NEIGHBORHOOD QUALITY OF LIFE PLANNING

The LISC/Chicago New Communities Program
LISC, Chicago

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Discussion Order

- What is the Quality of Life Program
- How were the plans made
- How did neighborhood groups work together
- How were the people empowered
What is the Quality of Life Program
What is the New Communities Program?

Comprehensive community development

Healthy neighborhoods have:

- Housing
- Schools
- Commercial and retail facilities
- Employment
- Parks and recreation
- Health care and day care
- Personal security and neighborhood safety
NCP works in 16 communities

- Humboldt Park
  - Bickerike Redevelopment Corporation
- East Garfield Park
  - Garfield Park Conservatory Alliance
- North Lawndale
  - Lawndale Christian Development Corporation
- Little Village
  - Little Village Community Development Corporation
- Washington Park
  - St. Edmund’s Redevelopment Corporation
- Chicago Southwest
  - Greater Southwest Development Corporation
- Auburn Gresham
  - Greater Auburn-Gresham Development Corporation
- Logan Square
  - Logan Square Neighborhood Association
- Quad Communities
  - Quad Communities Development Corporation
- West Haven
  - Near West Side Community Development Corporation
- Pilsen
  - The Resurrection Project
- Woodlawn
  - Woodlawn Preservation and Investment Corporation
- South Chicago
  - Southeast Chicago Development Commission
- Englewood
  - Teamwork Englewood
New Communities Program Highlights

- $8.8 million in grants made to 16 communities
- $6.6 million in loan commitments for 17 real estate projects
- 3,000 residents and leaders engaged in recent planning processes
- 14 quality-of-life plans completed
- 500 guests attended the public unveiling of plans to the Mayor
- New projects, programs and partnerships

Fourteen NCP plans were presented to Mayor Daley and Jonathan Fanton of the MacArthur Foundation on May 18, 2005.
AUBURN GRESHAM:
“Chicago’s Best-Kept Secret”

- Tax clinic opens: returns $1.2 million to community
- Seniors enjoy breakfast-n-blues
- GADC African-American family fest draws 800

Seniors got their groove back, dancing away all morning and into the afternoon.

Lead agency: Greater Auburn Gresham Development Corporation
CHICAGO SOUTHWEST: “Building Connections”

- Over 700 leaders create community vision and plans
- Ground-breaking predatory lending bill passes – 1st in the nation
- Model “Green Bungalow Block” turns worn out homes into showpieces

Lead agency: Greater Southwest Development Corporation
QUAD COMMUNITIES:  
“Connecting Past, Present, Future”

- Developers planning mixed-use projects for Cottage Grove & 47th Street
- A Clean Slate team spruces up the retail corridor daily
- New Center for Working Families offers employment & financial counseling

Comming: 5,000 units of new housing.

Lead agency: Quad Communities Development Corporation
ENGLEWOOD: “Making a Difference”

- Neighbors respond to violence with unity, concrete plans
- 100 volunteers build neighborhood park – in one day
- Kennedy-King College and Englewood Shopping Plaza spark new investment

Marching after two recent murders.

Lead agency: Teamwork Englewood
HUMBOLDT PARK: “Staking Our Claim”

- La Estancia, $21 million mixed-use affordable housing & retail development, begins construction
- Community Land Trust formed to preserve affordability
- Over 25 projects underway

“BickerBikes” for health, job skills.

Lead agency: Bickerdike Redevelopment Corporation
LITTLE VILLAGE: “Capital of Mexican Midwest”

- Little Village Lawndale High School Campus opens its doors
- Partnership brings student teachers & housing to community
- 11,000 residents petition for new park

Concept for mixed-use redevelopment.

Lead agency: Little Village Community Development Corporation
NCP Operating Principles

- What it takes to build a neighborhood:
  - Comprehensive development
  - Lead agency
  - Quality of Life plan
  - Operating support to the lead agencies
  - Project and program funding, on first come, first serve basis
  - Tangible outcomes
  - Collaborations
  - Leverage
How NCP works?

- LISC as financial intermediary, technical assistance provider
- Lead agency planning, organizing, & coordination
- Planners, scribes, & consulting assistance quality-of-life planning & early action projects
- NCP loans and grants
- Communications, reporting and evaluation

Residents reclaimed a plaza in Little Village; now it is used for arts programming.
What distinguishes NCP?

- Guiding principles:
  - “Planning while doing”
  - “The art of the deal”
  - “Connecting the dots”
  - “Collaborating is good” (or, “Don’t do everything yourself”)
  - “Learning while doing”

- Breadth of coverage: different types of neighborhoods, different types of organizations

- Term of commitment: 10 years
How were the plans made?

- Why make a plan?
- How to make the plan?
- What will the plan look like?
- How will the process work?
Why Make a Plan?

1. Provide strategies and projects for investment and improvement.
2. Guides actions of the Lead Agency.
3. Basis for community consensus.
4. Gives the community the negotiating upper hand.
How to Make the Plan?

1. Planning
2. Program
3. Process
4. Action
5. Results
Data Book

- Community area socio-economics
- Planning area maps & data
- Large scale base map & existing land use map
What Do the Plans Look Like?

Documents consisting of Five chapters:

- Summary
- Community
- Vision
- Strategies & Projects
- Work Program
QUALITY-OF-LIFE PLAN : HUMBOLDT PARK

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How Did the Process Work?

1. Issue Identification
   - Up to Two Task Force Meetings
2. Data Assembly
   - Augment Data Books
3. Vision & Initial Strategies
   - Strategy Meeting
4. Strategies & Project Workshop
   - Planning Charrette
5. Project Development & Commitments
   - Project Review Meeting
6. Plan Preparation
   - Ratification Meeting
Starting the Planning Process

1. Hire NCP Director and Organizer
2. Establish the Project Scope
3. Determine Planning Boundaries
4. Organize Public Process
5. Identify & Recruit Task Force of 20 – 30 People
6. Set a Timetable
7. Schedule First Task Force Meeting
Issues Identification

- Listening Focus
- Open Forums
- Group Exercises
- Listing Issues
- Eliciting Ideas
Current Projects
Issue Categories

Physical
- Housing
- Transportation
- Open Space
- Appearance

Social
- Demographics
- Gentrification
- Safety

Family
- Education
- Health
- Recreation
- Intergenerational

Government
- Public Services
- Response Times
- Representation

Economic
- Income
- Employment
- Business
- Shopping
- Day Care
Community Vision Meetings

- Workshop orientation
- Hands on exercises
- No constraints to imagining
Community Vision

- In 2010 the West Side will be fully built up
- Public housing as we know it will be gone
- The population will be growing again
- Streets will be safer
- Vacant land will be scarce
- Shopping locally will be possible
- Most residents will be working
Strategy Development

- Workshop format
- Participatory
- Test & refine strategies
- Establish priorities
- Incorporate existing projects
- Develop new project ideas
- Establish neighborhood
- Improvement actions & priorities
Neighborhood Improvement Strategies

- Promote economic development & opportunity
- Preserve, expand & improve affordable housing
- Work to achieve safer neighborhoods
- Beautify neighborhoods
- Support & advance healthy activities for youth & family
- Coordinate public & private improvement activities
Project Types Differed With Plans

- Issues Addressed
- Vision & Strategies
- Scale of the Plan
- Character of the Neighborhood
- Activities Underway
Future Land Use Plan
Figure 6 Land use policy

This map establishes a framework for future zoning within the planning area as the city's zoning remap proceeds.
Project Area Illustrative Plan
Project Sketches

Garfield Park “Fifth Avenue/Madison Plan”

Little Village “26/Kostner Plan”

Lawndale “Five Points Plan”
Key Projects

- Plan and implement youth activities
- University of Chicago South Campus Plan
- 63rd Street Under the "EL" development program
- Support improvement of housing stock
- Artist work/live at 468 Strand Hotel
- Expand housing supply for mixed incomes
- Woodlawn school network
- Upgrade Metra station
## Schedule and Priorities

<table>
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<th>ORGANIZATIONS</th>
<th>PARTNER ORGANIZATION</th>
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<td><strong>1. IMPROVE LOCAL SCHOOLS USING A COMMUNITY-BASED AND</strong></td>
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Who Did What?

- Task Force charted the agenda for the plan
  - Convened by NCP Lead Agency
  - Community based group of 20 – 30 residents, business owners and key institutional stakeholders
  - Identify planning issues, strategic directions and project ideas
  - Review and give input to the plan development process

- NCP Lead Agency Staff moved the process forward
  - Coordinate with consultant and task force
  - Provide community planning continuity
  - Assure that plan recommendations reflect community held values and goals

- Consultant produced the plan
  - Planner and scribe
  - Professional and technical resource
  - Charged with developing and drafting the plan based upon direction from Task Force and Lead Agency staff

- LISC supported all aspects of the process
  - Funds technical assistance
  - Lead Agency is accountable to LISC
  - Serves to encourage and challenge neighborhood thinking
How did neighborhood groups work together?
How were the people empowered?
Greater Southwest Development Corporation

Generating enthusiastic engagement in a complex community environment.
Step 1

Identify 100 new “emerging” local leaders who “know of,” but we really don’t know, and interview them.

- One on one
- In their space
- Ask only one question: “Tell us of the strengths, weaknesses, opportunities & threats you see here now?”
Key Finding

A paradox:

- Top strength: Cohesion
- Top weaknesses: Cohesion
Southwest Chicago

- Incredible level of demographic change over the last decade.
Step 2

- Convene leaders to begin creating relationships & connections that will emerge into a “New Community.”
First Convening: November 20, 2003

- 75 leaders invited
- One week before the meeting 85 attendees had confirmed
- By the time the meeting convened 175 people had gathered
- 30 people couldn’t get in because there wasn’t any more room
Creating an environment for the “Emergence of a New Community”
Step 3

Convene leaders to create a:

“Future Vision of Our New Community”
A Vision which calls many people to form one community

**Our Vision**

Because we love Chicago Southwest and want to stay here, we envision a community that in five years will be one of the top 10 most desirable neighborhoods in the state.

Porque nos gusta el Suroeste de Chicago y queremos permanecer aquí, visualizamos una comunidad que en cinco años será uno de los 10 vecindarios más deseables en el estado.

**Chicago Southwest** will have stable homeownership and no abandoned buildings, high quality health care accessible to all residents, great parks with excellent facilities and programs, outstanding schools and a wide assortment of cultural, sports and educational after-school activities for children and youth.

El Suroeste de Chicago tendrá dueños de casa estables y no edificios abandonados; asistencia médica de alta calidad, accesible a todos los residentes; parques con excelentes facilidades y programas; escuelas sobresalientes y una gran variedad cultural, así como también, deportes y actividades después de la escuela para niños y jóvenes.

**Chicago Southwest:** building a new community
Step 4

- Launch the LISC/ Camiros New Communities “Quality of Life” Planning Process
Working Group Topics:

- How we earn?
- How we learn?
- How we play?
- How we prey on ourselves?
- How we take care of ourselves?
- How wee attract others to our community?
- How we enact public life?
Step 5

Recruit partners who are committed to implementing specific plan elements:

- Identify which organization, agencies, and institutions would need to be involved
- One on one meetings seeking commitments
- Generated 62 commitments to pursue specific outcomes
Step 6

Public “Roll-Out” Review Quality of Life Plan at neighborhood public assembly.