

Partnership Update

for the Advisory Committee of The Partnership for New Communities

February 2004

HUD Officials Invited to Partnership's April 15 Advisory Committee Meeting

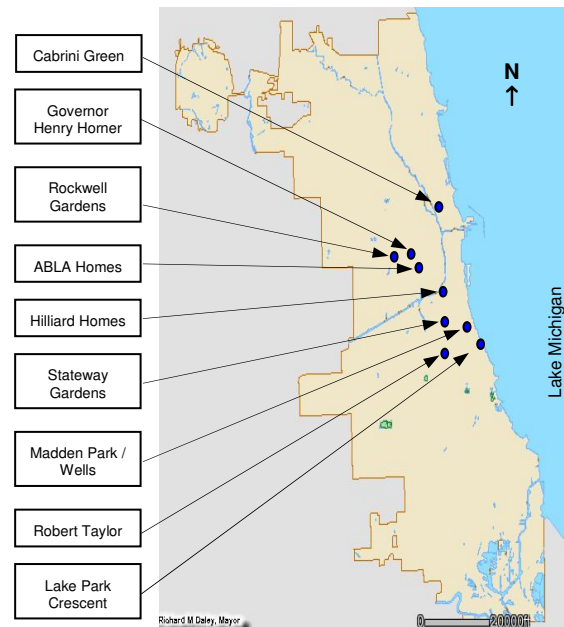
At the Advisory Committee's January meeting, Terry Peterson offered to schedule a meeting with U.S. Housing and Urban Development Secretary Alphonso Jackson and Assistant Secretary Michael Liu. The purpose: to keep the committee informed of federal policy decisions and proposals involving public housing and to provide an opportunity to ask questions of the officials and offer local perspective on federal proposals.

Terry is awaiting a response from HUD. Advisory Committee members will be notified of their plans as soon as we know them.

Plan for Transformation Progress Report and 2004 Goals

- At the end of 2004:
 - Approximately 53 percent of the 25,000 units involved in the Plan for Transformation will have been built or rehabbed.
 - The mixed-income communities of Hilliard Homes, Lake Park Crescent and Westhaven Park will have opened for occupancy.
 - Construction will have begun on the mixed-income developments replacing ABLA, the CHA's former lakefront properties, Rockwell Gardens, Madden Park/Wells, Stateway Gardens and Robert Taylor Homes.
- 2004 spending on social services to support public housing residents move toward self sufficiency will rise to \$20 million, nearly triple 2003 expenditures.
- As of Feb. 1, 3,671 families have been relocated under the Plan for Transformation, most of them from CHA high rises. Most of those 3,671 families have moved temporarily to the private market using a Housing Choice

Voucher while construction of a new CHA unit is pending.



FRAC Launches Retail Investment Project with Partnership Support

A major Partnership-funded project is under way to attract retail investment in neighborhoods hosting four of the CHA's mixed-income developments – Rockwell Gardens on the West Side and Hilliard Homes, Stateway Gardens and Robert Taylor Homes on the South Side.

Authorized by the Advisory Committee at its Jan. 23 meeting, the \$165,000 grant to the Civic Committee's Financial Research and Advisory Committee (FRAC) supports the Mixed-Income Retail Investment project (MIRI). FRAC Executive Director Phyllis Martin reports that the Boston Consulting Group has started work on the project. In addition, a panel consisting representatives of four or five major retailers; two developers; Retail

Chicago, a unit of the city’s Department of Planning and Development; Chicago Community Ventures, and Shorebank, is being assembled to advise the project team.

Analytical work, expected to be completed by the end of April, includes:

- Retailer Criteria/Funding Strategy – a comprehensive understanding of retail investment criteria and decision making processes, how those relate to the communities in transition, and financing strategies to attract investment;
- Mixed-Income Community Profiles – profiles of the mixed-income developments providing relevant data for retail investment evaluation;
- Small Business Support Recommendations – an approach based on best practices to support small business growth when revitalizing existing communities.

MIRI supports The Partnership’s strategic objectives to:

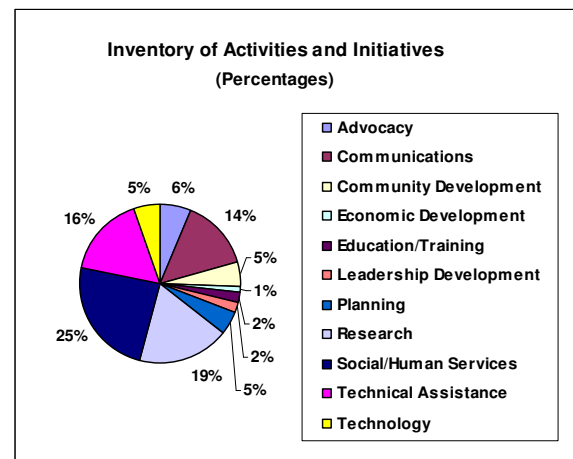
- stimulate business and civic interest in the Plan for Transformation and involvement in transforming communities,
- promote economic revitalization by funding the economic analysis and implementation of plans to attract private commercial investment to targeted communities.

Partnership staff will continue to update the Advisory Committee on progress.

Social Services, Research Top Uses of Private Funding for Transformation

Social services, research and technical assistance to the CHA rank as the top three areas that have attracted foundation support related to public housing transformation.

A Partnership analysis of funding, compiled with data from the CHA, the MacArthur Foundation, the Chicago Community Trust and the Ford Foundation, assigned approximately 135 grants for transformation-related activities to 11 categories (see chart).



Funding for Activities and Initiatives Public Housing Transformation	
Grant Category	Grant Amount
Advocacy	\$2,225,000
Communications	\$5,124,040
Community Development	\$1,865,975
Economic Development	\$380,000
Education/Training	\$764,957
Leadership Development	\$735,000
Planning	\$1,688,500
Research	\$6,649,600
Social/Human Services	\$8,647,995
Technical Assistance	\$5,883,000
Technology	\$1,930,000
Grand Total	\$35,894,067

Funding trends revealed by the analysis contributed to The Partnership’s focus on “economic revitalization of neighborhoods and economic opportunity for people.”

Cited in the “*Strategic Focus and Context*” paper included in the committee’s Jan. 23 pre-meeting packet, the analysis points out that in contrast to other types of activities, far less attention is being paid to the economic viability of these communities.

Yet, a key component of fostering a healthy mixed-income community is economic activity - providing necessary goods and services to those in the community as well as employment opportunities for its residents.

Mid-South Schools Plan To Be Released in May

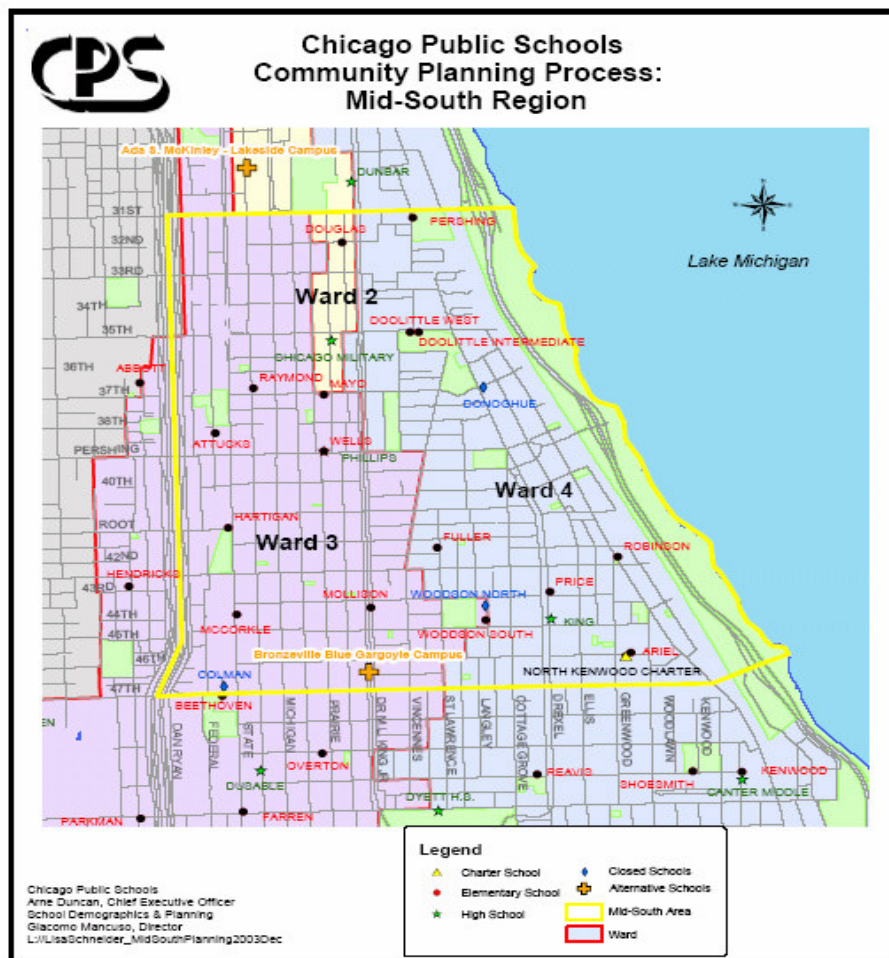
Education leaders and community representatives involved in creating a plan for high-quality schools in the Mid-South communities of North Kenwood, Oakland, Grand Boulevard and Douglas are on their way to meeting an end-of-May deadline for completion of the plan.

Prompted by dramatic shifts in demographics and school utilization rates as a result of the Plan for Transformation, the Chicago Public Schools Mid-South Planning Process will provide the roadmap for creating a portfolio of community schools that anchor the neighborhoods and fully engage children and their families.

Once completed, the Plan will establish:

- Ranges of academic programming within schools
- Social services and community links that should exist in each school or sets of schools
- Before- and after-school programming
- Size of schools
- Plans for maximizing the utilization of school facilities
- Changes in policies and procedures to support the schools
- Ways for the academic, philanthropic, business and government sectors to support the schools.

After the plan is developed, CPS will create a five-year phased implementation strategy, with some ideas being implemented in time for the opening of school in Fall 2005, according to CPS.



‘Successful Mixed-Income Communities’ Forum Emphasizes Schools

The Metropolitan Planning Council’s first forum on “Building Successful Mixed-Income Communities” highlighted the relationship between healthy mixed-income neighborhoods and high-performing schools.

The Feb. 12 session funded by the MacArthur Foundation, featured lessons learned in Atlanta, which pioneered mixed-income residential developments. Renee´ Glover, CEO of the Atlanta Housing Authority, and Norman Johnson, former member of the Atlanta Board of Education, were instrumental in transforming one the nation’s oldest public housing projects into a model for mixed-income urban redevelopment. Centennial Place, a 60-acre development completed in 1996, was built with federal HOPE VI funding as are the new mixed-income communities being developed by the CHA.

Johnson stated that Centennial Place’s elementary school has been critical to the development’s short- and long-term success. Glover pointed out that Centennial School is the second-highest performing school in Atlanta’s education system. Sixty percent of the school’s students qualify for free lunch.

Key Points:

- Establish high expectations. “We benchmarked against the best performing schools in the district as well as private schools,” said Glover.
- Start Early. To improve student performance in elementary schools, children must enter the primary grades ready to learn. “As you’re working on the elementary schools, you need to keep your eye on the raw materials. You need to work on 0-4 activities (early childhood education) in the new communities,” said Johnson.
- Be vigilant. Closely monitor progress and performance of the schools, as well as the adequacy of resources devoted to them.

Terry Peterson and Barbara Eason-Watkins, chief education officer for the Chicago Public Schools, also presented at the forum.

Three other “Building Successful Mixed-Income Communities” forums scheduled for this year will concern:

- Youth, Families and Community Development
- Economic Development and Jobs
- Engaging Residents.

Chicago Magazine Highlights City’s ‘New South Side’

The cover story of *Chicago* magazine’s March issue features the South Side’s changing neighborhoods. “Bronzeville’s nascent redevelopment is visible mostly in what isn’t there. Most of the high-rises of the CHA’s Robert Taylor Homes and Stateway Gardens, which together constituted a concrete cliff wall along State Streets between 35th and 55th streets, have been demolished. Their demise gives Bronzeville a wide-open space upon which to be remade,” according to the article.