



progressing forward

annual report

january 1, 2022 – december 31, 2022

a message from leadership

Thanks to generous partnerships and supporters like you, Far South Community Development Corporation (Far South CDC) has increased its ability to service residents and businesses on Chicago's far south side and south suburban Cook County through a global pandemic and a high inflation economy.

The facts and figures that you see in the following pages in this report are a sure testament to what you make possible every day. Together, we can transform the way residents and businesses are engaged and make positive generational changes.

We are reminded of the significance and value of our mission with every small business we assist in improving sales growth, providing shared office spaces, or procurement opportunity; a new homeowner who was approved for a mortgage and moved into their

dream home or an existing homeowner saved from foreclosure; or residents that attended our neighborhood festival and were able to receive school supplies for their children. Plus, it reinforces the ongoing need for our services within the service area.

Your support, advocacy, belief, instruction, and volunteerism in Far South CDC's plans, programs, projects, and activities are the ingredients to continued success and a better future.

“Together, we can transform the way residents and businesses are engaged and make positive generational changes.”



Yolanda Richards
Chair



Abraham Lacy
President



featured story

Chicago Tribune Oct. 2022

Salima Cobb-Collins, 51, who owns Ancestry Moon Art Studio, said when her business was closed during the pandemic, her income decreased. But after taking a homeownership class and completing an extensive application process through the Far South Community Development Corporation, she received a



mortgage free, three-bedroom and one bathroom home in Hazel Crest. Janece Simmons encouraged Cobb-Collins, who has always rented, to take the six-hour homebuyer education workshop through Far South CDC, which offers Housing and Urban Development approved housing counseling for homebuyers and renters. The workshop discusses credit scores and the homebuying and closing processes, Simmons said.

Regina Broadnax, education and counseling market manager with Chase Home Lending, said the bank has donated homes in the past, this was the first donation to a nonprofit through the bank's steps to homeownership program. "After she said my first name, my sisters grabbed me and they started crying and screaming," Cobb-Collins said. **“My knees buckled and I almost hit the ground. My kids are like, ‘Mom, did you just win a house?’ That is a moment that is etched in my memory forever.”**

our commitment to the region

Far South CDC is one of the largest comprehensive community development organizations in the Chicago region, providing direct residential support, business assistance, and equitable development and planning services. Our mission is to alleviate undeserved communities within **Chicago's far south side and south suburban Cook County** of poverty, blight, and economic distress through effective economic and community development.

Our value to the community is to: **Preserve/ Protect** the region by being a voice and advocate for economic, environmental, and social justice for the residents and businesses; **Sustain the region's cultural dynamics** by marketing and strengthening the existing assets and programs; and **Grow** the region with building partnerships and collaborations.



Accomplishments





In May 2022, Far South CDC's BCBI was selected as one of the six finalists for the \$10 million Chicago Prize grant from the Pritzker Traubert Foundation.

Far South CDC proposed five projects that includes 130 rental units; 50 single-family units; 51,000 square feet of retail/office space, \$75+ million in contracts for minority companies; and add more than 700+ residents to four communities centered around South Halsted Street, including West Pullman, East Morgan Park, Washington Heights, and Roseland.



what is bcbi?

Far South CDC is embarking on a bold "Bringing Communities Back Initiative" (BCBI) to repurpose nearly 1 million square feet of blighted community areas into thriving community anchors that will spur economic growth and repopulate communities in Chicago's far south side that have experienced decades of chronic disinvestment. The Initiative will focus on three goals: building impact-driven community assets, increasing community wealth with targeted investments, and providing holistic education through small business and housing support.



\$15.7 million grant funds raised from the State's Build Illinois Bond Fund, The Chicago Community Trust's Pre-Development Fund, and Pritzker Traubert Foundation

51K new office and retail spaces

700+ new residents to be added to the community



renewed opportunity

The **business services** team at Far South CDC has provided one-on-one counseling and workshops to entrepreneurs and existing small businesses for more than 10+ years on Chicago's far south side and south suburban Cook County.

As an **Illinois Procurement Technical Assistance Center**, **Special Service Area #45 (SSA45)**, and **Chicago's Neighborhood Development Center**, more than **250+ businesses** received assistance; more than **\$1 million in procurement contracts** were awarded; and **ten-women-owned businesses** opened their doors in the Marketplace through the City's Storefront Activation Program; and **hosting neighborhood events and maintaining** the Halsted business district.



I can't really afford a store space on my own accord now, so this [Marketplace] allows me the opportunity to grow my brand in a space but gives me a chance to see what I need when I am ready to get a space.

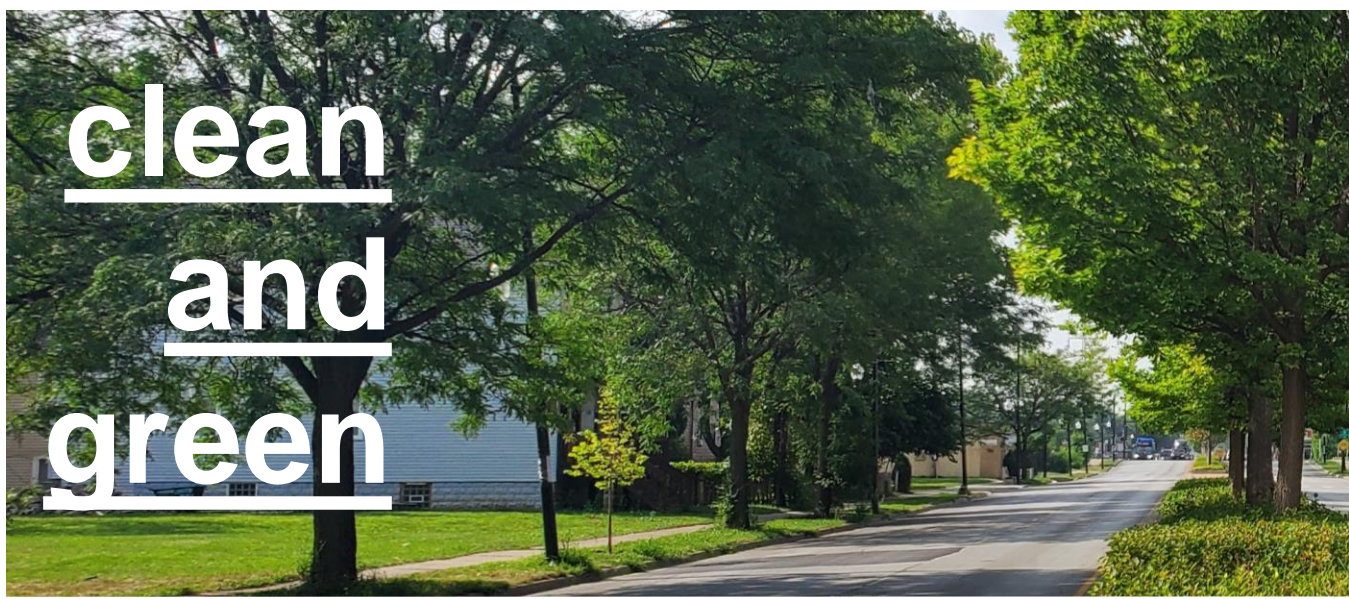
- **Marshawna Miller, Bomb Beauty Boutique**



250+ businesses assisted



1,000+ visitors attended SSA45's Juneteenth Festival with more than 20 local food and service vendors



clean and green



32 blocks along the South Halsted Business District between 97th and 119th Streets and 119th Street between Halsted and Princeton kept safe and maintained through SSA45

10 women-owned businesses in the Marketplace



29,812 residents reached through marketing within Cook County



56 individuals purchased their first home through pre-purchase counseling



neighborhood trolley tours



1,289 residents received 1-on-1 counseling and workshops

housing stability

The **community and housing services** has a vast array of programs for residents to assist in four categories: foreclosure prevention, financial education, pre-and-post purchase assistance, rental assistance and homelessness.

Lastly, thanks to J.P. Morgan Chase, Far South CDC was able **grant a mortgage free and fully renovated 3-bedroom home** to a resident who completed the homebuyer education course.



I had fallen behind after my loan modification and it became an overwhelming financial hardship until I was introduced to the program. It was very difficult journey because of the long wait time, but it was definitely worth the wait and my counselor was very positive and professional and supportive during the entire process.

- Anonymous, Homeowner received Foreclosure Assistance



community impact

The **development + planning** department led and assisted in several impactful plans and developments for residents and businesses on Chicago's far south side, including: 1) leading the planning effort around the Pace Pulse South Halsted Business Corridor Enhancement Project with Pace and The Chicago Community Trust to **develop mixed-use developments adjacent to the proposed terminals along South Halsted Street**; 2) received **9% LIHTC program** from the City's Department of Housing for Morgan Park Commons; 3) led the community planning efforts with the City of Chicago and Teska Associates in **developing the 2.5-mile Major Taylor Trail Framework Plan**; and 4) the development of the **21,780 square foot POP! Heights Park**, the first new park along South Halsted on the Far South Side in more than 50 years.



Connecting communities to a world-class city through equitable planning and development



3 mixed-use development proposals along the Pace Pulse bus route

9% allocation from the City's LIHTC program for Morgan Park Commons

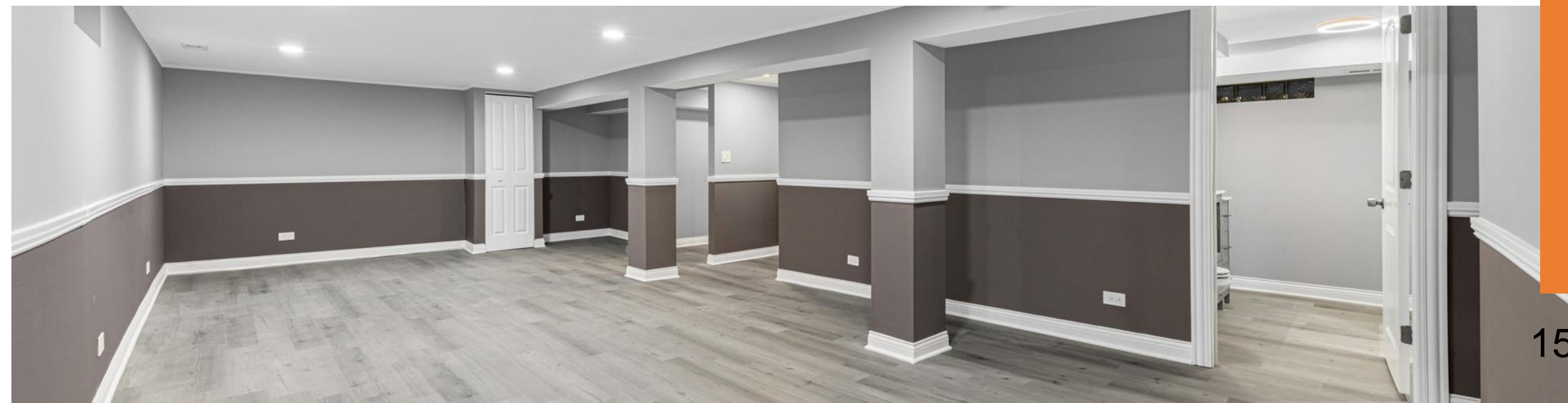
21,780 square foot POP! Heights Park developed along South Halsted Street



inspiration through renovation

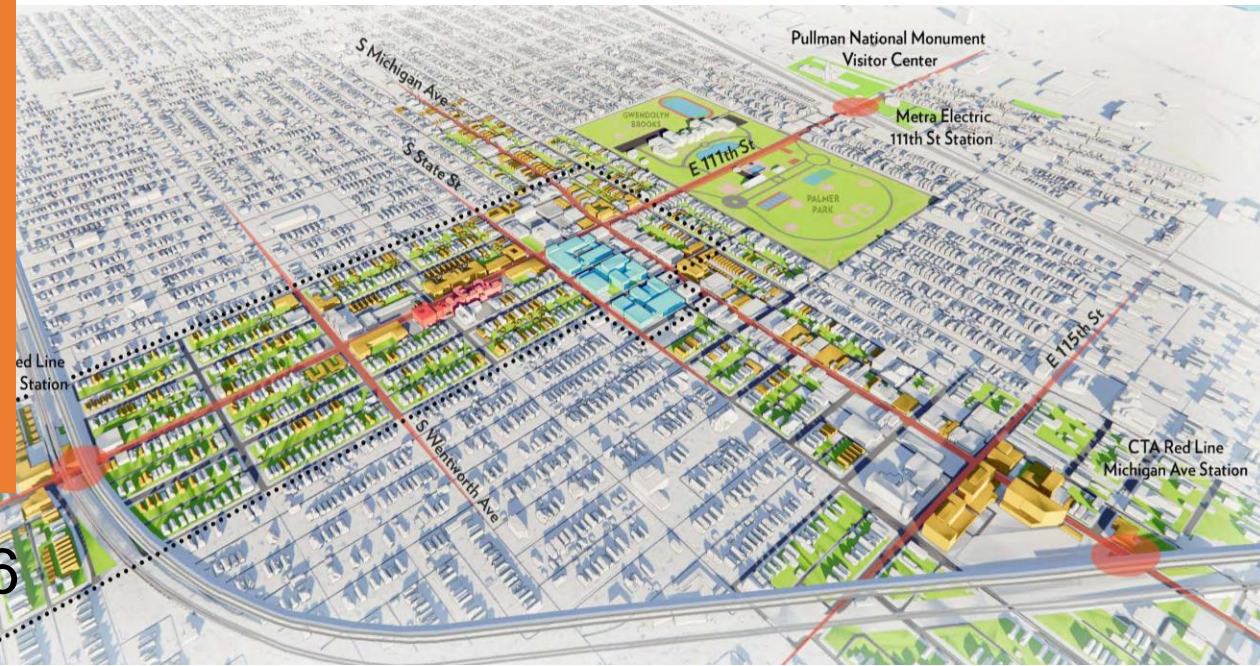
Over the years, Far South CDC has been working to acquire, renovate, and sell affordable single-family homes as part of its **Bringing Communities Back Initiative (BCBI)** to **reduce residential blight, increase population density, and build generational wealth** for black and brown households to reduce the racial wealth gap.

By working with local black-owned contractors, Far South CDC delivers **fully-renovated and high-quality** properties.



advancing health equity

Since 2015, Far South CDC has provided administrative and strategic planning support for the Roseland Medical District Commission in advocating for a **Comprehensive Master Plan** and state capital funding. The Master Plan focused on three major components to address the social determinants of health, including **medical needs** for increased outpatient services, such as maternal and behavioral healthcare; **infrastructure** in public transit street improvements, and **human investment** in housing, social services, and small business.



95 acre medical district master plan adopted by the Chicago Plan Commission focusing on medical, infrastructure, and social needs

financials

income

grants & contributions	2,528,104
program income	692,999
totals	3,221,102

expenses

program costs	2,366,185
management	746,457
totals	3,112,642

Notes: This a draft of the year-end totals and will be updated upon completion of 2022 Audit.



board of directors

executive

Abraham Lacy, President (non-voting)

board of directors

- Yolanda Richards**, ESRI
- Dennis O'Malley**, Beverly Bank & Trust Co.
- John Chenier**, Resident
- Jackie Johnson**, Salon 119 Spa
- Leonardo Gilbert**, Sheldon Heights Church of Christ
- James Gilliam**, Fifth Third Bank
- John Watson**, Village of South Holland
- Chester Bell Jr.**, U.S. Bank
- Melvin Thompson**, Endeleo Institute
- Maggie Catania**, Calumet Collaborative
- Kareem Musawwir**, Kareem Musawwir Land Use Consultant

special service area #45 commissioners

- Dallas Gordon**, Dynamic Workforce Solutions
- Robbie Tina Sanders**, Phalanx Family Services
- Lynetta Jones**, All Weather Specialist Inc.
- Julian Kidd**, Halsted Diagnostics

team members

executive leadership

Abraham Lacy, President
Nikiesha Emery, Chief Operating Officer
Florence Hardy, Chief Development & Innovation Officer
Kathryn Jackson, Vice President of Business Services
Janece Simmons, Vice President of Community & Housing Services

middle management

Dorian Johnson, Director of Special Service Area #45
Franchon Greenfield, Director of Procurement Technical Assistance Center
Patricia Ballay, Executive Administrator
Cornelius Sams, Director of Housing
Katanya Raby, Director of Planning
Allyson Scrutchens, Director of Communications & Public Relations

support staff

Sherita Jackson, HUD Counselor
Forestine Wiltz, HUD Counselor
Anna Ledesma, HUD Counselor

Beatriz Salazar, HUD Counselor/HAP
Camale Brown, HUD Counselor
Rocio Cudia, HUD Counselor
Carol Larry, HUD Counselor
William Bouman, Project Program Coordinator
Crystal Birl, Marketing Specialist
Nathalie Thompson, Intake Specialist/MMRP
Anita Winston, Intake Specialist



mission partners

Thank you to all who invested in us to help realize our vision of a community where everyone has a right to live in peace, safety, and equitable quality of life.

special thanks

Lori Lightfoot, Mayor of the City of Chicago
Carrie Austin, 34th Ward Alderperson of the City of Chicago
Justin Slaughter, 27th District Illinois State Representative

business services

Chicago Dept. of Business Affairs & Consumer Protection (BACP)
 Chicago Dept. of Planning & Development (DPD)
 Illinois Dept. of Commerce & Economic Opportunity (DCEO)
 The Chicago Community Trust
 The Coleman Foundation
 U.S. Bank Foundation

community & housing Services

Chicago Dept. of Housing (DOH)
 Fifth Third Bank Foundation
 First Merchant Bank
 Housing Action Illinois



Illinois Housing Development Authority (IHDA)
 J.P. Morgan Chase Foundation
 Nike Foundation
 PNC Bank Foundation
 The Chicago Community Trust
 U.S. Dept. of Housing & Urban Development (HUD)

development + planning

Chicago Community Loan Fund
 Chicago Dept Cultural Affairs & Special Events
 Chicago Dept. of Housing (DOH)
 Chicago Dept. of Planning & Development (DPD)
 Illinois Office of Attorney General
 Pritzker Traubert Foundation
 The Chicago Community Trust

corporate and public collaborations

government partners

14th District Illinois Emil Jones III State Senate
22nd Police District CAPS
22nd District Chicago Police Department
27th District Illinois Justin Slaughter-State
34th Ward Ald. Carrie M. Austin Office
9th Ward Ald. Anthony Beale Office
Association of Procurement Technical Assistance Centers
Chicago Department of Business Affairs & Consumer Protection
Chicago Department of Cultural Affairs & Special Events
Chicago Department of Housing
Chicago Department of Planning & Development
Chicago Department of Transportation
Chicago Metropolitan Agency for Planning
Community Alliance for Regional Equity
Cook County COVID-19 Recovery
Cook County Commissioner Debra Sims Office
Cook County Land Bank Authority
Illinois Department of Commerce & Econ. Opp.

Illinois Department of Human Services
Illinois Department of Public Health
Illinois Health & Family Services
Illinois Housing Development Authority
Illinois Legislative Black Caucus
Illinois Office of Attorney General
Roseland Community Medical District Commission
U.S. Department of Housing & Urban Development
U.S. Small Business Administration
Village of South Holland

philanthropic partners

Nike Foundation
Polk Bros. Foundation
Pritzker Traubert Foundation
The Chicago Community Trust
The Coleman Foundation

financial institutions

Associated Bank
Beverly Bank & Trust Company

BMO Harris Bank
Chicago Community Loan Fund
Citi Bank Foundation
Enterprise Community
Fifth Third Bank
First Merchant Bank
J.P. Morgan Chase Bank
Old National Bank
PNC Bank
U.S. Bank

organizations/companies

Adrian Smith & Gordon Gill Architecture
Akire HR Consulting
Albertsons Companies
All Weather Specialist Inc
Amoz Wright
AREA Inc.
Brown & Momen Inc
Butler & Frelix Construction
Calumet Area Industrial Commission
Calumet Collaboratives
Celedon Holdings LLC

Center for Neighborhood Technology
Chicago Family Health Center
Chicago Neighborhood Initiatives
Chicago State University
Chicago Transit Authority
DL3 Realty
Dynamic Workforce Solutions
Eternity Gardens
Elizabeth Neukirch PR Consulting
Endeleo Institute
ESRI
Gift of Hope Donor & Tissue Network
Goldstein & McClintock LLLP
Gorman & Company
Greater Roseland Chamber of Commerce
Habitat for Humanity Chicago
Halsted Auto Diagnostics
Hope Center Foundation of Chicago
Housing Action Illinois
Illinois Bar Foundation
Illinois Legislative Black Caucus Foundation
Impact Networking
Jelani Realty Advisors

Lamar Johnson Collaboratives
Latent Design LLC
Local Initiative Support Corporation
National Community Reinvestment Coalition
Pace Bus
Phalanx Family Services
Preferred Halsted LLC
Preservation of Affordable Housing Inc
Pro Creative Law LLC
RABM & Associates LLC
Republiq of Q. Ltd
Roseland Community Hospital
Rudd Resources LLC
Salon 119 Spa
Sheldon Heights Church of Christ
Siegel & Callahan
Kinexx Modular Construction
Teska Associates
The Nap Lounge Illinois
Ujamaa Construction Inc
United Way of Metro Chicago
Urban Roots



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Marketplace

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POP! Heights Park

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get involved

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