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. 

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

As 2017 draws to a close, we reflect on not only our work this year but on the five decades preceding it. This year we are celebrating Bickerdike’s 50th anniversary!

Fueled by our mission, Bickerdike continues to build in response to community need. To date, we have built or rehabbed over 1,328 affordable rental and for sale units, and we have an additional 732 units under construction. We provide resident-centered property and asset management services for 1,094 rental units, which house over 3,000 residents.

Just this year we completed construction on our 72-unit Nelson Mandela Apartments in west Humboldt Park and we moved forward on some of the largest development and preservation projects in our history. In the summer, we began a large-scale, multi-year rehabilitation project of over 300 older units and in early October, along with our partners, we closed on financing for Phase 1A of the revitalization of the historic Lathrop mixed income development and began construction on these 414 units in 17 buildings.

We continued to collaborate with community partners, and now in our 14th year of convening the Humboldt Park New Communities Program Task Force, dozens of community agencies come together quarterly to learn from each other, share resources, and ultimately improve the quality of life for the people they serve. Bickerdike will continue to connect these grassroots groups to leverage resources for the greater good of communities in need.

We are equally committed to fostering leadership development and a platform for residents to work on priority issues. We offer many ways for residents and members to become involved and effect real change in their communities by joining our Residents Council, serving on our Board of Directors, or simply sharing their own stories to inspire others and to educate the public at large about the real need for community development.

On this noteworthy occasion, we want to take a moment to acknowledge and thank our engaged residents and members, our devoted Board of Directors, our highly skilled staff, and our stalwart supporters in the funding community. We have all witnessed our neighborhoods and the affordable housing industry shift and change, but Bickerdike’s mission has remained ever relevant and kept our work strong. As we pause to celebrate and reflect on 50 years of accomplishments, we know there is more work to be done.

We will move forward into the future to build more housing, revitalize more communities, and connect people to the resources they need to more fully participate in and reap the economic benefits of new development in the communities they call home. This year’s theme celebrates our legacy and our future: Dream, Build. Live: Fifty Years and Forward. Here’s to the next 50! 🌟

Very Truly Yours,

Greg Bork
Board President

and

Joy Aruguete
Chief Executive Officer

50 Years and Forward.
Queridos amigos

A medida que el 2017 se termina, nosotros no solo nos reflejamos en nuestro trabajo de este año sino en las cinco décadas precedentes. Este año estamos celebrando el 50o aniversario de Bickerdike!

Impulsados por nuestra misión, Bickerdike continúa construyendo, en respuesta a las necesidades de la comunidad. Hasta la fecha hemos construido o rehabilitado más de 1,328 unidades de vivienda económica de alquiler o para la venta y tenemos 732 unidades adicionales bajo construcción. Nosotros proveemos administración de propiedades y bienes para 1,094 unidades, las cuales cobijan a más de 3,000 residentes.

Solo durante este año, hemos completado la construcción de nuestro proyecto de 72 unidades Nelson Mandela Apartments en el oeste de Humboldt Park y avanzamos con uno de los proyectos de desarrollo más grandes de nuestra historia. En el verano comenzamos a gran escala la rehabilitación multianual de más de 300 unidades viejas y a principios de Octubre, con nuestros socios, cerramos la financiación para la Phase 1A de la revitalización del desarrollo histórico de Lathrop y comenzamos construcción en estas 414 unidades en 17 edificios.

Nosotros continuamos colaborando con organizaciones comunitarias, y ahora en nuestro 14o año de convocar nuestro Humboldt Park New Communities Program Task Force, docenas de agencias comunitarias se reúnen trimestralmente para aprender de cada una, para compartir recursos, y finalmente para mejorar la calidad de vida de la gente a la que sirven. Bickerdike continuará conectando estos grupos para aprovechar los recursos existentes para lograr el bienestar de las comunidades necesitadas.

Nosotros estamos igualmente comprometidos a desarrollar liderazgo y a crear una plataforma para los residentes para trabajar en asuntos prioritarios. Nosotros ofrecemos muchas formas para que los residentes y los miembros se involucren y logren un cambio real en sus comunidades uniéndose a nuestro Concilio de Residentes, sirviendo en nuestra Mesa Directiva, o simplemente compartiendo sus propias historias para inspirar a otros y para educar al público en general acerca de la necesidad real del desarrollo comunitario.

En esta ocasión tan especial, queremos reconocer y agradecer a nuestros residentes y miembros, a nuestra Mesa Directiva, dedicada a nuestro personal altamente calificado, y a nuestros financiadores incondicionales. Nosotros hemos sido testigos del cambio de nuestros vecindarios y de la industria de las viviendas económicas, pero la misión de Bickerdike ha permanecido siempre relevante y ha mantenido a nuestro trabajo fuerte. Al detenernos a celebrar y reflejarnos en 50 años de logros, sabemos que hay más trabajo por hacer.

Nosotros nos moveremos hacia el futuro construyendo más viviendas, revitalizando más comunidades, y conectando a la gente con los recursos que necesitan para participar más completamente de los beneficios económicos de los desarrollos en las comunidades que ellos consideran su hogar. El tema de este año celebra nuestro legado y nuestro futuro: Sueña, Construye, Vive: 50 años y Hacia Delante. ¡Hacia los próximos 50! 🌟

Muy atentamente,

Greg Bork
Presidente, Mesa Directiva

Joy Aruguete
Directora Ejecutiva

50 Years and Forward.
Diane Spires: Leadership in Motion.

“I feel like I was a rose. As the seasons changed, I just started to open up and bloom.” That’s how Diane Spires describes her years of residence and volunteer service at Bickerdike.

It was about 33 years ago when, because she was looking to move out of a rat and roach-infested apartment on the west side, a friend told her of a wait list opening for a new development. She stood in line in the cold for hours to receive an application. About a year later, she moved into her brand new home in Humboldt Park: Bickerdike’s West Town Housing Partners. Little did she know that her home was only the first door that would open for her.

Bickerdike staff encouraged her to get involved. She started out as a member of the Residents Council. Then she was asked to be part of the fight to build West Town Housing Partners Phase II, and she knew she had to do her part. Someone had fought for her to have a decent home, and she knew it was her duty to fight for the next person to have the same opportunity. Since those early days, she has been part of a multitude of committees and has served on the Board of Directors for 25 years, including six terms as president. Her service gave her so much confidence, that she volunteered at her children’s school, where she was later offered a job and worked there until her retirement.

Diane has seen a lot change in the last 33 years. Her neighborhood is changing, but she and her long-time neighbors take pride in the fact that they have created a community within a community. As a resident of the newly recapitalized and renamed West Town Housing Preservation, she was in the second group of residents to have their homes rehabbed. The difficulty of relocating was worth it. She loves her new, old home. “They worked magic in 30 days” she says as she compared the feeling of returning to her home, to those you see during reveals in home rehab shows.

Having been a part of a significant percentage of Bickerdike’s 50 years, she sees the organization as one that’s grown while maintaining its community-based focus. How does she see the next 50 years? Successful! “If we continue to follow our mission and pursue opportunity while relying on our knowledge and experience to guide our next steps, we’ll continue to empower residents to improve their own communities.” She plans to be part of that future, in whatever role she’s needed. 🌟
Our formula for success consists of these three interwoven elements: Community Inspired Development, Mission in Action, and Community Engagement and Leadership Development.

**Community Inspired Development**
We are responsive to community needs and maintain our grassroots legacy by regularly engaging our constituencies to guide our future growth.

**Mission in Action**
Everything we do is rooted in the ideals upon which we were founded 50 years ago. We remain true to the principles woven into our mission statement; our mission is our roadmap and guides everything we do.

**Community Engagement & Leadership Development**
We identify potential leaders and empower them with the tools and resources to become advocates for our work and a voice for their community.

**What’s In A Name? Bickerdike Redevelopment Corporation**
Many people ask us about our name. They sometimes find it hard to pronounce. Other times they ask why our founders chose it and what it really means. We are named after a daring and visionary man named George Bickerdike (b.1806-d.1880). Born in Yorkshire, England, Mr. Bickerdike emigrated to the U.S. in 1833. A carpenter by trade, he worked in Cincinnati, Ohio and Fort Wayne, Indiana before riding solo on horseback to Chicago where he purchased land and built his own carpentry shop. He watched the value of that land steadily rise as Chicago grew and sold it to buy 80 acres in what is now known as Oak Park. There Mr. Bickerdike constructed a lumber mill on the banks of the Des Plaines River and again sold the land for a good price to buy 84 acres in today’s West Town; he subdivided that land with the idea of building homes. It is that parcel on the near northwest side of Chicago where many of Bickerdike’s first properties arose in the late 1960s and 70s and still stand. Our founders had their own vision of themselves as re-developers of George Bickerdike’s land to put it in the hands of hard working families who had, by that time, long called it home.

**Dream. Build. Live.**
Bickerdike is an experienced developer with a solid track record in all we have done. To date, we have built or rehabbed 1,328 affordable housing units, including 154 single family homes. We take on the worst buildings, the lots that have been vacant longest, and turn them into award-winning housing. We also pride ourselves on our broad-minded preservation strategies. We find ways to maintain and improve our older buildings even when full recapitalization is not possible. A keen focus on preservation makes economic sense too; it costs less to preserve an existing unit as affordable, than to build a new one. We aim to keep our communities safe, nourishing places for people to lead full lives. When neighborhoods are threatened and local residents face housing instability and displacement, our developments bring new life to corridors from which other investment has evaporated, and ensure that longtime residents are also the beneficiaries of neighborhood improvement.

Bickerdike brought 72 new units of affordable housing to west Humboldt Park this year. Nelson Mandela Apartments (NMA) consists of 13 environmentally sustainable buildings with a mix of one, two, and three-bedroom apartments targeted to households earning at or below 60% of the Area Median Income (AMI). NMA was completed two months ahead of schedule and all units are now fully occupied.

Located on one of Chicago’s historic boulevards, this development was named Nelson Mandela Apartments to honor the unjustly jailed anti-apartheid revolutionary, politician, and philanthropist, who served as President of South Africa from 1994 to 1999 and who passed away in 2013. Nelson Mandela Apartments bridges two other Bickerdike affordable housing developments known as Harold Washington Unity Coop and Rosa Parks Apartments. The beautifully designed and landscaped buildings now occupy long-standing vacant parcels, and allow working families to stay in the area.
In 2017, we secured and closed on the needed financing for the acquisition and rehab of West Town Housing Partners Phases I & II, new-construction projects that were developed in 1983 and 1988 respectively. The recapitalization project, which consists of 318 units in 68 buildings and included the buyout of our two for profit partners, was renamed West Town Housing Preservation.

This large scale, phased, rolling rehab will occur over a 24-month period, with residents temporarily relocated for thirty days. Construction began in July with the relocation of the first group of six households. Residents returned to their homes and were greeted with new sustainable flooring, lighting and fixtures, doors, plumbing and other energy efficient designs and systems such as high-efficiency furnace, and central air conditioning, making their homes new again. ☀️
Elizabeth Rivera: A Community to Call Home

Though Elizabeth Rivera’s unit is not scheduled to be rehabbed until October of 2018, having an affordable home is not something Elizabeth has ever taken for granted. She has seen her neighborhood change into one she would otherwise have been priced out of. West Town Housing Preservation has given her the opportunity to move to a larger unit that better accommodates her family’s needs. She is able to care for her mother, provide a space for her three younger children to both play and do their homework, and for her oldest daughter to focus on her college studies in the field of medicine.

She and her family love their apartment, but are looking forward to the moment, after the rehab is completed, that she gets to return home to new floors, central air and other improvements.

Elizabeth understands the importance of being an engaged resident. She stays informed by being in contact with the property management office staff and maintaining her Bickerdike membership. The ability to stay in her neighborhood gives Elizabeth and her family a community to call home. ☀️
**Lathrop**

Bickerdike and its partners, Heartland Housing and Related Midwest, comprise the master development team known as Lathrop Community Partners (LCP). LCP celebrated a major milestone in 2017: the closing on financing and beginning of construction on Phase 1A of Lathrop, consisting of 414 units in 16 historic and one new construction building.

This 34-acre site situated on the bank of the Chicago River will eventually have over 1,116 apartments and 25,000 square feet of commercial or community space, a boat launch, a nature trail and dozens of acres of open space; public housing, affordable, and market rate units with a mix of bedroom sizes will be distributed throughout the site and all will have identical interior features.

In addition to our role as developer, Bickerdike has taken the team lead on engaging residents and the community in the planning and predevelopment process. This year we worked with our development partners to develop and implement a community engagement and action plan to address Section 3 hiring, business concerns and community benefits. Bickerdike will continue to play a community engagement role, ensuring that all current and future residents stay informed, engaged, and feel at home at Lathrop.

On October 10th, celebrating the culmination of eight years of designing, financial planning, and successful community engagement activities, a groundbreaking ceremony was held on Lathrop’s historic Great Lawn, which was designed by Jens Jensen. Heartfelt speeches were offered by 1st Ward Alderman Joe Moreno as well as representatives from the Mayor’s office, Chicago’s Department of Planning and Development, CHA, Illinois Housing Development Authority, Bank of America, and each of the three LCP members. The optimism and pride underlying the moment, however, was summed up best by long-time Lathrop resident and President of the Lathrop Homes Local Advisory Council, when she concluded her own remarks by saying: “Thank you all for coming to our backyard and helping us to find that dream of home.”

The LCP team is working on Phase 1B of Lathrop, consisting of 224 units, and we anticipate closing on financing and beginning construction in summer 2018.
**Victory Apartments Preservation**

Bickerdike is working on our newest recapitalization project, Victory Apartments which is comprised of 107 units in nine buildings. We purchased our two for-profit partners’ interests in this development late last year and are now working on assembling financing to achieve our long term goal of preserving Victory Apartments as high quality, affordable housing for the foreseeable future. We are working with the Chicago Housing Authority to secure Rental Assistance Demonstration (RAD) 2 funding in order to secure a new subsidy contract, and with the Illinois Housing Development Authority (IHDA) to secure new financing to make needed improvements on these older multifamily buildings. We hope to close on financing by the end of 2018 and begin construction in early 2019.

**Logan Square Transit Oriented Development (TOD)**

While it has been known for decades as a diverse, progressive minded and affordable community, rapidly rising real estate costs are now forcing many to move out of Logan Square. Rents and property taxes have skyrocketed and resulted in the loss of affordable housing and the widespread displacement of many longtime residents, including the hard hit Latino community.

In an effort to ensure the availability of affordable housing in Logan Square, Bickerdike has plans to build over 90 new family-sized apartments at 2604-38 N. Emmett Street, a site adjacent to the Logan Square CTA Blue Line station. Because of its proximity to public transportation and the City’s popular shared bicycle system, this Transit Oriented Development (TOD), situated just steps from the “L,” would all but eliminate the need for residents to own cars to commute to work.

As currently contemplated, this affordable housing development is planned as a single building stepped in height at 3, 5 and 7 stories, and will include an onsite management office and an 8,700 square foot community service facility on the ground floor. Residents will live within blocks of community services such as health centers, green spaces, schools, entertainment venues, and healthy food options. This development will also create dozens of local temporary and permanent jobs. While luxury TODs are being created all over the City, including in Logan Square, this will become one of the first to feature truly affordable units and will be Bickerdike’s first TOD.

The Logan Square TOD has achieved a tremendous amount of support and momentum in 2017. We are working in partnership with the Chicago Department of Planning Development, Chicago Housing Authority, and 35th Ward Alderman Carlos Ramirez-Rosa, as well as our local partners including the Logan Square Neighborhood Association, United Neighbors of the 35th Ward, and Logan Square Ecumenical Alliance, who have already started a door knocking campaign in the neighborhood to gauge interest in the project and identify additional supporters. As we move forward toward the start of construction, we will continue to meet with community partners to update them on the development’s status. We hope to close on financing for this development by the end of 2018.
Bickerdike Apartments provides quality property management services to our 1,094 rental properties, utilizing a model that stems from our commitment to involve residents in the management of our buildings. Through a team of skilled property managers, we manage our affordable housing portfolio with a focus on maintaining the buildings in excellent condition for their long-term preservation. We engage our residents and the community in the process through a variety of volunteer committees. Our property management is not only focused on providing quality management services and the maintenance of our buildings, but we maintain a proactive, laser focus on meeting the many levels of compliance and reporting required by our funding partners.

Current Property Management Portfolio

<table>
<thead>
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<th>Category</th>
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<tr>
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<td>Buildings</td>
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<td>Units</td>
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Celebrating 50 Years of Service to The Community

Anniversary

50 Years and Forward.

Bickerdike Redevelopment Corporation
Bickerdike engages residents and community members alike and provides a platform to work on priority issues and to create positive change. Leadership development is a cornerstone of our work, and we work with people to help them find their voice and realize their full potential as members of our community. Our residents and neighbors serve as members of our Board of Directors and a host of committees that drive our work. Committee members carry out a broad range of activities, including tenant selection, residents council, community gardening, newsletter communications, and other efforts to address neighborhood level issues.

Resident and Community Engagement

Throughout the year, Bickerdike coordinates events that facilitate social and civic engagement. In April, we joined Friends of the Park for a third year to clean Humboldt Park on Earth Day. In June, we participated in the 2nd anniversary of The 606, and we hosted Movies in the Park at Kells Park.

In late summer, the Garden Committee worked with various local organizations to host their Gardens of the Galaxy event, a block party for the community that included food, entertainment and games for the family.

In September, Bickerdike and volunteers supported La Casa Norte at this year’s Hunger Walk. Twenty-six Bickerdike volunteers and staff walked three miles to generate an allocation to local food pantries of fifty additional pounds of food per volunteer walker—or 1,850 additional pounds of food to feed hungry, low-income families and youth in our communities.

The annual Residents Council Holiday Dinner, hosted in November, brought residents together to enjoy good food, music, fun, gifts, and photos with Santa, and create a sense of community among residents who live in Bickerdike’s housing.
Stepping Towards Wellness

It is said that it takes 21 days to form a new habit. Members of the Wellness and Walking Club, which was piloted in 2016, made it past the 21 days and continued on the path to wellness during 2017. The walkers, who consist of residents and guests, gather with staff once a week for one hour to walk on The 606. The walkers are so committed to their new healthy habits, that during inclement weather, they often come together in the Bickerdike community room to work out to a DVD. 🌟
Bickerdike connects people to the services they need, providing referrals and information on housing related and other issues. We are committed to extending help to the community at large through our Small Accessible Repairs for Seniors (SARFS) and the Technical Assistance to the Community (TACOM) programs. We also connect individuals and organizations online via our Humboldt Park Portal. Finally, we show our commitment to the environment by offering trainings to our residents and neighbors on how to “green” their homes and offices, making them healthier, more sustainable and reducing their carbon footprint.

Helping Seniors to Live Independently

Bickerdike has been providing home repair services to low-income senior citizens for over 35 years with financial support from the City as well as a private foundation. Backed by Bickerdike’s strong reputation and expertise in property management and maintenance, staff are able to complete interior repairs such as installing new doors and storm windows and accessibility enhancements to make houses and apartments better equipped for seniors to live independently. This free service enables seniors to remain in their own homes. Chicago’s elderly population is steadily growing and the demand for this program consistently exceeds our resources. We maintain a wait list and often have to defer people until the following year. In 2017 we helped 50 seniors to live independently in their homes.

Technical Information and Assistance—TACOM

Bickerdike shares its five decades of expertise on a variety of housing issues with local landlords, homeowners, and community-based organizations. We offer advice on property taxes, the building permit application process, zoning laws, foreclosures, and credit repair, among others. When necessary, we point people to specialists in those areas so they receive the most accurate and up-to-date information. In 2017, we referred or helped over 190 individuals.

Humboldt Park Portal: New Site, Same Mission

Seven years after its launch, the Humboldt Park Portal is new again! In 2016, with feedback from our partner organizations, we began work on the development of a new web design for the Portal. The new site and design were fully launched and functional in late May 2017.

The new site provides an easier user experience, but maintains the functionality that has made the portal a locally controlled information center powered by and for the community. The Portal’s reach continues to expand beyond the website to provide information to thousands of individuals through a weekly newsletter and postings on social media platforms, Facebook and Twitter. This growth is the result of engaged organizations, businesses and individuals who work to provide and submit important information.
Bickerdike was founded as a membership organization and for 50 years, our membership has been the cornerstone of our work. It is how individuals in the communities we serve are connected to the work we do. Our annual membership meeting provides members the opportunity to be involved and engaged in guiding our direction through the participation in the election of the open term seats for the Board of Directors, voting on Advisory Resolutions, and receiving updates on our current and future work.

Our annual End of Summer Membership BBQ, now in its third year, brings members together to connect in a social environment. During an unseasonably warm September day, members and staff came together to get to know each other and share in food, music and laughter; building a stronger community in the process.

**Membership**

Bickerdike is a member-based not-for-profit community development corporation and our membership is our broadest decision-making body. Membership is open to anyone who supports our mission and lives or works in the community. Nearly 500 individual and 44 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.

**Membresía**

Bickerdike es una corporación comunitaria basada en la membresía y nuestra membresía es nuestro cuerpo más amplio de toma de decisiones. La membresía está abierto a todos los que apoyan nuestra misión y que viven o trabajan en la comunidad. Casi 500 miembros individuales y 44 instituciones se mantienen informados del trabajo de la organización. Los miembros anualmente eligen la Mesa Directiva entre sus miembros y votan por resoluciones que determinan la dirección organizacional. ☀️
**BOARD**

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

**MESA DIRECTIVA**

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

For 50 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.

**PERSONAL**

Por 50 años, al momento de reclutar empleados, Bickerdike ha empleado una política de preferencia comunitaria con el fin de fomentar el desarrollo económico local y crear oportunidades de empleo para los residentes locales. Más de la mitad de nuestros empleados son residentes de las comunidades que servimos y un número de los mismos viven en nuestras viviendas.
Our Partners

**Development Financing**
Mortgage and Predevelopment Financing
AFL CIO
Bank of America, N.A.
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 & Development
Draper and Kramer, Inc.
Enterprise Community Loan Fund, Inc.
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.
Federal Home Loan Bank of Chicago
National Equity Fund, Inc.

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

**Technical Consultants**
Architectural
Canopy Architecture & Design
Harley Ellis Devereaux
Landon Bone Baker Architects, Ltd.
Lissc Architects
Wrap Architecture

Accounting
FLS Group, LLC.
Mayer Hoffman McCann, P.C.
Novogratz & Company LLP
Washington, Pittman, & McKeever, LLC

Legal
Applegate & Thorne-Thomsen, P.C.
Drewry Simmons Vornhem LLP
Horwood Marcus & Berk
Hughes Socol Piers Resnick Dym, Ltd.
Kutak Rock LLP
Madigan & Getzendanner
Reno & Cavanaugh PLLC
Sanford Kahn, Ltd.

**Technical and Educational Service**
A Better Tomorrow
Anytime Fitness
Applied Real Estate Analysis, Inc.
Architectural Consulting Engineers
Better Business Planning
Building Permits, Inc.
Calor Design Group, Limited
Center for Changing Lives
Center for Neighborhood Technology
Chicago Commons
Chicago Community Loan Fund
Chicago Rehab Network
Chicago Women in Trades
Communities Empowered Through Construction
Eco Achievers
ETS Technology Solutions
Elevate Energy
Elevation Web
Enterprise Community Partners-Green Communities
Franklin Energy
Genesis Technologies
Greater Illinois Title Company
Greater West Town Project

Gremley & Biedermann
Hanks Consulting, LLC
Hispanic American Construction Industry Association (HACIA)
Indoor Signs
Inspec, Inc.
Lendlease
Lev-Evated Chicago
Levy Alonso and Rodriguez Consulting Group, LLC
Lin-Mathes Inc.
McNellis & Company
Midwest Academy
MK Communications
MRI Software
Multivista
Neighborhood Housing Services
Nationwide Financial Company
Pagan Security Consultants
PC Connections
Pioneer Engineering & Environmental Services
Puerto Rican Cultural Center
RealPage, Inc. OneSite
Responsible Investment Group, LLC, LPL Financial
Salsedo Press
TACT-1 LLC
The Alford Group
Title Services, Inc.
Trust for Public Land
Urban Real Estate Research, Inc.
Urban Relocation Services
Universal Structured Finance Group, Inc.
Valerie S. Kretchmer Associates, Inc.
Verizon
Wells Fargo Insurance Services USA, Inc.

**Lathrop Community Partners**
Heartland Housing
Related Midwest

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**Foundations and Corporations**

The Bank of America Charitable Foundation  
Blackwood Group, LLC.  
Blinderman + d’Escoto JV  
BMO Harris Bank  
Building Permits, Inc.  
Capital One  
Enterprise Community Partners  
ETS Technology Solutions  
Harley Ellis Devereaux  
Home Depot Foundation  
Huntington Bank  
Linn-Mathes Inc.  
MB Charitable Foundation  
Matthews Roofing  
Mr. Porch  
M.Y.L. Cleaning  
Northern Trust Charitable Trust  
Peoples Gas and North Shore Gas Community Fund  
Polk Bros Foundation  
Retirement Research Foundation  
Searle Funds at The Chicago Community Trust  
Six Flags Great America Coasters for a Cause  
Supreme Laundry Service, LLC  
US Bank, NA  
W.P. & H.B. White Foundation  
Washington, Pittman, & McKeever, LLC.  
Wells Fargo  
Wintrust Bank

**Individuals**

Joy Aruguete  
Greg Bork  
Paula Bork  
Alfredo Calixto  
Brad Ediger  
Selina Foster  
Maureen Hellwig  
Carolyn Howard  
Miguel Huertas  
Jennifer Hufnagel  
Clifton Johnson  
Libby Julia-Vázquez  
Tania Kadakia  
Hiroshi Kashiwago  
Miguel Lebrón  
Jerry Lumpkins  
Raul Morales  
David Neely  
Christopher Nieves  
Kristin Ostberg  
Santiago Sanchez  
Diane Spires  
Laurie Tanenbaum  
Margo Timberlake-Silva  
Robert and Anne Van Oost

**In-Kind**

Alderman Roberto Maldonado  
Greg and Paula Bork  
Cermak Produce #4  
Chicago Wolves  
Héctor Cuadra  
John Garcia  
Herrera Landscape & Snow Removal, Inc.  
Jackie Padilla  
Revolution Brewing  
Rockford Ice Hogs  
Shedd Aquarium  
South Shore Dance Alliance  
Wells Fargo Insurance Services USA, Inc.  
West Town Bikes  
Women of Vision  
Gwendolyn Woodson

**Government**

City of Chicago Department of Planning & Development

**Garden Volunteer Groups**

DePaul University Vincentian Service Day  
Northwestern University  
Eric Charter Students  
The Healing Corner  
AmeriCorps Project Yes! 🌟

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*Many thanks to our 2017 funders and contributors for their generous support*
Throughout its first 10 years, Bickerdike built 90 infill homes, the first new construction in the area after decades of abandonment and neglect.

Bickerdike breaks ground on its first single family home in West Town; it sold for under $25,000.

Bickerdike makes history with the groundbreaking of La Estancia on the Paseo Boricua.

Zapata Apartments is born to bring badly needed affordable apartments to Logan Square.

Bickerdike cuts a ribbon to open Nelson Mandela Apartments in west Humboldt Park.

Phase 1A of Lathrop is official underway; Bickerdike works as part of a three-member team to revitalize this historic development on the north side.

Luis Gutierrez, former Bickerdike Board Member and now U.S. Congressman, leads the unveiling of the La Vida statue at Bickerdike townhomes.

Bickerdike begins construction on Community Homes in West Town, which included 14 single family homes and three 2-flats.

Bickerdike celebrates 50 years of service to the community.

50 years & Forward

A Slice of History
Statement Of Financial Position  
September 30, 2017

**ASSETS**

<table>
<thead>
<tr>
<th>Current Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>All Funds: Cash &amp; Cash Equivalents</td>
<td>$5,849,958</td>
</tr>
<tr>
<td>Accounts Receivable &amp; Others</td>
<td>$2,324,927</td>
</tr>
<tr>
<td><strong>Total Current Assets</strong></td>
<td><strong>$8,174,885</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Fixed Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land, Net Building, Office Furniture &amp; Equipment</td>
<td>$873,757</td>
</tr>
<tr>
<td><strong>Total Fixed Assets</strong></td>
<td><strong>$873,757</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment in Housing Development</td>
<td>$7,908,754</td>
</tr>
<tr>
<td>Other Investment &amp; Partnership</td>
<td>$11,909,778</td>
</tr>
<tr>
<td>Predevelopment Cost/Other Land</td>
<td>$3,245,062</td>
</tr>
<tr>
<td><strong>Total Other Assets</strong></td>
<td><strong>$23,063,594</strong></td>
</tr>
</tbody>
</table>

**TOTAL ASSETS**                                      **$32,112,236**

**LIABILITIES and NET ASSETS**

<table>
<thead>
<tr>
<th>Current Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$90,396</td>
</tr>
<tr>
<td>Accrued Expenses &amp; Others</td>
<td>$229,510</td>
</tr>
<tr>
<td><strong>Total Current Liabilities</strong></td>
<td><strong>$319,906</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Long-Term Debt</td>
<td>$2,675,916</td>
</tr>
<tr>
<td><strong>Total Other Liabilities</strong></td>
<td><strong>$2,995,822</strong></td>
</tr>
</tbody>
</table>

**Net Assets**                                        **$29,116,414**

| Unrestricted as of December 31, 2016                | $25,199,582 |
| Temporarily Restricted as of December 31, 2016     | $640,489    |
| Excess of Revenue over (Under) Expenses            | $3,276,343  |
| **NET ASSETS AS OF SEPTEMBER 30, 2017**            | **$29,116,414**|

**TOTAL LIABILITIES AND NET ASSETS**                  **$32,112,236**

Note: Unaudited Statement of Financial Position as of September 30, 2017
YOU CAN MAKE A LASTING IMPACT ON THOUSANDS OF LIVES.

TELL A FRIEND

MAKE A DONATION

HELP BICKERDIKE CONTINUE ITS IMPORTANT WORK IN THE FOLLOWING WAYS:

• Make a gift by visiting our website.

• Ask about corporate matching gifts at your office to double or triple your contribution.

• Make a donation of stock. We can tell you how.

BECOME A MEMBER

BICKERDIKE’S MEMBERSHIP CONNECTS INDIVIDUALS IN THE COMMUNITIES WE SERVE TO THE WORK THAT WE DO. MEMBERS MAKE UP OUR LARGEST DECISION MAKING BODY AND HAVE THE OPPORTUNITY TO GUIDE OUR DIRECTION.

BICKERDIKE REDEVELOPMENT CORPORATION

2550 West North Avenue
Chicago, IL 60647
773.278.5669

WWW.BICKERDIKE.ORG
WWW.BICKERDIKEMEMBERSHIP.ORG

BICKERDIKE APARTMENTS • 773.227.6332

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