

WORKING CAPITAL

The Newsletter of the Chicago Program of Local Initiatives Support Corporation

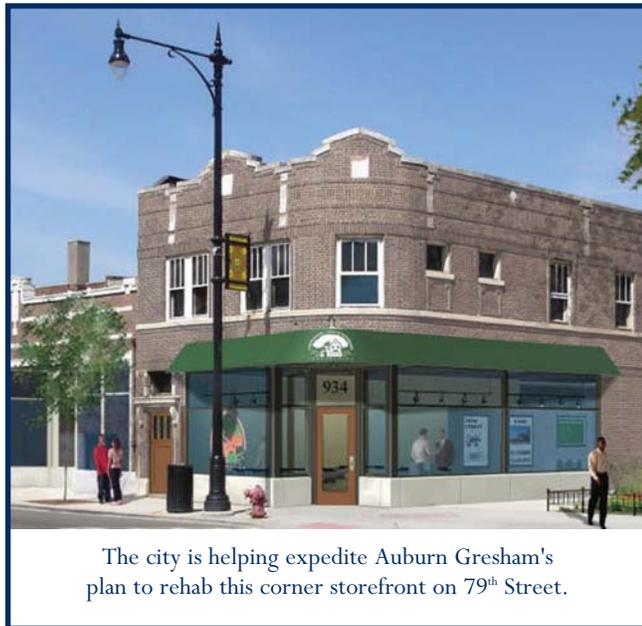
City Guidelines Help to Make the Process of Building Easier and More Sustainable

In an effort to demystify the development process in Chicago, the City has published two guides: "Toolkit for Community Organizations for the Acquisition of City Property," aimed at helping community organizations work through the land acquisition process, and "Green Home Remodeling Guides," aimed at making it easier for homeowners and developers to build or renovate in an environmentally-friendly way.

The "Toolkit" lays out the steps, procedures and time line that must be followed through multiple city departments to acquire City property for redevelopment. It grew out of LISC's "Expediting Projects Initiative" (EPI) a state-of-the-art model for coordinating city services and neighborhood redevelopment started by LISC, 311/City Services and the Civic Consulting Alliance with the support of the John D. and Catherine T. MacArthur Foundation.

Under that program a 311 project manager is assigned to walk agencies step by step through the development process. LISC already has used the initiative to expedite two projects: the Rosa Parks Apartments in Humboldt Park, which will be developed by Bickerdike Redevelopment Corporation, and the Model Green Building in Greater Auburn Gresham, which will be developed by the Greater Auburn Gresham Development Corporation. The lessons LISC learned from EPI served as the foundation for developing the "Toolkit."

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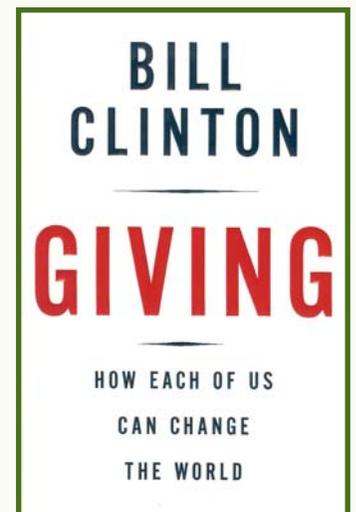


The city is helping expedite Auburn Gresham's plan to rehab this corner storefront on 79th Street.

President Clinton Praises LISC

LISC has a newly discovered fan. In his book, "Giving: How Each of Us Can Change the World," former President Bill Clinton recognized LISC's efforts to promote comprehensive community economic progress. In a chapter on model programs Clinton wrote, "If you're an investor who wants a proven model for doing good, you should contact LISC for opportunities."

Clinton took note of a number of programs that are already going strong throughout the Chicago area thanks to LISC/Chicago. Among those is New Markets Tax Credit Program, used to finance projects such as the historic Overton Hygienic Building on the south side. In addition, Clinton singled out LISC's support of green design and construction techniques. LISC/Chicago supports such developments, including for example the Mercy Housing Lakefront's Margot and Harold Schiff Residences on the Near North side, which includes a number of environmentally-friendly design and construction elements.



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Second Little Village Art Fest Celebrates Art and Diversity

Just last year William Estrada, or Mr. E as he is known to his students, started a silkscreening class with funding from a Small Arts Grant through Little Village Community Development Corporation. Thanks to this grant, his students at Telpochalli Elementary School created t-shirts and posters decorated with trees, flowers and parks – all of the things they hope to see more of in their neighborhood's future.

On Saturday, October 18, Mr. E's work was featured in one of more than 30 workshops, performances and galleries at the 2nd Annual Little Village Arts Festival.

"I was so excited that I was invited to be a part of the Festival this year," said Estrada. "I thought this would be a great way to get more neighborhood youth involved in my class."

Mr. E's silk screening class is just one of the many art programs that support the diversity and creative development of community members - a priority for the Little Village Community Development Corporation (LVDC) since developing their Quality-of-Life Plan two years ago. This year, LVDC's dedication to promoting community growth through the arts was on display as hundreds of Chicagoans poured into Little Village to visit the Fest.

Honored this year as part of Chicago Artist's Month, the free festival unified the thriving artist community with small business owners throughout the neighborhood. Ten galleries and cafes donated space so artists could exhibit everything from paintings and photographs to independent documentaries and performance art.

The Festival kicked off with an opening celebration at the Cathedral Café, a converted gallery space where visitors enjoyed browsing through art created by the recipients of the Little Village Small Arts Grants.

"One of the many goals we have is to take art out of the museum and into a space where people can see it's not something out of their reach," said Laura Nuñez a filmmaker and one of the festival's organizers.

All ages enjoyed the showcase of performance art from the Grassroots Media Festival including martial arts, dance, music and circus arts presentations from the Ng Family Arts Association and the Lookingglass Theater.

In addition to the galleries and performances, the festival was an opportunity for visitors to learn from the artists of the Little Village community. Community artists led over 10 workshops on how to create everything from sculptures and jewelry to making drums and scarves. At Arte Y Realidad, parents could learn how to make traditional drums in an Aztec Ceremony while children gathered at tables to create friendship bracelets that they could share with their friends.

"This festival gave families a place they could come and spend the day doing something together and enjoying the art and beauty in our neighborhood," said Analia Rodriguez, an Organizer at LVDC.



TOP TWO PHOTOS: Visitors browse the paintings and photographs displayed at the Little Village Arts Festival.

BOTTOM PHOTO: Youth from the community created friendship bracelets and art projects at Arte y Realidad one of the workshops included in the Little Village Arts Festival.

LISC invites commentaries from neighborhood partners for publication in the newsletter. This issue's column is by Earnest Gates, Executive Director of Near West Side Development Corporation.

Near West Side Community Development Corporation and Twenty Years of Change in West Haven

We recently launched the Madison Retail Revitalization Initiative, a unified effort to bring retail and services to West Haven, and it was fitting that we launched this initiative from the United Center; home to six world NBA championships. The West Haven community presently finds itself in a position very similar to the Bulls team of 1987.

The Bulls had a young Michael Jordan, with all the basketball talent God could put into one man. Although they had Michael, they didn't have the talent to compliment Jordan enough to make a serious run at a championship.

A few trades and four years later the Bulls were on a run that would dominate the NBA in the 1990's. The West Haven Community is in a similar position to the 1987 Bulls. We have a Michael Jordan in the form of the Near West Side Community Development Corporation.

Near West has taken West Haven to the first round of the playoffs with new residential construction, job development, job training, financial literacy and planning and a host of services through a program for residents of public housing transitioning to new housing in a new mixed-income development.

We made it to the semi-finals in 2000, when we developed the first retail space in West Haven in more than forty years and opened the Walgreens drug store and a 5,000 square foot office facility at the corner of Madison and Western. While these are major accomplishments in their own right, they are not the retail championship that the West Haven community envisioned for itself after an 18 month long planning process.

The Quality-of-Life Plan that resulted is a comprehensive collaborative effort that details what this community needs to become the full and vibrant community it can be or should I say once was.

While Near West has been the work horse for a good team, we need a new line up to execute the new community retail game plan and take West Haven to the finals of the retail championship of Chicago. We are looking to build the West Haven Dream Team. With the release of the LISC MetroEdge report, the research is done, the numbers are in and we are using this information to invite investors to become part of the team.

A team poised to capture the retail championship that has eluded this community since that losing season of April 1968 when the fires of the riots completely destroyed this community's retail home court.

We're tired of playing away games, its time to bring it home.



Earnest Gates, Executive Director,
Near West Side Community
Development Corporation

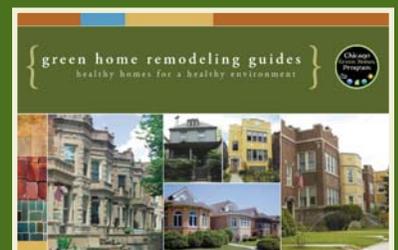
"CITY GUIDELINES" (Continued from cover)

To reach the goal of becoming the "greenest city in America", the City has also developed a range of incentives to encourage homeowners and developers to use green and sustainable features in their projects.

Those incentives are outlined in seven "Green Home Remodeling Guides" that provide step-by-step plans for making environmentally-conscious choices when building or rehabbing a room, a house, a building and a garden. Suggestions range from installing low-flow toilets and Energy STAR appliances to recycled wall insulation and geothermal and solar-thermal systems that can save homeowners thousands in heating, cooling and electrical costs over the life of the home.

By following the guidelines and choosing from a list of green building options and strategies, developers and builders can earn "points" for their projects.

"It is one of the City's priorities that we continue building strong and sustainable neighborhoods," said Suzanne Malec McKenna, Commissioner of the Department of Environment. "We see these publications as a way to make the process of building and developing in Chicago easier to understand and more efficient for everyone involved."



Charter One Committed to Building Strong Neighborhoods:

Interview with Scott C. Swanson, President of Charter One

Charter One has more than 120 bank branches in Illinois and 358 ATM locations. The bank is a division of RBS Citizens, N.A. and is a subsidiary of Citizens Financial Group, Inc.—a \$159 billion commercial bank holding company with locations across 13 states.

Scott C. Swanson is President of Charter One, Illinois. Swanson also serves on the Board of Advisors for LISC/Chicago.

Charter One is guided by the belief that strong communities and strong companies go hand in hand. Can you give some examples of Charter One's development efforts that are dedicated to building strong communities?

Last year alone, Charter One supported more than 255 local not-for-profit and community development organizations in Illinois while also providing more than \$70 million in community development grants and investments to institutions that have helped address the affordable housing needs of economically distressed areas, revitalized/stabilized communities in need and stimulated economic development in underserved communities.

What is the investment focus at Charter One when it comes to community development?

Through our charitable foundation, Charter One invests in non-profit organizations that address vital human needs and issues. We also seek to partner with organizations that support development in low- and moderate-income areas, provide community services for under-

served individuals, create affordable housing options, facilitate financial literacy, and promote small business economic development.

Additionally, our educational programs help build stronger communities by providing vital resources that help financially empower individuals and families. Those programs include our financial literacy training courses, first-time home buyer seminars and small business workshops.

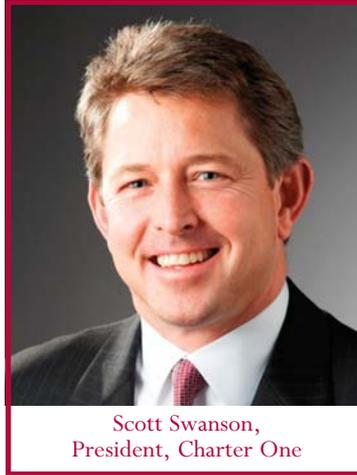
How would you characterize the relationship between Charter One and LISC/Chicago?

Charter One is proud to build upon our longstanding partnerships with many local LISC offices and support LISC's national efforts, such as LISC's Hurricane Katrina relief programs, and local efforts.

Personally, I am privileged to serve on the LISC/Chicago Board of Advisors to take a hands-on approach to helping the organization deliver innovative responses to basic human needs.

Charter One recently provided \$75,000 to LISC's Great Neighborhoods Program. Tell us about Charter One's role in supporting this program.

We are firmly committed to helping build the communities in which we live and work. By supporting the Great Neighborhood Program, Charter One and LISC will be instrumental in accelerating the pace of neighborhood revitalization. Over the next few years, we look forward to great strides in housing and retail development that enable the successful growth of healthy and sustainable neighborhoods in Chicago.



Scott Swanson,
President, Charter One

Third Quarter LISC Grant & Loan Activity

Summertime was a busy time for LISC/Chicago, as a total of \$2,630,600 in loans and grants were made to support redevelopment in Chicago and throughout the state of Illinois.

LISC provided grant support totaling \$1,801,804 to the New Communities Program (NCP) lead agencies. In addition to providing operational support to the 14 NCP Lead Agencies, these funds went toward a variety of quality of life projects such as the support of the Summer Youth Program in Woodlawn and a grant to Quad Communities Development Corporation to expand their website.

In addition, through **The Homestead Fund**, LISC approved a \$950,000 loan to Granite Development Corporation for the construction of 344 new ownership units, Oakwood Shores For-Sale Phase II. Also, Lawndale Christian Development Corporation received a \$385,000 predevelopment loan for the construction of the Martin Luther and Coretta Scott King Jr. Apartments. Construction of the 80 units of affordable housing and 4 commercial units will begin in 2008 and is part of a comprehensive effort to revitalize the area where Dr. King and his family once resided.

The Main Street Fund provided a \$1,000,000 loan to Mahogany Chicago 47, to cover a portion of the acquisition and predevelopment expenses associated with the new construction of 60,000 square feet of commercial space and 161 condominium and town home units at 47th and Cottage Grove in Grand Boulevard. The project is the first new residential and commercial construction in the area for more than a decade and came as a result of the Quad Communities NCP Quality of Life Plan and the efforts of lead agency Quad Communities Development Corporation (QCDC).

The Civic Life Fund continued its support of the arts and creating community spaces in the form of a \$3,150 grant to Greater Southwest Development Corporation to support the traveling exhibit "Silent Witness" aimed at raising awareness of domestic violence, and a \$29,750 grant to Greater Auburn-Gresham Development Corporation to support the start-up of the Health Coordination Center at Perspectives Charter School -Calumet

Finally, **The Leadership Fund** granted \$25,000 to support the Youth Innovative Program: Environmental Education (YIPEE) in Humboldt Park, a summer program that included botany, aerobic exercise, recycling, nutrition classes, and arts and crafts for neighborhood youth.

Pilsen Education Summit – Camino al Exito: Learning as a Lifelong Process

Although education is a top priority for Alicia Bautista, a mother of three children living in the Pilsen neighborhood, it has been difficult to research affordable learning opportunities for her daughters.

With Alicia’s oldest daughter now on the brink of entering high school, she has begun thinking about the future of her daughter’s education- including the college application process and financial aid.

“As a mother with a full time job, it is a challenge for me to find the time to complete all of the research necessary to help my daughter make informed choices about college,” said Bautista.

In order to assist mothers like Bautista and other families throughout Pilsen, the Pilsen Education Task Force, with funding from LISC/Chicago, Chrysler Financial, DeVry University and Chicago Public Schools, established the first annual Pilsen Education Summit (PES) – Camino Al Exito: Learning as a Lifelong Process – an all-day event which connected local families with educational resources available throughout Chicago.



Members of the Pilsen Education Task force were joined by Arne Duncan, CEO of the Chicago Public Schools and Alderman Daniel Solis, at the Pilsen Education Summit.

The PES is the culmination of a growing partnership between the Pilsen Education Task Force, a subcommittee of the Pilsen Planning Committee, Chicago Public Schools, post secondary institutions like West Side Technical Institute, DePaul and National-Louis University as well as community organizations like Pilsen Neighbors Community Council, The Resurrection Project, the National Museum of Mexican Art and many others.

“We see education as a never ending process that begins at birth and continues throughout the life of a child,” said Alvaro Obregon, NCP Manager for The Resurrection Project and a member of the Pilsen Education Task Force. “Our goal is to help make the transitions between preschool, grade school, high school and college smoother for families by connecting them with resources that will help young people receive the best education possible.”

Parents and students filled up the educational workshops hosted by schools, universities and community organizations which provided information on literacy programs, scholarships, financial aid and career placement services.

CEO of the Chicago Public Schools Arne Duncan, City Clerk Miguel Del Valle, Chair of the Illinois State Board of Education Jesse Ruiz, and Alderman Daniel Solis were keynote speakers at the PES because of their work with the Pilsen Education Task Force, including a commitment from Arne Duncan to provide increased access to early education opportunities for children in the Pilsen community.

“Schools are at the heart of every thriving community and we want parents to know that our schools provide resources that go beyond the normal school day,” said Arne Duncan. “This summit offers families a chance to learn about what our schools in the Pilsen area have to offer so they can become involved in the lifelong education of their children.”

What sets this event apart from other educational workshops is that the PES is one step towards creating a partnership between parents and organizations that will continue throughout the year.

“Our message is that this event will not end when families walk out the door on October 20th,” said Martha Monrroy, Principal at Cooper Dual Language Academy and Chair of the Pilsen Education Summit. “We will be following up with families through the schools and community organizations to continue providing them with the resources to help make their child’s educational process a lifelong and enjoyable pursuit.”

New Board Members

LISC/Chicago welcomes Dan Kaatz, Sales Director and Senior Vice President at Washington Mutual to its Board of Advisors. As Sales Director at Washington Mutual, Kaatz oversees mortgage strategy and sales in Illinois and several other states.



Dan Kaatz, Sales Director and Senior Vice President, Washington Mutual

LISC/Chicago also welcomes, Arnold Randall, Commissioner of the City of Chicago Department of Planning and Development (DPD). Randall has served as the Mayor’s Deputy Chief of Staff in Economic Development and as Deputy Commissioner for DPD.



Arnold Randall, Commissioner, Chicago Department of Planning and Development



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14th Annual Chicago Neighborhood Development Awards

Community development will definitely get a new look this year when The Second City and LISC team up for what has usually been the pre-awards panel discussion portion of the annual CNDA event. Outside In: The Second City's take on Community Improvement will allow us to look at the victories and foibles of nearly forty years of community based development in Chicago from a fresh and definitely new point of view.

The awards themselves promise to be equally insightful with a record number of applications for both the Driehaus Architectural Excellence in Community Design and CNDA categories. The four CNDA applicants received the scrutiny and evaluation of a committee, chaired by Phil Thomas of the Chicago Community Trust, while a separate panel of judges, chaired by noted Chicago architect, Thomas Beeby, conducted visits to determine first, second and third place prizes for the Richard H. Driehaus Awards.

Chaired this year by Valerie Jarrett, President and CEO of The Habitat Company, this year's CNDA will be held on February 7, 2008, at the Hyatt Regency Chicago. Outside In: The Second City's take on Community Improvement begins at 3:00 followed by the awards ceremony at 4:30.