



RECLAIMING CHICAGO

ANNUAL REPORT
2023-2024





LAWNDALE CHRISTIAN
**DEVELOPMENT
CORPORATION**
Loving God. Loving our Neighborhood.
3843 West Ogden Avenue - Chicago, Illinois 60623



**For more information on buying a Reclaiming Chicago home or becoming a donor:
Amy Totsch | 773.803.8830 | amy.totsch@gmail.com**

Dear Friends and Supporters of Reclaiming Chicago NFP,

On behalf of the board of Reclaiming Chicago NFP and the staff of CNI, I want to thank you for being part of our mission to rebuild our city's core neighborhoods, to replace vacancy and violence with homes and jobs, and to help families build wealth and equity through homeownership.

This past year, Reclaiming Chicago NFP dispersed over \$15 million into four (4) south and west side neighborhoods where experienced, United Power institutions are leading comprehensive efforts to create affordable homes, safer streets, good schools, and commercial amenities.

Reclaiming funds cleaned, remediated, and prepared scores of long-vacant lots for development, created good-paying jobs for local residents and other hard-working people, and put vacant lots and vacant buildings back on the tax rolls – generating new tax base and revenue for our schools, parks, police, fire, and social services.

Most importantly, these dollars created new homes and new homeowners.

We disbursed our funds in strategic clusters. You can see the results on the 1800 and 1900 blocks of South Sawyer and the 1600 block of South Avers in North Lawndale, in the Kensington Park neighborhood at 118th and Indiana in Roseland, in the 4700-4900 blocks of South Elizabeth, Ada and Loomis in the Back of the Yards, and in the blocks around St. Rita of Cascia Catholic Church in Chicago Lawn, where crime is down by over 70%. You can see the results in the faces of families closing on the purchase of their first home. You can see the results in new neighbors and long-time residents building relationships and in children playing in the parks near blocks with new homes.

By the end of this year, we will surpass the century mark for the number of homes completed and will have created over 50 new homeowners.

As homes are sold, all funds are returned to Reclaiming Chicago NFP so that they can be redeployed in a virtuous cycle of home construction, job and tax base creation, violence reduction, and new homeowners building wealth and equity through homeownership.

This past Spring, a 12-month organizing campaign led by United Power members culminated with the Chicago City Council committing over 500 city-owned vacant lots specifically selected for the Reclaiming effort. With this commitment, we will be working to build and rehab 125 homes each year.

To build at this scale on these lots and others, we need to grow the Reclaiming Chicago NFP fund.

Please join us in this effort.

I am blessed to serve on the board of Reclaiming Chicago NFP with colleagues who have dedicated their lives to making our city a better place for all. They have taught me that no person, no neighborhood is an island.

The future success of our city depends on the success of our south and west side neighborhoods. Let's rebuild the south and west sides by creating affordable homes for working people.

Working together, there is no limit to what we can do.

Sincerely,

Nick Brunick

Board President, Reclaiming Chicago, NFP

STATEMENT OF FINANCIAL POSITION

ASSETS	
Cash	\$ 3,539,641
Pledges and grants receivable	\$ 750,000
Notes and loans receivable	\$ 11,355,645
TOTAL: \$15,645,286	

LIABILITIES	
Accounts Payable and accrued expenses	\$ 10,046
Unsecured notes and loans payable	\$ 8,215,630
Other liabilities	\$ 12,212
TOTAL: \$ 8,237,888	

NET ASSETS	
Net assets without donor restrictions	\$ 3,539,641
Net assets with donor restrictions	\$ 750,000
TOTAL: \$ 7,407,398	

TOTAL LIABILITIES & NET ASSETS: \$15,645,286

DONORS

INSTITUTIONAL GRANTS (\$11,000,000)

- JP Morgan Chase | \$3,000,000
- Schreiber Philanthropy | \$3,000,000*
- BMO Harris | \$2,500,000
- The Builders Initiative Foundation | \$1,000,000
- Lawndale Christian Development Corporation | \$500,000*
- Community Focus Fund | \$500,000
- Anonymous Donor | \$250,000
- Waterton | \$250,000

FOUNDATION LOANS (\$11,000,000)

0% INTEREST LOANS

- Steans Family Foundation | \$5,000,000
- Metro IAF | \$5,000,000
- Owens Foundation | \$1,000,000

INDIVIDUAL GRANTS (\$27,000)

\$0 - \$5,000

- Stephanie Kissan
- E. Hoy McConnell
- Schreiber Philanthropy
- Kevin Sutton

\$5,001 - \$10,000

- Mastercare Building Services
- Nicholas Brunick
- David Levinson & Kathy Kim
- Mark & Debbie McCann

*Grants Awarded in 2024

90
TOTAL
HOMES

51
HOMES
COMPLETED

472
BUYERS IN
PIPELINE

\$22
MILLION
REVOLVING
CONSTRUCTION
FUND

4
CHICAGO
COMMUNITIES



42
HOMES
SOLD

11
HOMES UNDER
CONTRACT

39
HOMES UNDER
CONSTRUCTION

83
BUYERS WITH
PRE-APPROVED
MORTGAGES

RECLAIMING CHICAGO

United Power's Reclaiming Chicago initiative seeks to build or rehab 1000 homes on the south side and 1000 homes on the west side of Chicago – strategically and at scale, entire blocks at a time – to rebuild neighborhoods, create jobs, housing and safer communities, put vacant lots back on the tax rolls, re-populate west and south side neighborhoods, and help families build wealth and equity through homeownership.

Led by local leaders and proven local institutions, and supported by public and private allies from across the Chicago region, United Power has raised over \$19 million in private funds through Reclaiming Chicago NFP in order to build and rehab homes at scale. United Power has separately raised over \$25 million to provide homebuyer subsidies to buyers and to provide construction subsidies to ensure high-quality, affordable homes.

These development efforts are led by United Power member institutions organizing in key neighborhoods – Lawndale Christian Development Corporation (LCDC) and IFF in North Lawndale, The Resurrection Project (TRP) and Precious Blood Ministry of Reconciliation (PBMR) in Back of the Yards, The Hope Center Foundation and Chicago Neighborhood Initiatives (CNI) in Roseland, and the Southwest Organizing Project (SWOP) in Chicago Lawn. The people best suited to drive and sustain change are the people who already live, own and work in the neighborhoods. These member developers work together with other United Power members to organize and wield their collective people power to drive and sustain the Reclaiming Chicago campaign. This is rooted in the belief that the people best suited to seek and create the change are those who live and work in the neighborhoods.

Reclaiming Chicago NFP is a central component of the Reclaiming Chicago initiative. Reclaiming Chicago NFP is a charitable, 501(c)3 tax-exempt, Illinois not-for-profit corporation created by United Power, LCDC, TRP, CNI, and SWOP (the "Members") for the sole purpose of raising funds to be used to build and rehab the Reclaiming homes. Reclaiming Chicago NFP has a ten (10) person board appointed by the Members that is accountable to the communities on the south and west sides where the work is taking place. The Members not only help lead the development efforts; they also work across neighborhood lines to build a pipeline of prepared buyers, to fundraise for Reclaiming, and to educate the public, private and philanthropic sectors. CNI staff administers the fund.



IMPROVE COMMUNITIES:

- Return vacant lots to productive use
- Environmental remediation of lots
- Reduce crime and blight
- Stem population loss
- Stabilize property values
- Increase tax base
- Create jobs



HELP FAMILIES:

- Increase supply of affordable, high quality homes
- Fulfill the dream of homeownership
- Build generational wealth



ADDRESS LEGACY OF PAST INEQUITIES:

- Invest in the communities and people most impacted by discrimination
- Stimulate home sales and stabilize property values
- Help fix the appraisal gap
- Repair housing market for neighborhoods

RECLAIMING NORTH LAWNSDALE

PHASE I:

- Build 250 new homes in 35-block radius
- Increasing current housing stock by approximately 10%



LEAD DEVELOPMENT PARTNERS:

- Lawndale Christian Development Corporation
- Chicago Neighborhood Initiatives
- IFF/Foundation for Homan Square



PROGRESS TO DATE:

- 43 homes to date
- 24 homes completed
- 19 homes under construction
- 17 homes sold
- 4 homes under contract
- \$117,420 average homebuyer subsidy



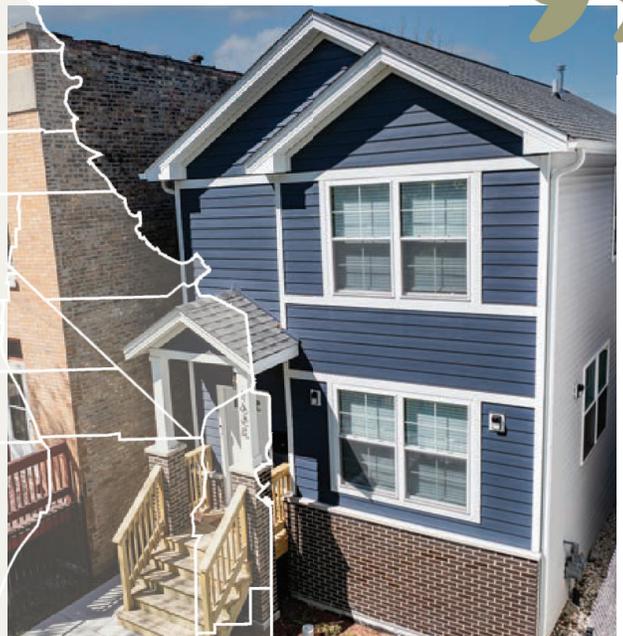
PIPELINE:

- 10 buyers pre-approved
- 13 in pipeline (6-12 months)
- 99 completed home buyer training



“This home is more than just a dwelling. Homeownership to me is community, stability, an investment in the future, a sense of belonging, and an opportunity to build equity. It is also a foundation for financial security and a place to create lasting memories with loved ones.”

– Janay Brooks
Closed on home in December '23



RECLAIMING BACK OF THE YARDS

PHASE I:

- Build 250 new homes in 27-block radius
- Increased the number of homes built since 2000 by 40%.



LEAD DEVELOPMENT PARTNERS:

- The Resurrection Project
- Precious Blood Ministry of Reconciliation



PROGRESS TO DATE:

- 20 homes to date
- 17 homes completed
- 3 homes under construction
- 15 homes sold
- 1 homes under contract
- \$138,790 average homebuyer subsidy



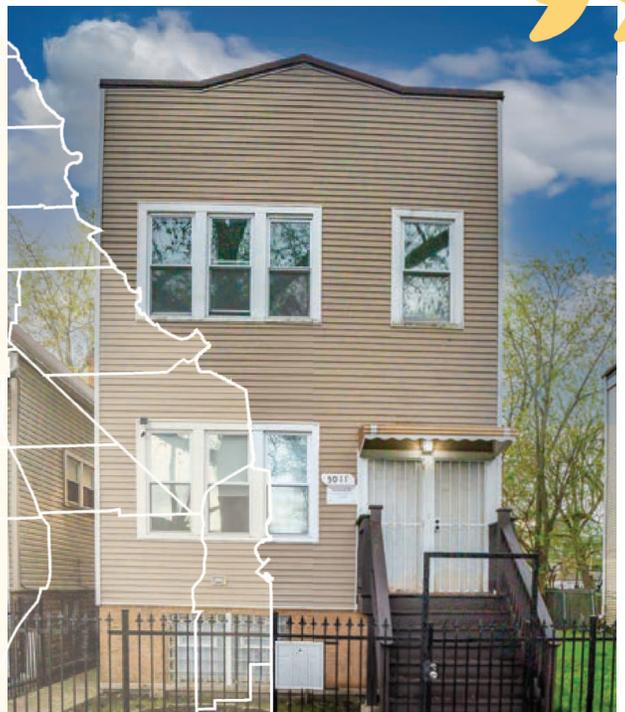
PIPELINE:

- 19 buyers pre-approved
- 89 in pipeline (6-12 months)



I have lived in Little Village for 15 years and I work for a non-profit. My kids are also involved in a local non-profit. The process (of purchasing a home) was far from simple but everything is possible, and people like me can also purchase a home.

- Diana Martinez
First time homebuyer
December '23



RECLAIMING CHICAGO LAWN

PHASE I (COMPLETE):

- 130 rehabbed rental and ownership homes in 20 block area
- Reclaimed Chicago Lawn from 11,000 foreclosures and over 700 vacant properties
- Helped over 650 families save their homes from foreclosure
- Home values in area increased 7% in 2022
- 73% reduction in crime
- Measured improvement in schools

PHASE II (VACANT PROPERTIES):

- Rehab and build 250 new homes in 80-block area



LEAD DEVELOPMENT PARTNER:

- Southwest Organizing Project



PROGRESS TO DATE:

- 16 homes to date
- 10 homes completed and sold
- 6 rehabs under construction



PIPELINE:

- 4 buyers pre-approved
- 15 in pipeline (6-12 months)



RECLAIMING ROSELAND

PHASE I:

- Build 250 new homes in 40-block radius
- First single family new construction in over 60 years
- Population decreased 26% since 2000, over 5x the City average, with over 300 vacant lots in the area



LEAD DEVELOPMENT PARTNERS:

- Hope Center Foundation
- Chicago Neighborhood Initiatives



PROGRESS TO DATE:

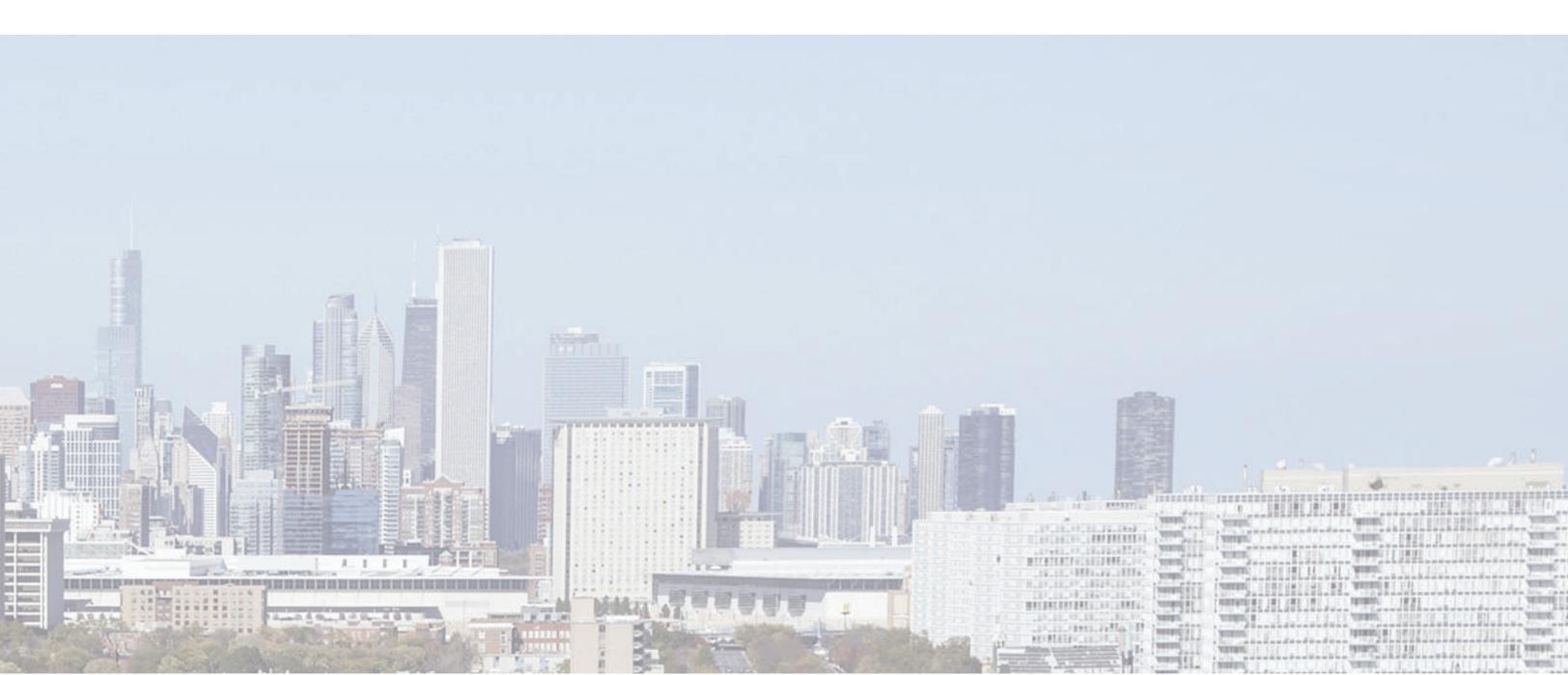
- 11 homes under construction
- 6 homes under contract



PIPELINE:

- 50 buyers pre-approved
- 100 completed home buyer training





BOARD OF DIRECTORS

Nicholas Brunick *President*
Applegate & Thorne-Thomsen, PC

Guacolda Reyes *Treasurer*
The Resurrection Project

Imelda Salazar *Director*
Southwest Organizing Project

Shenita Muse *Vice President*
Hope Center Foundation

Jeff Bartow *Director*
Southwest Organizing Project

Kevin Sutton *Director*
Foundation for Homan Square

Shangwé Parker *Secretary*
The Community Builders

Pastor James Brooks *Director*
Lawndale Christian Health Center

Annette Washington *Director*
Chicago Neighborhood Initiatives

Lizette Carretero *Director*
The Resurrection Project



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