

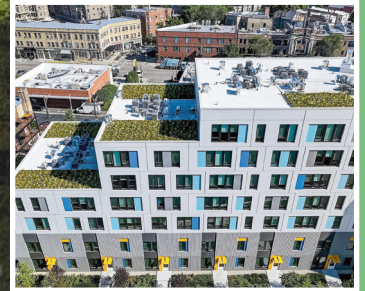
2023 Annual Report

Bickerdike Redevelopment Corporation

Innovating for Tomorrow



Green roofs remove heat from the air through the process of evapotranspiration, and also act as insulators for buildings, reducing the energy needed to provide cooling and heating.





Mission

Bickerdike Redevelopment Corporation is committed to the redevelopment of Chicago's north side 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 diversity of Chicago's neighborhoods, while improving economic conditions for residents. We carry out our mission by: providing high quality affordable housing, confronting gentrification and displacement, promoting economic development by creating and preserving jobs, and advocating for equitable allocation of 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. Collaborating 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

Bickerdike Redevelopment Corporation está comprometido al desarrollo de las comunidades de la parte norte de Chicago por y para el beneficio y control de los residentes de ingresos bajos y moderados de estas áreas. Estamos profundamente dedicados a la preservación de la diversidad étnica y cultural de los barrios de Chicago, mejorando las condiciones económicas de los residentes de la comunidad. Llevamos a cabo nuestra misión a través de proveer viviendas de calidad a precios razonables, confrontando la gentrificación y el desplazamiento, promoviendo programas de desarrollo económico a través de la creación y la conservación de empleos en nuestra comunidad y abogando 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. Colaborar con otras organizaciones y con otros que comparten la visión de una lucha comunitaria colectiva para controlar nuestro destino es un componente integral de la misión de Bickerdike.

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LETTER FROM THE PRESIDENT AND THE CHIEF EXECUTIVE OFFICER

Dear Friends,

As we reflect on the past year and look to the future, Bickerdike Redevelopment Corporation remains committed to innovation, sustainability, and equity. The challenges and achievements of this past year have strengthened our dedication to redevelopment that benefits low and moderate-income families.

The impact of the housing shortage and rising costs have affected us all, particularly putting immense pressure on low-and moderate-income families, especially in Black and Latino communities. Today, most low-income renters spend more than half their income on housing.

In 2023, we closed out three projects: Victory Apartments, Lucy Gonzalez Parsons Apartments, and Lathrop Phase 1B. Boulevard Apartments Preservation reached a significant milestone, closing on financing and commencing construction. The preservation of the historic Boulevard Apartments will include environmentally sustainable design and features, including all-electric energy.

Lucy Gonzalez Parsons Apartments, our flagship Equitable Transit-Oriented Development, won recognition at the Chicago Neighborhood Development Awards for Architectural Excellence in Community Design. We are excited to continue this journey with projects like the 96-apartment Metropolitan L Apartments at 2525 N Kedzie and the 90-apartment 5853 Broadway development that bring sustainable, affordable housing close to public transportation hubs.

Our team retrofitted three developments with green technology to preserve long-term affordability and improve environmental impact — Howard Apartments, Nuestro Hogar, and La Paz Place — by installing renewable electric energy systems that reduced maintenance expenses, lowered utility bills, and improved resident health and comfort.

Our property management and maintenance teams ensured the on-going operational sustainability and curb appeal of our 140 buildings.

Bickerdike's Wellness Club has also evolved into a dynamic resource for community well-being. What began as a response to concerns about gentrification along the 606 Trail has grown into a holistic initiative focusing on physical, mental, and financial health that continues to bridge residents with local resources.

Bickerdike's commitment to affordability extends to sustainability as we pioneer eco-friendly affordable housing. Our innovative strategies aim to create a healthier, sustainable environment, improve residents' well-being, reduce utility bills, and foster cost-efficiency.

Thank you for being an integral part of this transformative journey. Join us in Innovating for Tomorrow!

Warmly,



*Clifton Johnson
President, Board
of Directors*



*Joy Aruguete
Chief Executive
Officer*

CARTA DEL PRESIDENTE Y DE LA DIRECTORA EJECUTIVA

Queridos amigos

Mientras reflexionamos sobre el año pasado y miramos hacia el futuro, Bickerdike Redevelopment Corporation sigue comprometida con la innovación, la sostenibilidad y la equidad. Los desafíos y logros del año pasado han fortalecido nuestra dedicación al desarrollo que beneficia a las familias de bajos y moderados ingresos.

El impacto de la escasez de vivienda y del aumento de los costos nos han afectado a todos, particularmente poniendo una enorme presión sobre las familias de bajos y moderados ingresos, particularmente las comunidades negras y latinas. Hoy en día, la mayoría de los inquilinos de bajos ingresos gastan más de la mitad de sus ingresos en vivienda.

En 2023, cerramos tres proyectos: Victory Apartments, Lucy González Parsons Apartments y Lathrop Fase 1B. Boulevard Apartments Preservation alcanzó un éxito significativo, cerrando financiamiento y comenzando la construcción. La preservación de los históricos Boulevard Apartments incluirá diseño y características ambientalmente sostenibles, incluyendo energía totalmente eléctrica.

Lucy González Parsons Apartments, nuestro primer desarrollo orientado al tránsito equitativo ganó el reconocimiento en los Chicago Neighborhood Development Awards por la Excelencia Arquitectónica en Diseño Comunitario. Estamos emocionados de continuar este viaje con proyectos como el Metropolitan L Apartments en 2525 N Kedzie y los desarrollos de 5853 Broadway que traen viviendas sostenibles y asequibles cerca de centros de transporte público.

Nuestro equipo modernizó tres desarrollos con tecnología verde para preservar la asequibilidad a

largo plazo y mejorar el impacto ambiental — Howard Apartments, Nuestro Hogar y La Paz Place — que instalaron sistemas de energía eléctrica renovable que redujeron los gastos de mantenimiento y las facturas de servicios públicos y mejoraron la salud y la comodidad de los residentes.

Nuestros equipos de administración y mantenimiento de propiedades aseguraron la sostenibilidad operativa y el atractivo exterior de nuestros 140 edificios.

El Club de Bienestar de Bickerdike también se ha convertido en un recurso dinámico para la comunidad. Lo que comenzó como una respuesta a las preocupaciones sobre la gentrificación a lo largo del camino 606 se ha convertido en una iniciativa holística centrada en la salud física, mental y financiera que continúa uniendo a los residentes con recursos locales.

El compromiso de Bickerdike se extiende a la sostenibilidad mientras somos pioneros en viviendas asequibles ecológicas. Nuestras estrategias innovadoras tienen como objetivo crear un ambiente más saludable y sostenible, mejorar el bienestar de los residentes, reducir las facturas de servicios públicos y fomentar la eficiencia en costos.

Gracias por ser una parte integral de este viaje renovador. ¡Únete a nosotros en Innovando para el Mañana!

Sinceramente,



*Clifton Johnson
President, Board
of Directors*



*Joy Aruguete
Chief Executive
Officer*



AFFORDABLE HOUSING BRIDGING THE RACIAL WEALTH GAP

Our city is experiencing a housing crisis. Chicago must build approximately [120,000 new affordable homes and apartments](#) to meet the current demand — or about one new affordable home for every two that exist already.

This issue isn't new. After the 2008 housing bubble burst, construction on new homes and apartments nearly stopped. Far fewer homes have been built over the last decade than were needed. This shortage has led to rising costs, including rent. Between May 2022 and May 2023 alone, median rent in Chicago increased [15% from \\$1,700 to \\$1,950 a month](#).

The effects of the housing shortage disproportionately impact low and moderate-income people, especially Black and Latino communities. [More than 200,000 low and moderate-income families are waiting for affordable housing](#). Nearly all low and moderate-income households cannot afford their rent, with most spending more than half of their income on housing.

This housing shortage is crippling our local economy, stunting economic growth, and eliminating opportunities to build wealth for low and moderate-income Chicagoans — particularly Black and Latino families. As the cost of living in the city rises, every penny saved matters.

Building more affordable housing is critical. [In 2023, about 6,000 apartments were constructed in the Chicago metro region, yet 90% were luxury apartments](#). Chicago ranked behind smaller cities like Denver, Raleigh, Nashville, Tampa, and Charlotte for the number of new apartments built last year. Cities that built the most new affordable housing, [like Minneapolis](#), had the lowest inflation rates in the country, and median rents were stable or even declined.

The racial wealth gap in Chicago, fueled by generations of racist economic development policies, cannot be ignored. Constructing more affordable housing will give low and moderate-income Black and Latino Chicagoans — the majority of Bickerdike residents — an affordable place to live, creating opportunities for wealth generation that close the racial wealth gap while lifting future generations out of poverty.

As rents rise across the city, higher-income White residents have displaced lower-income Black and Latino residents, contributing to gentrification. Logan Square, for instance, lost 35% of its Latino population between 2000 and 2013, while the White population ballooned 44% during the same time. For more than 50 years, Logan Square was a majority Latino neighborhood, but in the last three years, it has become mostly White as tens of thousands of low and moderate-income families are pushed out.

Studies have found that closing the housing gap for Black and Latino Chicagoans would lead to various benefits, including:

- 30% reduction in the homicide rate,
- 83,000 additional college degrees earned, and
- \$8 billion in economic growth as Black and Latino Chicagoans save more, spend more, start businesses, obtain additional education, and create wealth.

As one of the nation's oldest and most successful nonprofit community development corporations, Bickerdike is expertly positioned to tackle this crisis and is committed to investing in the future of our city. By bridging the racial wealth gap, we narrow the disparities that have plagued our communities for far too long.

Affordable housing is not just about providing shelter. It's about providing opportunity, equity, and hope. Chicago's future is in our hands; together, we can transform it into a place where everyone can thrive.

The time is now. Let's make affordable housing a cornerstone of our city's inclusive prosperity. ■

- **120,000 affordable homes must be built to meet today's needs.**
- **\$8 Billion in economic growth generated from building more affordable housing.**

HOUSING DEVELOPMENT & PRESERVATION



BOULEVARD APARTMENTS PRESERVATION: RENEWING THE PAST WITH TECHNOLOGY OF THE FUTURE

The year 2023 marks a significant milestone for Boulevard Apartments Preservation as Bickerdike secured the necessary financing and commenced construction. This endeavor is another step towards a brighter future for our communities.

For several years, Bickerdike has been working diligently to preserve and revitalize 70 affordable apartments in three beautiful, historic buildings in West Town, Humboldt Park, and Logan Square collectively known as the Boulevard Apartments. As part of this exciting renovation, residents are temporarily relocated into apartments of similar quality in the surrounding neighborhoods.

These old buildings are being modernized with sustainable green technology updates. All-electric heat pumps will replace window AC units and gas heat, reducing utility bills with cost-saving efficiencies while reducing greenhouse gas emissions. Appliances will also be replaced with all-electric Energy Star appliances. All windows will be replaced or repaired, which will reduce energy loss. Green roofs will ensure storm

water diversion and help prevent flooding as well as remove heat from the air and act as building insulators. Water conserving fixtures will reduce use of this precious resource. Improved ventilation and the elimination of natural gas will increase indoor air quality and resident quality of life.

This renovation isn't just about preserving historic apartments; it's about ensuring they remain affordable for generations to come. Bickerdike's vision is to blend the beauty of the past with the innovations of the present. By preserving history and introducing eco-friendly solutions, we're creating a greener, more affordable future for all. ■



HOUSING DEVELOPMENT & PRESERVATION (CONT)

EQUITABLE TRANSIT-ORIENTED DEVELOPMENTS: PAVING THE WAY FOR A SUSTAINABLE AND INCLUSIVE FUTURE

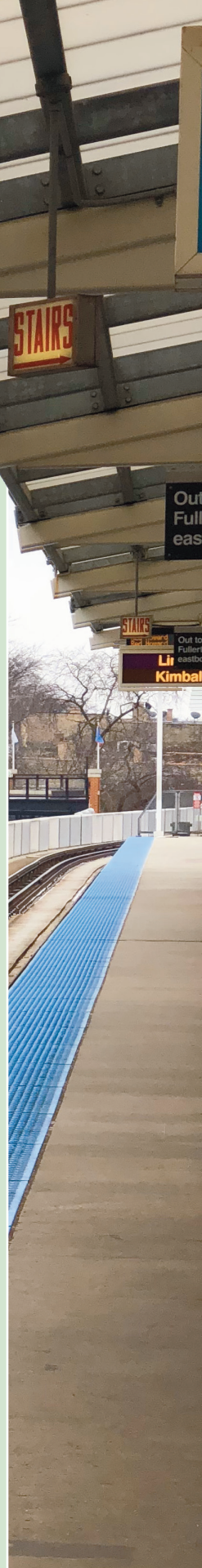
In an era when urban planning embraces innovation, sustainability, and inclusivity, Equitable Transit Oriented Developments (ETODs) are taking the lead in redefining the landscape of future development. Bickerdike's recently completed Lucy Gonzalez Parsons Apartments — hailed as Chicago's flagship ETOD — sets a compelling precedent for what's to come. As we look ahead, the future of affordable housing development is focused on ETODs. Bickerdike believes in the transformative power of these projects and that they are the guiding light to a brighter, more equitable future.

METROPOLITAN L APARTMENTS

Nestled across the Logan Square Monument from the iconic Lucy Gonzalez Parsons Apartments, the future Metropolitan L Apartments is the next step in Bickerdike's journey towards innovative, sustainable, and inclusive housing. Located at 2525 N. Kedzie, this development was named after the historic L terminus before the now Blue Line was extended to reach O'Hare Airport. Currently an underutilized, half-vacant property, this ETOD will be constructed using the latest in green technology, revitalizing the site of the once-bustling transportation hub. Metropolitan L Apartments will provide 96 affordable homes once completed.

5853 N BROADWAY

This opportunity was brought to Bickerdike by leaders in the Edgewater community who saw the potential of the land for redevelopment. This ETOD in Edgewater will offer 90 affordable apartments at the site of a former City Streets & Sanitation building. Situated near the Thorndale Red Line Station, Broadway Armory, and just blocks from the Lakefront — this environmentally sustainable development will be all electric, including solar panels on a green roof, all electric appliances, and infrastructure ready for electric vehicle charging stations in the future.





LATHROP PHASE 1B

Lathrop is a mixed-income revitalization of the former Julia C. Lathrop Homes. The project is led by Lathrop Community Partners comprised of Bickerdike Redevelopment Corporation and Related Midwest. It is currently proceeding in phases and will include 1,116 mixed-income apartments when complete. Lathrop Phase 1B includes 74 apartments and was completed and fully occupied in the summer of 2023. Lathrop Phase 1C is in predevelopment and will include rehab and new construction, providing several hundred mixed-income apartments, including critically needed handicap accessible apartments.

NUESTRO PUEBLO APARTMENTS PRESERVATION

Nuestro Pueblo Apartments Preservation is the preservation and rehabilitation of 75 affordable apartments located in six separate buildings in the West Town and Logan Square neighborhoods. Nuestro Pueblo will undergo a green retrofit similar in scope to Boulevard Apartments Preservation. ■



Award-Winning Innovation

Bickerdike Redevelopment Corporation's Lucy Gonzalez Parsons Apartments won second place at the 2023 Chicago Neighborhood Development Award for Architectural Excellence in Community Design. This equitable transit-oriented project, eight years in the making, defied gentrification and a small but vocal community opposition to provide 100 affordable units for community residents.

Scan the QR code to watch our award video: #CNDA29 Winner: Lucy Gonzalez Parsons Apartments



PIONEERING TOMORROW'S SUSTAINABLE AFFORDABLE HOUSING

In the pursuit of a brighter and greener future, Bickerdike stands as a national industry leader, shaping tomorrow's sustainable, affordable housing landscape. With a steadfast commitment to innovation, forward-thinking strategies, and a strong focus on the environment, residents' well-being, and cost-efficiency, Bickerdike is on a mission to revolutionize how we build and manage affordable housing.

One of Bickerdike's primary goals is to transition from fossil fuels to green, renewable energy sources. By making this shift, we reduce our carbon footprint and foster a healthy living environment for our residents. Green energy is sustainable and more cost-effective in the long run, particularly when sourced from renewable resources such as solar, wind, and geothermal.

Bickerdike's innovative strategies go beyond mere environmental concerns. They extend to improving our residents' health and well-being while reducing their utility bills. Focused on electrification and decarbonization, we aim to eliminate fossil fuel energy sources and replace them with cleaner alternatives. This approach results in a healthier, more cost-efficient living experience for our residents.



Green roofs have been proven to help reduce heat islands, reduce and slow stormwater runoff, and filter pollutants from rainfall.

Bickerdike has taken concrete steps towards implementing these green strategies. In partnership with a national sustainability-focused nonprofit, Elevate Energy, Bickerdike has retrofitted several properties using innovative, first-of-its-kind strategies. Solar panels and geothermal systems have been successfully installed at several properties, showcasing our dedication to sustainable living.

At La Paz Place, natural gas stoves were replaced with electric ones, which studies have shown improves resident health since gas stoves can harm vulnerable residents like children and the elderly due to gas leakage. La Paz also replaced its heating and hot water systems with all-electric systems that improved efficiency and provided central AC to residents for the first time. This transformative partnership has increased energy efficiency and made residents' lives more comfortable.

Our efforts have not gone unnoticed. Residents at Nuestro Hogar saw their stoves replaced with electric ones, and heat pumps were added, leading to substantial reductions in maintenance costs and utility bills. Most notably, residents reported improved comfort and that their apartments stayed cooler in the summer and warmer in the winter.

Our goal is to set a heightened standard for future housing. This means using technologies like heat pumps, green and cool roof systems, and solar panels, as well as eco-friendly design and materials to create homes that are budget-friendly, good for your health, and gentle on the environment.

Bickerdike is all about creating and operating sustainable, smart, and affordable housing. We're not just thinking about tomorrow; we're planning for generations to come. Join us in working to build a greener and more affordable future for everyone. ■





PROPERTY MANAGEMENT AND MAINTENANCE

OPERATIONAL SUSTAINABILITY

Our property management and maintenance teams grew and evolved to ensure the operational sustainability and curb appeal of our 140 buildings containing 1,194 quality affordable apartments.

IMPROVING SERVICES FOR RESIDENTS

Bickerdike is dedicated to enhancing our residents' experience living in a Bickerdike property. This includes expanding and structuring Property Management and Maintenance to ensure we are serving our residents in the best way possible. ■



ASSET MANAGEMENT

FOCUSING ON THE FUTURE

Bickerdike continues to focus on preserving Bickerdike buildings, including engaging in long term capital planning that enhances the operating sustainability of our housing, making buildings more environmentally sustainable — saving energy, money, and the environment. In partnership with Elevate Energy, Bickerdike has been engaging in several innovative retrofits to improve historic buildings and make them healthier for residents and the environment.

ELECTRIFICATION RETROFITS

LA PAZ PLACE

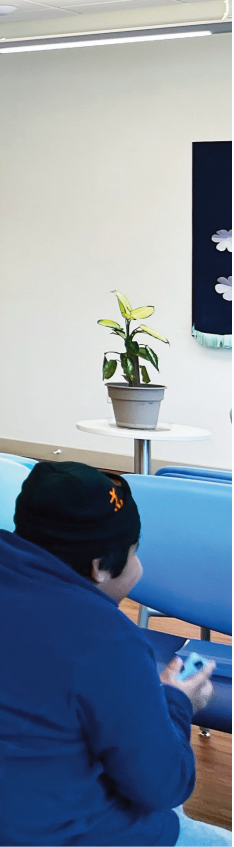
La Paz Place recently underwent an electrification conversion upgrade. All natural gas stoves, water heaters, and furnaces were replaced with Energy Star electric stoves, water heaters, and heat pumps. Solar panels were also added to the roofs at La Paz to provide electricity production to apartments.

NUESTRO HOGAR

Bickerdike retrofitted Nuestro Hogar to replace fossil fuel stoves and furnaces with electric stoves and heat pumps. These upgrades will save residents and Bickerdike on energy bills, improve air quality, and lower carbon emissions.

HAROLD WASHINGTON UNITY RESTRUCTURING

Harold Washington Unity is undergoing a restructuring, in collaboration with the City of Chicago and HUD, to make upgrades to the 18 buildings (87 apartments) eliminate debt, and make the project more sustainable for decades to come. ■





COMMUNITY ENGAGEMENT & ORGANIZING

WELLNESS CLUB

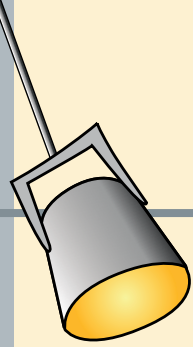
Founded as the “Walking Club” in response to concerns about gentrification along the 606 Trail, the Club has since transformed into a dynamic community resource focused on holistic well-being. Regular walks along the 606 helped ensure that the resource was for everyone. The Club has since grown and now emphasizes various facets of wellness, encompassing physical, mental, spiritual, and financial health. Collaborating with local nonprofits and small businesses, the Wellness Club continues to connect residents and local resources. In 2023, the Wellness Club offered many activities, from dance workouts and healthy cooking classes to financial literacy, art therapy, and—of course—walks along the 606.

LATHROP

For generations, a massive fence stood between the Lathrop community and the Chicago River, preventing residents from enjoying its waters. However, when Lathrop Community Partners, comprised of Bickerdike and Related Midwest began revitalizing Lathrop, we tore down the fence and connected the river to Lathrop’s green spaces. Today, Lathrop’s River Revitalization is in full swing, giving many residents their first experience on the river, including a youth summer camp in collaboration with several community partners. The camp’s curriculum covered river ecology, boating safety, the impact of pollution, and even a live crane rescue.

To create a body representative of Lathrop’s diversity, the Lathrop Ambassadors were formed. Based on the Trusted Space Model, residents are welcome to join and help organize events, address resident concerns, and act as liaisons between Lathrop Community Partners and residents. Ambassadors meet regularly and have hosted several family-friendly events in 2023, including an Easter Brunch, a Back-to-School event, a Halloween party, and Thanksgiving and holiday celebrations. ■





RESIDENT SPOTLIGHT: *Nivea Sandoval*

Long-time resident Nivea Sandoval has become a voice for her neighbors at Lathrop. Affectionately known as the “Mayor of Lathrop,” residents often go to Nivea with concerns knowing she will listen and advocate for them. When she’s not helping at Lathrop community events, you can find her volunteering at the local pantry. She’s also a Lathrop Ambassador, one of a cohort of representative resident leaders.

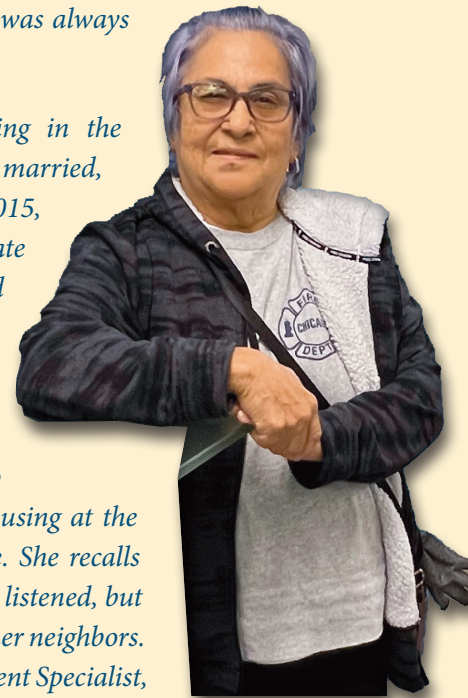
Nivea immigrated to Chicago in 1970. Over the next decade, she had two sons — Roberto and Edgar — and then in 1984, they all moved into a Lathrop row home. “It was a tough time, but my sons were my pride and joy,” Nivea says, “I was always close by to protect them.”

Nivea built a community for her family at Lathrop, working in the neighborhood and raising her sons, who grew up, moved out, got married, and found careers. Nivea still mostly kept to herself until 2015, when news broke that CHA put Lathrop Homes out for private redevelopment. Residents were wary that the new owners would redevelop the properties and push out the low and moderate-income residents.

The development team selected, Lathrop Community Partners, planned to rehabilitate and preserve affordable housing at Lathrop and keep longtime residents like Nivea in quality, affordable housing at the site. At the time, Nivea wasn’t familiar with LCP or Bickerdike. She recalls initially tense meetings full of distrust. At first, she sat quietly and listened, but it wasn’t long before Nivea began speaking up and advocating for her neighbors. Through her advocacy, she met Bickerdike’s Community Engagement Specialist, and they soon formed a close bond and began working together.

Nivea continues to advocate for her neighbors and has become a valuable liaison between residents and the Lathrop Community Partners, building trust that had never existed before. Today, Nivea lives in a newly renovated apartment and beams, “My new apartment is a 100% improvement from what I had.”

Nivea now says community advocacy is central to her life. “My son asked, ‘What happened, Mom? You never liked politics and said you would do nothing once you retired and look at you now! You won’t sit down!’” recalls Nivea. “I found my purpose. That’s what happened.” ❖



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 communities we serve. Nearly 400 individuals and 35 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. At our Annual Membership Meeting, members elect Directors from their peers to open Board seats and vote on resolutions regarding organizational direction.

BOARD OF DIRECTORS

Bickerdike's 15-person member-based Board of Directors governs all aspects of the organization. They engage in policy setting, financial oversight, and programmatic direction. Directors are elected for 3-year terms, with one-third of Board seats up for election each year. The Board ensures that we are carrying out our mission and that local residents have a voice in our work and the development of the community.



Clifton Johnson, President



Freddy Calixto, Vice President



Colin Bird-Martinez, Treasurer



Cynthia Lloyd, Secretary



Jason Ben, Director



Antoinitta Hall, Director



Raul Morales, Director



Maria Ika Martinez, Director



Maureen Hellwig, Director



Steven Patzke, Director



Andrea Ruiz, Director



Diana Spires, Director



Alex Wilson, Director



Joy Aruguete,
Chief Executive Officer,
Ex Officio Director

STAFF

For 56 years, Bickerdike has employed a community-hiring preference to foster local economic development, creating employment opportunities for local residents.

Our communities are bursting with talent and professional expertise, which is reflected among the Bickerdike team.

More than half of our staff are residents of the neighborhoods we serve and a number live in our housing. ■



Property Management Staff



Maintenance Staff





OUR PARTNERS

DEVELOPMENT FINANCING

Mortgage and Predevelopment Financing

Bank of America, N.A.
 Bellwether Enterprise
 Berkadia Commercial Mortgage
 BMO
 CIBC Bank USA
 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
 ComEd-Energy Efficiency Program
 IFF
 Illinois Housing Development Authority
 Midland Loan Services
 National Park Service
 PNC Bank N.A.
 State Historic Preservation Office
 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
 Citibank, N.A.
 Fifth Third Bank
 JP Morgan Chase
 LPL Financial
 Northern Trust Corporation
 PNC Bank N.A.
 US Bank, N.A.
 Wells Fargo Bank, N.A.
 Wintrust Bank

TECHNICAL CONSULTANTS

Architectural

bKL Architecture LLC.
 HED
 LBBA Architects
 Lisec Architects
 McKay Landscape Architecture

Accounting

RubinBrown LLP

Legal

Applegate & Thorne-Thomsen
 Halsted Law Group
 Holland Hicks Law, LLC.
 Hughes Socol Piers Resnick & Dym, LTD.
 Laner Muchin
 Miner, Barnhill & Galland, P.C.
 Starr, Bejgiert, Zink & Rowells

Technical and Educational Service

11th District Chicago Police Department
 14th District Chicago Police Department
 19th District Chicago Police Department
 1st Ward Alderman Daniel La Spata
 26th Ward Alder Jessie Fuentes
 27th Ward Alderman Walter Burnett Jr.
 32nd Ward Alderman Scott Waguespack
 35th Ward Alderman Carlos Ramirez Rosa
 ABT Career Placement Services
 ALSO
 AMITA Health St. Mary of Nazareth Hospital
 Archi-treasures
 Apex Construction Group
 ArtSpace Chicago
 Assurant Recovery Solutions
 Baum Realty Group, LLC.
 BUILD Chicago
 Careers in Nonprofits
 Center for Changing Lives
 Center for Neighborhood Technology
 City of Chicago Office of the Mayor
 Cermak Produce #4
 Chicago Maritime Arts Center
 Chicago Public Art Group
 Chicago Rehab Network
 Chicago Youth Centers
 Concord Press
 Connect Search LLC
 Control Inc.
 Dynacept Inc.
 Edgewater Chamber of Commerce
 Edgewater Community Religious Association

Edgewater Environmental Council
 Elevate Energy
 Elevated Chicago
 Erie Family Health Centers
 ETS Technology Solutions
 Framework IT
 Genesis Technologies
 GMR Translations
 Great Lakes Credit Union
 HappyCo
 Héctor Duarte
 Hermosa Medical & Diagnostic Center
 Hirewell
 Illinois Housing Council
 Lakeshore PBS
 Lathrop Woodshop Collective
 Linda and Bill Gantz Boys & Girls Club
 Linn-Mathes Inc.
 Logan Square Chamber of Commerce
 Logan Square Ecumenical Alliance
 Logan Square Preservation
 Jesus Lozada
 Mr. Brick Chicago, Inc.
 MBB Enterprises
 Multivista
 MYL Cleaning Inc.
 ONE Northside
 Pagan Security Consultants
 Palenque LSNA
 PC Connection
 Puerto Rican Cultural Center
 Realpage
 Responsible Investment Group, LLC/LPL Financial
 Risk Strategies
 Scion Staffing, Inc.
 Sentry Safety Solutions
 SEIU Local 1
 TACT-1 LLC
 Technical Training Consultants
 The Institute for Policy and Civic Engagement at UIC
 The Puerto Rican Agenda of Chicago
 United Neighbors of the 35th Ward
 University of Illinois Health
 Urban Relocation Services
 USI Insurance Services, LLC
 VEC Inc.
 West Town Bikes
 YouthBuild

DEVELOPMENT PARTNERS

Pennrose, LLC
 Related Midwest ■



W.P. & H.B. White Foundation

OUR SUPPORTERS

FOUNDATIONS AND CORPORATIONS

AmazonSmile
 Apex Construction Group
 Applegate & Thorne-Thomse
 BMO
 Byline Bank
 Chicago Community Trust
 Chicago Public Art Group
 CIBC Bank USA
 Connect Search
 Enterprise Community Partners
 ETS Technology Solutions
 Fifth Third Bank
 Floor & Decor
 Framework IT
 Halsted Law Group
 Hirewell
 Greater Illinois Title
 Green Promoting
 LBBA Architects
 Leiopardo Companies
 McKay Landscape Architects
 Miner, Barnhill & Galland
 Multivista
 MYL Cleaning
 National Equity Fund
 NuriHaus
 Oaklane Insurance Agency
 Old National Bank
 People's Gas
 Pioneer Engineering & Environmental Services
 Polk Bros Foundation
 Responsible Investment Group, LLC/LPL Financial
 Risk Strategies
 RubinBrown
 Union Pacific Foundation
 US Bank
 Volunteering Untapped

GOVERNMENT

City of Chicago Department of Planning & Development
 City of Chicago Department of Housing

INDIVIDUALS

Joy Aruguete
 Jason Ben
 Colin Bird-Martinez
 Hazel M Bolling
 Gregory Bork Jr.
 Alfredo Calixto
 Josh Deth
 Julie Garfield
 Antoinitta Hall
 Maureen Hellwig
 Miguel Huertas
 Cliff Johnson
 Libby I. Juliá
 Cynthia Lloyd
 Jerry Lumpkin
 Reyna M. Luna
 Jose Martinez
 Maria Ika Martinez
 Raul Morales
 David Neely
 Steven Patzke
 Olga Ramos
 Aaron Rubens
 Andrea Ruiz
 Walmer Saavedra
 Diane Spires
 Margo R. Timberlake Silva
 Ashley Walter
 Sarah Wick
 Alex Wilson

IN-KIND

14th District Chicago Police Department
 19th District Chicago Police Department
 Ann Sather Restaurants
 Joy Aruguete
 Chicago Cubs
 Chicago Wolves
 Cook County Commissioner Anthony Quezada
 Hector Cuadra
 Funky Chunky Gourmet Popcorn
 The Imoukhuede Family
 Libby I. Juliá
 Lathrop Alumni Chicago
 Linda and Bill Gantz Boys & Girls Club
 Revolution Brewing
 Wells Concrete

GARDEN VOLUNTEER GROUPS

Erie Family Health Center
 Vincian Service & Formation
 Division of Mission and Ministry | DePaul University
 Volunteering Untapped Chicago ■

BICKERDIKE REDEVELOPMENT CORPORATION

Statement of Financial Position

September 30, 2023

ASSETS

Current Assets

Cash & Cash Equivalents	\$ 9,795,569
Accounts Receivable & Others	\$ 9,206,893
Total Current Assets	\$19,002,462

Fixed Assets

Land, Net Building, Office Furniture & Equipment	\$ 1,675,995
Total Fixed Assets	\$1,675,995

Other Assets

Other Investment & Partnership	\$ 4,556,842
Note Receivable & Others	\$ 64,072,685
Predevelopment Cost/Other Land	\$ 2,787,439
Total Other Assets	\$71,416,966

TOTAL ASSETS	\$92,095,424
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LIABILITIES and NET ASSETS

Current Liabilities

Accounts Payable	\$ 365,772
Accrued Expenses & Others	\$ 265,073
Total Current Liabilities	\$630,846

Other Liabilities

Pass-Through Grant	\$ 196,468
Due to HEDF	\$ 35,749
Total Other Liabilities	\$232,217

TOTAL LIABILITIES	\$863,062
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Net Assets

Total Fund Balance	\$91,232,361
NET ASSETS AS OF SEPTEMBER 30, 2023	

TOTAL LIABILITIES AND NET ASSETS	\$92,095,424
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Note: Unaudited Statement of Financial Position as of September 30, 2023

SUPPORT OUR WORK

BECOME A MEMBER

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.

DONATE

Help advance our mission by making a gift.
Ask about matching gifts at your place of work to increase your contribution.
Ensure the future of safe, affordable housing with a bequest or planned gift.

VOLUNTEER

Our volunteers help us get more done. Whether a corporate outing, a church event, or just coming to volunteer on your own – we can always use the support.

FOLLOW US

Social media is the best way to be in the know about our events and programs, current projects, and waitlist openings.

Follow us on Facebook, Instagram, X, LinkedIn and YouTube.
Let's stay connected.

Visit www.bickerdike.org or scan the QR code below





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