

# The Power of Partnerships

Community Investment Advisory Council  
2009 Annual Report  
Federal Home Loan Bank of Chicago

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# Our Mission

The mission of the Federal Home Loan Bank of Chicago is to deliver value to our members, and promote and support their growth and success, by providing:

- Highly reliable liquidity;
- Secured advances, wholesale mortgage financing, and other products and services designed to meet members' needs; and
- Direct financial support for members' affordable housing and community investment programs.

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"Downpayment Plus," "DPP," "Downpayment Plus Advantage," "DPP Advantage," "Mortgage Partnership Finance," and "MPF" are registered trademarks of the Federal Home Loan Bank of Chicago. The information in this Annual Report is accurate as of December 31, 2009.

# The Power of Partnerships

**PARTNERSHIPS, WITH SHARED GOALS** and collaboration, promote change and progress. During the past year, the Federal Home Loan Bank of Chicago (FHLBC) partnered with member financial institutions who in turn partnered with community organizations to invest in neighborhoods facing economic challenges of historic proportions. As our communities emerge from these challenges, we would like to acknowledge the contribution of our members to economic recovery.

The entire Seventh Federal Home Loan Bank District of Illinois and Wisconsin faced a deteriorating economy that resulted in business failures, significant job losses, and an increasing number of residential foreclosures. In addition, capital constraints on financial institutions and falling revenues in units of state and local government created a gap in critical funding sources for economic development and housing projects. Although always evident, the need for affordable housing and strategic, comprehensive economic development became even more critical. Despite these challenging times, the FHLBC remained committed to fulfilling its mission: we continued to serve as a reliable source of funding and liquidity for member financial institutions and provide ongoing support for their affordable housing and community lending activities.

## Products and Programs

Specifically, the FHLBC's Community Investment programs continued to provide down payment assistance, gap funding for affordable housing projects, and financing for economic development projects. We believe the partnerships created and sustained through these programs have allowed projects to succeed that otherwise may not have. In addition, the community investment programs of the FHLBC have aided communities in their economic recovery and provided affordable housing to those most in need.

In 2009, the FHLBC sponsored the Community First Partnership Awards for the first time. As the name suggests, the award recognizes outstanding, ongoing partnerships between our members and local community organizations that result in sustainable contributions to a community's quality of life. We applaud the exceptional accomplishments of these partnerships and the dedication of those individuals who work cooperatively to fulfill their goals and objectives. Their stories start on page 7.

One of the highlights of last year was the FHLBC's expanded authority to provide standby letters of credit (LOCs) for tax-exempt non-housing related bonds. (This authority was a provision of the Housing and Economic Recovery Act of 2008 and will sunset at the end of this year.) This expanded authority proved to be especially beneficial to members as market conditions deteriorated. Members found it increasingly challenging to obtain LOCs from traditional correspondent banks and bond insurers. With our existing authority, this expanded



With its new authority from Congress, the FHLBC issued a standby letter of credit to Oostburg State Bank in Wisconsin in 2009. The letter of credit enhanced the reissuance of tax-exempt bonds, the proceeds of which were used by Dutchland Plastics Corp. to purchase equipment and expand one of its facilities on the outskirts of Oostburg. Dutchland Plastics makes 3,500 different hollow plastic items every year, including construction barrels and cones, kayaks, and gas tanks.

From left to right: Eric Veldhorst, CFO, Oostburg State Bank; Carl Claerbout, President, Dutchland Plastics; Eric Glewen, Vice President, Oostburg State Bank.

## The Power of Partnerships, continued

authority, and our Aaa/AA+ rating, the FHLBC was able to provide a useful variety of LOC products to members at competitive prices. The products lowered the cost of financing for a range of projects, such as healthcare facilities, schools and universities, manufacturing plants, roads, and bridges.

### Our Partners

As the FHLBC continues these efforts, we want to acknowledge and thank our member-partners for their steadfast support. Despite the economic challenges, each has contributed not only to the success of the FHLBC, but, more importantly, to the improvement of their communities. FHLBC members are an important financial resource and, along with community organizations, act as the conduits for bringing the FHLBC's financial resources to the communities they serve.

The 15 members of the FHLBC Community Investment Advisory Council advise the FHLBC of current affordable housing and community lending needs so that resources are directed appropriately. The Advisory Council is honored to lend its experience and expertise to the FHLBC's community lending and affordable housing initiatives.

The Federal Home Loan Bank of Chicago believes that improving housing and economic opportunities creates an environment for families and communities to prosper. Providing community investment financial resources is our way of partnering with members and participating in local initiatives that change lives and invigorate communities.



**Bob Campbell**  
*Chair*  
Community Investment  
Advisory Council



**Kathy Marinangel**  
*Chair*  
Affordable Housing  
Committee of the FHLBC  
Board of Directors



**Matt Feldman**  
*President and CEO*  
FHLBC

"FHLBC members are an important financial resource and, along with community organizations, act as the conduits for bringing the FHLBC's financial resources to the communities they serve."

# Community Investment Products

## Community Investment Cash Advances

Members may borrow at discounted rates through the Community Investment Cash Advance (CICA) program to finance eligible housing or community development projects. These advances, available throughout the year, are used to finance loans to individual households, public entities, and for-profit and non-profit organizations.

**2009 RESULTS:** FHLBC members accessed more than \$151.6 million of CICA advances.

## Standby Letters of Credit

Members can benefit from discounted pricing for letters of credit that credit enhance bond financings or provide performance guarantees for housing and economic development projects eligible under the CICA program.

**2009 RESULTS:** The FHLBC issued \$346.5 million in CICA letters of credit for 29 transactions.

## Competitive Affordable Housing Program

The goal of the Competitive Affordable Housing Program (AHP) is to help meet the housing needs of low- and moderate-income households. FHLBC members, often in partnership with community organizations or public entities, apply for forgivable grants to subsidize the purchase, construction, and/or rehabilitation of owner-occupied and rental housing.

**2009 RESULTS:** The FHLBC awarded nearly \$7.9 million in Competitive AHP grants, which impacted 2,150 housing units.

## Downpayment Plus® and Downpayment Plus Advantage® Programs

Members enroll in these programs to provide eligible low- and moderate-income home-buying customers with down payment and closing cost grants as they purchase a home. Funds are available on a first-come, first-served basis until the annual allocation is exhausted.

**2009 RESULTS:** FHLBC members provided \$4.3 million of Downpayment Plus and Downpayment Plus Advantage grants to 1,105 households.

## HUD Section 184 Loans

The FHLBC provides a secondary market for members originating HUD Section 184 loans through the Mortgage Partnership Finance® Program. This HUD program serves eligible tribes, Indian Housing Authorities, and individual Native Americans seeking to own a home in Indian Country.

**2009 RESULTS:** The FHLBC purchased \$19.9 million of HUD Section 184 mortgages from members.

## MPF Endowment

The MPF Endowment is a recoverable grant program available to members on a limited basis to support eligible community-based economic development initiatives. Members apply for funds on behalf of experienced Investment Partners who provide direct support to small businesses.

**2009 RESULTS:** FHLBC members provided more than \$760,000 of recoverable grants to support local businesses.



Morton Community Bank in central Illinois used a direct pay letter of credit from the FHLBC to credit enhance bonds that the nearby Hopedale Medical Complex was refinancing. "They are in a rural community and they wanted a community bank to work with," said Jeremy Knepp, Vice President at Morton Community Bank.

In addition to using the letter of credit, Morton Community Bank has participated in the FHLBC's Downpayment Plus Program and has utilized CICA advances for both housing and economic development projects.

# Year in Review

## 2009 Community Investment Performance Summary

Programs	2009		Since 1989	
	Beneficiaries	Dollars	Beneficiaries	Dollars
<b>Community Lending (CICA)</b>				
Community Investment Program (CIP) – Housing	1,614 (u)	\$ 109,523,358	99,339 (u)	\$ 5,820,022,242
Community Economic Development (CEDA)	78 (t)	388,605,200	715 (t)	1,550,246,709
Mixed-Use Projects	0 (t)	—	41 (t)	111,879,376
Subtotal Community Lending	—	498,128,558	—	7,482,148,327
<b>Grant Programs</b>				
Downpayment Plus Program (DPP)	1,035 (u)	4,045,409	16,111 (u)	64,250,137
Downpayment Plus Advantage (DPP Advantage)	70 (u)	280,000	398 (u)	1,869,000
Competitive Affordable Housing Program (AHP)	2,150 (u)	7,863,067	56,148 (u)	238,306,222
Subtotal Grant Programs	3,255 (u)	12,188,476	72,657 (u)	304,425,359
<b>Mortgage Purchase Program</b>				
Native American Mortgage Program (HUD Section 184)	178 (u)	19,904,129	534 (u)	54,246,220
<b>Recoverable Grant Program</b>				
MPF Endowment	6 (t)	760,778	58 (t)	3,041,098
<b>Total Program Financing</b>	<b>—</b>	<b>\$ 530,981,941</b>	<b>—</b>	<b>\$ 7,843,861,004</b>

(u) Housing Units, (t) Transactions

Nearly 35% of all FHLBC members used Community Investment programs in 2009.

# 2009 Community First Partnership Award Winners

**The FHLBC's Community First Partnership Award recognizes outstanding, ongoing partnerships between our members and local community organizations that result in sustainable contributions to a community's quality of life.**

**Impact Seven, Inc. and Johnson Bank  
Park Falls, Wisconsin**

Impact Seven and Johnson Bank are part of the Park Falls Revitalization Project, a consortium of community stakeholders that is working on a number of fronts to improve the quality of life for the 2,400 residents of Park Falls in north-central Wisconsin.

The Community First Partnership Award recognizes the partnership's work on several affordable housing and community development projects designed to lift this distressed community out of its socio-economic doldrums, provide quality affordable housing, diversify the local and regional economy, expand the tax base, create jobs, and stem population loss.

To outsiders, the goals seem daunting, but Matt Bay, Director of Outreach for Impact Seven, a community development corporation based in Alameda, Wisconsin, says experience has proved otherwise. "If you hang in there long enough, it's pretty amazing what you can actually do."

**Bethel New Life and Park National Bank  
Chicago, Illinois**

In a neighborhood crowded with currency exchanges and payday lenders, the Community Savings Center (CSC) on the west side of Chicago is designed to teach financial literacy and introduce many neighborhood residents to banking for the very first time. The CSC is a four-year-old collaboration between Bethel New Life, a faith-based community development corporation that develops and implements initiatives that address the root causes of poverty, and Park National Bank. (Park National Bank has since been acquired by U.S. Bank.)

The pair was awarded a Community First Partnership Award for its efforts to help residents invest, build, and retain assets such as a home. "We don't do anything for anybody," said Nancy Brown, Senior Director of Bethel New Life's Family Economic Success Program. "We educate, we motivate, we help people change behaviors."

**Jacksonville Main Street and  
The Farmers State Bank and Trust Company  
Jacksonville, Illinois**

The Farmers State Bank and Trust Company turned down the option to tear down a dilapidated home that it had foreclosed on in downtown Jacksonville, Illinois. "We look to see how our decisions will impact the community," said Kristan Becker Hoffman, Vice President at Farmers. "We wanted to not only revitalize a home, but revitalize the neighborhood."

The bank turned to Jacksonville Main Street, a preservation-based and volunteer-driven organization, to help



After looking at almost 30 properties, Cynthia Wright found her dream home about 2½ miles from the Community Savings Center (CSC) on the west side of Chicago. "When I saw that house, I fell in love," Cynthia said. The CSC is a collaboration between Bethel New Life and Park National Bank (now U.S. Bank).

From left to right: Nancy Brown, Bethel New Life; homeowner Cynthia Wright; and Alfred Burns, U.S. Bank branch manager.

## 2009 Community First Partnership Award Winners, continued

restore the 100-year-old house. The pair teamed with architecture students from a local community college, architects from the Illinois Historic Preservation Agency, volunteer tradesman, and inmates from a nearby correctional center to clean out, gut, and restore the 2,000 square foot home that is now owned by a young professional who is engaged to be married next year. The partnership was recognized with the Community First Partnership Award for involving a sizable number of community volunteers over three years and for its efforts to eliminate blight in Jacksonville.

### **Brillion Nature Center and Calumet County Bank Brillion, Wisconsin**

Brillion Nature Center in Brillion, Wisconsin, opened its first account with Calumet County Bank more than 10 years ago. It was the beginning of a partnership that has flourished ever since. With the support of the bank, the nature center—the sole tourist attraction in the community—is able to offer outdoor recreation and educational programs led by a professional naturalist to thousands of people each year. “We want to make a difference in the community, and this [partnership] keeps giving year after year,” said Brad Grant, President and CEO of Calumet County Bank. The center recently added indoor restrooms and running water and is raising money to build a 100-person classroom.

But the bank contributes more than dollars; it plays an active role on the nature center’s board of directors and many enthusiastic employees volunteer there as well.

The bank also helps advertise fundraising events in its lobby and even included information on a bill stuffer with bank statements last year. The Community First Partnership Award honors this ongoing relationship and the positive effects it has had on the town of Brillion.

### **Rebuilding Together Metropolis, Inc. and MidCountry Bank Metropolis, Illinois**

Comprised solely of volunteers, Rebuilding Together Metropolis rehabilitates housing for low-income homeowners in the southernmost part of Illinois. A founding partner in Rebuilding Together in 1997, MidCountry Bank continues its support today with monetary and in-kind donations as well as having an active role on the board of directors. Bank employees also volunteer with everything from painting and yard work to weatherizing windows and replacing water heaters.

Many people in the small town of Metropolis are civic-minded, which makes it easy to round up volunteers, said Donald Pulliam, MidCountry Bank branch manager. “A lot of people can easily see the need and are willing to help.” In the last 12 years, Rebuilding Together Metropolis has repaired 111 homes in Massac County, Illinois. The Community First Partnership Award allows Rebuilding Together to help one more homeowner in 2010.



A young professional who is engaged to be married bought this completely renovated house in Jacksonville, Illinois. Jacksonville Main Street and The Farmers State Bank and Trust Company worked with volunteers to revitalize both the home and the neighborhood. Their efforts have encouraged neighbors to make small improvements, too. Now when banker Kristan Becker Hoffman drives by the house on her way to work, “It makes me smile,” she says.

# 2009 Competitive AHP Awards

## Illinois

### CHAMPAIGN

#### Busey Bank

##### Home Improvement Program

- Subsidy of \$60,000 to the City of Champaign Neighborhood Services Department
- Rehabilitation assistance for 15 homeowners

### CHICAGO

#### Harris National Association

##### Bettendorf Place

- Subsidy of \$156,000 to Alexian Brothers Bonaventure House
- Purchase and adaptive re-use of a former convent into 24 rental units for homeless persons with HIV/AIDS

### CHICAGO

#### Park National Bank (now U.S. Bank)

##### Englewood Apartments

- Subsidy of \$300,000 to Mercy Housing Lakefront
- Construction of 99 rental units for very-low income homeless and disabled persons

### CHICAGO

#### MB Financial Bank, National Association

##### Home Options

- Subsidy of \$37,000 to Community Service Options, Inc.
- Down payment assistance for 5 homebuyers with disabilities

### CHICAGO

#### MB Financial Bank, National Association

##### Hope Manor Apartments

- Subsidy of \$300,000 to Volunteers of America of Illinois
- Construction of 50 rental units for homeless and disabled persons

### CHICAGO

#### One Mortgage Partners Corporation (an affiliate of JPMorgan Chase Bank, National Association)

##### Legends South Phase A-2

- Subsidy of \$300,000 to Legends A-2 Manager, LLC
- Construction of 138 mixed-income rental units built on the site of a former public housing complex

### CHICAGO

#### First American Bank

##### Lincoln Park Community Shelter

- Subsidy of \$140,000 to Lincoln Park Presbyterian Church
- Renovation of the Lincoln Park Community Shelter, which provides transitional housing for 35 homeless individuals

### CHICAGO

#### Harris National Association

##### Naomi & Sylvester Smith Senior Living Center

- Subsidy of \$265,500 to New Pisgah Missionary Baptist Church
- Construction of 60 rental units for seniors

### CHICAGO

#### One Mortgage Partners Corporation (an affiliate of JP Morgan Chase Bank, National Association)

##### Wrightwood Senior Apartments

- Subsidy of \$300,000 to NHS Redevelopment Corporation
- Construction of 85 rental units for seniors

### EVANSTON

#### Harris National Association

##### Hill Arboretum Apartments Rehabilitation

- Subsidy of \$130,926 to Over the Rainbow Association
- Rehabilitation of a 33-unit rental building serving persons with disabilities

### HILLSBORO AND LITCHFIELD

#### National Bank of Hillsboro

##### Golden Oaks

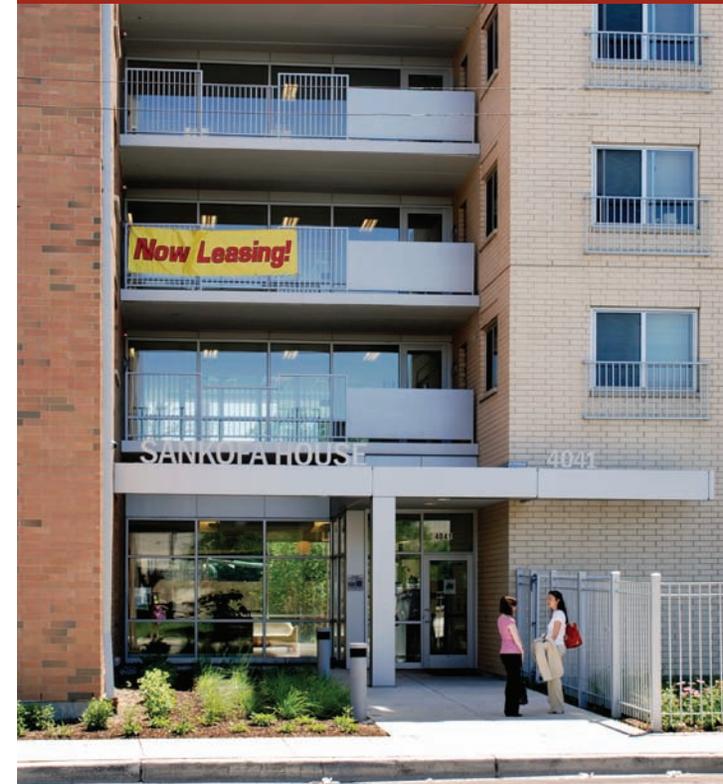
- Subsidy of \$128,000 to Montgomery County Regional Growth and Development Corporation
- Construction of 32 rental units for seniors

### HOOPESTON

#### First Midwest Bank

##### Prairie Meadows Homes

- Subsidy of \$77,122 to East Central Illinois Community Action Agency
- Construction of 25 single-family rental homes



Sankofa House in Chicago is home to kinship families—such as grandparents raising grandchildren or aunts and uncles raising nieces and nephews—and young adults aging out of the Illinois Department of Children and Family Services system. A Competitive AHP grant from the FHLBC to member Harris Bank and the Interfaith Housing Development Corporation helped build Sankofa House, which opened in 2009. It features many “green” initiatives designed to save residents money on their utility bills.

## 2009 Competitive AHP Awards, continued

### JOLIET

#### First Midwest Bank

##### Liberty Meadows Estates Phase II

- Subsidy of \$136,000 to the Housing Authority of Joliet
- Construction of 42 single-family rental homes

### MAYWOOD

#### First Midwest Bank

##### Maywood Supportive Care SLF

- Subsidy of \$300,000 to Plum Creek Maywood Supportive Care LLC
- Purchase and rehabilitation of 130 rental units for seniors

### PEORIA HEIGHTS

#### Heritage Bank

##### Advocates for Access Homeownership Program

- Subsidy of \$50,000 to Advocates for Access
- Down payment assistance for 10 homebuyers with disabilities

### ROCKFORD

#### Amcore Bank, National Association

##### Faust Landmark Apartments

- Subsidy of \$300,000 to Affordable Housing Development Fund, Inc.
- Purchase and rehabilitation of 201 rental units for seniors

### SANGAMON, MACOUPIN, MONTGOMERY, LOGAN, AND MENARD COUNTIES

#### Security Bank; Marine Bank; Bank of Springfield; and Town & Country Bank

##### Homeownership Coalition for People with Disabilities

- Subsidy of \$84,000 to Illinois Assistive Technology Program
- Down payment assistance for 18 homebuyers with a disabled family member

### SHELBYVILLE

#### Shelby County State Bank

##### Shelby Homes

- Subsidy of \$120,000 to Shelby County Housing Authority
- Construction of 30 single-family rental homes

### SPRINGFIELD

#### One Mortgage Partners Corporation (an affiliate of JPMorgan Chase Bank, National Association)

##### Nehemiah Homes II

- Subsidy of \$110,519 to Nehemiah Expansion
- Construction of 30 single-family rental homes

### URBANA

#### Freestar Bank, NA

##### Kitchen Renovations, Steer Place

- Subsidy of \$200,000 to the Housing Authority of Champaign County
- Renovation of kitchens in a 104-unit public housing high-rise for seniors

### VANDALIA

#### The First National Bank of Vandalia

##### FAYCO Enterprises, Inc. Fillmore CILA

- Subsidy of \$32,000 to FAYCO Enterprises, Inc.
- Construction of an 8-bedroom home, which will serve as a Community Integrated Living Arrangement for persons with disabilities

### ZION

#### First Midwest Bank

##### A Safe Place II

- Subsidy of \$130,000 to A Safe Place
- Construction of a 20-unit rental building for survivors of domestic violence and their children

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## Wisconsin

### BROWN DEER

#### Associated Bank, National Association

##### Deerwood Crossing Assisted Living Apartments

- Subsidy of \$300,000 to Jewish Family Services, Inc.
- Construction of 66 rental units for seniors

### CRANDON

#### Chippewa Valley Bank

##### Sokaogon Homes

- Subsidy of \$200,000 to Sokaogon Chippewa Community
- Rehabilitation of 24 single-family owner-occupied homes located on tribal land

The FHLBC awarded \$4.3 million to Illinois members through our Competitive Affordable Housing Program in 2009.

## 2009 Competitive AHP Awards, continued

### CRAWFORD, LA CROSSE, MONROE, AND VERNON COUNTIES

Citizens First Bank; State Bank Financial; Associated Bank; River Bank; M&I Marshall & Ilsley Bank; Westby Co-op Credit Union; Coulee Bank; ALTRA Federal Credit Union; Harris National Association; Peoples State Bank; Marine Credit Union; Farmers and Merchants Bank; Citizens State Bank; and AnchorBank, FSB

#### 2009 AHP Homebuyer

- Subsidy of \$195,000 to Couleecap, Inc.
- Down payment assistance for 30 homebuyers

### CRAWFORD, LA CROSSE, MONROE, AND VERNON COUNTIES

State Bank Financial; Harris National Association; Coulee Bank; and AnchorBank, FSB

#### 2009 Rural Home Rehabilitation Program

- Subsidy of \$180,000 to Couleecap, Inc.
- Rehabilitation assistance for 30 homeowners

### MADISON

#### Home Savings Bank

##### YWCA Madison Housing LLC

- Subsidy of \$300,000 to YWCA of Madison, Inc.
- Rehabilitation of a 111-unit rental project, a portion of which are reserved for homeless households

### MARATHON

#### M&I Marshall & Ilsley Bank

##### Colby-Abbotsford Senior Village

- Subsidy of \$96,000 to CAP Services, Inc.
- Construction of 24 rental units for seniors

### MILWAUKEE

#### M&I Marshall & Ilsley Bank

##### ACTS Housing Program

- Subsidy of \$120,000 to ACTS Community Development Corporation
- Down payment assistance for 30 homebuyers

### MILWAUKEE

#### M&I Marshall & Ilsley Bank

##### Empowerment Village – National

- Subsidy of \$140,000 to Our Space, Inc.
- Construction of 35 rental units for persons with disabilities

### MILWAUKEE

#### Harris National Association

##### Lincoln Neighborhood Homebuyer Program

- Subsidy of \$80,000 to Lincoln Neighborhood Redevelopment Corporation
- Down payment assistance for 20 homebuyers

### MILWAUKEE

Johnson Bank; M&I Marshall & Ilsley Bank; Pyramax Bank; Maritime Savings Bank; Guaranty Bank; Associated Bank; The Equitable Bank; and AnchorBank, FSB

#### Milwaukee Affordable Homeownership Collaboration

- Subsidy of \$135,000 to Select Milwaukee, Inc.
- Down payment and rehabilitation assistance for 30 homebuyers

### MILWAUKEE

#### M&I Marshall & Ilsley Bank

##### Milwaukee Habitat for Humanity

- Subsidy of \$100,000 to Milwaukee Habitat for Humanity
- Down payment assistance for 25 homebuyers

### MILWAUKEE

#### M&I Marshall & Ilsley Bank and North Shore Bank

##### UCC First-Time Homebuyer Program

- Subsidy of \$180,000 to United Community Center
- Down payment assistance for 45 homebuyers

### MILWAUKEE COUNTY

North Shore Bank; Associated Bank; Bank Mutual; Harris National Association; M&I Marshall & Ilsley Bank; The Equitable Bank; and Great Midwest Bank, SSB

#### Making Home Ownership a Reality

- Subsidy of \$180,000 to HBC Services, Inc.
- Down payment assistance for 45 homebuyers



The construction of Convent Hill, a 120-unit apartment complex for seniors in Milwaukee, was financed by a mix of public and private dollars, including a Competitive AHP grant from the FHLBC and member Johnson Bank based in Racine, Wisconsin. The new building opened in 2009; it replaced a distressed public high-rise while preserving much-needed affordable housing in downtown Milwaukee.

## 2009 Competitive AHP Awards, continued

### MILWAUKEE, RACINE, AND KENOSHA COUNTIES

**AnchorBank, FSB; M&I Marshall & Ilsley Bank; The Equitable Bank; North Shore Bank, FSB; Johnson Bank; Maritime Savings Bank; Guaranty Bank; and Bank Mutual**

#### Home Purchase Advantage

- Subsidy of \$180,000 to Housing Resources, Inc.
- Down payment assistance for 36 homebuyers

### ONALASKA

**M&I Marshall & Ilsley Bank**

#### 2009 Onalaska Home Rehabilitation Program

- Subsidy of \$90,000 to Couleecap, Inc.
- Rehabilitation of 15 existing homes

### RHINELANDER

**M&I Marshall & Ilsley Bank**

#### Evergreen Manor

- Subsidy of \$300,000 to Rhinelander Housing Authority
- Construction and rehabilitation of 50 rental units for seniors

### SHEBOYGAN, MANITOWOC, AND KEWAUNEE COUNTIES

**M&I Marshall and Ilsley Bank; Community Bank and Trust; and Johnson Bank**

#### Partners Down Payment and Home Rehabilitation Assistance Program

- Subsidy of \$60,000 to Partners for Community Development, Inc.
- Down payment and rehabilitation assistance for 15 households

### STANLEY AND CHIPPEWA FALLS

**AnchorBank, FSB**

#### Chippewa County Self-Help Housing

- Subsidy of \$23,000 to Chippewa County Housing Authority
- Down payment assistance for 5 homebuyers

### STATEWIDE

**AnchorBank, FSB**

#### Movin' Out Homeowner Phase XVIII

- Subsidy of \$300,000 to Movin' Out, Inc. and Wisconsin Department of Health Services
- Down payment assistance for 50 homebuyers with disabilities

### STATEWIDE

**Bank Mutual**

#### Movin' Out Purchase/Rehab Phase VIII

- Subsidy of \$75,000 to Movin' Out, Inc. and Wisconsin Department of Health Services
- Down payment and rehabilitation assistance for 10 homebuyers with disabilities

### WALWORTH, RACINE, AND KENOSHA COUNTIES

**First Banking Center**

#### Self-Help Building Program

- Subsidy of \$90,000 to Southeastern Wisconsin Housing Programs, Inc.
- Down payment assistance for 18 homebuyers

### WATERTOWN

**M&I Marshall & Ilsley Bank**

#### River Mill Senior Residences

- Subsidy of \$300,000 to CommonBond Communities
- Construction of 54 rental units for seniors

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## Out of District

### INDIANAPOLIS, INDIANA

**Harris National Association**

#### King Park Down Payment Assistance

- Subsidy of \$90,000 to King Park Area Development Corporation
- Down payment assistance for 20 homebuyers

### GULFPORT, MISSISSIPPI

**One Mortgage Partners Corporation (an affiliate of JPMorgan Chase Bank, National Association)**

#### Emerald Pines Apartments

- Subsidy of \$300,000 to Gorman & Company
- Rehabilitation of a 120-unit rental property severely damaged by Hurricane Katrina

### COLUMBUS, OHIO

**One Mortgage Partners Corporation (an affiliate of JPMorgan Chase Bank, National Association)**

#### Elim Estates

- Subsidy of \$192,000 to Columbus Housing Partnership, Inc.
- Construction of 48 single-family rental homes

In 2009, the FHLBC awarded \$3.5 million to Wisconsin members through our Competitive Affordable Housing Program.

# The Power of Partnerships

## 2009 Community Investment Advisory Council

### Joy Aruguete

*Bickerdike Redevelopment Corporation*  
Chicago, Illinois

### Wendy K. Baumann

*Vice Chair of Advisory Council*  
*Wisconsin Women's Business Initiative Corp.*  
Milwaukee, Wisconsin

### Edward Bland

*Housing Authority of Champaign County*  
Champaign, Illinois

### Robert Campbell

*Chair of Advisory Council*  
*Rockford Area Affordable Housing Coalition*  
Rockford, Illinois

### Gary L. Clayton

*Illinois Association of Realtors*  
Springfield, Illinois

### Ray DePerry

*Red Cliff Chippewa Housing Authority*  
Bayfield, Wisconsin

### Sharon Hess

*Southern Illinois Coalition for the Homeless*  
Marion, Illinois

### James M. Hill

*Milwaukee Center for Independence*  
Milwaukee, Wisconsin

### Fred Kowalske

*Peoria Opportunities Foundation*  
Peoria, Illinois

### Christopher Laurent

*MSP Real Estate*  
Madison, Wisconsin

### Rafael M. Leon

*Chicago Metropolitan Housing Development Corp.*  
Chicago, Illinois

### Domenick F. Martinelli

*NHS of Southeast Wisconsin*  
Racine, Wisconsin

### Milton Pinsky

*Banner Property Management*  
Northbrook, Illinois

### Mary L. Walker

*Neighborhood Housing Development Corporation*  
Decatur, Illinois

### Barrett Zuckerman

*The Millennium Housing Foundation, Inc.*  
Milwaukee, Wisconsin

## Affordable Housing Committee of the 2009 Board of Directors

### Edward P. Brady

*Brady Homes*  
Bloomington, Illinois

### P. David Kuhl

*Chair of the Board of Directors*  
*Freestar Bank*  
Pontiac, Illinois

### Roger L. Lehmann

*Vice Chair of the Committee*  
*The Harvard State Bank*  
Harvard, Illinois

### Kathleen E. Marinangel

*Chair of the Committee*  
*McHenry Savings Bank*  
McHenry, Illinois

### Leo J. Ries

*Local Initiatives Support Corporation*  
Milwaukee, Wisconsin

### Gregory A. White

*LEARN Charter Schools*  
Chicago, Illinois

## Community Investment Group Staff

### Eldridge Edgcombe

*Senior Vice President and Community Investment Officer*

### Jamie Ashbrook

*Community Investment Assistant*

### Rischarad Gray

*Senior Community Investment Analyst*

### Diane Jackson

*Senior Community Investment Analyst*

### Debra Pater

*Vice President and Community Investment Consultant*

### Joann Rudie

*Assistant Vice President and Community Investment Operations Manager*

### Suzanne Thackston

*Assistant Vice President and Community Investment Specialist*

### Susan Wohlhart

*Assistant Vice President and Community Investment Compliance Manager*



“Community economic stability and quality of life in Illinois and Wisconsin have been measurably enhanced by the presence of ongoing partnerships between financial institutions and community-based organizations. We cannot sufficiently thank our member financial institutions and their community partners who promote and participate in the FHLBC’s affordable housing and community investment initiatives throughout our District.”

### Eldridge Edgcombe

*Senior Vice President and Community Investment Officer*