



Community
Loan Fund
of the Capital Region



2012 Annual Report



The Community Loan Fund of the Capital Region is a nonprofit financial institution, with a community development mission, serving eleven counties in the Capital Region. Incorporated in 1985, the Community Loan Fund provides equitable access to capital and economic opportunities. By pooling investments and donations from socially concerned individuals and institutions, the Community Loan Fund is able to make loans to nonprofit organizations, micro enterprises, small businesses, and individuals for home ownership and repair.

Communities Served: Albany, Columbia, Fulton, Greene, Montgomery, Rensselaer, Saratoga, Schenectady, Schoharie, Warren & Washington Counties

Founded: 1985

Nonprofit Status: 501(c)(3) and a Community Development Financial Institution (CDFI)

Total Loans Made: More than \$34.3 million

Total Funding Leveraged: More than \$154 million

Number of Loans: More than 675

Affordable Housing Units Financed: More than 1,040

Small Businesses Financed: More than 245

Jobs Created or Retained: More than 1,280

Commercial Units Financed: More than 163

Loan Range: \$500 to \$500,000

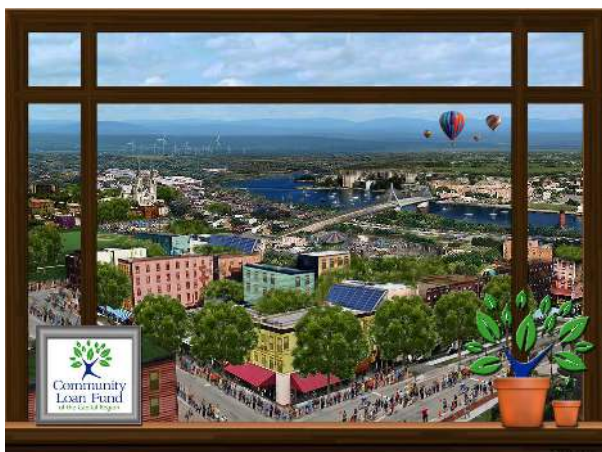
Types of Projects: Affordable Housing, Nonprofit Office Space, Storefronts & Programs, Micro Enterprises & Small Businesses and Home Ownership/Repair.

Number of Investors and Donors: More than 500

Investment Range: \$1,000 to \$1,000,000

Investor Repayment Rate: 100%

Bringing Life to Communities . . . and Communities to Life.



Sustainability:

a method of harvesting or using a resource so that the resource is not depleted or permanently damaged.

(Merriam-Webster)

As we consider what sustainability looks like for the Capital Region, we must take into account business development & job creation, land & water use, transportation, housing and energy development. At the Community Loan Fund, we strive for *sustainable* community-based economic development.

Sustainability for the Capital Region

Throughout 2012, the Community Loan Fund was actively involved with the economic development committee of the Capital Region Sustainability Plan, which has defined the goal of sustainable economic development as being “to advance economic prosperity, social equity and cultural diversity without compromising environmental quality, availability of natural resources, and biodiversity for future generations.” We see the principles that guide the Fund’s lending and technical assistance work as being consistent with – *and in fact essential to* – this view of sustainable economic development.

These principles, as affirmed by our board and staff in a strategic planning session in 2012, include the following:

- ♦ **Support for businesses, institutions and residents of urban areas and village centers.** Suburban sprawl is an unsustainable form of development, both economically and environmentally. The loan fund prioritizes investment in existing towns and cities in order to make them better places to live and work for the long run, while preserving farmland and open space outside of these areas.
- ♦ **Support for locally-owned small businesses.** A sustainable local economy is one that encourages local entrepreneurs to generate income, create jobs, and produce goods and services for local consumption. Our training and technical assistance work, as well as a significant part of our lending, is focused on providing such encouragement.
- ♦ **Support for family farms and local food production.** Not long ago family farms were seen as economically unsustainable. Now it is recognized that these locally-owned businesses are essential to a more sustainable and energy-efficient approach to the production and distribution of food. Our loans to family farms are helping to bring about this change.
- ♦ **Support for energy efficiency.** The general lack of energy efficiency in homes and businesses currently looms as a huge barrier to economic and social sustainability. In all of our lending for housing, business development, and nonprofit facilities, we prioritize and encourage energy efficiency in every way possible.
- ♦ **Support for permanently affordable housing.** An adequate supply of decent housing that is affordable for lower income households is crucial to a sustainable economy. When public and nonprofit resources are invested in creating affordable housing, it is important that the affordability itself be sustained. In financing affordable housing, the Fund therefore places a high priority on the long-term preservation of affordability.

With your support, guidance and encouragement, we are doing our best to make the Capital Region a more sustainable place. Let’s keep working together this year and beyond to realize the vision.



Kirby White
President, Board of Directors



Bob Radliff
Executive Director

Our People

Board of Directors

Kirby White, *President*
Anne Patnode, *Vice-President*
Dave Ashton, *Treasurer*
Phyllis Hathaway, *Secretary*
Miriam Axel-Lute
Heather Barmore
Susan Cotner
Amy Durland
Tim Harper
James Jednak

Committees

Development and Community Relations

Amy Durland, *Co-Chair*
Lorraine Wynne, *Co-Chair*
Heather Barmore
William Engleman
Phyllis Hathaway
Lashonda Love-Pittman
Matthew Markovics
Gail Richardson
Bert Weinberg

Commercial Lending

James Jednak, *Co-Chair*
Trisha Driscoll, *Co-Chair*
Khamel Abdulai
Dave Ashton
Phyllis Hathaway
Kirsten Keefe
Nisch Sadhak
Peter Trombley
Kirby White

Residential Lending

Susan Cotner, *Co-Chair*
Kirsten Keefe, *Co-Chair*
Miriam Axel-Lute
Bobbi Carter
Bob MacLasco
Anne Patnode
Kim Reilly
Lisa Smalley

Finance and Audit

Phyllis Hathaway, *Chair*
Dave Ashton, *Ex-Officio*
Tim Harper
Harry Moran
Kirby White

Committees continued

Nominating and Leadership Development

Tim Harper, *Chair*
Dave Ashton
Amy Durland
Kirsten Keefe
Harry Moran
Anne Patnode

Albany Center for Economic Success, Inc.

K. Michael Mathews, *President*
Louise McNeilly, *Vice-President*
Michael Hurt, *Treasurer*
Charles Touhey, *Secretary*
William Clay
Tim Harper
Antoine Harrison
Sarah Reginelli

Community Development Alliance of the Capital District

Miriam Axel-Lute,
Board Representative
Bob Radliff, *Staff Representative*

Staff

Willow Berg,
Office Manager
Walt Brady,
*Director of Lending
& Deputy Director*
Linda Chandler,
Director of Development
Lissa D'Aquanni,
Director of Community Relations
Joe Landy,
Senior Lending Officer
Bob Radliff,
Executive Director
Paul Stewart,
*Director of Training &
Technical Assistance*
Dorian Wells,
Lending Officer

**Thank you to our
volunteer board & committee
members for their tremendous
contributions!**



Staff

Back Row (left to Right): Dorian Wells, Paul Stewart, Bob Radliff, Walt Brady
Front Row (left to right): Linda Chandler, Joe Landy, Willow Berg, Lissa D'Aquanni

Our Work

- ◆ In 2012, provided more than \$4.1 million in financing - *our most ever in one year* - to 52 projects including 23 nonprofits, 24 micro enterprises, 1 co-op, 2 residential mortgages and 2 home repair loans
- ◆ Committed an additional \$1.6 million to nonprofits, small businesses and low-income people
- ◆ Leveraged more than \$27 million from private and public funding sources for community-based economic development projects throughout the Capital Region
- ◆ Grew outstanding loan portfolio to more than 190 loans with approximately \$9 million outstanding
- ◆ Trained and/or provided technical assistance to more than 500 social and micro entrepreneurs
- ◆ Grew total assets to more than \$11.9 million
- ◆ Managed the **Albany Center for Economic Success (ACES)**, a small business incubator & community development facility at 255 Orange Street in Sheridan Hollow, Albany

Community and Economic Development Lending

- ◆ Loans up to \$500,000 for nonprofit community development organizations that provide affordable housing, services to low-income or disadvantaged people, or help revitalize their communities.
- ◆ Loans to small businesses and micro enterprises owned by women, minorities or low-income people; loans up to \$25,000 for start-up businesses and up to \$50,000 for expansion of existing businesses.
- ◆ Participation loans with many area banks, credit unions, and non traditional lenders are available to both nonprofits and small businesses for projects that exceed our loan limits. The Community Loan Fund can help package appropriate financing.

Training and Technical Assistance

- ◆ Business Planning Training: Courses held throughout the year in partnership with the Huether School of Business at The College of Saint Rose.
- ◆ Technical Assistance provided to nonprofits and small businesses with one-on-one consulting, special workshops, networking and referrals.

Socially Concerned Investing

- ◆ The Community Loan Fund provides an opportunity for concerned individuals and institutions to put their principles into practice and invest locally in community improvements. Socially concerned investors loan or donate to the Community Loan Fund thereby providing the necessary capital for our community and economic development activities.
- ◆ Investment loan amounts range from \$1,000 to \$1,000,000 and terms from one year to twenty years.
- ◆ The Community Loan Fund's growing number of investors – close to 400 individuals, faith-based institutions, unions, foundations, financial institutions, and other business and civic groups – have enjoyed a **100% repayment rate**.

Partnerships

- ◆ Co-applicant with the Affordable Housing Partnership and the City of Albany for the Phase II proposal for the Brownfield Opportunity Area program to the NYS Department of State for Sheridan Hollow neighborhood.
- ◆ Managed Fox Creek Press, a nonprofit organized to publish books and other materials focusing on affordable housing, community development and environmental conservation, and the publication of Kirby White's third novel, *Edge of Albany*. Fox Creek Press is named for the creek that once flowed as a natural stream through Albany's Sheridan Hollow.

Our Spring Tour . . . spotlight on training as well as lending



Vineyard Church

Our 2012 Spring Tour focused on projects in the Cohoes & Watervliet area.

With assistance from Mayor Mike Manning (Watervliet) and former Mayor (now Assemblymember) John McDonald III (Cohoes), attendees learned about the programs and services offered at the Cohoes Multi-Services Senior Citizen Center, historic renovations at Vineyard Christian Church, The Community Builders' 65-unit scattered-site affordable housing development, as well as various micro enterprise projects and our small business training program.

Of special note was the partnership between the Community Loan Fund and the City of Watervliet for

the January 2012 eight-week business training course. The course is offered in partnership

with the Huether School of Business at The College of Saint Rose and is usually held at the College. This session was offered at the Watervliet Community Center and included business owners from Watervliet's Microenterprise grant program.

In November 2011, The City of Watervliet was awarded a Community Development Block Grant, with funds specifically allotted for the city's microenterprise grant program. "All eligible businesses had to complete a business training program first," explained Rosemary Nichols, former Director of Planning and Revitalization for the City of Watervliet. "I called around inquiring about the best adult learning programs and was told time and time again that the **Community Loan Fund's course was the most effective.**" So Nichols reached out to Paul Stewart, Director of Training and Technical Assistance for the Community Loan Fund.



Former Mayor (now Assemblymember), John McDonald III, discusses The Community Builders' affordable housing project.



Watervliet Mayor, Mike Manning, discusses the 8-week business training course partnership.

"We were happy to move the class to Watervliet, making it more accessible to business owners there. It was an opportunity to work with businesses that were already up and running, to help them thrive in these tough economic times," said Stewart. "It was also a great partnership with the City."

"We've been told by our students going through the program that the course was very helpful and definitely worth it," said Nichols. Heidi Flynn from Worldlings Pleasure, a family-owned and operated business that makes gourmet cheeses, spreads and baked goods, was

one of the graduating students. **"This was absolutely a great beginning for a new business owner, or anyone who has been in business," she explained. "It helped me focus on my goals, and gave me the enthusiasm to move forward."**

Ms. Flynn has since opened the Local Flavor Café at 620 19th Street in Watervliet.

Our 27th Annual Celebration

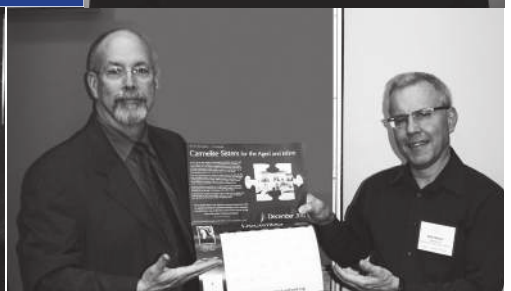


On Wednesday, October 24th, the Community Loan Fund celebrated its 27th Anniversary with over 250 supporters and borrowers at The Linda, WAMC's Performing Arts Center.

This year's award winners (*top left*) were: **Claudia Engelhardt, Executive Director of Samaritan Shelters; Alex Whatley, Owner of Whalbern Enterprises; and Gail Richardson, Investor, Donor and one of our faithful volunteers.**

The evening was especially poignant when Brian O'Shaughnessy paid tribute to Dorsey and the late Elaine Whitehead (*top right*). Both Dorsey and Elaine served on the Community Loan Fund board, each as president and as members. They were donors and enthusiastic advocates of the mission and programs, and were "there for us" practically from the beginning. Elaine passed away in the spring of 2012, which was a profound loss to everyone who knew her.

With appreciation of Elaine's and Dorsey's contributions, our nonprofit organization award was renamed the Dorsey & Elaine Whitehead Social Enterprise Award.



Our 2012 Loans

Nonprofit Loans

- ◆ **Hubbard Hall Projects, Inc. (Cambridge):** \$20,000 for facade improvements to a 19th-century opera house as part of the village revitalization
- ◆ **Better Neighborhoods Inc. (Schenectady):** \$400,000 for the construction of 4 new green/ADA/universal design homes and to rehabilitate 7 homes incorporating a green housing rehabilitation process in urban neighborhoods
- ◆ **Samaritan Shelters, Inc. (Fuera Bush):** \$276,500 to refinance a mortgage for a home which provides housing for up to 15 at-risk girls
- ◆ **Rotterdam Emergency Medical Services, Inc.:** \$38,000 to restructure existing debt, allowing the organization to direct more resources to services
- ◆ **The Arts Center for the Capital Region (Troy):** \$144,491 to refinance an existing loan, allowing the organization to focus more resources on services
- ◆ **Habitat for Humanity of Schenectady County, Inc.:** \$120,000 in three loans for long-term financing to support the sale of three homes to low/moderate-income households
- ◆ **Support Ministries, Inc. (Albany):** \$119,000 for the purchase and renovation of a vacant, foreclosed two-family house to provide housing to homeless women living with AIDS and other physical and mental health issues
- ◆ **Peaceful Acres Horses, Inc. (Pattersonville):** \$25,000 line of credit to purchase bulk hay to feed rescued horses and a \$45,000 line of credit as required to become certified by the Global Federation of Animal Sanctuaries
- ◆ **AHA Clinton Properties, LLC (Albany):** \$500,000 loan to pay for predevelopment costs associated with the South End Revitalization Project Phase III, providing 56 units of affordable housing
- ◆ **Family and Children's Service of the Capital Region, Inc. (Albany):** \$70,000 for cashflow assistance while awaiting funds from Catholic Charities USA for flood victim relief counseling & support
- ◆ **Underground Railroad History Project of the Capital Region, Inc. (Albany):** \$100,000 to assist with rehabilitation of the Stephen and Harriet Myers Residence Historic Site while the organization awaits reimbursement from grant funds
- ◆ **New York Folklore Society Inc. (Schenectady):** \$31,000 for cash flow assistance while awaiting a grant from NYSCA
- ◆ **Albany Institute of History & Art (Albany):** \$36,800 to finance implementation of a plan to reduce the facility's energy consumption by 25-30%
- ◆ **Lark Street Neighborhood District Management Association, Inc. (Albany):** \$15,000 for operating expenses while the organization awaits funding from the City of Albany's annual tax assessment revenue
- ◆ **Community Land Trust of Schenectady, Inc.:** \$100,000 to correct code and safety violations, and to make energy efficiency improvements to 16 owner-occupied, single family homes
- ◆ **New York Library Association, Inc. (Albany):** \$324,674 to refinance a maturing CLF mortgage, allowing the organization to direct more resources to services
- ◆ **Interfaith Partnership for the Homeless (Amsterdam):** \$85,000 to purchase a multi-unit building for emergency shelter, transitional & permanent housing for people who are homeless
- ◆ **Cohoes Multi-Service Senior Citizens Center, Inc.:** \$27,216 to purchase a new van
- ◆ **Living Resources Home Care Agency (Albany):** \$500,000 to support the expansion of home care services
- ◆ **Mechanicville Area Community Services Center, Inc.:** \$23,000 for facility improvements

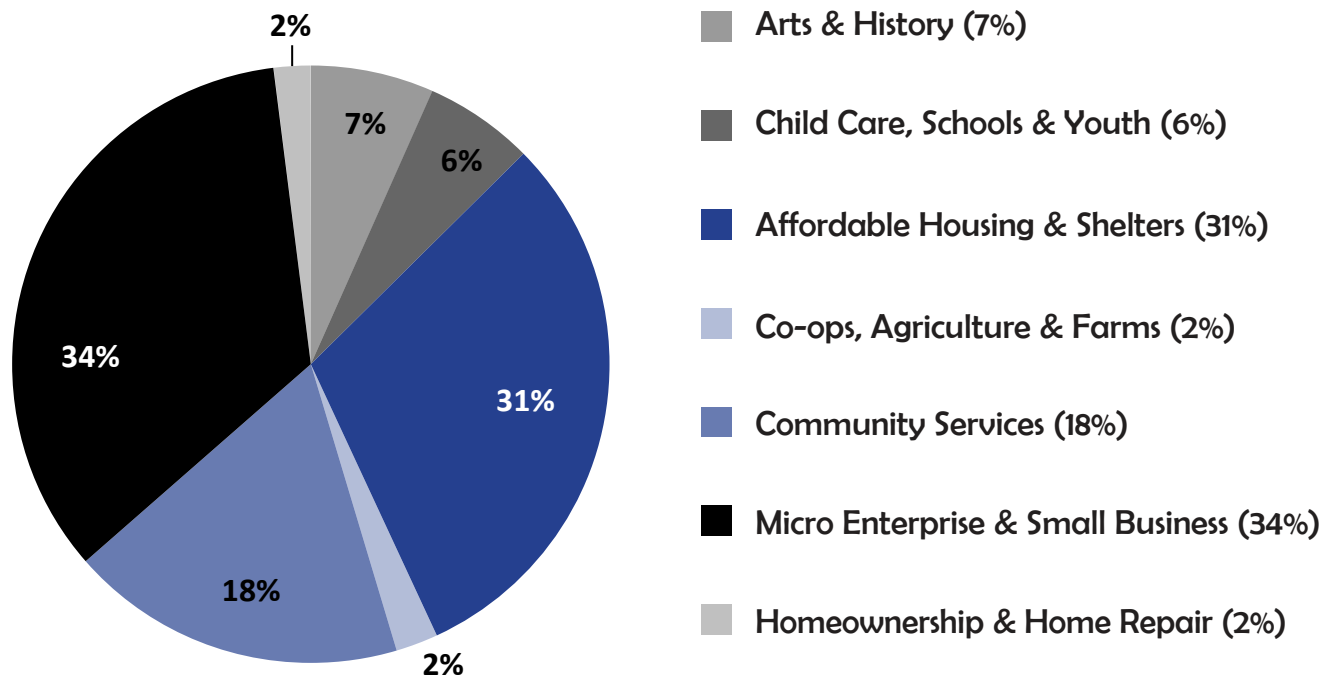
Micro Enterprise & Small Business Loans

- ◆ **All Good Bakers (Albany):** \$23,000 for the expansion of a community-oriented, all natural bakery & café
- ◆ **Klazzique (Albany):** \$1,165 for a minority, woman-owned manicure and pedicure business
- ◆ **Mayas Home Improvement Corp. (Cohoes):** \$18,000 to a minority-owned contracting company for cash flow to complete a residential renovation via a contract through Albany Community Development Agency
- ◆ **Café Deli-icious (Troy):** \$4,000 to a woman-owned food service business to purchase an existing café

2012 Loans: Micro Enterprise & Small Business *continued*

- ♦ **New Scotland Physical Therapy, LLC (Slingerlands):** \$10,000 for working capital to a woman-owned physical therapy business
- ♦ **Whalbern Enterprise (Schenectady):** \$9,000 for expansion of a minority-owned commercial cleaning business
- ♦ **Frivolous Cottage, Inc. (Latham):** \$10,000 for purchase of inventory and working capital to reopen a woman-owned gift and accessories boutique
- ♦ **Eight Mile Creek Farm, Inc. (Westerlo):** \$100,000 for refinance of a woman-owned certified organic 126-acre farm that sells its products via traditional, online and consumer supported agriculture (CSA) models
- ♦ **Sweet Sues (Troy):** \$26,000 for the expansion of a woman-owned chocolate & dessert business
- ♦ **Kim's Kids (Glenmont):** \$10,000 for a woman-owned day care business
- ♦ **Fretto's Detailing Service, LLC (Brunswick):** \$17,500 for the expansion of a woman-owned 100% green commercial and industrial cleaning service company
- ♦ **Khalina's Closet (Schenectady):** \$15,000 to a woman-owned children's apparel, accessories and furniture store
- ♦ **The Cheese Traveler, LLC (Albany):** \$15,000 to a retail cheese shop focusing on farmhouse and artisan cheeses
- ♦ **Hungry Fish Café, LLC (Troy):** \$24,000 for the relocation and expansion of a woman-owned restaurant
- ♦ **Eco Baby Daycare, LLC (Troy):** \$20,000 to a woman-owned holistic, eco-conscious daycare center for infants and toddlers
- ♦ **Patrick's of Union Street, (Schenectady):** \$55,000 for the purchase of the building in which the owner's barber shop has been located for 17 years
- ♦ **The Broadway Cafe (Troy):** \$20,000 for a woman-owned restaurant
- ♦ **Romo's Pizza (Glenmont):** \$35,000 to expand the business into a larger location and purchase new equipment for an existing pizzeria
- ♦ **Good Morning Breakfast, LLC (Ballston Spa):** \$15,000 for a women-owned café
- ♦ **Fabio's Grocery (Schenectady):** \$15,000 to purchase equipment and inventory, and to restructure an existing loan

27 Years of Loans by Purpose (# of loans)



2012 Loans: Micro Enterprise & Small Business *continued*

Co-op Loan

- ♦ **Honest Weight Food Cooperative, Inc. (Albany):** \$500,000 to construct and relocate a 36-year-old, cooperatively-owned and operated grocery store providing high-quality foods and products

Residential Loans

- ♦ **Rensselaer County Homeowner:** \$19,575 to purchase a home in Nassau (*with SEFCU*)
- ♦ **Rensselaer County Homeowner:** \$900 to complete electrical repairs to a residence in Wynantskill
- ♦ **Saratoga County Homeowner:** \$15,000 to make repairs to a residence in Waterford that suffered flooding from Tropical Storm Irene
- ♦ **Schenectady County Homeowner:** \$37,500 to purchase a Better Neighborhoods, Inc. home (*with SEFCU*)

Albany Institute of History & Art

The Albany Institute of History and Art facility is over 61,000 square feet, and includes 2 galleries and 3 collection rooms - all of which need to be strictly controlled for temperature and humidity. With the upgraded HVAC system, AIHA maintains its galleries and collection rooms at about 68° F and 40-50% humidity. Utility bills

have been reduced from approximately \$2.40 sq/ft to \$1.80 sq/ft, and the Institute's energy consumption has declined by more than 25%.

While this has been a huge financial savings, it was also important for the museum's viability and reputation.

"Other museums won't lend exhibits unless the facility's temperature and humidity are strictly controlled. Financing from the Community Loan Fund enabled us to stay competitive."

David Carroll, AIHA's former Executive Director

Loan Commitments

- ♦ **Albany Housing Authority:** \$200,000 for the construction of a kitchen in the new Capital South Campus Center
- ♦ **Housing Resources of Columbia County:** \$155,000 for a loan to rehab 325-327 State St. in Hudson, which will then be sold to low-income households
- ♦ **Capital District Community Gardens (Troy):** \$375,000 for the purchase and rehabilitation of a building and adjacent land for the creation of the Urban Grow Center
- ♦ **Maranatha Family Center, LLC (Richmondville):** \$200,000 for the expansion of a woman-owned physical therapy office into a physical therapy/rehabilitation center & fitness facility, with significant job creation
- ♦ **St. John's Church of God in Christ (Albany):** \$250,000 participation in a loan to construct a new multi-purpose fellowship hall and community facility in Albany's South End for services to at-risk individuals and families
- ♦ **Albany Sarang Fellowship:** \$25,289 participation in a loan with NYSERDA for installation of energy conservation measures
- ♦ **Social Justice Center of Albany, Inc.:** \$6,000 for working capital
- ♦ **South End Improvement Corp (Albany):** \$10,000 for working capital
- ♦ **Contemporary Artist Center (Troy):** \$200,000 participation in a loan for the renovation of a vacant church for the organization's offices and artist studio space
- ♦ **Kidz Art (Albany):** \$30,000 for the expansion of a woman-owned arts education business
- ♦ **DADM Kidz Cuts, Inc. (Clifton Park):** \$35,000 for the purchase of a children's hair salon by an existing woman-owned micro-enterprise

In 2012,
the Community Loan Fund
provided more than \$4.1 million
in financing - *our most ever in one year* -
to 52 projects including 23 nonprofits, 24 micro
enterprises, 1 co-op, 4 residential mortgages/
home repair loans.

Sustainability

Please support our other borrowers

2 Twisted Ladies Ice Cream Shop, Greenville
 Aashai's, Albany
 Able Asbestos Construction, Albany *
 ACS Printing, Albany
 Adirondack Chambers of Commerce
 Adolescent Employability Skills Plus Program
 Affordable Housing Partnership*
 Albany Area Housing Opportunities*
 Albany Center for Economic Success*
 Albany Citizen's Council on Alcoholism
 Albany Community Land Trust*
 Albany County Consumer Advocacy Board for Mental Health
 Albany Housing Coalition, Albany*
 Albany Housing Resident Development Corp.
 Albany Symphony Orchestra, Inc.
 Albany United Methodist/Tri-City Shalom*
 Altamont Program*
 Annie's Nursery, Schenectady*
 Arbor Hill Development Corporation
 Ark Community Charter School, Troy*
 Arts Center for the Capital Region, Troy*
 Art Gallery, LLC, Troy
 Auntie B's, Greenwich
 Austin Peters Subway Arbor Hill, Albany
 Bethesda House, Schenectady*
 Bethlehem Children's School*
 Better Neighborhoods Inc., Schenectady*
 Big Brothers/Big Sisters*
 Café Deli-icious, Troy
 Cambridge Valley Community Development*
 Capital District African American Coalition on AIDS*
 Capital District Center for Independence*
 Capital District Community Gardens, Troy
 Capital District Habitat for Humanity*
 Capital District Women's Employment Resource Center
 Capital Hydraulics, Inc., Rensselaer*
 Capital Repertory Company, Albany
 Capital Signs & Graphics (formerly Capital Signsmith, Inc.), Albany
 CAPTAIN, Saratoga Co.
 Career Links: Opportunities that Last*
 Carver Community Center, Schenectady*
 Casa Dominicana Restaurant, Albany
 Catholic Charities Housing
 Catskill Mountain Housing, Greene Co.
 Center for Community Justice, Inc., Schenectady
 Centro Civico of Amsterdam*
 Child Program & Family Resource Ctr, Schenectady
 Christian Memorial Church of God in Christ
 CK Cycles, LLC, Albany
 Cohoes Multi-Service Senior Service Center*



Sarah Fish, Hungry Fish Café, Troy

Commission on Economic Opportunity, Troy
 The Community Builders, Inc., Albany*
 Community Land Trust of Schenectady*
 Consumer Directed Choices, Albany *
 C.O.C.O.A. House, Schenectady
 Council of Community Services of NYS (NYCON)
 C&P Investigations, Albany*
 Creative Technologies, Albany*
 Dave Jones Fitness Studio, Albany*
 Delmar Dolphins Swim Club, Inc.
 Destiny's Salon, Albany*
 Doc Myria's Family Medicine, Westerlo
 Domestic Violence Services, Saratoga
 Eagle Ink, Albany
 EBC Physical Therapy, East Berne
 The Ellen Sinopoli Dance Company, Albany
 Equinox, Albany
 Eximius Education Foundation, Inc., Schenectady
 Fabio's Grocery, Schenectady*
 Faldoni's Delicatessen, Mechanicville
 Family & Children's Services of the Capital Region*
 Family YMCA of Glens Falls
 Frank Chapman Memorial Institute
 Freedom Organic Soils, Albany Co.
 Friends of Washington Park, Inc., Troy
 GEM Farms, Castleton*
 Girlfriendz, Inc., Albany
 Girls Inc. of the Capital Region
 Glens Falls Family YMCA*
 Grand Street Community Arts, Albany
 Greene Co. Community Action Program *
 Grrreendog Grooming and Spa, Albany
 Grumpy Buffalo Farm LLC, Schoharie Co.
 Habitat for Humanity of Schenectady Co.*
 Hamilton Hill Arts Center, Schenectady*
 Historic Cherry Hill, Inc. Albany

Other Borrowers continued

Homeless Action Committee, Albany*
Homeless & Travelers Aid Society, Albany*
Housing Resources of Columbia County*
Hubbard Hall, Cambridge*
Hudson Mohawk Industrial Gateway, Troy
INES Beauty Salon, Albany Co.
In Our Own Voices, Albany
Independent Living Ctr. of the Hudson Valley, Inc.
Interfaith Partnership for the Homeless, Albany*
JAFJR Construction Services, LLC, Schenectady
The John F. Finn Institute for Public Safety, Alb.
Kenwood Child Development Center, Renss.*
Knox Estates*
Lark Street BID, Albany*
Laurene Walsh Childcare, Albany Co.
Legal Aid Society of NENY
Lighting Cultivator, Malta
Living Resources Corp.*
Lorice Enterprises, Albany
Lower Adirondack Regional Arts Ctr., Glens Falls
Mahogany Barber & Beauty Shop, Albany
Mayas Home Improvement Corp.
Mechanicville Area Community Services Ctr.*
Media Alliance, Troy
Midnight Enterprises, Cohoes*
Minissale Bros. Sicilian Foods, LLC, Troy
Minority Contractors Technical Assistance Prg.
Moreau Community Center
Natural Selection Farm, LLC, Washington Co.
Neighborhood Preservation Coalition of NYS
New York Folklore Society, Inc., Schenectady
New York Library Association, Guilderland
North Country Ministry, Warren County*
North Creek Railway Depot Preservation
NYS Coalition Against Domestic Violence
NYS Coalition for the Aging
NY Statewide Senior Action Council*
Olde Judge Mansion B&B, Troy
Old Songs, Inc., Voorheesville*
Orchid's Jamaican American Restaurant, Schenectady
One Hundred Black Men, Albany
Paldor Planning Services, Inc., Albany
Parkside View/The Community Builders, Schenectady
Party with Mia, East Greenbush
The Pottery Place, Glens Falls
Rainbow Access Initiative, Niskayuna*
Ramona's Café, Albany
Read Associates, Schuylerville
Regional Farm & Food Project
Rest & Be Thankful Foundation
RK Convenience, Schenectady
Royal Let, Cairo Junction
Ryan's Farm, Columbia Co.
Sabah Middle Eastern Food Market, Albany

Salsa Brothers, Schenectady
Samaritan Shelters, Inc. Albany
Sand Dollar Travel, Saratoga County
Saratoga County EOC, Saratoga Springs
Saratoga Springs Preservation Foundation
Schenectady City Mission
Schenectady Community Action Program*
Schenectady YWCA, Mary Hill House*
Schoharie River Center, Inc.
Shelters of Saratoga*
Sherry Lynn's Gluten-Free, LLC
Social Justice Center, Albany*
St. Paul Center, Rensselaer
Stands Under the Son, Schenectady
Support Ministries for Persons With AIDS*
Sure Sew, Albany
Tailorama, Albany*
TASC of the Capital District*
Tesoros, Schenectady*
Transitional Services Association, Saratoga
Trinity Child Care Center, Albany*
Trinity Alliance, Albany*
TAP, Inc.*
Troy Area United Ministries (TAUM)*
Troy Boys & Girls Club
Troy Rehabilitation & Improvement Prg.*
Underground Railroad History Project
United Tenants of Albany
V Salon, Albany
Via Fresca, Guilderland
Village Store Coop, Cambridge Food Co-op
Waterford School of Early Childhood*
West Hill Improvement Corporation, Albany
Whalbern Enterprise, Albany
Whitney Young Jr. Health Center, Albany
Wiawaka Holiday House, Warren County
Windo-Therm, LLC, Hoosick Falls
X's to O's Vegan Bakery, LLC, Troy
X-Quest, Inc., Schenectady
YouthBuild, Schenectady

** More than one loan*

The Community Loan Fund
has **financed** more than **675** community
economic development projects in the
Capital Region, **lending** more than **\$34.3 million**
and **leveraging** an **additional \$154 million** in
private & public investments.

Sustainability

Our Current Investors (as of 12/31/12)

Businesses, Non Profits, Cooperatives, Unions

Anonymous (3)
Albany Area Housing
Opportunities
Capital Affordable Housing
Funding Corp.
Honest Weight Food Coop
Music from Salem, Inc.
Neighborhood Resource Center
NYSUT
Plumb Engineering*
Troy Booster Club
Cambridge Food Co-op
White Creek Enthalpy, LLC

Faith-based Institutions

Albany Friends Meeting
Albany Presbytery
Blessed Sacrament Shrine Church
Capital Region Ecumenical
Organization (CREO)
Carmelite Sisters for the Aged and
Infirm
Cathedral of Immaculate
Conception
Church of St. Vincent DePaul
Church of the Holy Spirit
Delmar Presbyterian Church
Endowment Trust of the First
Unitarian Universalist Society of
Albany
First Unitarian Society of
Schenectady
FOCUS Churches of Albany
Hudson Adirondack Spirituality
Center
Jewish Federation of NENY
Mill Hill Sisters
Our Lady of Grace Church
Religious Sisters of Mercy
Roman Catholic Diocese of Albany
Simple Gifts (Catholic Workers)
Sisters of St. Joseph of Carondelet
Society of St. Vincent dePaul, St.
Thomas Conference
St. Andrew's Episcopal Church,
Lee S. Cameron Memorial Fund
St. John's Episcopal Church
St. Kateri Tekakwitha Parish
St. Lucy's Church

Faith-based *continued*

St. Madeleine Sophie Church
St. Paul's Endowment Fund
St. Paul's Endowment Fund Sarah
Frank Memorial
St. Stephen's Episcopal Church,
Delmar
St. Vincent dePaul Society, City of
Albany
Union Presbyterian Church
Unitarian Universalist Association
of Congregations
Unitarian Universalist
Congregation of Saratoga Springs
Unity Church in Albany
Westminster Presbyterian Church,
Mission Committee

Financial Institutions

Ballston Spa National Bank*
Bank of America
Berkshire Bank
Capital Bank
First National Bank of Scotia
First Niagara Bank
Glens Falls Nat'l. Bank & Trust Co.
KeyBank, N.A.
Bank of Kinderhook Bank
M&T Bank
Pioneer Bank
RBS Citizens, N.A.
Saratoga Nat'l. Bank & Trust Co.

Financial Institutions *continued*

SEFCU
TD Bank
Trustco Bank*

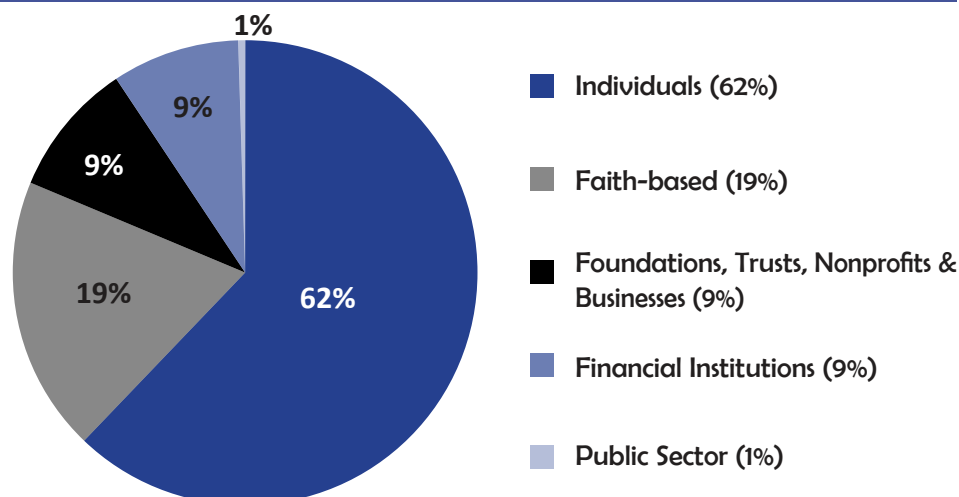
Foundations & Trusts

Anonymous (1)
Gadfly Trust
Julie Tamler Revocable Trust 2005
Scheib Revocable Trust
The Sustainability Group

Individuals

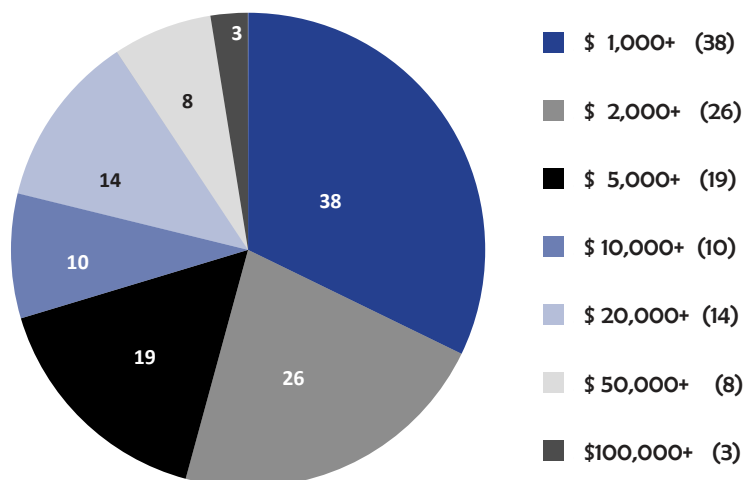
Anonymous (4)
Herbert R. Abbott & Stella
Lombardo
M. Khameel Abdulai
Judith Porter Adams
Guy D. & Aimee Allaud
Robert Andrews & Margaret Wilson
David G. Ashton III & Kathleen M.
Moser
D. Edward August
Billie Aul
Brian Austin
Patricia Beetle
Ronald & Iris Berger
Hannah E. Blake
Edward J. Bloch
Victor Bobnick
Karrice M. Bowen
William E. & Elsa K. Boyce
Lisa & Stephen Brown
Douglas A. Bullock

2012 Number of Investments (Loans)



Chester Burch
 Thomas O. & Debra L. Carey
 Leo P. & Marie Carroll
 Thomas Cetrino
 Neil and Amy Cherkosly
 Allison Cherkosly
 Daniel Cherkosly
 Walter W. & Elizabeth J. Chura
 Larry & Mary Frances Comfort
 Marianne Comfort
 Mildred A. Davis
 Karole A. Delaney
 Albert R. De Salvo
 John M. Detwyler & Sandra George
 Barbara DiTommaso
 Susan J. DuBois
 Estate of Joan Dunham*
 Amy Durland
 David & Maud Easter
 Tom Ellis
 Frederick Erlich & Elizabeth
 Vandercar
 Mary Farrell & Jeanette Gallagher
 Becky Fischbach
 Tracy Frisch
 Christopher & Fran Gorka
 Joan Gould
 Margaret D. Griffel
 Andrea Grom
 Phyllis Hathaway
 R.T. Henke
 Vickie Hurewitz
 Margaret Inderhees
 Douglas Kallenburg
 Brian Kaminer
 Rev. James J. Kane
 Michael E. Labanowski
 Mary Lou Lamb
 Margaret & Geoffrey Lobenstine
 W. Merle Longwood
 Abby Husten Lublin
 Maribeth S. Lynn
 Charles & Barbara Manning
 Kathleen McDonough
 Dana E. & Kathleen T. McGuinness
 Bliss White & Robert McIntosh
 Louise McNeilly
 Bruce Merrill
 Bob Meyer
 James H. Miller
 Marshall Miller & Dorian Solot
 Eugene Mirabelli
 Edward J. Murphy
 James P. & Dorothy L. Murray

2012 Investment Levels of Individuals



Dolores Murray-Lark
 Martha Oertel
 Chester & Karen Opalka
 Diana M. Pane
 Burnetta Parker
 John & Beverly Petiet
 Sandra Polishuk
 Lois & Don Porter
 Bob Radliff
 Ray & Phyllis Ratte
 Mary Q. Reagan
 Steve Redler
 John & Sandra Reschovsky
 Gail & George Richardson
 George Robinson
 Paul Rosenberg
 Nancy Rutenber
 Michael Rynasko
 Roberta A. & Steven B. Sandler
 Marta A. Santiago
 James Schamus
 Eric & Roslyn Scheib Dahl
 William A. & Julie A. Shapiro
 Christine R. Sheridan
 Heidi Jane Siegfried
 Gregor & Jeanne Simon-MacDonald
 Margaret Skinner
 Judith Smith
 Dorothy A. Sokol
 H. Austin & Martha Spang
 Susan E. Spang & Mary Jane Zanelli
 David Spingarn
 Clarence Sundram & Theresa
 Rodrigues
 JoAnn V. & Patrick W. Timme
 F. Michael Tucker
 Judith Vener

Nancy S. & Wayne B. Virkler*
 Kirby & Nola White
 Martin White & Christine Michael
 Dorsey Whitehead
 Joseph F. Wierschem
 Lawrence Wittner
 Mark, Paul, Peter & John Yolles
 Mary Lou & Craig Youmans
 Frank Zollo & Petra Hahn

Public Sector

Empire State Development Small
 Business Revolving Loan Fund

*Some investors have multiple
investments (loans).*

** Converted all or partial investment
(loan) to a donation*

**With sincere apologies for any
omissions or errors.**

Thank You
to our donors and investors
for helping us make 2012
a record-breaking year.

Because of your support,
we loaned \$4.1 million
to 52 community-based
economic development
projects throughout the
Capital Region.

Our 2012 Donors

Businesses, Non Profits, Foundations & Unions

25th Hour Accounting Solutions
Affordable Housing Partnership
Albany Housing Authority
Anne Reynolds Copps, Esq.
BBL Construction Services, LLC
Charles L. Touhey Foundation,
Inc.
Chicago Title Insurance Company
David Phaff & Associates, Inc.
DST/Newkirk Products, Inc.
GE Foundation
GEM Research Solutions, LLC
Homeless and Travelers Aid
Society
Honest Weight Food Co-op
Howard and Bush Foundation
Interfaith Partnership for the
Homeless
JAFJR Construction Services, LLC
Lark Street BID
Legal Aid Society of NENY, Inc.
Lemery Greisler, LLC
Martin Electric
McIntosh Woodworks
Microsoft Matching Gifts Program
NYSUT
Opportunity Finance Network
Plumb Engineering, P.C.
Review Foundation Inc.
Stakeholders, Inc.
Stulmaker, Kohn & Richardson,
LLP
The Ann Allen Cetrino Family
DAF
The College of Saint Rose
The Community Foundation for
the Greater Capital Region
Multiple Funds
The Legal Project
Vanguard-Fine, LLC

Faith-based

Albany Friends Meeting
Altamont Reformed Church
Capital Region Ecumenical
Organization
Carmelite Sisters for the Aged &
Infirm
Delmar Presbyterian Church

First Unitarian Society of
Schenectady
Roman Catholic Diocese of Albany
Sisters of St. Joseph of Carondelet
St. Vincent DePaul Church
St. Vincent DePaul Society, City of
Albany
Westminster Presbyterian Church

Financial Institutions/Foundations

Adirondack Trust Company
Ballston Spa National Bank
Bank of America
Berkshire Bank Foundation
Capital Bank
Citizens Bank Foundation
First Niagara Bank
First Niagara Bank Foundation
Glens Falls National Bank & Trust
Company
KeyBank, N.A.
Kinderhook Bank
M&T Charitable Foundation
NBT Bank
Pioneer Bank
Saratoga National Bank & Trust Co.
SEFCU Mortgage Services
TD Bank, N.A.
TD Charitable Foundation
Trustco Bank

Individuals

Anonymous (6)
Viola Abbitt
Judith A. Abbott
Rezsine Adams
Elizabeth & F. E. King Angle
David G. & Dorothy Ashton Jr.
David G. Ashton & Kathleen M.
Moser
D. Edward August
Miriam Axel-Lute
Ken & Eileen Murray Baker
Peggy L. S. Barmore
Charles & Cheryl Barnes
Elizabeth Anne & Gregg Brown
Bitner
Hannah Blake
Karrice Bowen & Christa Long
Susan Bowman
Walton J. Brady III

Paul & Barbara Kaiser Bray
Senator Neil & Ellen Breslin
Katharine Briar-Lawson
Charles A. & Susan G. Brome
Allen & Carol Brower
Lisa & Stephen Brown
Milton Brown
Gene & Lynne Bunnell
Assemblyman Ron Canestrari
Thomas O. & Debra L. Carey
Leo & Marie Carroll
P. Thomas & Nancy E. Carroll
Cedric Carter
John Casey
Robert Castle
Linda & Philip Chandler
Neil & Amy Cherkosly
Vincent W. Colonno
Marianne Comfort
Richard Conti
Susan Cotner
Donald Csaposs
Joseph Culella
Eric & Roslyn Dahl
Sandra L. Daigler
Lissa D'Aquanni
Karole A. Delaney
Al DeSalvo
Barbara DiTommaso
Sheryl Donald
Alden & Gay Doolittle
Trisha Driscoll
Susan J. DuBois
Deirdre Dugan & Thomas
Mammen
Mary Ann Dunham
Peter Dunham
Steven Dunham
Amy Durland & Robert Mains
David and Maud Easter
Fredrick & Elizabeth Vandercar
Erlich
Michael J. & Joanne B. Esposito
Hon. Catherine M. Fahey
Judith Fetterley
Rocco and Laurie Ferraro
Jacqueline & Michael Foster
Lewis E. Fountain
Stephen E. Fountain
Daniel & Liz Smith Frasca
Tracy Frisch

Individuals *continued*

Kathryn Ray Gaffney
Marjorie Geiger
Joan Gould
Margaret D. Griffel
Carlton & Susan Gutman
Neil E. Hannan
Linda & Gerald Hare
Professors Timothy L. & Pamela J. Harper
William M. Harris
Phyllis J. Hathaway
Charlotte A. Hawkes
R.T. Henke
Barbara J. Higbee
Claire Higgins
Elaine A. Hills
Lorraine I. Hogan
Alane Hohenberg
Janet & Kurt Hollocher
Lyle S. Houston
Jean & Jim Welch Howard
Cynthia C. Hrubenak
Carol (Kitt) Jackson
James & Ann Jednak
Hon. Kathleen M. Jimino
Karen B. Johnson
E. Stewart Jones
John & Mary Kalas
George R. Kaminski
Rev. James J. Kane
Kirsten E. Keefe
Marcia & Jack Keefe
Georgia P. Kelly
Linda J. & W. Joseph Kinner
Hon. Noelle Kinsch
Douglas & Karen Koch
Michael Labanowski
Mary Lou Lamb
Landy Family
Susan H. Lawrence
Linda LeClair
Linda Jean Ledek
Patricia P. Lillquist
Edna J. Litten
Dr. W. Merle Longwood
Michael & Kay MacLaury
Mary Mahoney
Lisa Malone
Barbara & Chuck Manning
Roger & Maria Markovics
Benjamin Marvin
Patricia Dunham Marzola
Kenneth M. & Kelly S. Mathews

Marilyn McCabe
Philip McCallion
Assemblyman John T. McDonald III
Kathleen McDonough
J. M. & Charles Hatch McGrath
Thomas McGuire
Louise McNeilly
Thomas S. McPheeters
Bob & Nancy Meyer
Jim and Peg Miller
Harold J. Moran
Mary A. Morgan
Nancy Mott
Beth Muthersbaugh
Frank A. O'Connor
Kevin O'Connor
C. Anthony Owens
Michael Palumbo
Anne Patnode
Ruth Pelham
Mady & Joe Pennisi
Ellie Pepper
Melinda Perrin
John & Beverly Petiet
Justin & Rebecca Koch Pfeiffer
Peter K. Phelan
Robert D. & Lauri S. Plattner
Patricia R. Polan
Donald & Lois Porter
Radliff Family
Joyce Lynn & Mark Dalton Rambo
Phyllis and Raymond G. Ratte
Mary Q. Reagan
Alicia Recore
Steve Redler
John & Sandra Reschovsky
George & Gail Richardson
George & Ingrid Robinson
Michael Rynasko, Susan Troll & Mary Rynasko
Alvin & Ruth Sabo
Kim Schnell
Alice M. Schrade
Bill Schroeder
Eugene K. & Patricia Schuler
Martha K. Schultz
Kathleen K. Senchyna
William & Julie Shapiro
Hon. Kathy & Bob Sheehan
Peter Sheehan
Chris Sheridan
Robert M. Shields
Richard L. Shirey
Austin & Martha Spang

Susan Spang & Mary Jane Zanelli
Elizabeth Spencer
David H. Spingarn
Jean M. Stern
Randall Stevens
Lois Barden Stilley
Fred & Lisa Strauss
Clarence Sundram & Theresa Rodrigues
Henry & Terry Tedeschi
Congressman Paul D. Tonko
Carlton Troeger
F. Michael Tucker
Rev. James J. Vaughan
Nancy S. & Wayne B. Virkler
Barbara Vivier
Ellen Von Wellsheim
Bertold & Irma Weinberg
Laura & Perry Woodin Welles
Rolf Wentorf
Dorsey M. Whitehead
J. W. & H. J. Wilkinson
Mary M. Withington
Katherine & Joachim Wolfram
Lorraine & Bill Wynne
John Yolles
Mark P. Yolles
Paul Yolles
Peter Yolles
Mary & Craig Youmans

Public Sector

City of Albany
Empire State Development Corp.
U.S. Department of Treasury, CDFI Fund
U.S. SBA PRIME

In-Kind

Aline Galgay, Esq.
DST/Newkirk Products, Inc.
Honest Weight Food Co-op
O'Connell & Aronowitz
Worldlings Pleasure

With sincere apologies for any omissions or errors

**Thank You
for supporting
our training &
technical assistance
programs.**

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Community Loan Fund of the Capital Region, Inc.
Albany, New York

We have audited the accompanying financial statements of the Community Loan Fund of the Capital Region, Inc. (a nonprofit corporation), which comprise the statements of financial position as of December 31, 2012 and 2011, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements, whether due to fraud or error.

Auditor's Responsibility

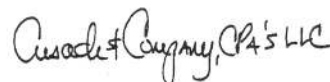
Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Community Loan Fund of the Capital Region, Inc. as of December 31, 2012 and 2011, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.



CUSACK & COMPANY, CPA'S LLC

Latham, New York
March 22, 2013

COMMUNITY LOAN FUND OF THE CAPITAL REGION, INC.

STATEMENTS OF FINANCIAL POSITION

DECEMBER 31, 2012 AND 2011

Assets	2012	2011
Loans Receivable	\$ 9,040,147	\$ 7,727,339
Allowance for Loan Losses	(541,261)	(499,220)
Net Loans Receivable	8,498,886	7,228,119
Cash	456,269	2,101,186
Cash, Designated for Loan Commitments	2,931,024	1,748,708
Accounts Receivable	63,807	197,467
Prepaid Expenses and Other Assets	5,153	3,249
Equipment and Leasehold Improvements, Net	27,269	31,249
Total Assets	\$ 11,982,408	\$ 11,309,978

Liabilities & Net Assets	2012	2011
Liabilities		
Notes Payable	\$ 6,746,655	\$ 6,094,313
Accounts Payable and Accrued Expenses	70,562	62,465
Total Liabilities	6,817,217	6,156,778
Net Assets		
Unrestricted	5,165,191	5,153,200
Total Liabilities and Net Assets	\$ 11,982,408	\$ 11,309,978

In 2012, the Community Loan Fund grew its outstanding loan portfolio to more than 190 loans with approximately \$9 million outstanding and grew total assets to more than \$11.9 million.

Sustainability

COMMUNITY LOAN FUND OF THE CAPITAL REGION, INC.

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS

FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011

Revenues & Expenses	2012	2011
Revenues:		
Government Grants	\$ 175,845	\$ 200,172
Contributions	226,878	191,924
Interest Income	570,233	505,374
Management Fee - ACES	18,000	18,000
Miscellaneous Income	11,722	11,719
Total Revenues	1,002,678	927,189
Expenses:		
Salaries	477,598	421,244
Payroll Taxes and Benefits	109,326	86,205
Professional Fees	26,539	15,700
Conferences	2,412	2,859
Office Supplies	18,988	21,252
Travel and Lodging	1,463	1,570
Membership, Dues and Recording Fees	3,883	3,493
Postage	3,787	3,786
Telephone and Internet	3,068	2,862
Bank Service Charges	141	259
Insurances	2,406	2,392
Rent	10,800	10,800
Collection Expense	11,454	1,392
Miscellaneous	2,769	2,816
Public Education	16,393	12,191
Equipment and Repair	1,061	5,238
Interest Expense	136,058	128,702
Loan Loss Provision	158,286	71,847
Depreciation	3,980	4,215
Training	278	376
Total Expenses	990,687	799,199
Increase in Net Assets	11,991	127,990
Net Assets, Beginning of Year	5,153,200	5,025,210
Net Assets, End of Year	\$ 5,165,191	\$ 5,153,200

For a complete copy of the audit or other financial reports, please contact the Community Loan Fund at (518) 436-8586 or the NYS Charities Bureau (www.charitiesnys.com).



Mission Statement

The Community Loan Fund of the Capital Region, Inc., is a community-based nonprofit financial institution that promotes sustainable community development efforts for economically underserved people and communities.

Objectives

- ♦ To **LINK** socially concerned investors with community needs.
- ♦ To **POOL** contributions and below-market rate loans from individuals and institutions.
- ♦ To provide **ACCESS** to capital for community activities traditionally unable to obtain financing, based on positive social impact, financial viability and need.
- ♦ To provide **FINANCIAL SUPPORT AND OPERATIONAL GUIDANCE** to community-based activities that promote economic empowerment and social justice.
- ♦ To act as responsible **STEWARDS** of community assets and resources.
- ♦ To **PROMOTE** public awareness and understanding of socially concerned investing.
- ♦ To **ENCOURAGE** public and private policies that support community economic development activities.

255 Orange Street, Albany, NY 12210
(518) 436-8586 • ACES: (518) 427-7804
www.mycommunityloanfund.org