

# Strengthening Neighborhoods

Community Ventures Program (CVP)  
2022 Annual Report



With CVP's help, Connections for the Homeless is converting Evanston's Margarita Inn to non-congregate transitional housing.



CVP partner Star Farm grows fresh food in Back of the Yards to provide produce to local residents at low- or no-cost.



JCUA visits the Chicago Furniture Bank at their expanded new facility in Brighton Park.

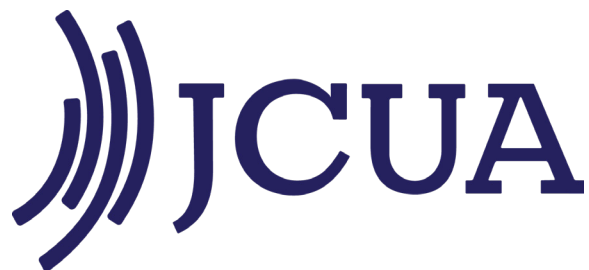


Joshua Krawczyk, former Margarita Inn resident, feels that "[The Margarita] gave someone like me the opportunity to feel like I had a home before I had home."



PODER's new HQ in Gage Park will provide ESL classes, job training, and job placement services to immigrant communities.





Dear @first\_name,

**Housing has been core to JCUA's mission since the very start of our organization.**

For nearly six decades, we have worked with communities across Chicago and Illinois to pursue housing and economic justice — for 32 of those years through our one-of-a-kind CVP program. Through CVP, we partner with nonprofit developers and community organizations, awarding zero-interest loans that get projects off the ground and contribute to thriving, safe, and affordable neighborhoods.

Since 1991, CVP has provided nearly **\$8 million** in zero-interest loans across 60 projects in **27 neighborhoods**. Our funds have leveraged hundreds of millions of dollars of public and private funding for construction and permanent financing, which has led to the creation or preservation of nearly **5,000 affordable housing units** and more than **1,400 living-wage jobs**.

2022 was a productive year for CVP, filled with growth, collaboration, and innovation:

- We funded 3 new loans totaling \$550,000 and lengthened commitments to 4 partners through loan extensions totaling \$475,000.
- Our portfolio served 13 Chicago neighborhoods and suburbs: Back of the Yards, Brighton Park, Broadview, Bronzeville, Chicago Lawn, Evanston, Gage Park, Greater Grand Crossing, Logan Square, Rogers Park, West Garfield Park, West Pullman, and West Ridge.
- We funded community-based projects that prepare nutritious meals to seniors and students while empowering formerly incarcerated entrepreneurs, provide quality transitional housing to homeless individuals and families, and build facilities for job training, English classes, and financial education for immigrant adults.
- We were awarded a \$250,000 grant for CVP from an anonymous donor, bringing the loan fund to more than \$2.5 million!
- Two CVP investors converted a total of \$60,000 they had loaned to CVP into permanent grants to the program. As of December 31, 2022, roughly two thirds (67%) of the CVP fund consists of donated grants and one third (33%) of the CVP fund consists of loaned investments.
- We hired a full-time staff member, Rose Shapiro, to manage CVP as the program continues to grow.



**As Chicago faces intensifying gentrification, rising homelessness, economic instability, and racial injustice, your commitment to strengthening systemically disinvested communities and protecting residents experiencing displacement in gentrifying neighborhoods is more critical than ever.** Through CVP and with your vital partnership, JCUA continues to have an active role in preserving and building much needed affordable housing and developing equitable job growth throughout the city. We express appreciation to all those who, through their dedication and commitment, have helped to further CVP's impact in monumental ways.

With gratitude and warm regards,

A handwritten signature in black ink that reads "Rose Shapiro".

Rose Shapiro, Community Development Manager

A handwritten signature in black ink that reads "Zac Braun".

Zac Braun, CVP Advisory Committee Chair

A handwritten signature in black ink that reads "Judy Levey".

Judy Levey, Executive Director

# Neighborhood Champions

## ChiFresh Kitchen

**ChiFresh Kitchen** is a Black-owned worker-cooperative food service contractor. The organization prepares freshly-cooked, nutrient-dense, and culturally-appropriate meals to schools, day-care centers, senior centers, and nonprofits. Every worker at ChiFresh, most of whom are formerly incarcerated, has the opportunity to share in the governance and profits of the business.



This year, JCUA provided ChiFresh with a **\$200,000 loan** to cover costs associated with the buildout of its new 6,000 square foot facility in Greater Grand Crossing. ChiFresh has divided the facility into a production area, cold storage, freezer space, and small retail area where they plan to sell pre-packaged meals, smoothies, and made-to-order items to community residents. Prior to their move to the new facility, ChiFresh operated out of The Hatchery, a food incubator that received a predevelopment loan from CVP in 2016.

ChiFresh Kitchen is serving 1,500 meals per day and is celebrating a profitable 2022, as they continue to grow into their new home.

## Connections for the Homeless

An Evanston-based organization, **Connections for the Homeless** was founded in 1984 by religious leaders and community volunteers committed to providing support, with dignity and compassion, to individuals and families experiencing homelessness. In response to COVID, Connections was forced to quickly expand its services to ensure that all of its neighbors experiencing homelessness were safe, sheltered, and distanced to mitigate the spread of COVID-19. Connections launched new partnerships with local Evanston hotels, like the Margarita Inn, to provide shelter to over 340 households. Eighty-six percent of the households served at the Margarita Inn are Evanstonians. Connections intends to sustain this model as part of its multi-pronged approach to end homelessness.

**Connections for the Homeless** received a **\$200,000 CVP loan** in October 2022 to cover a portion of the predevelopment costs associated with the purchase and rehabilitation of the Margarita Inn for use as a permanent, non-congregate shelter offering emergency housing. The facility will house up to 63 people of all genders and family configurations 24/7 and include robust, onsite services. Connections shares: “[JCUA’s] **financial investment is an essential resource and affirmation we need to get this project done and bring more partners on board in our work.**”

## In the last five years, CVP has:

- Created **418** units of affordable housing
- Preserved **524** units of affordable housing
- Created **718** jobs
- Funded 13 projects totaling **\$1.4** million in loans for permanent supportive housing
- Provided loans to impact **21** individual neighborhoods
- Increased available loan pool eightfold from \$326,100 to nearly **\$2.6** million

# Annual Report 2022

Financial Snapshot (as of 12/31/22)  
Total Funds: \$2,575,113 | Total Outstanding Loans: \$2,075,000

## Active Projects

Neighborhood	Project	Impact
Back of the Yards	Star Farm Chicago	Rehabilitation of facility for fresh market and kitchen
Brighton Park	Chicago Furniture Bank	Purchase of new facility to expand operations
Broadview, Illinois	Housing Forward	Construction of 16 units of Permanent Supportive Housing
Bronzeville	Bronzeville Lakefront Development, with Chicago Neighborhood Initiatives	Development of 300 units of senior housing
Bronzeville	Wabash "Y" Renaissance Apartments, with The Renaissance Collaborative	Rehabilitation of 101 SRO apartments
Chicago Lawn	Churchview Supportive Living, with Greater Southwest Development Corporation	Rehabilitation of 86 units of senior housing
Chicago Lawn	PODER Learning Center	Rehabilitation of new Service Center and office
Evanston, Illinois	The Margarita Inn, with Connections for the Homeless	Rehabilitation of hotel for 46 units of transitional housing
Greater Grand Crossing	ChiFresh Kitchen	Rehabilitation of facility for kitchen and distribution space
Logan Square	Humboldt Park United Methodist Church	Rehabilitation of 12 unit apartment building
Rogers Park	Levy House, with Preservation of Affordable Housing	Rehabilitation of 57 units of senior housing
South Side	Home Repair Program, with Neighborhood Housing Services	Rehabilitation of 150 low-income single family homes
West Garfield Park	Conservatory Apartments, with Interfaith Housing Development Corp. (IHDC)	Construction of 42 units of Permanent Supportive Housing
West Pullman	Janet L. Smith Apartments, with IHDC	Construction of 39 units of sustainable Permanent Supportive Housing
West Ridge	RefugeeOne	Development of new Service Center and office

## CVP Supporters

### \$250,000 and above:

Anonymous  
Marcia Bogolub & Phil Kaplan  
Byline Bank  
Crown Family Philanthropies  
Sara Henry Donor Advised Fund,  
Jeff Zaluda, Donor Advisor

### \$100,000 and above:

First Eagle Bank

### \$50,000 and above:

Anonymous  
Robert L. Cohn  
Landau Family Foundation  
Polk Bros Foundation  
Providence Bank & Trust  
Greg Rothman &  
Florence Rothman

### \$25,000 and above:

Steve and Gerry Keen  
Lisa Moss and Andrew Bokor  
Sara Paretsky

### \$10,000 and above:

John z"l and Marge z"l Alschuler  
Anonymous  
Peter Ascoli  
CSS, Designated by David Feinberg  
Tami Cohen, Highland Capital  
Peter Hanig  
Jay Heyman  
Sheldon & Pearl Leibowitz, Lew Leibowitz  
Legacy Fund  
Nikki and Fred Stein  
Rabbi Jeffrey Weill & Julie Chizewer-Weill

### \$5,000 and above:

Rich & Andy Amend  
Mr. B Foundation  
Rona Pietrzak  
Stech Rothschild & Lisa Oppenheim

### Neighborhood Partner:

Judy Adelman, Todd Budnick, Arthur Elstein, Michael Frankenstein, Margot Harris, Rabbi Ari Hart, Miriam A. Kalichman, Elli Krandel, Beth Lange, Amitai Loew, Rachel Mayo, Marc Meltzer, Laurie Mikva, Leora Mincer, Irving & Marilyn Naiditch Family Foundation, Friends of Roberta Nechin (z"l), Daniel D. Newman, Jo Ann R. Potashnick, Judith Simon, Shahar Sztainer

## CVP Advisory Committee

Zac Braun, Committee Chair  
First Eagle Bank

Ralph Brown  
Technical Assistance Corporation

David Feinberg  
Chicago Community Loan Fund

Steve Keen  
Executive Service Corps of Chicago

David Levinson  
Level 21, LLC

Jessica Nepomiachi  
Illinois Facilities Fund (IFF)

Jeff Zaluda  
HMB Legal Counsel

