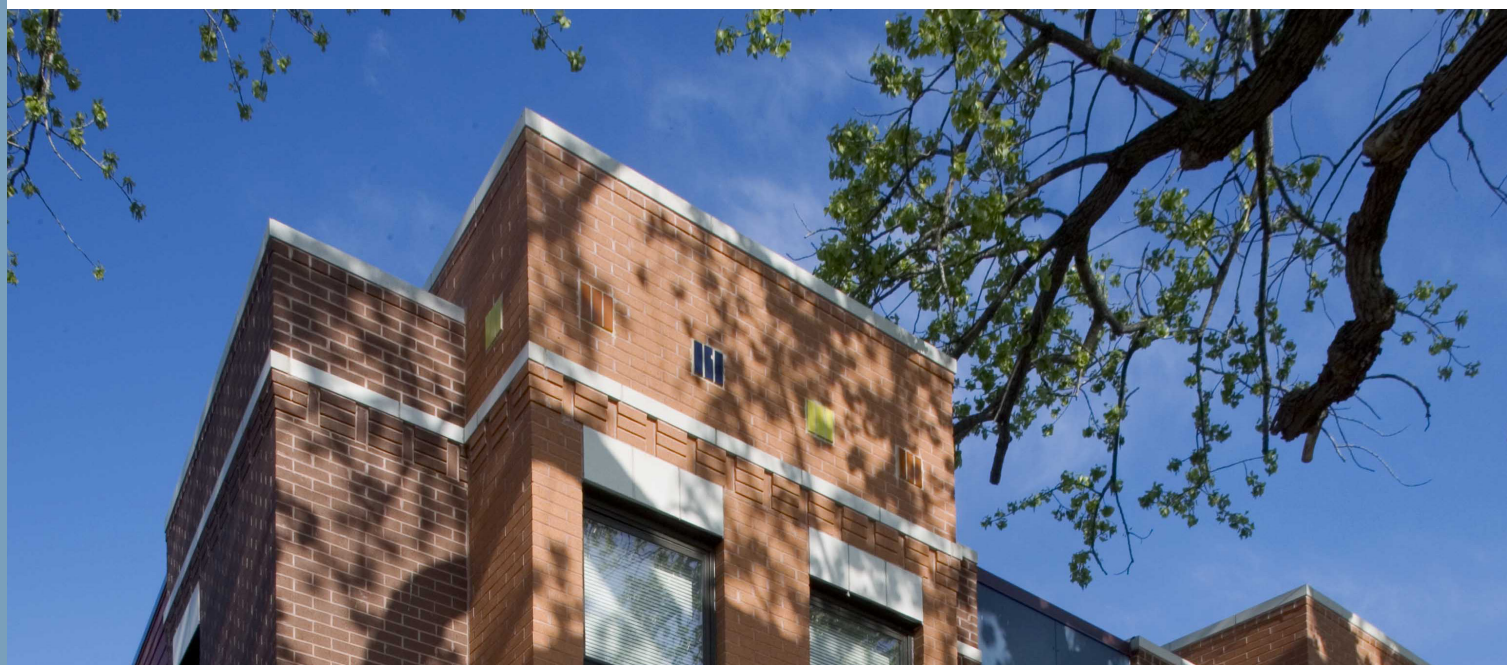


*B*ickerdike employs innovative asset management strategies, oversees the ongoing health and well being of Bickerdike Properties, finds ways to preserve and improve our older buildings, and carries out all compliance functions.

A highlight this year was Bickerdike's acquisition of National Equity Fund's limited partner interest in Harold Washington Unity Coop. This 87-unit affordable project in 18 Humboldt Park buildings was originally completed in 2004. The project is at Year 15, which means our limited partner, the National Equity Fund, can exit the project according to the Low Income Housing Tax Credit regulations. Going forward Bickerdike will preserve

the project as quality, affordable housing in over the long term.

In a continued effort to preserve our properties, capital improvements, including major masonry restorations, were completed at Howard Apartments and La Paz Place buildings. Additionally, in September we completed the replacement of all 192 windows of Nuestro Hogar building at Kamerling and Karlov.





## Story of Accomplishment: Moving On

T.S. Eliot once said “home is where one starts from,” and for Glori Vega that couldn’t be more true.

Glori, a native of Puerto Rico and single mother of three children first moved to Chicago in 2002. While going through a divorce Glori spent six months on a waiting list before she got the call that there was a Bickerdike apartment available for her to rent. Glori would spend nine years in her Bickerdike apartment raising her three children (now ages 7, 10, 13) and working as a supervisor for a painting company.

In the last three years Glori worked several jobs, sometimes three at a time in order to save money to purchase a home.

In May of 2020, even during a global pandemic, Glori’s dreams of purchasing a home came true. For Glori, having access to affordable housing helped provide her with a safe place to raise her children while she worked to provide for them and save money to buy her family a home. The stable and affordable rent Bickerdike offered Glori helped her plan for her future, something market rentals would have never allowed her to do.

Today Glori says that she and her children miss the community at Bickerdike, but she is happy to provide someone else the opportunity of stable, safe, affordable housing. ■



# Who We Are

## Membership

Our membership is made up of 500 individuals and organizations in the Chicagoland area, with a majority residing or working in the communities we serve. In 2020, we understood that some of our members may have been experiencing uncertainty and hardship in the face of a global pandemic. We didn't want membership renewal to be another stressor, so as a response our Board of Directors approved an additional year of membership for all of our members free of charge. The Board also approved a special four-month period during which new applicants were able to have their application fee waived. During that period we welcomed over 100 new members to support and guide our work, and to be advocates for the future of affordable housing





## Board of Directors

Jerry Lumpkins – President

Freddy Calixto – Vice President

Clifton Johnson – Treasurer

Cynthia Lloyd – Secretary

Colin Bird-Martinez – Director

Greg Bork – Director

Antoinitta Hall – Director

Pamela King – Director

Raul Morales – Director

Dr. David Neely – Director

Andrea Ruiz – Director

Diane Spires – Director

Alex Wilson – Director

Joy Aruguete – Chief Executive Officer

# Our Partners and Supporters

## OUR PARTNERS

### DEVELOPMENT FINANCING

Mortgage and Predevelopment Financing  
AFL CIO  
Bank of America, N.A.  
Bellwether Enterprise  
Berkadia Commercial Mortgage  
BMO Harris Bank  
BNY Mellon  
Citibank, N.A.  
Chicago Housing Authority  
Chicago Low Income Housing Trust Fund  
City of Chicago Department of Planning and Development  
City of Chicago Department of Housing  
Enterprise Community Loan Fund, Inc.  
Federal Home Loan Bank of Chicago  
IFF  
Illinois Housing Development Authority  
Local Initiatives Support Corp. (LISC)  
Midland Loan Services  
PNC Bank N.A.  
U.S. Department of Housing and Urban Development  
US Bank, N.A.  
Wells Fargo Bank, N.A.

**Equity Financing**  
Bank of America, N.A.  
Enterprise Community Investment, Inc.  
National Equity Fund, Inc.  
US Bank, N.A.

### BANKING

Bank of America, N.A.  
BMO Harris Bank, N.A.  
Citibank, N.A.  
Fifth Third Bank  
Folio Investment, Inc.  
JP Morgan Chase  
LPL Financial  
Northern Trust Corporation  
Great Lakes Federal Credit Union  
PNC Bank N.A.  
US Bank, N.A.  
Wells Fargo Bank, N.A.  
Wintrust Bank

### TECHNICAL CONSULTANTS

#### Architectural

Harley Ellis Devereaux  
Landon Bone Baker Architects, Ltd.  
Nia Architects  
Pappageorge Haymes Partners

#### Accounting

RubinBrown LLP

#### Legal

Applegate & Thorne-Thomsen, P.C.  
Barnes & Thornburg LLP  
Halsted Law Group  
Johnson, Jones, Snelling & Gilbert P.C.  
Laner Muchin  
Madigan & Getzendanner  
Fox Rothschild LLP

### Technical and Educational Service

14<sup>th</sup> District Chicago Police Department  
19<sup>th</sup> District Chicago Police Department  
A-Arrow Sewage & Drainage Inc.  
ADP. LLC  
ABT Temporary Services, Inc.  
American Marketing Services, Inc.  
Amberleaf Cabinetry  
Archi-treasures  
Better Business Planning  
Bittner Construction  
Blackwood Group LLC  
Building Permits, Inc.  
Calor Design Group, Limited  
Careers in Nonprofit  
Center for Changing Lives  
Center for Neighborhood Technology  
Chicago Community Loan Fund  
Chicago Public Art Group  
Chicago Rehab Network  
Chicago Youth Centers  
Christopher Balboa Jr.  
Control Inc.  
Linda & Bill Gantz Boys & Girls Club  
Diorio's Plumbing & Sewage  
Dominion Due Diligence Group  
Great Realty Advisors  
Eco Achievers  
ETS Technology Solutions  
Elevate Energy  
Elevation Web  
Framework Communications  
Franklin Energy  
Genesis Technologies

Gorda, Rosa & Parks  
Greater Illinois Title Company  
Greater West Town Project  
Gremley & Biedermann  
Héctor Duarte  
Hirewell  
La Casa Norte  
Lakeshore PBS  
L-Evated Chicago  
Linn-Mathes Inc.  
Logan Square Chamber of Commerce  
Logan Square Ecumenical Alliance  
Logan Square Neighborhood Association (LSNA)  
Logan Square Preservation  
Lozada Carpet Installations  
Midwest Radon Services  
MRI Software  
Mr. Brick  
Mr. Porch  
Multivista  
MYL Cleaning Inc.  
Nationwide Financial Company  
Pagan Security Consultants  
Pest Management Services  
Pioneer Engineering & Environmental Services  
Puerto Rican Cultural Center  
Quest Consulting & Testing Inc.  
RealPage, Inc.  
Responsible Investment Group, LLC/LPL  
Financial  
Rework Inc.  
Salsedo Press  
SB Friedman Development Advisors

Scion Staffing, Inc.  
Sentry Safety Solutions  
Smithereen Pest Management Services  
Sneeze EZ  
SEIU Local 1  
Significant Graphics Inc.  
Spancrete  
TACT-1 LLC  
Tax Credit Assurance, Inc.  
The Inspection Group  
The Puerto Rican Agenda of Chicago  
Tinting Chicago Inc.  
Title Services, Inc.  
USI Insurance Services, LLC  
Verizon  
VEC Inc.  
West Humboldt Park Development Council  
West Town Bikes

#### **DEVELOPMENT PARTNERS**

Heartland Housing  
Pennrose, LLC  
Related Midwest

#### **DONORS LIST**

##### **FOUNDATIONS AND CORPORATIONS**

Alexander Movers  
AmazonSmile  
Applegate & Thorne Thomsen  
A-Arrow Sewerage and Drainage Corporation  
Bank of America  
Bellwether Enterprise  
Bittner Construction  
BMO Harris Bank

Building Permits  
Capital One  
Elevate Energy  
ETS Technology Solutions  
Eva Design and Engineering  
Every Construction  
Fidelity Charitable  
Fifth Third Bank  
Framework Communications  
Gremley & Biedermann Land Surveyors  
Halsted Law Group  
Joyce Foundation  
Landon Bone Baker Architects  
Landmarks Preservation  
Linn-Mathes, Inc.  
Local Initiatives Support Corporation  
Madigan & Getzendanner Attorneys at Law  
Matthews Roofing  
McKay Landscape Architects  
Midwest Radon Services  
Mr. Brick  
MYL Cleaning  
National Equity Fund  
Northern Trust  
PNC Real Estate  
Polk Bros  
Puerto Rican Cultural Center  
RubinBrown, LLP  
Supreme Laundry Service, LLC  
Tact 1, LLC  
The Benevity Community Impact Fund  
United Way  
US Bank  
Wells Fargo

WP & HB White Foundation  
Your Cause, LLC Trustee

##### **INDIVIDUALS**

Joy Arguete  
Dale Ashlock  
Adriana Balvaneda  
Colin Bird- Martinez  
Hazel M. Bolling  
Greg and Paula Bork  
Alfredo Calixto  
John Cassin  
Chris DeVine  
José Duarte  
Lucy Farmer  
Maureen Hellwig  
Oiseomokhai Imoukhuede  
Clifton Johnson  
Libby Juliá  
Tania Kadakia  
Pamela King  
Peter Landon  
Miguel Lebron  
Cynthia Lloyd  
Jesus Lozada  
Jerry Lumpkins  
Reyna Luna  
Shelbie Luna  
Jose Martinez  
Cy Monley  
Raul Morales  
Drs. David and Kathy Neely, M.D.  
Paul Oetter  
Anthony Oliver

Thomas Raleigh  
Kristin Rivera  
Andrea and Matthew L. Ruiz  
Santiago Sanchez  
Diane Spires  
Tykecia Taylor  
Alexander Wilson

##### **IN-KIND**

1<sup>st</sup> Ward Alderman Daniel La Spata  
26<sup>th</sup> Ward Alderman Roberto Maldonado  
32<sup>nd</sup> Ward Alderman Scott Waguespack  
35<sup>th</sup> Ward Alderman Ramirez Rosa  
37<sup>th</sup> Ward Alderwoman Emma Mitts  
Chicago Bears  
Gregory and Paula Bork  
Héctor Cuadra  
Elevate Energy  
Eli's Cheesecake Chicago  
El Rincon  
Genesis Technologies  
Heartland Alliance  
Herrera Landscape and Snow Removal  
Pamela King  
LUCHA  
Rockford Ice Hogs  
Revolution Brewing  
Shedd Aquarium  
USI Insurance Services

# Financial Statement

Bickerdike Redevelopment Corporation  
Statement of Financial Position  
September 30, 2020

## ASSETS

### Current Assets

Cash & Cash Equivalents . . . . .	\$13,382,010
Accounts Receivable & Others . . . . .	\$ 4,485,619
<b>Total Current Assets . . . . .</b>	<b>\$17,867,629</b>

### Fixed Assets

Land, Net Building, Office Furniture & Equipment . . . . .	\$ 2,153,932
<b>Total Fixed Assets . . . . .</b>	<b>\$ 2,153,932</b>

### Other Assets

Other Investment & Partnership . . . . .	\$ 842,562
Note Receivable & Others . . . . .	\$49,813,035
Predevelopment Cost/Other Land . . . . .	\$ 1,173,647
<b>Total Other Assets . . . . .</b>	<b>\$51,829,244</b>

**TOTAL ASSETS . . . . . \$71,850,805**

## LIABILITIES AND NET ASSETS

### Current Liabilities

Accounts Payable . . . . .	\$362,660
Accrued Expenses & Others . . . . .	\$208,958
<b>Total Current Liabilities . . . . .</b>	<b>\$571,618</b>

### Other Liabilities

Long-Term Debt . . . . .	\$ 707,601
<b>Total Other Liabilities . . . . .</b>	<b>\$ 707,601</b>

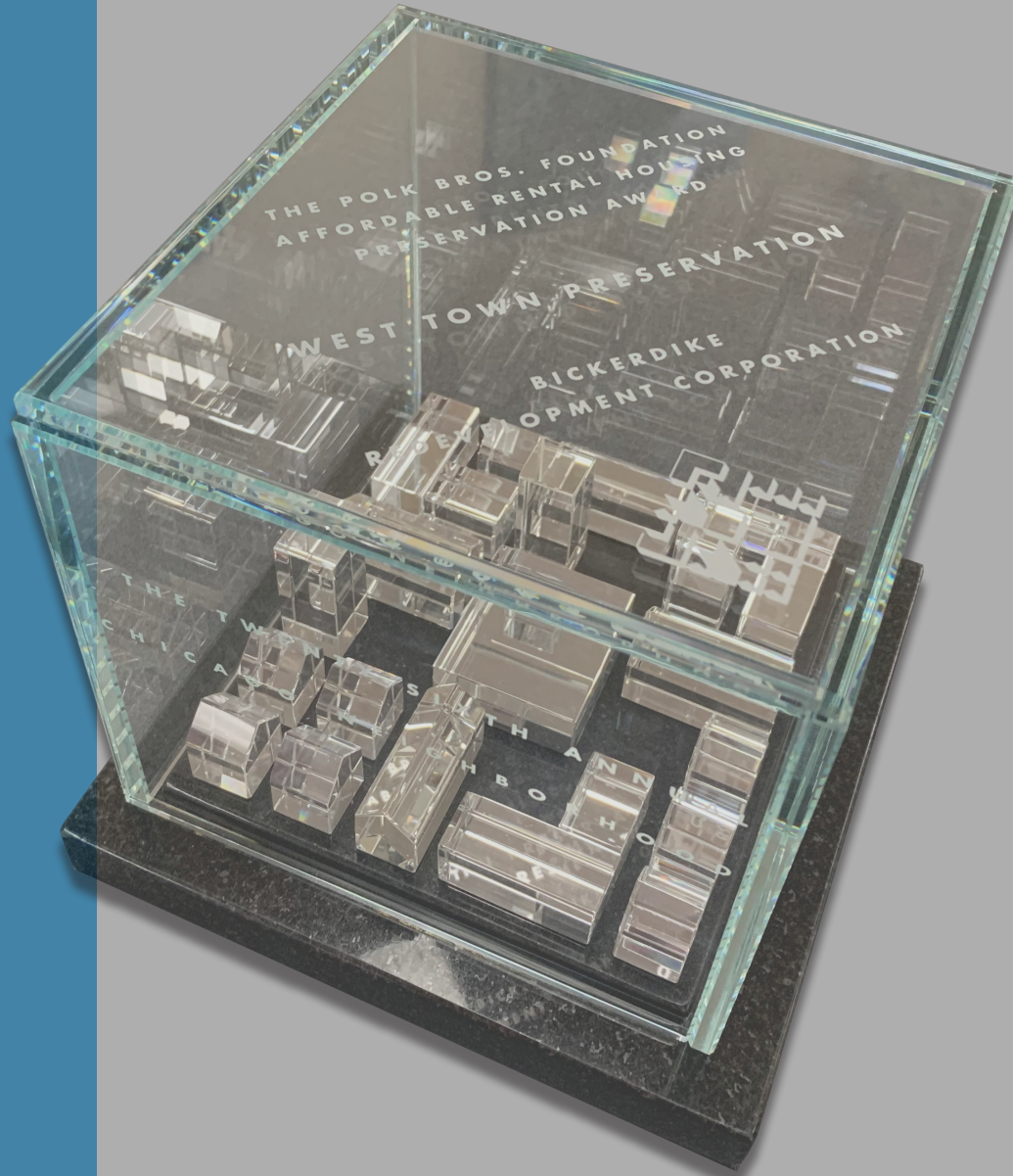
**TOTAL LIABILITIES . . . . . \$1,279,219**

### Net Assets

Total Fund Balance . . . . .	\$70,571,586
<b>NET ASSETS AS OF SEPTEMBER 30, 2020 . . . . .</b>	<b>\$70,571,586</b>

**TOTAL LIABILITIES AND NET ASSETS . . . . . \$71,850,805**

Note: Unaudited Statement of Financial Position as of September 30, 2020



## Membership

Bickerdike's membership connects individuals in the communities we serve to the work we do. Members make up our largest decision making body, elect our board of directors, and have the opportunity to guide our direction.

Visit [www.bickerdike.org/membership](http://www.bickerdike.org/membership) or call us at 773.278.5669 to become a member.

## Donate

Help us advance our mission by:

Making a gift at [www.bickerdike.org/donate-now](http://www.bickerdike.org/donate-now)

Ask about corporate matching gifts at your place of work to double or triple your contribution.

Ensure the future of safe, affordable housing with a bequest or planned gift.

## Follow Us On Social Media

[Facebook.com/BickerdikeRC](https://www.facebook.com/BickerdikeRC) • [Twitter.com/BickerdikeRC](https://twitter.com/BickerdikeRC)

[YouTube.com/BickerdikeRC](https://www.youtube.com/BickerdikeRC) • [Instagram.com/BickerdikeRC](https://www.instagram.com/BickerdikeRC)



Follow the yellow Brick Road



Bickerdike Redevelopment Corporation  
2550 West North Avenue  
Chicago, IL 60647  
773.278.5669  
[www.bickerdike.org](http://www.bickerdike.org)  
[www.bickerdikemembership.org](http://www.bickerdikemembership.org)  
Bickerdike Apartments • 773.227.6332