
Partnership **Update**

✦ *for the Advisory Committee of The Partnership for New Communities*

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Peterson Honored with 'Excellence in Public Service' Award

Chicago Housing Authority CEO Terry Peterson was honored in October with the 13th Annual Excellence in Public Service Award, sponsored by Motorola, NORBIC of Chicago (an economic development group) and *Illinois Issues* magazine.

The award is given to a non-elected public official who has made a positive impact on the City of Chicago, Cook County or the State of Illinois through extraordinary leadership, teamwork and innovation. Peterson was recognized for his dedication and commitment to creating public housing in communities that are safer, more physically sound, more diverse and offering greater economic opportunities for residents.



Peterson's history of public service with the city includes service as 17th Ward alderman and work in the Department of Planning and Development. In June 2000, Mayor Richard M. Daley appointed him to his present position at the CHA.

Randel Calls for 'Alliance of Leadership' to Solve Problems



Calling Chicago "the greatest city in America," University of Chicago President and Partnership Advisory Committee member Don Randel challenged fellow civic leaders to join together to demonstrate that Chicago is a city "that cares about all of its citizens."

At an October 25 luncheon focused on strengthening Chicago's neighborhoods, Randel noted that Chicagoans are living in a moment of extraordinary importance that may not reappear for another century. Chicago's ambitious plans to transform public housing and public education are at a scale unlike anything elsewhere in the nation. This, he added, has created a "great alignment of interests" and an unparalleled opportunity to become an example for all cities. "We must not fail to be equal to the task before us," he said.

As keynote speaker at the forum, sponsored by Chicago Metropolis 2020, Local Initiatives Support Corporation/Chicago and the Urban Land Institute/Chicago, Randel provided a unique perspective on the role universities play in neighborhood development and revitalization. Universities, he said, were the "original gated communities," designed as places of retreat from the exterior world, with no relationship to their surrounding community. He cautioned that universities can no longer afford to be the "ivory towers."

Instead, he said, they need to be engaged with their neighbors. Universities are large economic generators and among the largest employers in the communities in which they are located. The U of C, for example, is a \$2 billion enterprise, the 16th-largest employer in Chicago and by far, the largest employer on the South Side. Universities also hold significant buying power and strongly influence real estate development. Most importantly, universities are well situated to help resolve community problems for they contain the "intellectual resources that matter to real life and can make Chicago a better community."

Randel pointed out that the U of C operates a charter school in North Kenwood and is considering developing others on the South Side. The institution also provides police services to the surrounding community, has a strong minority procurement system and other programs to assist and engage the community.

Urban communities face a range of concerns – education, safety, health, economic – that are inextricably connected to one another, which Randel referred to as "the mother of all interdisciplinary problems." He called for a "broad alliance of leadership" to find common solutions to those problems.

MacArthur Awards Partnership Challenge Grant

The John D. and Catherine T. MacArthur Foundation has awarded The Partnership a \$1.5 million challenge grant, bringing total commitments to The Partnership to \$5.05 million.

The challenge grant offers an additional incentive for national funders, Chicago corporations, other foundations and individuals to invest in the promise of the new communities emerging as the result of public-housing transformation. Over the grant's two-year term, MacArthur will match, dollar for dollar, new contributions from such sources, up to a total of \$1.5 million.

The Partnership aims to raise \$15 million over three years to fund economic development, employment and social service innovation in communities where mixed-income housing developments are replacing obsolete public-housing properties.

Study Outlines Five Ways to Bring Poor Families into Financial Services Mainstream

Nearly 25 percent of low-income American families have neither a checking nor savings account, and without them, those families lack a regular means to save, plan for their financial future, establish credit or qualify for a loan.

A recent Brookings Institution study by Michael S. Barr entitled "Banking the Poor: Policies to Bring Low-Income Americans into the Financial Mainstream," recommends five strategies to increase bank account ownership among low- and moderate-income households:

- Congress should enact a "First Accounts Tax Credit" to financial institutions to develop and deploy electronic banking products for low-income families;
- Federal banking regulators should use the Community Reinvestment Act to shed light on bank and thrift performance in meeting the financial service needs of low-income households;
- States should shift their electronic benefits transfer (EBT) programs to individually owned accounts in order to bring TANF (temporary assistance to needy families) recipients into the banking system;
- Congress and the Treasury Department should support financial education to help change the financial services and savings behavior of low- and moderate-income households; and
- Federal and state governments should take steps to help reform the alternative financial services sector.

Transforming financial services for low-income people will enable them to enter the economic mainstream, says Barr.

The entire Brookings report can be downloaded from:
http://www.brookings.edu/metro/pubs/20041001_banking.htm.

Peterson Calls Students to Action: 'Consider Careers in Public Service'

In an address titled "The Social Costs of Inaction: The Need for Public Servants," Terry Peterson urged students to consider a career in public service.

Peterson, who earned a master's degree in public policy from Roosevelt University in 1995, spoke to students at his alma mater on September 29.

Success in public service, he said, does not come without a struggle. But the rewards – better education, job training, housing – are worth every effort.

Helping others is in the best interest of everyone, he said, citing examples of his efforts to transform public housing. Peterson said he has witnessed how the Plan for Transformation "begins with transforming communities and ends with transforming lives."

While the Plan's \$1.6 billion price tag may seem expensive, he challenged the students to consider the costs of inaction: the expense of policing and incarceration, neighborhoods that are a drain on the city, and the tremendous loss of human potential.

Today, 8 million people are jobless, 45 million are without health insurance, and millions are in prison. Peterson warned that if this trend continues, "the cost...will ultimately be more than we can bear."

Groundbreaking Events Launch Construction of Roosevelt Square, 'Jazz'

Construction recently commenced at two of the Chicago Housing Authority's mixed-income developments on the South and West sides. Roosevelt Square, the largest of the new developments, held a groundbreaking

ceremony November 18, with a similar event taking place on October 5 at Jazz on the Boulevard.

Roosevelt Square will replace the ABLA homes on the Near West Side between



'Jazz on the Boulevard'

Cabrini Street on the north, Racine and Blue Island avenues on the east, 15th Street on the south and Ashland Avenue, Loomis and Throop streets on the west. The development, to occupy 135 acres, will consist of 2,441 units, including 755 public-housing

units, 335 affordable rental units and 1,351 units of affordable and market-rate housing for sale. Market-rate prices will range from \$155,000 to \$450,000.

ABLA is the sixth of 10 CHA sites to be redeveloped under the Plan for Transformation.

Jazz on the Boulevard, located on Drexel Boulevard between 41st and 42nd streets in the Oakland neighborhood, will include 137 units on a

former site of public housing. Of the 137 units, 72 are market rate, 27 are affordable and 38 will remain public housing. Market-rate prices range from the low \$100,000s to mid \$500,000 with plenty of additional upgrades.

Partnership Progress Report

MPC's Mixed-Income Community Employer-Assisted Housing Project

Park Boulevard 'Sneak Preview' Attracts Significant Employee Interest

More than 125 employees of Illinois Institute of Technology, Illinois College of Optometry and De La Salle Institute participated in a kick-off event of the Park Boulevard Employer-Assisted Housing Partnership on October 14. The event was a "private preview" of the Park Boulevard development for employees of those institutions.

Park Boulevard, located in the South Side Douglas community, is replacing the Chicago Housing Authority's Stateway Gardens development. It will consist of 439 units of public housing, 438 market-rate units and 439 affordable units.

Following the preview, 80 employees signed up for the initial two-hour housing counseling session required under the program.

The Partnership issued a \$160,000 grant to the Metropolitan Planning Council (MPC) to support MPC's work with employers to develop and implement mortgage assistance programs for their employees who choose to purchase market-rate housing in the CHA's new mixed-income developments.

New Partners

Leadership Greater Chicago and Marcy-Newberry Association

Recognizing that it will take more than new housing for mixed-income developments to become thriving communities, the Rockwell Leadership Network will work with residents of Rockwell Gardens to qualify for residency in the new West End development.

The Network consists of Leadership Greater Chicago (LGC), the Chicago Housing Authority, the Rockwell Gardens Local Advisory Council (resident leaders), the Marcy-Newberry Association (Rockwell's service connector) and Eastlake Development (West End's developer).

The Network aims to recruit 150-200 "alumni" of LGC's 20-year-old leadership program to work with Rockwell residents. The LGC Fellows will provide career counseling, job opportunities, mentoring, credit repair, legal services and other support, depending on each Fellow's expertise and each family's needs.

The Fellows will also engage the broader community in improving the Near West Side neighborhood's economic and commercial infrastructure.

LGC established the Network as a legacy project to celebrate the leadership group's 20th anniversary. It is the first "service project" initiative to involve LGC Fellows, past and present. The Partnership's funding – \$80,000 to LGC and \$75,000 to Marcy Newberry for staffing and other expenses to support the program – will leverage a significant investment

of professional services provided by the Fellows to residents as well as possible economic investment in the community.

Metro Chicago Information Center

A \$65,000 grant to Metro Chicago Information Center (MCIC) will be used to develop baseline market and quality-of-life indicators that can be tracked over time to measure change in the Mid-South and Near West communities. In addition to serving as a tracking tool, the set of indicators will yield market-relevant information, which will be packaged and communicated strategically to stimulate business investment and involvement in those communities.

MCIC will present results in two public forums and in workshops for community groups to help them develop, track and present relevant market information to potential developers.

One Economy Corporation

One Economy Corporation will receive \$70,000 to support the development of "My Plan Notebook," an online resource and referral tool to help low-income residents, particularly CHA residents, resolve issues that may make them ineligible for housing in the mixed-income developments. With the assistance of a case manager, they will design their own plans in the key areas that will determine their eligibility – employment, education, family stability and public benefits.