

Partnership Update

October 2009

from The Partnership for New Communities

www.thepartnershipfornewcommunities.org

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Plan for Transformation of public housing turns 10

A year-long schedule of activities is under way as the City of Chicago and the Chicago Housing Authority mark ten years since signing an unprecedented agreement with the U.S. Department of Housing and Urban Development that launched the largest redevelopment of public housing in the nation's history.

Now, many eyes are on the CHA as the agency's massive Plan for Transformation hits its ten-year mark.

Chicago's entire stock of public housing is being either redeveloped or rehabilitated under the Plan, with support from a host of private and public partners and using a mix of financing strategies.

The intent of the Plan for Transformation was to reintegrate public-housing residents and buildings into the fabric of the city and to spur the revitalization of surrounding neighborhoods. Chicago's experience in carrying out the Plan has generated successes, challenges, lessons and policy implications.

A slate of activities has been organized to convene administrators, policymakers, residents, researchers, foundations, businesses and other key audiences to reflect on the Plan's past and help shape its future.

The John D. and Catherine T. MacArthur Foundation hosted a **research workshop** last month for researchers from around the country who have been looking at various aspects of

the Plan over its lifetime. Their findings were discussed and compared against anecdotal reports from people "on the ground" to ensure that progress and challenges from both perspectives were considered. (See gray box on p2 for more details.)

A two-day **symposium** in December, co-sponsored by The Partnership for New Communities, will center on the themes of partnership, place, people and policy implications. Attendees with diverse perspectives will come together to examine various aspect of the Plan and determine what needs to be done to bring it to successful closure. Other symposium sponsors include the CHA, City of Chicago and Illinois Housing Development Authority.

Additional activities explore topics such as workforce development strategies for public-housing residents, financing mechanisms for mixed-income developments and tools for community building and engagement. ■



WestHaven Park on the Near West Side is one of several new mixed-income developments tied to the Chicago Housing Authority's Plan for Transformation.

Ground breaks for new south-side Metra station

Just blocks from major activity hubs like U.S. Cellular Field and the Illinois Institute of Technology, Metra's newest station will bring needed service to visitors and residents of the Bronzeville neighborhood and surrounding communities. Construction started this summer on the new Louvava S. "Lou" Jones/Bronzeville Station, which is on Metra's Rock Island line and sits at 35th Street near the Dan Ryan Expressway.

Scheduled to open by the fall of 2010, the nearly \$12-million station is being funded in part by the American Recovery and Reinvestment Act, or federal stimulus package.



The Metra's Rock Island line heads south between U.S. Cellular Field and mixed-income development Park Boulevard. Beginning next fall, Metra's Rock Island line will stop near this point at 35th St.

This important new transit node also will serve residents of nearby Park Boulevard, one of the new mixed-income developments tied to the Chicago Housing Authority's Plan for Transformation, a 15-year effort to remake public housing.

The Partnership for New Communities has invested in numerous economic development projects around Park

Boulevard, helping to fuel the announcement earlier this year that grocery chain Roundy's will open its first Chicago location at nearby 39th and State Street. Roundy's will eventually anchor a large commercial development – "The Metropolis" – at that site.

[Read Metra's press release.](#) ■

Near West Side picks Pete's

After months of deliberations, Pete's Fresh Market beat out Jewel-Osco and Food 4 Less in a bid to become the Near West Side's first full-service grocery store in 40 years.

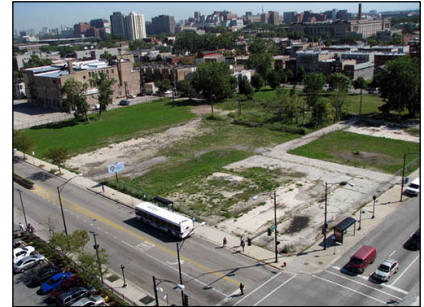
This marks another notable milestone for the community's economic development, much of it driven by a 2007 neighborhood quality-of-life plan led by the Near West Side Community Development Corporation (Near West). Bringing a major grocer to the neighborhood was a chief element of the plan.

The new store will be constructed starting next summer on a vacant city-owned lot on the southeast corner of Madison St. and Western Ave. While the ultimate decision was rendered by the City's Department of Community Development, community residents weighed in heavily throughout the process.

The following research was presented at a September workshop to mark year 10 of the Chicago Housing Authority's Plan for Transformation. Some of the research is still in progress.

- **A Case Study of Chicago and Atlanta Housing Authorities** – Thomas "Danny" Boston, Professor of Economics, Georgia Institute of Technology
- **Preliminary Findings from the 4th Wave of the Resident Relocation Survey** – Catherine Haggerty, National Opinion Research Center, University of Chicago.
[More information about the Resident Relocation Survey.](#)
- **Building Mixed-Income Communities: Documenting the Experience in Chicago** – Mark L. Joseph, Assistant Professor at Mandel School of Applied Social Sciences at Case Western Reserve University; and Robert J. Chaskin, Associate Professor and the Deputy Dean for Strategic Initiatives at University of Chicago's School of Social Service Administration. [View full report from January 2009.](#)
- **Public Housing's Hard to House: Lessons from the Chicago Family Case Management Demonstration** – Susan J. Popkin, Director, Program on Neighborhoods and Youth Development, The Urban Institute. [View Public Housing Transformation and the 'Hard to House' from June 2005.](#)
- **Hope VI**, exploring the specific implementation of the HOPE VI program in Chicago – Matthew Gephardt, AICP Lecturer, Dept. of Town and Regional Planning, The University of Sheffield, United Kingdom

About 150 full-time jobs will be available at the store, which also is expected to anchor a few smaller retail outlets and restaurants. A locally-owned chain specializing in fresh produce, Pete's currently has seven stores on Chicago's South and West Sides.



Pete's Fresh Market will open at this site on the southeast corner of Madison St. and Western Ave., becoming the Near West Side's first full-service grocery store in 40 years. Photo courtesy of Near West Side Community Development Corporation.

Local restaurant wins SBIF grant

Congratulations to Sinhá's Brazilian Cuisine! Sinhá, owned by Ms. Jorgina Pereira, is the first member of the newly reborn Madison-Western Chamber of Commerce to be awarded a SBIF (Small Business Improvement Fund) grant for remodeling. The City of Chicago SBIF Program helps small businesses in select neighborhoods make improvements to their properties.

The Partnership for New Communities' investment helped spur revitalization of the Near West Side, including the recent renaissance of the Chamber of Commerce, through which Pereira learned of SBIF grants.

Sinhá's Brazilian Cuisine
2018 W. Adams Street (near Adams & Damen and the United Center)
(312) 491-8200
www.sinhaelegantcuisine.com

The Partnership has helped to catalyze the neighborhood's commercial growth, particularly through an investment to launch the Madison Retail Revitalization Initiative (MRRI) nearly two years ago. The MRRI, also led by Near West, was a major concerted effort of developers, planners, property managers, retailers and nonprofit partners to attract and retain businesses in the neighborhood.

More information:

- "It's Pete's" – *Chicago Journal* 8/26/09
- "Finally: Groceries, fresh produce for Chicago's Near West Side" – *Chicago Talks* 9/6/09
- "West Side grocery contenders make pitches" – *LISC's New Communities News* 5/8/09 ■

The PrivateBank signs on as new Partnership investor

The Partnership for New Communities is pleased to announce that The PrivateBank is its newest collaborator. With a first-time gift of \$5,000, The PrivateBank joins The Partnership's commitment to supporting the people and places most affected by public-housing transformation under way in Chicago.

"As The PrivateBank grows, so does our commitment to building up our communities," said Larry D. Richman, President and Chief Executive Officer. "In a short period, The Partnership for New Communities has made a tremendous impact on Chicago neighborhoods and real change in the lives of public-housing residents. We are proud to become a partner in this work."

Based in Chicago, PrivateBancorp, Inc. is a growing financial services company with 34 offices in 10 states. Learn more about The PrivateBank at www.theprivatebank.com. ■

"L³C" status opens new doors for social entrepreneurs

Illinois recently joined a handful of other states in sanctioning "low-profit, limited-liability companies" – or "L³Cs" – that operate as for-profit hybrids with a socially beneficial purpose. This new structure allows social entrepreneurs to blend program-related investments (PRIs) from foundations with equity investments from investors expecting a return.

Partnership for New Communities grantee [Harborquest, Inc.](#) hopes to launch its own L³C sometime after the law takes effect on January 1, 2010. Harborquest is a 39-year-old nonprofit focused on helping disadvantaged jobseekers find appropriate employment. It runs a social enterprise—an alternative staffing service—which generates earned income in support of its mission.

For years, Harborquest has been undercapitalized and unable to expand its business venture. As a 501(c)(3) organization, it had no equity to offer private investors in exchange for capital. A similar social enterprise operating as an L³C would not face such difficulty raising capital.

“This is a very exciting model for organizations like Harborquest,” said John Plunkett, the company’s founder and CEO. “Serving a charitable purpose and running a successful business don’t have to be mutually exclusive. If Harborquest is able to launch an L³C we’ll be stronger, more self-reliant and ultimately able to bring our services to more clients who need them.

The L³C legislation, signed into law by Illinois Governor Pat Quinn on August 4, and Harborquest recently were featured in a *Chicago Tribune* article, [“New corporate structure could give social entrepreneurs new funding stream.”](#) ■



Photo: Harborquest clients attend a job training class.

EVENT ANNOUNCEMENT

Chicago Women in Philanthropy and **Social Enterprise Alliance-Chicago Chapter** are teaming up to provide insight and guidance on the benefits and drawbacks of creating and operating a social enterprise. While this two-session seminar is geared toward not-for-profits and the funding community, for-profits seeking to start a social enterprise will find it helpful as well.

Session 1: Social Enterprise – Is it for me?

Tuesday, October 27 – 8:30-11:30am

Session 2: Social Enterprise – Attracting and leveraging funding via the L³C

Tuesday, November 10 – 8:30-11:30am

Location for both sessions is The Center at Quarles & Brady, 300 N. LaSalle St., Suite 4000

Harborquest CEO John Plunkett and Director of Development Bernie Ryan are among the event speakers.

For more information and to register, [click here](#).

Public-housing researchers testify before Congress

National experts on public housing were invited to testify before the [U.S. House of Representatives Subcommittee on Housing and Community Opportunity](#) at a hearing this summer titled, “Academic Perspectives on the Future of Public Housing.”

Among eight expert witnesses who testified were **Susan Popkin**, Director of Program on Neighborhoods and Youth Development at the [Urban Institute](#); **Mark Joseph**, Assistant Professor at [Mandel School of Applied Social Sciences at Case Western Reserve University](#); and **Thomas Boston**, Professor of Economics at [Georgia Institute of Technology](#). All three have studied elements of the Chicago Housing Authority’s Plan for Transformation of public housing – particularly how residents are faring as they move from severely distressed public housing into rehabilitated units, new mixed-income developments, or into the private market using vouchers.

Popkin, Joseph and Boston also participated in a recent research workshop in Chicago tied to the 10th anniversary of the Plan for Transformation. (See article on p1, "Plan for Transformation of public housing turns 10.")

Building capacity: new opportunities to note!

> **Firebelly Design** is now accepting applications for its 2010 **Design + Marketing grant**. Since 2004, Firebelly has awarded this grant to nonprofits in need. Providing recipients with an entire year's worth of creativity and strategy, Firebelly improves grantees from the inside out. They use principles of sustainability to equip organizations with skills that ensure continued growth long after the grant is over. Application deadline is December 1. [More info, including how to apply.](#)

> **Taproot Foundation** is hosting three **funder briefings** to share information about its new [Leadership Development & Strategic HR Service Grant Practice](#). Funders, learn how pro bono consultants can help the organizations you care about strengthen leadership and grow human resources to more effectively serve their constituents. The new Service Grants will equip nonprofits with the necessary infrastructure to be more effective leaders of their staff, communicate their needs more clearly to their boards, and enhance their service for the communities.

Free webinars – click to register.

[November 2 – 12-1:30pm CST](#)

[November 10 – 1-2:30pm CST](#)

[November 13 – 11am-12:30pm CST](#)

Introductory remarks: Richard Brown & Christine Rhee, American Express Philanthropy

Presenter: Matthew O'Grady, Vice President, National Expansion, the Taproot Foundation

Email Kate Gazzaniga at kgazzaniga@taprootfoundation.org for more info.

Interesting links:

- [View a webcast of the hearing.](#)
- Each researcher's testimony is available [here](#) (via PDF):
- [Read an excerpt of Sue Popkin's testimony.](#)
 - [More research from Sue Popkin, including the Hope VI Panel Study.](#)
- [Read a summary of Mark Joseph's testimony.](#) ■

Connect 4 celebrates Bronzeville revitalization

Community members and supporters of four Fourth-Ward neighborhoods – North Kenwood, Oakland, Douglas and Grand Boulevard – gathered last month to celebrate the positive transformation of greater Bronzeville.

The event sought to thank the many people and organizations committed to restoring vibrancy and economic opportunity to the area, and to reintroduce people to the community to experience its revitalized commercial corridors.



The Partnership for New Communities has worked since 2003 to stimulate economic development in the neighborhood through investments in [Quad Communities Development Corporation](#) – which hosted Connect 4 – as well as [Chicago Community Ventures](#) and other organizations.

A group of Connect 4 attendees takes a neighborhood tour of Bronzeville's reenergized commercial corridors.

"Entrepreneurship is thriving in Bronzeville," said Alaina Harkness, Program Officer at The Partnership, who spoke at the event. "Connect 4 would not have been possible without the hard work and smart leadership of many partners who believe in this neighborhood."

[View photos from Connect 4.](#) ■

LINKS

Plan for Transformation of public housing turns 10

- Chicago Housing Authority: <http://www.thecha.org/>
- Plan for Transformation: http://www.thecha.org/pages/the_plan_for_transformation/22.php
- U.S. Dept. of Housing & Urban Development: <http://www.hud.gov/>
- John D. and Catherine T. MacArthur Foundation. <http://www.macfound.org>
- “Preliminary Findings from the 4th Wave of the Resident Relocation Survey – <http://www.norc.org/projects/Resident+Relocation+Surveys.htm>
- National Opinion Research Center, University of Chicago: <http://www.norc.org/Channels>
- “Public Housing’s Hard to House: Lessons from the Chicago Family Case Management Demonstration” – Susan J. Popkin, et al.: <http://www.urban.org/publications/311178.html>
- “Public Housing Transformation and Family Self-Sufficiency: A Case Study of Chicago and Atlanta Housing Authorities” – Thomas “Danny” Boston, Professor of Economics, Georgia Institute of Technology
- “Building Mixed-Income Communities: Documenting the Experience in Chicago” – Mark L. Joseph and Robert J. Chaskin: <http://www.thepartnershipfornewcommunities.org/pdf/Building%20Community%20in%20Mixed-Income%20Developments%20Jan2009.pdf>

Ground breaks for new south-side Metra station

- Metra: <http://metrarail.com/content/metra/en/home.html>
- Park Boulevard: <http://www.parkboulevardchicago.com/>
- Plan for Transformation: http://www.thecha.org/pages/the_plan_for_transformation/22.php
- Metra press release: http://metrarail.com/metra/en/home/utility_landing/newsroom/newsroom/06_29_09_35th_street_station.html

Near West Side picks Pete’s

- Pete’s Fresh Market: <http://www.petesfresh.com/>
- Near West Side CDC: <http://www.nearwestsidecdc.org/home.aspx>
- “It’s Pete’s” –Chicago Journal 8/26/09 http://www.chicagojournal.com/News/08-26-2009/It%27s_Pete%27s
- “Finally: Groceries, fresh produce for Chicago’s Near West Side” –ChicagoTalks 9/6/09 <http://www.chicagotalks.org/2009/09/08/finally-groceries-fresh-produce-for-chicagos-near-west-side/>
- “West Side grocery contenders make pitches” –LISC’s New Communities News 5/8/09 - <http://www.newcommunities.org/news/articleDetail.asp?objectID=1453>

The PrivateBank signs on as new Partnership investor

- The PrivateBank: <http://www.theprivatebank.com/>

“L3C” status opens new doors for social entrepreneurs

- Harborquest: <http://www.harborquest.com/>
- Chicago Tribune article: <http://www.chicagotribune.com/business/columnists/chi-mon-minding-l3c-aug10,0,4689129.print.column>
- Social Enterprise event announcement information: <http://www.cwiponline.org/socialenterpriseevent.php>

Public housing researchers testify before Congress

- U.S. House of Representatives Subcommittee on Housing and Community Opportunity: <http://financialservices.house.gov/jurisdiction.html>
- View a webcast of the hearing: <http://financialserv.edgeboss.net/wmedia/financialserv/hearing072909.vwx>
- Each researcher’s testimony is available here (via PDF): http://www.house.gov/apps/list/hearing/financialsvcs_dem/hchr_072909.shtml
- Read an excerpt of Sue Popkin’s testimony: <http://www.urban.org/publications/901273.html>
- Hope VI Panel Study: <http://www.urban.org/publications/410590.html>
- Read a summary of Mark Joseph’s testimony: <http://blog.case.edu/case-news/2009/07/29/publichousingtestimony>
- Urban Institute: <http://www.urban.org/index.cfm>
- Mandel School: <http://www.case.edu/mandelcenter/>

- Thomas Boston: <http://www.econ.gatech.edu/people/faculty/boston>
- Georgia Institute of Technology School of Economics: <http://www.econ.gatech.edu/>

Building capacity: new opportunities to note!

- Firebelly Design: www.firebellydesign.com
- Firebelly Design + Marketing Grant information: <http://firebellydesign.com/grant>
- Taproot Foundation: www.taprootfoundation.org
- Taproot Leadership Development and Strategic HR Service Grant information: <http://www.taprootfoundation.org/npo/catalog/hr.php>

Connect 4 celebrates Bronzeville revitalization

- QCDC: <http://www.qcdc.org/home.aspx>
- Chicago Community Ventures: <http://www.chiventures.org/>
- View photos: <http://connect4qcdc.webs.com/apps/photos/photo/next?photoid=54683952>

The Partnership for New Communities is a fund created by leading civic institutions and businesses to support the success of the Chicago Housing Authority's sweeping Plan for Transformation. The Partnership raises money and invests it in economic development, community building and employment-related initiatives to bring about large-scale improvements to the neighborhoods most affected by public-housing transformation.

Partnership Update is published regularly by The Partnership for New Communities to provide information on our activities that we feel is of interest and value to our network. It may include status updates on the CHA's Plan for Transformation, highlights of our grantees' work and relevant research findings.

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The Partnership for New Communities thanks its investors

- Bank of America www.bankofamerica.com
- Cabrera Capital Markets, LLC www.cabreracapital.com
- The Chicago Community Trust www.cct.org
- ComEd, an Exelon Company www.comed.com
- The Lloyd A. Fry Foundation www.fryfoundation.org
- Jack M. and Donna L. Greenberg Philanthropic Fund
- Harris Bank www.harrisbank.com
- Hibbs Family Charitable Gift Fund
- The Joyce Foundation www.joycefdn.org
- Living Cities www.livingcities.org
- Susan Lloyd
- The John D. and Catherine T. MacArthur Foundation www.macfound.org
- McCormick Foundation www.mccormickfoundation.org
- National Fund for Workforce Solutions www.nfwsolutions.org
- NOI Strategies www.noistrategies.com
- Northern Trust www.northerntrust.com
- Peoples Gas www.peoplesenergy.com
- Polk Bros Foundation www.polkbrosfdn.org
- The PrivateBank www.theprivatebank.com