CIC

Community Investment Corporation

Improving and Preserving Affordable Rental Housing

CIC is a mission-driven nonprofit lender that improves and preserves affordable rental housing throughout the Chicago region. We support local owner-operators with flexible loans, a hands-on approach, and a range of programs designed to support successful multifamily rental businesses. Our mission is to lead affordable housing and neighborhood revitalization through innovative financing and policy leadership.

LEARN MORE ABOUT OUR LENDING

Multifamily Lending

CIC finances the acquisition, rehabilitation, and preservation of multifamily rental housing across Chicago and the metropolitan area. We finance a wide range of property types including multifamily (5+ units) residential buildings, mixed-use properties, and SROs.

Why Choose CIC?

Neighborhood Expertise
Specialized and deep knowledge of buildings, blocks, and neighborhoods throughout Chicago.

Local Focus
Committed to small-to-medium-sized local owner-operators.

Flexible Financing
We make deals work where mainstream banks might not.

One-Stop-Shop
In-house services from underwriting to construction oversight and servicing. Complementary community development programs to support our lending.

Training & Education
We provide valuable training to current and aspiring developers, owners, and property managers to strengthen their operations, including education on property management, fair housing, and tenant relations.

Property Management Training (PMT)

Managing rental properties successfully requires more than ownership—it takes knowledge, strategy, and the right tools. Our Property Management Training Program (PMT), designed by industry leaders, equips property owners and managers with essential skills to operate and maintain rental properties effectively. With both in-person and online options, the program provides expert-led training that fits your schedule. With low-cost registration fees and many offerings throughout the year, you can earn a certificate in The Basics of Residential Property Management, making it a must-have for anyone serious about rental property success.

Supporting Our Mission:
CII and the Preservation Compact

CIC's mission is strengthened through its strategic affiliates, Community Initiatives, Inc. (CII) and the Preservation Compact, both of which play integral roles in preserving affordable housing across the city.

The Preservation Compact

Housed at CIC, the Preservation Compact brings together the region's public, private, for-profit, and non-profit leaders to collaborate and drive policy and program strategies to preserve affordable rental housing. Through its Leadership Committee and working groups, the Compact tackles an array of critical issues, including property tax relief, SRO preservation, energy efficiency, and public agency coordination to preserve affordable rental. The Compact coordinates closely with government partners, community partners and owners to develop strategies to ensure rental properties, and entire portfolios – both subsidized and unsubsidized – remain stable, and in the hands of responsible owners.

Community Initiatives, Inc. (CII) & The Troubled Buildings Initiative (TBI)

An affiliate of CIC, Community Initiatives Inc. (CII) was established to undertake direct action on distressed properties. CII has addressed and preserved more than 30,200 units of housing in Chicago through its various interventions, including acquisitions, targeted code enforcement, and administration of City of Chicago programs. Most notably, CII administers the Troubled Buildings Initiative on behalf of the city, a program that uses code enforcement and governmental coordination to improve physical conditions and management to prevent abandonment and demolition of multifamily rental buildings in Chicago.

50 Years of Impact

For five decades, CIC has been dedicated to preserving affordable rental housing and strengthening communities through financing, education, and policy leadership. Here's a look at our impact over the last 50 years:

$1.8 Billion
financed

2,830
loans

69,370
units

1,270
properties acquired and sold

17,060
units recovered by the Troubled Buildings Initiative

29,170
property managers trained

Get started on your project today!

Reach out at lending@cicchicago.com or 312.258.0070.

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