

Grow With Us

**Bickerdike
Redevelopment
Corporation
2021 Annual Report**



Mission/Misión

*W*e, the members of Bickerdike Redevelopment Corporation, are committed to the redevelopment of the 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.

*N*osotros, 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.

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Letter from the President and Chief Executive Officer

Dear Friends and Neighbors

During another year of hardship for many families in the ongoing COVID-19 pandemic, Bickerdike continues to serve as a pillar of strength and resiliency in our communities. At the end of 2021, we reflect on what has been a challenging year, yet one filled with significant progress and growth. For 54 years, we have provided safe, stable housing to Chicago's low- and moderate-income families. Now, more than ever, our work is crucial to ensuring the well-being and economic vitality of our communities.

Bickerdike made enormous strides in advancing our work in 2021. We completed construction at Emmett Street Apartments, a 100-unit 100% affordable development in the heart of Logan Square. This project demonstrates the immense need for affordable housing, especially in gentrifying communities where Latino and Black families are being displaced. Our staff, Board, and partners came together to accomplish a successful, safe, and transparent waitlist opening and lottery process for Emmett Street Apartments, with nearly 700 people requesting an application.

We also ensured the preservation of Victory Apartments, which included the recapitalization and rehabilitation of 107 affordable apartments in nine vintage buildings, and construction was substantially completed at year end as well. We wrapped up the year with closing on financing and beginning construction on Lathrop Phase 1B, which includes the historic preservation of 74 apartments and an Advancement Center for residents.

It was a productive year and we continued to provide outstanding service to our residents while maintaining COVID-19 safety protocols. We worked collaboratively to submit hundreds of successful rental assistance applications on behalf of Bickerdike households. In partnership with Elevate Energy, we made progress on an electrification program at La Paz Place which converts these three buildings and 44 apartments to 100% electric power, including heating and cooling, electric appliances along with other measures to reduce our energy consumption as well as our carbon footprint.

After more than a year of social distancing and continued hardship for many in the face of COVID-19, we held over 100 events and programs for residents to come together, learn, and build community. Thanks to a generous grant, we were able to provide thousands of dollars of food support to Victory residents as part of the Resilient Communities Program.

This year's theme is *Grow with Us*, representing our immensely productive year and the exciting opportunity to expand our work. In this report, you will see what this means for Bickerdike and our legacy of community-driven development work. We invite all of our partners, supporters, members, and residents to grow with us as we accomplish our mission driven work in 2022 and beyond.

Sincerely



Joy Aruguete
Chief Executive Officer



Jerry Lumpkins
Board President

Queridos amigos y vecinos,

Durante otro año de adversidad para muchas familias debido a la pandemia del COVID-19, Bickerdike continúa sirviendo como un pilar de fuerza y resistencia en nuestras comunidades. En el final del 2021, nosotros reflexionamos sobre lo que ha sido un año lleno de desafíos, pero a la vez lleno de progreso y crecimiento. Durante 54 años nosotros hemos proveído viviendas estables y seguras a las familias de bajos y moderados ingresos de Chicago. Ahora más que nunca, nuestro trabajo es crucial para asegurar el bienestar y la vitalidad económica de nuestras comunidades.

Bickerdike ha dado enormes pasos en el avance de nuestro trabajo en el 2021. Nosotros completamos la construcción de Emmett Street Apartments, un desarrollo habitacional de 100 unidades 100% asequibles, en el corazón de Logan Square. Este proyecto demuestra la inmensa necesidad de viviendas económicas, especialmente en comunidades gentrificadas donde las familias latinas y negras están siendo desplazadas. Nuestro personal, Mesa Directiva, y socios se reunieron para lograr una apertura de la lista de espera y un proceso de lotería exitosos, seguros y transparentes para los Emmett Street Apartments con casi 700 personas solicitando una aplicación.

Nosotros también aseguramos la preservación de Victory Apartments, la cual incluía la recapitalización y rehabilitación de 107 apartamentos accesible en nueve edificios antiguos, y la construcción fué sustancialmente completada al fin del año. Nosotros terminamos el año cerrando la financiación y comenzando la construcción en Lathrop Phase 1B, la cual incluye la preservación histórica de 74 apartamentos y un Centro de Avance para residentes.

Fué un año muy productivo y nosotros continuamos proveyendo excelente servicio a nuestros residentes mientras que manteníamos los protocolos de seguridad por el COVID-19. Nosotros trabajamos en forma colaborativa para enviar cientos de aplicaciones exitosas para asistencia en el pago del alquiler para los residentes de Bickerdike. En asociación con Elevate Energy, nosotros avanzamos en un programa de electrificación en La Paz Place el cual convierte estos tres edificios y 44 apartamentos a un poder eléctrico de 100%, incluyendo calor y aire acondicionado, artefactos eléctricos y otras medidas para reducir nuestro consumo de energía al igual que nuestro impacto de carbono.

Después de más de un año de distanciamiento social y continua adversidad para muchos debido al COVID-19, nosotros celebramos más de 100 eventos y programas para los residentes para reunirse, aprender y construir comunidad. Gracias a una generosa donación, pudimos proveer miles de dólares de apoyo con comida a los residentes de Victory como parte del programa Comunidades Resilientes.

El tema de este año es *Crecza con Nosotros*, representando nuestro inmensamente productivo año y la oportunidad de expandir nuestro trabajo. En este reporte ustedes verán lo que esto significa para Bickerdike, y nuestro legado de trabajo de desarrollo para la comunidad. Invitamos a nuestros socios, miembros, partidarios y residentes a crecer con nosotros para lograr nuestra misión en 2022 y adelante.

Sinceramente,

Joy Aruguete
Directora Ejecutiva

y

Jerry Lumpkins
Presidente de la Mesa Directiva

Chicago's Housing Affordability Crisis



Bickerdike has served Chicago's northwest side since its inception in 1967. The organization was founded by local residents and organizers who joined forces to fight housing neglect, abandonment, and arson in the greater Humboldt Park area. Fifty-four years later, the housing challenges our communities face are vastly different. In recent decades, Chicago's northwest side has transformed physically and culturally. The same families who helped stabilize the area in the late sixties can no longer afford to stay in the communities they call home due to rising rents, home prices, and property taxes.

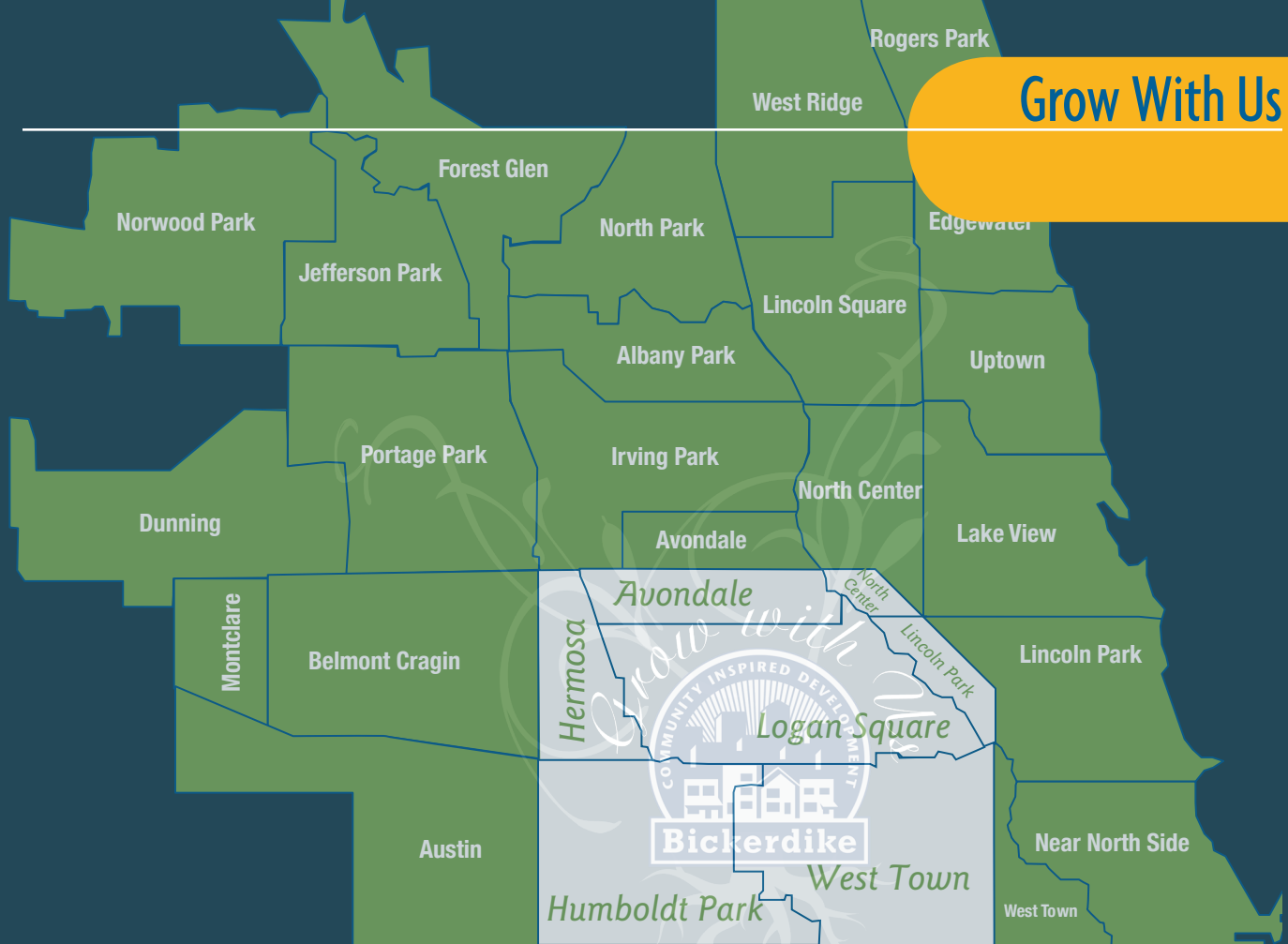
According to the U.S. Census Bureau data, the communities in Bickerdike's current area have experienced a significant loss of Black and Latino residents since 2000. For example, between 2010 and 2018 alone, Logan Square lost 35% of its Latino population and 8% of its Black population. According to research by the Institute for Housing Studies at DePaul University and many others, these families have been displaced primarily due to rising housing costs.

The northwest side has become a "zone of affluence" with sharply rising housing costs, due in part to its proximity to public transit, the Kennedy Expressway, and downtown. The area has become a very desirable place to live, and low and moderate-income families are being priced out with long-time residents being displaced to other parts of the city. A number of communities have gained substantial numbers of Latino residents, including Belmont Cragin, Portage Park and Austin, nearby Humboldt Park communities.

Black and Latino households are more likely to be renting than white ones, according to the Chicago Tribune, and more than 50% of Black and Latino households are cost burdened, meaning they pay more than 30% of their income on housing, compared to only 40% of white households.

According to DePaul's Institute of Housing Studies 2021 State of Rental Housing in Cook County, Chicago's North Side neighborhoods have lost the most affordable housing. Block Club Chicago reported that the study measures the loss of affordable housing as "rent increases to unaffordable levels, conversion to higher-cost or non-rental housing, or deterioration." By that definition, the study found that Logan Square/Avondale lost the most affordable housing of any "submarket" in Cook County.ð

Everyone, regardless of socioeconomic status or race, deserves to live in a safe, stable, and vibrant neighborhood. Bickerdike and our many community partners are committed to building and preserving affordable housing for decades to come. ♦



In 2005, Bickerdike identified the expansion of its membership area as a strategic priority. Expansion would make it possible for us to have an even greater impact by increasing community-based affordable housing development opportunities and serving more families. After years of consideration and planning, the Board of Directors recommended that an amendment to expand Bickerdike’s membership area be put forth to our voting members. It was put forth and approved at the 2021 Annual Membership Meeting.

This expansion makes it possible for Bickerdike to:

- 1 Build a stronger and broader membership base to inform and participate in our community-driven development;
- 2 Ensure that all future Bickerdike residents are Class A voting Bickerdike members;
- 3 Serve more low- and moderate-income families and individuals, including those who have been displaced from our current area;
- 4 Respond to the need for affordable housing development outside our current area that is not currently being met;
- 5 Develop more affordable housing that provides the benefits of being located near public transit, otherwise known as Equitable Transit-Oriented Development (ETOD).

As it has since our inception, the Bickerdike mission and vision will remain the same. We will continue to do what we do, just in a larger area and with more members. The greater Humboldt Park area will always be our home, our foundation, and our history. In fact, we currently have five projects underway in our legacy membership area. The expansion of Bickerdike’s work into new areas will occur slowly over time. Our mission, values, and commitment to community-driven affordable housing development will continue as strong as ever! ♦

Housing Development & Preservation

It was an outstanding year of accomplishment for Bickerdike's Housing Development and Preservation work. The new construction of Emmett Street Apartments, a 100-unit 100% affordable, equitable transit-oriented development in the heart of Logan Square, was completed in December 2021. Simultaneously, the rehabilitation of Victory Apartments, 107 affordable units in nine buildings, was also completed in December 2021. Financing closed and construction began on Lathrop Phase 1B in November 2021, which includes 74 units at the historic, mixed-income development. Lastly, we made progress on five future projects. We are deeply proud of these monumental achievements in 2021.

EMMETT TIMELINE

September 2014

Metropolitan Planning Council (MPC) Community Meetings

At three community meetings, hundreds of Logan Square residents gathered to share their desire for affordable housing at the Logan Square Blue Line Station.

January 2015

MPC Logan Square Corridor Development Initiative Released

The Initiative recommended the construction of an affordable and Equitable Transit-Oriented Development (ETOD) adjacent to the Logan Square Blue Line Station.

April 2019

Emmett Community Meeting

In partnership with the 35th Ward Alderman Carlos Ramirez-Rosa, the Logan Square Neighborhood Association, Logan Square Ecumenical Alliance and other local partners, we held a community meeting where the overwhelming majority of the over 500 attendees supported the project.

February/June 2020

Lawsuit / Lawsuit Dismissal

A group of "Not in My Backyard" (NIMBY) individuals sue Bickerdike in an attempt to stop Emmett Street Apartments. Four months later, the Cook County Circuit Court judge dismissed the case ruling that it lacked standing.

An Affordable Housing Journey: Emmett Street Apartments

Emmett Street Apartments is a state-of-the-art, equitable Transit-Oriented Development adjacent to the CTA Logan Square Blue Line train stop. The construction of the 100-unit environmentally sustainable, precast concrete building began in September 2020 and was completed in December 2021. The building features low-E windows, permeable paving materials, high-efficiency HVAC systems, and a green roof. Each unit will feature Energy Star appliances, low-flow plumbing fixtures, LED lighting, and more. Residents will enjoy an on-site community room, bike room, and commercial tenants located on the first floor. We are thrilled to welcome our new residents in early 2022.

As we celebrate the completion of construction, we reflect on the seven years of community organizing, planning, and coordination that this development, located at 2614 N. Emmett Street, took to come to fruition. ♦

September 2020
Construction Begins

August 2021
Lottery Day

Early 2022
Move-ins Begin

June 2021
Waitlist Opening Days

December 2021
Construction Complete

Spring 2022
Ribbon Cutting
Join us at the Ribbon Cutting to celebrate the opening of Emmett Street Apartments as well as the announcement of its official name! There will also be an exciting, community-informed art installation completed in 2022.

Housing Development & Preservation

Victory Apartments Preservation

Victory Apartments Preservation consists of 107 affordable units in nine vintage, multi-family buildings in the Humboldt Park, West Town, and Logan Square communities. Bickerdike completed the original rehabilitation of the buildings in 1990. The project was the culmination of an intensive organizing campaign to push the State of Illinois to fund its first affordable housing development in our community and it is named for the Victory of that campaign.

After 30 years of normal wear and tear, the buildings were ready for a second round of rehabilitation and upgrades. After securing financing—including 9% Low Income Housing Tax Credits, a Federal Housing Administration permanent loan, and donation tax credits—construction began in July 2020 on a building by building basis. Residents were temporarily relocated for three months while work in their building was underway. In December 2021, construction on the last building was completed. All Victory residents have returned to their newly rehabbed homes featuring air conditioning, new energy star appliances, LED light fixtures, cabinets, flooring, and more. We are thrilled to celebrate our latest preservation victory.

Victory Resident: Lilian Castro

In 1999, Lilian Castro moved into Victory Apartments as a single mother of three children ages 12, 9, and 7. Having lived in an high cost apartment in Logan Square, she felt grateful and blessed to move into an affordable Bickerdike apartment. Twenty two years later, she is a grandmother of 12, an active member of the Bickerdike community, and continues to work as a nurse's assistant saying "I love my career and I love helping others."



"Oh, I love it. Everything is updated, everything is nice. I don't want anybody to come in with shoes. I let you guys slide today, but that's my policy. I'm very happy with the remodel."

— Lilian Castro, Victory Apartments resident

Lathrop

Lathrop Homes were originally constructed in 1938 as one of the City of Chicago's first public housing developments. The Lathrop project is a long-term effort to convert Lathrop Homes from public housing into a cutting-edge, mixed-income development. This effort is led by Lathrop Community Partners, made up of Bickerdike Redevelopment Corporation, Heartland Alliance, and Related Midwest, in partnership with the Chicago Housing Authority. When ultimately completed, the site will house 1,116 units of mixed-income housing in the heart of the city. In 2019, Lathrop Phase 1A was completed which included the rehabilitation of 414 units across 16 historic buildings.

After years of effort and planning, we closed on financing for Phase 1B in October 2021. Phase 1B includes the construction of 74 units, an Advancement Center for residents, and office space for our Community Engagement Specialist. Construction began in November 2021 and will continue through early 2023. The financing and planning processes for Phase 1C (new construction of 45 units) and 1D (rehabilitation of 179 units) will continue in the coming years. Along with our partners, we have submitted applications for both projects to the City of Chicago's Low Income Housing Tax Credit program.

Nuestro Pueblo Preservation

The Nuestro Pueblo Apartments are located in the Humboldt Park, Logan Square, and West Town communities. This preservation project includes the recapitalization of the projects original 69 units, ranging from one to four-bedroom apartments, located in five buildings, as well as the six units that make up the historic Greenview Apartments, originally built in 1889. In 2021, we submitted an application to the City of Chicago's Low Income Housing Tax Credit (LIHTC) program and completed the Illinois Housing Development Authority (IHDA) Preliminary Project Application.

Boulevard Apartments Preservation

Boulevard Apartments Preservation is located along a historic boulevard in the Logan Square and West Town areas. The development consists of 70 units, ranging from studios to four-bedrooms apartments, in three buildings. This preservation project is currently on the same timeline as Nuestro Pueblo Preservation. Applications to the City of Chicago and IHDA have been submitted and are pending. ♦



Property Management

Bickerdike Apartments provides quality property management services to our 1,094 rental units, with a model that stems from our commitment to involve residents in the management of our buildings. When Emmett Street Apartments opens its doors in early 2022, the number of Bickerdike-managed rental apartments will increase to 1,194. It was a very eventful year as property management opened the waitlist for not only Emmett Street Apartments but also for other affordable properties.

Emmett Waitlist Opening

After months of preparation and marketing, the Emmett Street Apartments waitlist opened for three days in June. We made a special effort to advertise the openings in Bickerdike's current membership area to ensure that people in need of affordable housing were made aware of the opportunity. We distributed thousands of flyers to local organizations and businesses and worked closely with our partners to get the word out locally.

We worked diligently to make the Waitlist Opening days safe for all applicants, staff, and partners by taking temperatures at the door, maintaining social distance at all times, requiring masks, and sanitizing surfaces frequently. It was an all-hands-on-deck event with staff, Residents Council members, Board members, and the 35th Ward Alderman and his team assigned roles to make sure everything ran smoothly.

Despite heavy rain on all three days, and even a tornado warning in the area, nearly 700 people braved the weather to come to the Bickerdike office and receive an Emmett Street Apartments application. Since we opened the tax credit property waitlist, over 2,000 individuals have requested applications as well. This turnout and interest clearly shows the need for affordable housing in our communities.

Emmett Lottery Day

In August, the staff, Board members and Bickerdike residents reconvened to review returned pre-applications, identify qualified applicants and to assign waitlist numbers in a fair and transparent manner. The lottery process ensures that everyone who applied and qualifies has the same chance to be at the top of the list. Bickerdike residents and Board members were present to certify a fair and transparent process. ♦



Maintenance

We work tirelessly to maintain our 141 buildings day in and day out. As the COVID-19 pandemic continued through 2021, maintenance technicians and janitors remained critical frontline workers cleaning interiors, maintaining exteriors, responding to work orders, promptly addressing emergencies, preparing for inspections, coordinating capital work and so much more. This team and their leadership did outstanding work this year.



We are committed to sustaining and preserving our properties as quality, affordable housing in perpetuity. This is achieved through capital improvement planning and execution, diligent preventive maintenance, loan refinancing, investor exits, and all aspects of compliance.

La Paz Building Electrification Program

We are committed to reducing our energy consumption, and implementing strategies to reduce our overall carbon footprint. In partnership with Elevate Energy, an important strategy this year included the installation of new, high-efficiency electric appliances, HVAC systems, and solar panels at our three vintage La Paz Place buildings located in Logan Square. The retrofitting of these older buildings illustrated that we can lower carbon emissions, improve air quality, and save both Bickerdike and our residents money. New electric heat pumps will be installed in each unit to provide both heat in the winter and add central air conditioning in the summer. By switching from gas to all-electric appliances, tenants will see a decrease in their utility costs, especially as natural gas prices soar.

Preservation of La Estancia

La Estancia is a 57-unit affordable project in three buildings on Division Street that we developed in 2007. The project is approaching Year Fifteen, which means our limited partner investor, the National Equity Fund (NEF), can exit the project according to Low-Income Housing Tax Credit regulations. By exiting this partner, we move towards our goal of preserving the project as an important part of Humboldt Park's quality affordable housing.

Howard Apartments

Howard Apartments is a 49-unit affordable Single Room Occupancy (SRO) building located in the Wicker Park Historic District. In 1994, Bickerdike acquired and rehabbed the building, preserving and restoring its terracotta façade, terrazzo tiles, and historic lobby features. In 2021, Bickerdike signed a Section 811 Subsidy contract with the Illinois Housing Development Authority for 12 units to receive project-based subsidies. This will allow residents to pay no more than 30 percent of their income toward rent while providing the project with Fair Market Rents, which will improve the operating position of the property. This contract makes it possible for very low-income residents to continue to live in this historic, equitable transit-oriented development. ♦

Safety

We worked diligently to keep our residents safe as crime rates—particularly shootings and carjackings—increased across the city in 2021. We worked closely with local police, patrolled hotspots, and investigated incidents, as well as installed additional security cameras and devices. We coordinated several positive presence events in areas experiencing high rates of crime, and connected residents to mental health services.

Community & Resident Engagement



We had an active and exciting year hosting a total of 123 events, meetings, and programs and collaborating with many local partners. Through doorknocking, flyering, and one-on-one conversations, we reached all 1,094 Bickerdike households and 414 Lathrop households many times over. In addition to the events, we were active in the community at neighborhood block parties, housing fairs, and community meetings.

Residents Council

Residents Council is a group of Bickerdike residents who serve as liaisons and leaders in our work. This year's Residents Council events included an Easter Egg Hunt, a Graduation Celebration, three Tenant Site Mixers, a New Resident Welcome, and the Annual Holiday Fest. The Council did an outstanding job planning events that were engaging as well as COVID-19 safe. Council members were instrumental in supporting many other events throughout the year including the Emmett Street Apartments Waitlist Opening, Wellness Club, and Garden events.

Wellness Club

After a hiatus due to the pandemic last year, the Wellness Club was back in full force in 2021. Between April and October, they held 29 events and programs with nearly 200 residents and community members participating. Programming included an eight-week course called Eating Smart Being Active in partnership with the University of Illinois, yoga sessions, and adolescent mental health workshops. The partnership with the AMITA Health Farmer's Market continued, providing fresh produce and extended SNAP benefits to Bickerdike residents.

Garden Committee

It was a fruitful year at the Bickerdike gardens. From March to October, there were a total of 16 events held at the gardens and five service days with nearly 700 residents and community members participating. With the help of dedicated volunteers, they constructed four raised concrete beds that allow for more accessible gardening. In July, the 14th District Police held two United in Prayer events in the gardens, one of which was attended by Mayor Lori Lightfoot and Superintendent of Police David Brown. They received a tour and residents enjoyed meeting two City leaders. The Committee also partnered with many organizations throughout the year to help provide exciting and engaging programs to residents including ArtSpace, BUILD Chicago, Chicago Mobile Makers, Urban Pilón, Pinot's Palette, and West Town Bikes.

Lathrop

Community engagement at Lathrop was outstanding in 2021 with over 900 Lathrop residents and community members participating in events and programs throughout the year. We hosted a total of 29 events on site including an Easter Egg Hunt, School's Out BBQ, Back to School Bash, Fall Fest, Thanksgiving Turkey Giveaway, and a Holiday Event. Partnerships with the Linda & Bill Gantz Boys & Girls Club, the 1st Ward Alderman's office, the 19th District Police, the Chicago Housing Authority, the Lathrop Woodshop Collective, and many other organizations remain essential for the success of this work. ♦



Resources for Residents

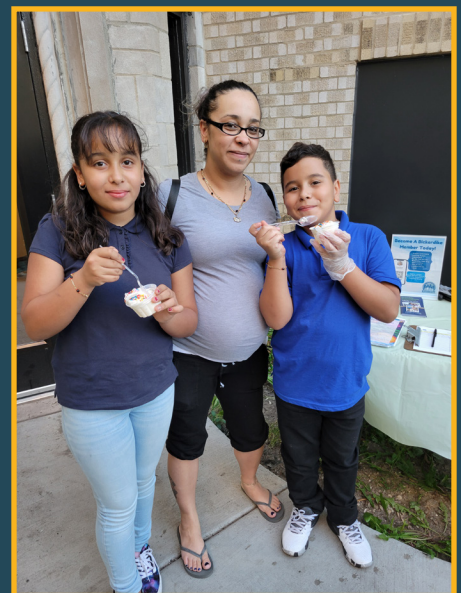


Victory Apartments Resilient Communities Program

In April 2021, we launched this program thanks to a generous donation. The program provided funding for direct food support to Victory Apartments residents. Each month, all Victory households were eligible to receive a gift certificate to Cermak Produce or Top Box Foods, a non-profit food delivery service. Each family received between \$100 and \$300 per month depending on household size. We also held monthly health and nutrition programming such as cooking demos, healthy eating classes, and a “Rethink Your Drink” event. The program has been very well received by residents and will continue through March 2022.

Rental Assistance

Through fine-tuned coordination, we submitted hundreds of successful rental assistance applications in conjunction with and on behalf of struggling Bickerdike households. This assistance made it possible for households, especially those who have been hardest hit by COVID-19, to remain safe and stable in their homes. Through government and private sponsored rental assistance programs, our residents have received nearly \$1 million in rental assistance. ♦





Technical Resources & Information

Helping Seniors Live Independently: For more than thirty years, Bickerdike has carried out improvements, repairs, and accessibility adaptations in seniors' homes so they can continue to live independently through the Small Accessible Repairs for Seniors (SARFS) Program.

Technical Assistance: With over five decades of affordable housing experience, Bickerdike offers information on property taxes, the building permit application process, zoning laws, foreclosures, credit repair, and more. When necessary, we point people to specialists in those areas so they receive the most accurate and up-to-date information. Through our Technical Assistance (TACOM) Program, we made this information available to 568 individuals this year.

COVID-19 Support: Bickerdike connected hundreds of residents to COVID-19 resources and information including where and how to get tested and vaccinated. We coordinated several on-site testing clinics and vaccination days and distributed over 3,300 packs of free masks at events.

Humboldt Park Portal: Since 2010, the Portal has served as a locally-controlled information center powered by and for the greater Humboldt Park community. Local residents and organizations continue to submit news and events that is then shared via a weekly newsletter and on social media. Having a streamlined place to promote local happenings helps keep our community informed and engaged. ♦

Jeanette Crespo

Jeanette Crespo has been a Bickerdike resident for 33 years. She remembers waiting in line to pick up an application when her eldest son was just one week old. Jeanette raised four children in Bickerdike housing and now a six-year-old granddaughter. In recent years, she has become an active and engaged member of the Bickerdike community. She serves on the Residents Council representing West Town, participates in Wellness Club and garden activities, and supports community organizing at many events.

“A principio yo pensaba, no quiero—soy un poco tímida. Tal vez por eso no la hacía. Pero a medida que ya me metí en todo esto, me gustó. Me gustó como la gente trataba a uno tan bien. Veía que todos era como una familia y eso si me llamaba la atención. Y por eso me involucré en todo esto.”

“At first I thought, I don't want to—I'm a bit shy. Maybe that's why I didn't do it. But as I got into all this, I liked it, and I liked how people treated each other so well. I saw that everyone was like a family and that caught my attention. And that is why I got involved in all this.”

Who We Are/Quienes Somos

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. Over 450 individuals and 40 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 of Directors

Bickerdike's 14-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 and our work.



Board of Directors

Jerry Lumpkins, President
Freddy Calixto, Vice President
Clifton Johnson, Treasurer
Cynthia Lloyd, Secretary

Jason Ben, Director
Colin Bird-Martinez, Director
Gregory Bork, Director
Antoinitta Hall, Director
Maureen Hellwig, Director

Raul Morales, Director
Andrea Ruiz, Director
Diane Spires, Director
Alex Wilson, Director
Joy Aruguete, Chief Executive Officer



Staff

For 54 years, Bickerdike has employed a community-hiring preference to foster local economic development, creating employment opportunities for local residents. More than half of our staff are residents of the neighborhoods we serve, and a number live in our housing. ♦



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
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
Federal Home Loan Bank of Chicago
IFF
Illinois Housing Development Authority
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 Credit Union
PNC Bank N.A.
US Bank, N.A.
Wells Fargo Bank, N.A.
Wintrust Bank

TECHNICAL CONSULTANTS

Architctural

HED
Landon Bone Baker Architects
Lisec Architects
Nia Architects
Pappageorge Haymes Partners

Accounting

RubinBrown LLP

Legal

Applegate & Thorne-Thomsen, P.C.
Fox Rothschild LLP
Freeborn & Peters LLP
Halsted Law Group
Laner Muchin
Madigan & Getzendanner

Technical and Educational Service

11th District Chicago Police Department
14th District Chicago Police Department
19th District Chicago Police Department
ABT Temporary Services, Inc.
American Marketing Services, Inc.
Amberleaf Cabinetry
AMITA Health
Archi-treasures
ArtSpace Chicago
Better Business Planning
BUILD Chicago
Building Permits, Inc.
Careers in Nonprofit
Center for Changing Lives
Center for Conflict Resolution Chicago
Center for Neighborhood Technology
Cermak Produce #4
Chicago Maritime Arts Center
Chicago Public Art Group
Chicago Rehab Network
Chicago Youth Centers
Concord Press
Control Inc.
Elevated Chicago
Imperial Surveillance
ETS Technology Solutions
Elevate Energy

Framework IT
Genesis Technologies
Gorda, Rosa & Parks
Héctor Duarte
Hermosa Medical & Diagnostic Center
Hirewell
La Casa Norte
Lakeshore PBS
Lathrop Woodshop Collective
Linda & Bill Gantz Boys & Girls Club of Chicago
Lincoln Park Boat Club
Linn-Mathes Inc.
Logan Square Chamber of Commerce
Logan Square Ecumenical Alliance
Logan Square Neighborhood Association (LSNA)
Logan Square Preservation
Lozada Carpet Installations
Mr. Brick
Mr. Porch
Multivista
MYL Cleaning Inc.
Nationwide Financial Company
Near West Side Community Development Corporation
Pagan Security Consultants
Puerto Rican Cultural Center
Responsible Investment Group, LLC/LPL Financial
Scion Staffing, Inc.
Sentry Safety Solutions
SEIU Local 1
Sonitrol
TACT-1 LLC
Tax Credit Assurance, Inc.
The Puerto Rican Agenda of Chicago
Top Box Foods
Trikona Yoga Co.
University of Illinois Health
USI Insurance Services, LLC
VEC Inc.
Verizon
West Humboldt Park Development Council
West Town Bikes

DEVELOPMENT PARTNERS

Heartland Housing
Pennrose, LLC
Related Midwest

Our Partners and Supporters

Our Supporters

FOUNDATIONS AND CORPORATIONS

A-Arrow Sewerage & Drainage Corporation
Applegate & Thorne-Thomsen, P.C.
Bank of America
Capital One
Carsello Engineering, Inc.
City of Chicago
Erie Family Health Centers
Field Foundation
Framework IT
Gremley & Biedermann Land Surveyors
Harris Bank
Heartland Alliance
Huntington Bank
Joyce Foundation
McMaster-Carr
National Equity Fund
Polk Bros. Foundation
Pure Growth Project
Related Midwest
Revolution Brewing
Supreme Laundry Service, LLC
US Bank
WP & HP White Foundation

INDIVIDUALS

Joy Aruguete
Jason Ben
Colin Bird-Martinez
Gregory Bork Jr.
Maria Botello
Alfredo Calixto
Jacob Caplan
Jeff Cui
Ivette De Leon
Malcolm Edgerton
Andrea Elliott
Maureen Hellwig
Clifton Johnson
Libby Juliã
Michael Kaplan
Peter Landon
Cynthia Lloyd
Julie Garfield & Kevin Longstreth
Jerry Lumpkins
Jose Martinez
Raul Morales
Verline Owens
Thomas Raleigh
Michelle Recker
Aaron Rubens
Andrea Ruiz
Santiago Sanchez
Christopher Skrable
Diane Spires
Arvin Villanueva
Sarah Wick
Alex Wilson

IN-KIND

1st Ward Alderman Daniel La Spata
27th Ward Alderman Walter Burnett, Jr.
Andrew J. Mooney and Mary A. Laraia
Amy Olson
Cermak Produce #4
Chicago White Sox
Esther Knox-Dekoning
Genesis Technologies
Greg and Paula Bork
Héctor Cuadra
Herrera Landscape & Snow Removal, Inc.
Huntington Bank
Linn-Mathes, Inc
Lou Malnati's Pizza
Revolution Brewing
Urban Pilón
USI Insurance Services

GARDEN VOLUNTEER GROUPS

DePaul University
Northwestern Feinberg School of Medicine
Northern Trust
Volunteering Untapped



Statement of Financial Position

Bickerdike Redevelopment Corporation

Statement of Financial Position

September 30, 2021

ASSETS

Current Assets

Cash & Cash Equivalents	\$12,549,930
Accounts Receivable & Others	<u>\$4,777,778</u>
Total Current Assets	<u>\$17,327,708</u>

Fixed Assets

Land, Net Building, Office Furniture & Equipment	<u>\$2,173,525</u>
Total Fixed Assets	<u>\$2,173,525</u>

Other Assets

Other Investment & Partnership	\$4,721,949
Note Receivable & Others	\$58,895,058
Predevelopment Cost/Other Land	<u>\$1,784,590</u>
Total Other Assets	<u>\$65,401,597</u>

TOTAL ASSETS	<u>\$84,902,830</u>
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LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$363,894
Accrued Expenses & Others	<u>\$110,587</u>
Total Current Liabilities	<u>\$474,481</u>

Other Liabilities

Due to HEDF	<u>\$55,749</u>
Total Other Liabilities	<u>\$55,749</u>

TOTAL LIABILITIES	<u>\$530,230</u>
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Net Assets

Total Fund Balance	\$84,372,599
NET ASSETS AS OF SEPTEMBER 30, 2021	<u>\$84,372,599</u>

TOTAL LIABILITIES AND NET ASSETS	<u>\$84,902,830</u>
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Note: Unaudited Statement of Financial Position as of September 30, 2021



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. Join today!

Visit www.bickerdike.org/membership
or call us at 773.278.5669 to become a member.

Donate

Help advance our mission by making a gift at
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.

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