2015 Annual Report
Bickerdike Redevelopment Corporation

Building Community Together
Construyendo Juntos Una Comunidad
Mission

We, the members of Bickerdike Redevelopment Corporation, are committed to the redevelopment of West Town, Humboldt Park, Logan Square, Hermosa, and Avondale communities for the benefit of and control by the low and moderate-income families in these areas. We are deeply dedicated to preserving the ethnic and cultural character of our neighborhoods, while improving the economic conditions of the community. We carry out our mission by: providing high quality affordable housing, struggling against gentrification and displacement, promoting economic development by creating and preserving jobs, and advocating for additional resources. In all our endeavors, we are committed to the principles of: honesty, openness, democratic process, education, involvement and empowerment of community residents, self-worth, self-respect, and pride. Networking with other organizations and stakeholders who share the vision of the community’s collective struggle to control its own destiny is integral to Bickerdike’s mission.

Misión

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

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Dear Friends,

As we wrap up our 48th year, we reflect on our accomplishments and look toward the future. We are proud of our mission-driven, comprehensive approach to community development which includes sustainably designed quality affordable housing, local economic development through job creation, innovative property management, leadership development, civic engagement, and collaboration with partners.

Our housing and commercial developments bring new life to corridors from which other investment has faded. We are ready for an early spring construction start on Nelson Mandela Apartments, a 72-unit infill development that will bring additional investment and greater stability to west Humboldt Park. Efforts progressed on the first phase of the revitalization of the historic Julia C. Lathrop Homes, an approximately 1,000 unit development in Logan Square where Bickerdike is part of the master developer team.

In spring, Bickerdike earned national recognition for Zapata Apartments from the National Development Council, who awarded us its inaugural Chairperson’s Award for Excellence in Community Impacts at its annual conference in Washington, DC.

In conjunction with our over 70 partner organizations which comprise the Humboldt Park New Communities Program, we shepherded in the next phase of this important collaboration. With the inauguration of the high profile 606/Bloomingdale Trail, we have remained actively engaged to ensure the trail’s use reflects the area’s diversity and remains a community amenity for all.

Our Residents Council worked with staff to plan social and educational activities and to keep the communication lines open between residents and property managers. We strengthened our governing and internal structures by adding new Board members and senior staff to ensure that we grow smartly, never losing sight of how best to fulfill the mission we created nearly five decades ago that is still so relevant today.

This year’s theme is Building Community Together and it is so fitting. Please join us in our work in 2016 as we move closer to our 50th anniversary celebration. Adelante!

Debra Geiren and Joy Aruguete
Board President and Chief Executive Officer

Queridos Amigos,

Al concluir nuestro 48° aniversario, reflexionamos sobre nuestros logros y miramos hacia el futuro. Nosotros estamos orgullosos de nuestro amplio enfoque hacia el desarrollo comunitario el cual incluye viviendas económicas de calidad, desarrollo económico local a través de la creación de empleos, administración innovadora de propiedades, desarrollo de liderazgo, compromiso cívico y colaboración con nuestros socios.

Nuestros desarrollos de vivienda y comerciales traen nueva vida a sitios en los cuales otros inversionistas han fracasado. Estamos listos para comenzar a construir a principios de la primavera los Apartamentos Nelson Mandela, un desarrollo compuesto de 72 unidades el cual traerá inversiones adicionales y mayor estabilidad al vecindario de Humboldt Park. Los esfuerzos han progresado en la primera fase de la revitalización del histórico Julia C. Lathrop Homes, un desarrollo compuesto de aproximadamente 1,000 unidades en Logan Square en el cual Bickerdike es parte del equipo maestro del desarrollo.

Bickerdike logró reconocimiento a nivel nacional por los Apartamentos Zapata del National Development Council, el cual nos concedió su premio por Excelencia en Impacto Comunitario en su conferencia anual en Washington DC.

Con el compromiso de más de 70 organizaciones que compuesta el Humboldt Park NCP, nosotros entramos en la siguiente fase de esta colaboración importante. Con la inauguración del 606/Bloomingdale Trail nosotros hemos quedado comprometidos en forma activa para asegurar que el uso del mismo refleje la diversidad del área y se mantenga como una amenidad para los residentes comunitarios.

Los miembros de nuestro Concilio de Residentes trabajaron con el personal para planear actividades sociales y educacionales y para mantener las líneas de comunicación abiertas entre los residentes y los gerentes de propiedad. Nosotros reforzamos nuestras estructuras internas y gubernativas agregando nuevos miembros a nuestra Mesa y personal capacitado, para asegurarnos que crecemos en forma inteligente, nunca perdiendo de vista de cómo mejor llenar la misión de Bickerdike.

El tema de este año es Construyendo Juntos Una Comunidad, y es muy apropiado. Por favor, únase a nosotros en nuestro trabajo para el 2016 a medida que nos acercamos a la celebración de nuestro 50° aniversario. Adelante!

Debra Geiren y Joy Aruguete
Presidenta, Mesa Directiva y Directora Ejecutiva
Nelson Mandela Apartments

Located near Bickerdike’s Harold Washington Unity Coop and Rosa Parks Apartments, the Nelson Mandela Apartments will provide 72 residential units in 13 new-construction buildings in Chicago’s west Humboldt Park community.

Nelson Mandela Apartments will be a neighborhood asset and will contribute to the development and enhancement of the area by and for the benefit of the community. The development will be environmentally-friendly and will offer accessible and adaptable units for persons with mobility and/or sensory impairments. The project has closed on financing and we anticipate an 18 month construction period commencing in early spring 2016.

Julia C. Lathrop Homes

Bickerdike, along with Heartland Housing and Related Midwest, is a partner in the master development team known as Lathrop Community Partners (LCP). LCP was selected by the Chicago Housing Authority to plan and carry out the revitalization of the more than 1,000 units in the historic Julia C. Lathrop Homes into a mixed-use, mixed-income development in Logan Square. We are working to ensure Lathrop residents are engaged in the process before, during, and after the revitalization.

We developed use and design charrettes for a community building on-site that included significant resident input. We engaged the Lathrop Advisory Council and worked together to sponsor a resident event, the Lathrop Family Reunion Barbeque held in mid-summer. We are also working to maintain the Cotter Boys and Girls Club and the Mary Crane Center on site so they can continue to provide valuable services to present and future Lathrop residents and the surrounding community.

2015 Awards of Excellence

Zapata Apartments Wins National Award

Bickerdike’s Zapata Apartments received national recognition this year when it was named a semi-finalist in the National Development Council’s NDC Academy competition. The judges were so impressed by Bickerdike’s successful organizing campaign against a group of neighborhood detractors, they honored Bickerdike with the inaugural Chairperson’s Award for Excellence in Community Impacts. The competition for this award was fierce, with nearly 100 applicants from around the nation in the running. Bickerdike is proud that Zapata Apartments is being recognized as a national model for maintaining community diversity in the face of gentrification.

1704 N. Humboldt Building: CNDA Winner

Bickerdike was awarded the Polk Bros. Foundation Affordable Rental Housing Preservation Award at Local Initiatives Support Corporation (LISC) Chicago’s 21st Annual Chicago Neighborhood Development Awards (CNDA). The award garners Bickerdike citywide recognition for preserving and improving affordable rental units in its historically significant 1704 N. Humboldt Building.
The Big 3: West Town Housing Partners, WTHP Phase II, & Victory Apartments

Back in the 1980s and 90s, when our neighborhoods faced an abundance of vacant lots and deteriorating multifamily buildings, Bickerdike developed three projects, totaling 425 units of quality, affordable Project Based Section 8 housing. Known as ‘the Big 3’ these affordable developments enabled low income families to stay in their neighborhoods, raise children, get involved in the local schools and other community efforts, and maintain local diversity.

Fast forward more than 30 years to today and these 425 affordable units in 60 townhome and 17 multi-family buildings continue to play a vital role in our community. All three properties are 100% Project Based Section 8 and feature large single units for large families.

Bickerdike’s commitment is unwavering to preserve all 425 units over the long term as locally controlled, quality affordable housing. We are working to acquire two investment partners’ interests in these properties and secure financing to update and improve all 425 units and ensure that this important community legacy continues long into the future!

Nuestro Green Boulevard

Bickerdike acquired and completed gut rehabs on the 9 buildings in the Nuestro Green Boulevard portfolio in the 1980s and early 1990s. Over the past two decades, we have operated them as an important source of quality, affordable housing as the surrounding area has seen widespread gentrification and rising housing costs. Bickerdike has exited the investor limited partners in these tax credit projects and took a 100% ownership interest in the buildings. In recent years, we have made green environmentally sustainable improvements in most of the buildings with the assistance of Elevate Energy, including the installation of insulation, new 2-stage high efficiency furnaces and energy-saving lighting and fixtures. These green improvements were a great first step in rehabilitating these buildings to continue operating them as high-quality affordable housing, while we are working to secure financing to recapitalize and carry out moderate rehabs and upgrades on all 145 units.
The development and preservation of affordable housing is just where our work begins. Since the completion of our first rental project in 1983, Bickerdike has provided quality property management services. Providing quality property management services requires a blend of committed staff, engaged tenants, community involvement, and the belief that we never stop learning.

❖ Resident Engaged Property Management

Our property management stems from our mission and involves residents in the management of the properties where they live. Residents are encouraged to become active in one of a number of committees, including the Rental Housing Steering, Residents Council, Tenant Selection and Appeals Committees. Through involvement in these committees, residents have a voice in what happens in the place they call home.

❖ Resident Centered Property Management

The success of our property management and maintenance staff is dependent on constant and consistent collaboration with our residents. Our receptionists are often a prospective tenant’s first contact with our organization, directing them to one of our knowledgeable leasing & occupancy agents who work to help find them a place in one of our many properties.

Our Property Managers work closely with our Organizers to ensure that every new tenant feels welcome and informed about Bickerdike and opportunities to be involved. Our maintenance and janitorial staff keep everything clean and in working order thus ensuring the beauty and livability of the buildings for residents for years to come.

Bickerdike’s security manager, along with organizers and residents living in Bickerdike housing work to build relationships with local law enforcement by regular participation in BEAT and CAPS meetings, and by coordinating one-on-one meetings.

❖ Staying at the Top of our Game

Education and training helps staff stay updated on the most current information about industry best practices and policies that affect the rental and management of affordable housing. Effective maintenance of environmentally sustainable systems requires training and knowledge on the part of those who are tasked with the care and maintenance of those elements and the properties in general. This year we had energy saving lighting and low flow fixtures installed throughout Victory Apartments and provided training in the management of green systems for all staff.
The 606 Grand Opening & Council 1st Meeting

The 606, a 2.7-mile park/elevated trail and a nearly $100 million public-private investment managed by the Trust for Public Land (TPL) hosted its grand opening in June with approximately 50,000 people in attendance. Bickerdike staff and volunteers participated in a ribbon cutting ceremony at the N. Rockwell Street access ramp, located near our home office.

The trail cuts across four neighborhoods and is contained within Bickerdike’s service area; in fact, many of our properties are visible from the trail and 305 units of our housing are located within two blocks of it. Bickerdike is committed to ensuring the trail remains a community amenity. To that end, we joined forces with TPL to host the first meeting of the 606/Bloomingdale Trail Park Advisory Council (PAC). Through the PAC we had a hand in negotiating the group’s mission, goals and even the composition of its membership; two Bickerdike tenant volunteers from Humboldt Park have seats on the PAC. Next we will involve our residents in exercise programming, volunteer clean-up and landscaping days. We are also exploring the possibility of working as part of a coalition to secure a property tax abatement or similar relief for long-term homeowners.

Safety at Home

The safety of our tenants and those who visit our properties is a top priority for Bickerdike. Our buildings are designed with this in mind. Through lighting, double entry doorways, secure doors and entry-way systems we work to ensure that home is a feeling of comfort and safety.

Safety through Relationships and Engagement

Bickerdike’s commitment to public safety extends beyond our properties. Our success in building safe communities is a result of the relationships we build with residents, neighbors, policy makers and local police. We work in partnership to share information and in turn, stay informed. This is accomplished through our regular attendance at CAPS and Beat meetings, mobilizing our residents to also be involved and engaged in those meetings, and addressing issues as they happen through individual and group meetings. In 2015, we hosted Chicago Police Superintendent Garry McCarthy’s tour of the Humboldt Park community, accompanied by Commissioner Richard Boykin, as he discussed his safety plan for Chicago. This allowed opportunities for local leaders to be informed and voice the concerns of the community.

Movies in the Park for Mandela

Bickerdike was proud to host several hundred people for its summer movie in park, presented in cooperation with the Chicago Park District. On a clear, balmy July night, the crowd filled Kells Park to watch a family-friendly film and munch on complimentary popcorn. Kells Park is located within a few blocks of Bickerdike’s planned 72-unit Nelson Mandela Apartments.
The Power of Community Engagement

Leadership development and community engagement and organizing are cornerstones of Bickerdike’s comprehensive strategy for community development. Engaged constituents inform the development and management of our housing, they help secure resources and approvals for new housing, and they make our communities safer over the long term. With an active membership of over 500 community residents, 30 organizations, and a resident body of over 3,000, we have a strong grassroots base. Bickerdike’s leadership development and organizing initiatives further the causes of affordable housing, neighborhood safety, and other issues that neighborhood residents identify and prioritize as needing to be addressed. These efforts also help our residents and neighbors find their voice and realize their potential as members of our community.

❖ Residents Council

In 2015, the Residents Council held its Spring dance in May at Michelle’s Ballroom, and the theme was Masquerade Ball; those who attended had a great time. Residents also attended this year’s annual Holiday Dinner. They celebrated the holidays together, ate great food and every child received a toy from Santa. The Residents Council maintained regular communication with property management to ensure open lines of communication regarding resident concerns and priorities.

❖ Engaging Residents through Social Activities

Throughout the year, Bickerdike coordinates several fun social events for our residents. In August, dozens of Rosa Parks residents celebrated summer in style in one of the building’s sunny courtyard yards. They feasted on hot dogs and chips, but dessert was the real crowd pleaser: a build-your-own-sundae bar! Not surprisingly, the majority of attendees were happy children. Alderman Walter Burnett also dropped by to talk with residents, Bickerdike staff, and to partake of the sweet summer treat. In October, the Community Room in Bickerdike’s main office was transformed into a spooky movie theater complete with free popcorn and candy. Children and families from our Zapata and La Paz Apartments came dressed in their pajamas to watch the animated film ParaNorman to get in the Halloween spirit. In November, staff and residents braved the new winter season’s first snowfall to attend the Residents Council Annual Family Holiday Dinner. Attendees were treated to a delicious dinner, photos with Santa Claus, and everyone went home with a gift.

ORGANIZATIONAL COMMITTEES

Bickerdike’s organizational structure includes a broad cross-section of volunteer committees comprised of local residents to ensure the community has a strong voice in our work. Committees are engaged in all areas: new housing development, the management of our rental housing, priority community issues, resident quality of life and civic engagement.

COMITÉS ORGANIZACIONALES

La estructura organizacional de Bickerdike incluye una amplia interacción de comités voluntarios compuestos de residentes locales para asegurar que la comunidad tenga una voz fuerte en nuestro trabajo. Los comités están involucrados en todos los aspectos de nuestro trabajo y en áreas tales como: en nuevo desarrollo de viviendas, la administración de nuestras viviendas de alquiler, asuntos de prioridad comunitarios, calidad de vida de los residentes y responsabilidad cívica de los mismos.
Garden Pride

Bickerdike provides space for two community gardens known as Our Block Community Farm and Harold Washington Victory Garden. Residents and members of the community who live in or around Bickerdike’s properties volunteer their time to redesign, cultivate, and tend to these highly cherished gardens, which provide nourishing fruits and vegetables as well as fragrant flowers for the volunteers to enjoy. They also serve as a sort of outdoor classroom so people can learn how to grow their own food.

For both gardens, Bickerdike’s Garden Committee schedules work days from April through November. During the peak summer months, committee members work in the gardens as needed to plant, water, weed, and harvest. The work days are open to all and are posted in writing in each garden. Each week, a Garden Committee member serves as "lead gardener" for the work day so someone is always present to manage the work.

In 2015, the Harold Washington Victory Garden at the corner of Washtenaw and Potomac underwent a significant renovation to transform it into a community gathering space with an open patio area to be used for fun activities like movie nights, barbecues, fitness classes, or cultural concerts.

The Bickerdike Bugle Gets a Makeover

The Bickerdike Bugle is a quarterly resident publication, led by the Newsletter Committee. The Bugle’s content is written by and for Bickerdike residents. Now in its 10th year the Bugle received a redesign and is now a full-color publication that’s not only distributed in print to all residents, it’s also available for download in digital format.
**Providing Affordable Space for Local Organizations**

Bickerdike not only provides high quality affordable housing in neighborhoods where rents and property taxes are steadily increasing, we also strive to provide space for local community service organizations so they can remain near the people they serve. This year we were pleased to renew the lease for the Puerto Rican Cultural Center, a grassroots, educational, health, and cultural services organization. We also provide commercial space in our La Estancia buildings on California and Division Streets: a daycare center, an alternative high school, and a diabetes empowerment and educational program. All of these tenants have brought a new vibrancy to the Paseo Boricua where vacant lots once stood.

We welcomed a new tenant and long-time community partner into the 3,740 square foot space in Zapata Apartments. The Center for Changing Lives (CCL) provides housing assistance, job training, and financial literacy programs to area residents. CCL staff were thrilled to move from the small, run-down building where they had been working for 25 years into the brand new store front at the corner of Armitage and St. Louis. Now they hold large community classes and have private cubicles to hold confidential counseling sessions with clients. The move immediately increased their capacity to serve those in need; in fact, 30 new clients walked through their doors the first week they opened. By the end of 2015, they will have served over 300 people, the majority of whom are Logan Square residents, who are working hard to stay in the community they call home.

**Cermak Produce at El Mercado**

Cermak Produce at Bickerdike’s El Mercado at 2701 W. North Avenue, has been serving the Humboldt Park and surrounding communities for over 15 years, providing fresh quality products at low prices. The store continues to stock diverse product lines at affordable prices. The store’s presence in the community also supports economic development in Humboldt Park providing job opportunities for local residents.

During 2015, Cermak made improvements to the store; they installed new energy efficient coolers and compressors to expand the dairy department selection and reduce energy costs; retro-fitted store lighting with high-efficiency, LED bulbs, and replaced all exterior fencing to enhance the store’s appearance.

**The Importance of Shopping Local**

Another facet of community-focused economic development is shopping local. For a second year, the Tenant Garden Shopping event was held locally at Adams & Son Gardens. In 2015, when the printers of the Bickerdike Bugle moved out of the community, the printing was moved to locally owned Salsedo Press. These represent just two small examples of how Bickerdike makes it a priority to support local businesses.
Healthy Living Begins in the Kitchen

While activity is an integral part of health, healthy living begins in the kitchen. The foods we choose can serve to nourish us, give us energy and fight off disease. Many people choose the wrong foods out of a need for convenience, their financial situation, or simply from a belief that healthy food isn’t flavorful. To change this perception, Bickerdike partnered with EverThrive Illinois to provide healthy cooking and baking classes. Class participants had the opportunity to receive hands-on training on proper knife skills and a nutrition lecture. They also worked with the participants to make the recipe and then taste their creation. In the process they learned that healthy cooking can be a fun family activity, and can result in healthy, flavorful meals. Their efforts were rewarded with a goody bag containing fresh recipe ingredients so they could replicate the meal in their own homes.

The Humboldt Park Portal Turned Five

August 2015 marked the 5th anniversary of the launch of the Humboldt Park Portal. Since its launch, the Humboldt Park Portal has been serving as the online information center powered by and for the community. Each year, the Portal’s structure is improved in response to the community’s feedback. In 5 years, the Portal’s audience has had a 225% growth from the 1st to the 5th year, from approximate 18,500 visitors to over 60,000. This growth is the result of engaged organizations, businesses and individuals who regularly work to create content that is relevant and beneficial to the community.

Assisting Seniors to Live Independently

Through our Small Accessible Repairs for Seniors (SARFS) Program we provided 35 senior households with minor home repairs that included the repair and replacement of doors and locks, installation of smoke alarms, fire extinguishers and carbon monoxide detectors, as well as weather stripping of doors and windows. We also made accessibility adaptations such as grab bars in bathrooms and handrails on stairwells that help seniors live more independently in their homes.

Bickerdike Online

Bickerdike online provides our visitors an easier way to access resources and learn about Bickerdike’s work. Some of the features of the new site include:

- A mobile-friendly site
- Integrated social media buttons for Facebook, Twitter and LinkedIn so you can easily share news and events with your network.
- An events calendar that allows for ease in exporting events to your Outlook, Gmail and other calendars.
- A Contact form to foster improved communication.
- Easily accessible resources for our residents.
- Information on our properties, current projects, and ways to get involved including membership, volunteering or by offering us financial support.
Board

Bickerdike’s 15-member community connected 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.

Mesa Directiva

La Mesa Directiva de Bickerdike cuenta con 15 miembros comunitarios que gobiernan 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.

Building Community through Membership

With the goal of getting to know our members and introducing our work to more neighbors, we host our Annual Membership Drive each fall. This fall, our kick-off was at an end of summer event held in the parking lot behind our main offices.

Members were invited to attend and enjoy food, games and time to get to know the staff and other members. In spite of the rain and chilly temperatures, members turned out for a fun time.

There was food, dancing, and games as well crafts and face painting for kids.

This was the first of more social and educational events for our members as we aim to get to know our members, hear their thoughts, and educate them on the important issues that we can work on together to address.

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. Our 500 individual 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.

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 abierta a todos los que apoyan nuestra misión y que viven o trabajan en la comunidad. Nuestros 500 miembros individuales y 40 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.
Bickerdike and Humboldt Construction Co. employ a community-hiring preference to foster local economic development, creating employment opportunities for local residents. Three quarters of our employees are residents of the neighborhoods we serve, and a number live in our housing.

In 2015, Bickerdike’s staff joined together to fight childhood poverty by donating to participate in Red Nose Day. They also coordinate the “Give Warmth for the Holidays” campaign, collecting coats, gloves, hats and scarves for those in need during the cold Chicago winter.
PARTNERS

DEVELOPMENT FINANCING
Mortgage and Predevelopment Financing
Bank of America
Berkadia Commercial Mortgage
BMO Harris Bank, N.A.
Citibank, N.A.
Chicago Housing Authority
Chicago Low Income Housing Trust Fund
City of Chicago Department of Planning & Development
Enterprise Community Loan Fund, Inc.
First Eagle Bank
IFF
Illinois Housing Development Authority
JP Morgan Capital Corporation
Local Initiatives Support Corporation
Midland Loan
U.S. Department of Housing and Urban Development
US Bank, N.A.
Wells Fargo Bank, N.A.

EQUITY FINANCING
Elevate Energy
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.
Fifth Third Bank
JP Morgan Chase
LPL Financial
Northern Trust Corporation
North Side Community Federal Credit Union
US Bank, N.A.
Wells Fargo Bank, N.A.

TECHNICAL CONSULTANTS
Architectural
Canopy Architecture & Design
Harley Ellis Devereaux
Landon Bone Baker Architects, Ltd.
Lisec & Biederman, Ltd.
Wrap Architecture

Accounting
FLS Group, LLC.
Mayer Hoffman McCann, P.C.
Rockoff, Harlan, Rasof, Ltd.
Washington, Pittman, & McKeever

Legal
Applegate & Thorne-Thomsen, P.C.
Community Economic Development Law Project
Gomberg, Sharfman, Gold and Ostler, P.C.
Hughes Socol Piers Resnick Dym, Ltd.
Laner Muchin, Ltd.
Madigan & Getzendanner
Sanford Kahn, Ltd.

TECHNICAL AND EDUCATIONAL SERVICE
Architectural Consulting Engineers
Better Business Planning
Building Permits, Inc.
Chicago Community Loan Fund
Chicago Rehab Network
Community Media Workshop
Diabetes Empowerment Center

Eco Achievers
Einstein Technology Solutions
Elevate Energy
Enterprise Community Partners-Green Communities
EverThrive Illinois
Franklin Energy
Greater Illinois Title Company
Greater West Town Project
Gremley & Biedermann
Hispanic American Construction Industry Association (HACIA)
Howard B. Richter & Associates
Kistner Eddy Executive Services
Linn-Mathes, Inc.
Metropolitan Planning Council
McNiel's & Company
Multivista
Natalie Voorhees Center for Neighborhood and Community Improvement, Univ. of Ill. at Chicago
Neighborhood Housing Services
Nationwide Financial Company
Peoples Gas, North Shore Gas, ComEd – Multi-Family Program
PC Connections
Pioneer Engineering & Environmental Services
Regional Housing Assistance Corporation, LLC
LPL Financial
Sargent Shriver National Center on Poverty Law
Smart Office Services, Inc.
Title Services, Inc.
Trust for Public Land
Valerie S. Kretchmer Associates, Inc.
Visualized Concepts, Inc.
Wells Fargo Insurance Services USA, Inc.
West Humboldt Park Development Council

LATHROP COMMUNITY PARTNERS
Heartland Housing
Related Midwest
Paul Interiors
Peoples Gas
PJ Beauty Supply
Pok. Bros. Foundation
Power Play FYI
Richard's Fabulous Finds
Searle Funds at The Chicago Community Trust
Six Flags/Great America Coasters For A Cause
Saint Alphonsus Church
Tip Top Liquors
U.S. Bank
W.F. and H.B. White Foundation

GOVERNMENT
City of Chicago Department of Planning & Development

INDIVIDUALS
Joy Aruguete
Colin Bird
Gregory Bork
Jonathan Bull
Alderman Walter Burnett, Jr.
Michael Burton
Alfredo Calixto
Hattie Foster
Debra Geiren
Katherine Hoffman
Carolyn Howard
Michael LIPuma
Jerry Lumpkins
Alderman Roberto Maldonado
Candido Medina
Coralee Montes
Raul Morales
Dr. David Neely, M.D.
Richard Rowe
Laura Sayen
Diane Spies
Margo Timberlake
Anne Van Oost

IN-KIND
All Covered
Bargains in a Box
Chicago Bears
Chicago Cubs
Chicago White Sox
Cozy Webber Landscapes
Ciclo Urbano
Christy Webber Landscapes
Chicago White Sox
Dr. David Neely, M.D.
Héctor Cuadra
Eli’s Cheesecake
John Garcia Printing
Nicks on North
Revolution Brewing
Roesers Bakery
Salsedo Press
True Blue Tattoo
Webitects
Wells Fargo Insurance Services
West Town Bikes
Women of Vision

GARDEN VOLUNTEER GROUPS
AmeriCorps Service Day
DePaul University Venetian Day of Service
Seeds of Service, AmeriCorps Project YES!
## ASSETS

### Current Assets
- All Funds: Cash & Cash Equivalents: $3,718,433
- Accounts Receivable & Others: $2,370,161
- Total Current Assets: $6,088,594

### Fixed Assets
- Land, Net Building, Office Furniture & Equipment: $1,062,701
- Total Fixed Assets: $1,062,701

### Other Assets
- Investment in Housing Development: $5,159,781
- Other Investment & Partnership: $9,299,460
- Predevelopment Cost/Other Land: $1,358,974
- Total Other Assets: $15,818,215

### TOTAL ASSETS: $22,969,510

## LIABILITIES and NET ASSETS

### Current Liabilities
- Accounts Payable: $107,945
- Accrued Expenses & Others: $1,242,918
- Total Current Liabilities: $1,350,863

### Other Liabilities
- Long-Term Debt: $0
- Total Other Liabilities: $0

### TOTAL LIABILITIES: $1,350,863

### Net Assets
- Unrestricted as of December 31, 2014: $20,389,619
- Temporarily Restricted as of December 31, 2014: $1,381,615
- Excess of Revenue over (Under) Expenses: ($152,587)
- NET ASSETS AS OF SEPTEMBER 30, 2015: $21,618,647

### TOTAL LIABILITIES AND NET ASSETS: $22,969,510

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**Note:** Unaudited Statement of Financial Position as of September 30, 2015
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- Ensure that healthy, affordable housing will be available into the future with a bequest or planned gift to Bickerdike.

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Bickerdike’s membership connects individuals in the communities we serve to the work we do. Members make up our largest decision making body and have the opportunity to guide our direction.