

Partnership **Update**

 news and information from *The Partnership for New Communities*

New mixed-income housing coming soon to South State Street

Mayor Richard M. Daley joined public housing officials and community leaders, including Chicago Housing Authority CEO Terry Peterson and 3rd Ward Alderman Dorothy Tillman (pictured), yesterday to break ground on the first new mixed-income development along the State Street Corridor since the CHA's Plan for Transformation began in 1999.

"CHA residents need and deserve every opportunity that life in Chicago offers – from a good education to a real job that can support themselves and their families," Daley said. "It starts by providing a safe community and decent housing."

The Mayor thanked three Partnership Advisory Committee members—the MacArthur Foundation, the Chicago Community Trust, and the Illinois Institute of Technology—for their support of the Plan and Park Boulevard in particular. Park Boulevard, located along State Street between 35th and 39th Streets, will consist of 311 units, including 100 for CHA residents, 72 affordable units, and 139 market-rate homes.



All told, CHA plans for the area in and around what was over the Stateway Gardens development include more than 1,300 new housing units and 17,000 square feet of retail and commercial development, which will provide jobs and greater access to economic opportunities for residents.

McCormick Tribune's Grange to join Partnership Advisory Committee



The Partnership is pleased to welcome David L. Grange, President and CEO of the McCormick Tribune Foundation, to the Advisory Committee. Grange assumes this position from Nicholas Goodban, the foundation's former senior vice president of philanthropy, who recently retired. The foundation has been actively involved in The Partnership since becoming one of its first investors in 2003.

Grange was named McCormick Tribune's president and CEO in September 2005 after serving as the foundation's executive vice president and COO from 1999. He joined the foundation after 30 years of service in the U.S. Army, with his final position as Commanding General of the First Infantry Division, known as the "Big Red One."

Grange sits on the boards of the Center on Philanthropy at Indiana University, the Chicago Council on Foreign Relations, the National Strategy Forum, the Society of the First Infantry Division, and the Vietnam Veterans Memorial Corporate Council, and is a trustee of the First Infantry Division Foundation and Marmion Academy.

Mixed-income communities key to equalizing retail disparity



Nearly 150 experts, real estate developers, brokers, community development leaders, health advocates, government representatives, funders, and others gathered at a forum in November to share their perspectives on the recently released, Partnership-funded, Metro Chicago Information Center study, Chain Reaction. The study has received national media attention for its conclusion that a "commercial desert" exists on Chicago's South Side. **See story on p. 2.**

‘More about rebuilding lives than rebuilding housing’

Partnership Advisory Committee member conveys importance of revitalization efforts

Partnership Advisory Committee member and Chairman of Capri Capital, Quintin Primo, speaking to the Chicago School of Real Estate, called the public-private partnership that is The Plan for Transformation a model for “rebuilding lives”.



Primo, who spoke to a group of students and faculty on November 2, offered his thoughts on the urban issues raised in New Orleans by Hurricane Katrina and provided recommendations for the city’s rebuilding process, based on strategies that helped Chicago to recover and thrive after the Great Fire of 1871.

Primo suggested that housing, jobs, and infrastructure will be crucial to rebuilding New Orleans as a thriving city with opportunities for all residents. He suggested the city follow Chicago’s lead by replacing ravaged public housing developments with “attractive, stable, mixed-income communities that are close to jobs, parks, transportation, education and social services.”

He also suggested that the resident workforce be engaged in the rebuilding effort, explaining: “If someone has been involved, and has taken pride in paving a street, he or she may not be so quick to litter on that street. Each citizen must have ownership.”

Primo urged attendees to face issues of urban renewal and transformation with a commitment to improving the health and vitality of the city where they work and live, “particularly in those impoverished areas underserved with housing, jobs, education, commercial services, and other factors.”

Calling for a sense of urgency in the revitalization of both New Orleans and a number of communities in Chicago, Primo referenced The Burnham Plan, the first comprehensive urban renewal plan in the country which also grew into many of the urban planning elements that characterize Chicago today, he challenged: “(The Burnham Plan) was not completed until July 4, 1909, nearly 40 years after the Great Fire. Let us not wait that long again – whether it’s rebuilding an entire city ravaged by a storm, or lifting up an impoverished community of the poor. We possess the knowledge, technology, resources and humanity to successfully accomplish anything that we put our minds to.”

Mixed-income communities key to equalizing retail disparity

New communities could mean new markets for residents, retailers in “commercial desert”

“Solid and relevant market information and a genuine and practical understanding of the way neighborhood markets really work will be crucial to recruiting a wide-range of market actors to invest in communities in need of revitalization” according to Partnership Advisory Committee member and Bank of America Illinois President Terry Perucca.

Perucca welcomed nearly 150 attendees to a discussion in November of the recently released Metro Chicago Information Center study, *Chain Reaction*. The study, which was funded by The Partnership to better understand location patterns of major player grocers, pharmacies, and other retailers, has received national media attention for its conclusion that a “commercial desert” exists on Chicago’s South Side.

Real estate developers, brokers, community development leaders, health advocates, government representatives, funders, and others participated in a dialogue with a panel of experts who shared their perspectives on MCIC’s research linking income, race, and place to retail access in 75 Chicago neighborhoods (the Loop and O’Hare were excluded from this study so as not to skew the results).

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Mixed-income communities key to equalizing retail disparity (from p. 2)

The study illuminates “the interrelatedness of income, race, and place in Chicago and supports why mixed-income community revitalization is critical to creating opportunities for residents in these neighborhoods,” said Partnership executive director and panelist Maria Hibbs.

Peter Tatian, senior research associate of the Urban Institute suggested this research provides a “clear framework for dialogue between potential and existing retailers and other community stakeholders” and empowers communities with data that supports and evaluates their comprehensive commercial development strategies.

Many maintained that commercial development is key to creating thriving new communities, noting that retail activity provides employment opportunities for community members, reduces the spending of residents’ disposable incomes outside of the community, increases community wealth, and even improves the physical health of community residents by improving dietary options.

A number of experts offered that commercial development strategies will require comprehensive analyses of the real economic costs and benefits for grocers who locate in underserved neighborhoods, insisting that a grocer’s goodwill cannot be the driving factor in the decision to open in the neighborhoods discussed in the study. In the coming year, MCIC plans to conduct more extensive market research and release individualized community profiles featuring these kinds of sound economic data.

In the weeks following the forum, MCIC was called to present its findings to the city council’s committee on economic development. Committee members have asked MCIC to join a task force to address solutions to retail disparities. The city also announced plans to hold its first ever “Grocery Expo” in February, aimed at attracting grocers to underserved communities.

Download your copy of *Chain Reaction* at: www.thepartnershipfornewcommunities.org/resources.html

The Chain Reaction Phenomenon:

The location decision of one retailer, such as a Jewel, a Starbucks, a pawn shop, or an adult bookstore, can set the tone and investment pattern of the entire corridor.

The Commercial Desert:

As a result, there is a “commercial desert” of 10 adjoining, primarily black communities on Chicago’s South Side with little or no access to major player grocers, pharmacies, eye care providers, bookstores, and other retailers that enhance quality of life. These communities are found outside the green shaded circles on the map below, indicating they have no major player grocer within a mile.

Looking at the Chain Reaction in Transforming Communities

MCIC developed a chain reaction score built on more than 20 categories of commercial indicators for each Chicago community. The score reflects the number of total key retailers per 100,000 population.

- 3 of the 5 highest-scoring communities (with 132 key retailers)—Near North, Near West Side and Near South—will include mixed-income communities: North Town Park; Roosevelt Square, West End, and Westhaven Park; and Raymond M. Hilliard Center, respectively.
- 2 of the 5 lowest-scoring communities (with 4.5 key retailers)—Washington Park and Oakland—will include mixed-income communities: Legends South and Oakwood Shores, respectively.

Schools to play important role in new communities

Strong institutions essential to meeting the needs of children, families, communities

There aren't great neighborhoods without great schools according to a panel of experts who discussed the crucial role that schools will play in determining the success of new mixed-income communities at a recent Building Successful Mixed-Income Communities forum sponsored by the Metropolitan Planning Council. The forum, the sixth in a series of similar dialogues, brought together national and local experts, policymakers, advocates and community residents to discuss models for and challenges to embracing new school models and applying them to revitalization efforts currently taking place in Chicago.

"Schools are important to all families and communities," said Meghan Harte, managing director of resident services for the Chicago Housing Authority, "they can be used as a marketing tool to attract families, they can have extended day programs to provide childcare for working families, they can serve as a centralized location for families needing social support services, they can function as community centers and technology centers, but no one size fits all in terms of what a school can mean to a community, since each community has different needs."

Dr. Vicki Phillips, superintendent of Portland Public Schools, echoed this sentiment saying that "schools can wrap their arms around children and families" and can contribute to the long-term stability of their communities. Phillips spoke of success in New Columbia Villa, a mixed-income

community in Portland, where a new school is contributing to the community as an educational institution and as a community center, partnering with organizations like the Boys and Girls Club to offer a range of community services.

Offering both national and local examples of school models that yield the kinds of results sought by initiatives like Renaissance 2010, Timothy Knowles, executive director of the Center for Urban School Improvement at the University of Chicago, noted the opening of two charter schools (North Kenwood-Oakland and Donoghue) in the North Kenwood-Oakland community which will serve students from forthcoming mixed-income communities in the area. He hopes these schools will be used as models for developing high-quality institutions in other communities.

Harte and Arne Duncan, CEO of Chicago Public Schools, spoke of the collaboration taking place to bring school revitalization efforts to scale, with special attention to creating great schools that serve not only the needs of children and families in mixed-income communities, but that also benefit children, families, and communities throughout the city.

More information on this *Building Successful Mixed-Income Communities* forum can be found at <http://www.metroplanning.org/articleDetail.asp?objID=3039>.

Out in the community



Partnership Executive Director Maria Hibbs (pictured) spoke to Leadership Greater Chicago Fellows who participated in a November 3 tour of the West Side community surrounding Rockwell Gardens about the vital roles that private sector partners are playing in the development of new communities. The tour also highlighted The Partnership's support of the Rockwell Leadership Network, a collaboration between Leadership Greater Chicago and Marcy-Newberry Association, which is working to build a successful mixed-income community in the new West End community.

Young artists inspired by neighborhood history, culture

A select group of young artists at Little Black Pearl Arts Workshop are working on art installations that will help to beautify Cottage Grove Avenue and its key intersections. Their efforts are part of Quad Community Development Corporation's Commercial Revitalization Initiative, supported by The Partnership.

Students have sought inspiration for the banners, murals, and decorative signage that will adorn the corridor in the final stages of the project by researching their community's history and visiting neighborhoods like Pilsen and Chinatown.



Four members of the team of young artists recently traversed Cottage Grove Avenue to inform their development of art installations that will help to beautify the corridor.



The students, who meet after school to work on the project, recently learned about the history of the Bronzeville area on a bus tour guided by Ina Wilson, a member of QCDC's board who has lived in the community for over 60 years.

QCDC's Commercial Revitalization Initiative works to fuel retail development in the quad communities, where three Chicago Housing Authority transformation communities will continue to add new residents and consumers in the near future.

For more information on QCDC, visit www.qcdc.org.

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The Partnership for New Communities

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To invest in The Partnership, contact Executive Director Maria Hibbs.

Partnership Update

December 2005

The Partnership for New Communities is a funders collaborative bringing together business, civic and philanthropic leaders to solicit funds and invest them in strategic economic development, community-building and employment-related initiatives to bring about large-scale improvements to the neighborhoods most affected by public-housing transformation in Chicago.

The Partnership Update is published regularly by The Partnership for New Communities to provide information on a variety of topics, including status reports on the CHA's Plan for Transformation, updates on The Partnership's activities and projects, highlights of relevant research findings and copies of recent news coverage.

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