



SOUTHEAST SIDE VISIONING SUMMARY

A Good Neighbor Policy on Development-

What Good Development Looks Like on Chicago's Southeast Side

Background

COVID-19 hasn't stopped construction. Plans for investment are still moving forward. There are a number of developments planned for the Southeast Side (with over 12 in the last 2 years, and more on the way). With so many developments underway, Coalition for a South Works CBA members decided to work on a common set of priorities that would apply to all developments in Chicago's southeast region.

Over the last year and half, the Coalition for a South Works CBA, held Community Visioning Sessions to hear from residents on the southeast side, what a good neighbor policy for developers should be- what good development should look like in our communities.

The results of these Community Visioning Sessions can be found in this report. It's clear from these visioning sessions, that residents prioritize jobs and training, supporting local businesses/entrepreneurship, housing, environment, education, and quality of life, with an emphasis on a community voice, transparency, and accountability.

Background

Visioning Summit: October 2018

The Coalition for a South Works CBA began with a Visioning Summit in October 2018, which drew residents and community organizations from across the southeast side: including South Chicago, South Shore, East Side, South Deering, Hegewisch, Roseland, Woodlawn, and Hyde Park. Residents voted on key recommendations, laid out in this report.

Community Visioning Sessions: 2019

The Coalition held three Community Visioning Sessions to follow up from the Summit. The Coalition convened a committee of local residents who reviewed all the notes from the café-style Community Visioning Sessions, identifying common priorities- priorities that were repeated at various table discussions during the Visioning Sessions, that are the priorities laid out in this report. Community Visioning Sessions were held in:

South Chicago: 06-2019

Hegewisch: 09-2019

South Shore: 10-2019

EMPLOYMENT/TRAINING

We are seeking a community employment initiative that facilitates training, recruitment, and employment of local residents. It should foster collaborative relationships between employers and designated workforce developers, training agencies and unions, and community organizations in the priority area. The employers, unions and those organizations should be committed to the process, and agree to faithfully facilitate resident recruitment, training and employment, and monitoring, as well as provide housing, health and other wrap around and support services.

Hires should include a combination of underrepresented adults (at least 18 years old) in the target area who are seeking gainful full-time employment, the unemployed and underemployed, and excluded or other underrepresented groups. Those groups include, but are not limited to: minorities and women, heads of household, those suffering housing insecurity, older adults, very low-income seniors, and those with disabilities. This group also includes returning citizens (formerly incarcerated) and veterans from the targeted community impact area.

JOBS/TRAINING

RECOMMENDATIONS

- Majority local hires (50+%)
- Hires include returning citizens
- Hiring local businesses, MBEs, WBEs
- Work with the community to develop a jobs pipeline

JOBS/TRAINING

DISCUSSION ALSO INCLUDED:

- Hires should also include: include local residents, minorities, youth, veterans, senior citizens, homeless, single parents, welfare/Section 8
- Local people define what is considered “local” for impact area
- Community Benefits Agreements for developments
- Developers should address barriers to employment: including providing training and addressing child care, senior care, transportation

PRIORITIES

- Local community hiring throughout all phases
- Companies that provide good paying jobs
- Green Jobs

JOBS/TRAINING

IMPORTANT

- Transparency
- Accountability

LOCAL BUSINESSES

The Multiplier Effect of Community Focused Economic Activity

The entire community benefits when corporations, small businesses and residents support the local economy. When small businesses and corporations procure supplies from other local businesses and hire community residents, this money is funneled directly into the community. When residents patronize local businesses and hire neighborhood contractors, these businesses will thrive and grow, increasing job opportunities throughout the community. A single dollar spent locally will circulate through the community, multiplying the impact of the initial purchase. We must challenge our small businesses, large corporations, and ourselves to hire local and buy local, and give back to the community.

Recirculating our dollars in our communities will be central to the rate with which we will recover from Covid-19. Let's use this sheltering in place as an opportunity to support micro-business building, local chambers, and small business sessions now, to build for the future.

LOCAL BUSINESSES

Supporting Co-Op Initiatives

A lot was said about supporting co-ops at the Community Visioning Sessions. Worker cooperatives are businesses that are owned and controlled by their workers, instead of by a boss or CEO. This means that the people working on the front lines of a job are the ones who make decisions about their own livelihoods.

Worker-cooperatives are a solution to the abuses that happen in a low-wage economy. Co-ops have been shown to create wealth that stays in our communities. They give ownership and fair job opportunities to women, minority, and immigrant workers who have been systemically forced into low-wage jobs because of sexism and racism in our economy. They serve as an example of how worker power can be built into businesses as part of the just transition to an economy run on sustainable, democratically owned, and healthy jobs.

The COVID-19 pandemic has highlighted what we've known: Black, brown and immigrant communities are hit hardest when there's a disaster. Yet, we are also the ones who perform many of the essential jobs that keep our city running. While many have been laid off from work, many more are forced to keep working, putting lives at risk to pay bills. People working on the front lines of a job are the ones who make decisions about their own livelihoods.

LOCAL BUSINESS/ ECONOMIC DEVELOPMENT/ ENTREPRENEURSHIP

RECOMMENDATION:

- Hiring local businesses, MBEs, WBEs

DISCUSSION ALSO INCLUDED:

- Developer can support local entrepreneurship and local businesses by:
 - Creating pedestrian friendly infrastructure/ built environment/ new development to encourage foot traffic
 - Patronizing local community- intentional spending in local community (inc. local contractors, restaurants, local print shops, etc.)
 - Supporting incubation spaces/programs to grow small businesses
- Create onboarding training with local non-profits to establish/ ensure a generational relationship between community and businesses
- Businesses partner with workforce development agencies in Cook County/ SE side

LOCAL BUSINESS/ ECONOMIC DEVELOPMENT/ ENTREPRENEURSHIP

PRIORITIES

- Co-ops/community ownership
- Recreation
- Existing businesses support
- Broad mix in types of business
- Opportunities & support for entrepreneurs

IMPORTANT

- Transparency
- Accountability
- Process where developers pitch to community/community organizations and community is part of decision making

TYPES OF BUSINESSES

- ARTS&CULTURE
- RETAIL
- HEALTH
- TOURISM/ENTERTAINMENT
- FRESH FOOD (GROCERS, BUTCHERS, PRODUCE)
- FINANCIAL
- MANUFACTURING
- CO-OPERATIVE, COMMUNITY OWNED
- FOOD & BEVERAGE (RESTAURANTS)

HOUSING

Even before the COVID-19 pandemic, the need for affordable housing was at a crisis level both around the country and in the South Chicago community. In the city of Chicago, 63% of African American renters and 56% of Latino renters are housing cost-burdened, spending over 30% of their income on rent. In the South Chicago area, there are currently 17,805 families that qualify for affordable housing, earning 80% AMI or below, but only 1,311 available affordable housing units.

During the past visioning sessions and housing workshops, community members also expressed the vital need for more affordable housing that caters to a diversity of incomes and family sizes. If new housing is to be developed, the rent and bedroom count should be affordable and accessible to the people who live in the community that it is being developed in. With this substantial affordable housing gap, and the pandemic only amplifying the issue, the need for affordable housing in development projects can not be more urgent than it is now.

HOUSING/ BUILDINGS

RECOMMENDATIONS

- 50% affordable housing
 - 1/2 30% AMI
 - 20% 10% AMI
 - 30% 20%-15%
- 30% of affordable units are 3-4 bedrooms
- Inspections every year of all units
- Priority if income increases
- More coordination w/social services
- Give displaced residents proper compensation & profit
- Alderman must represent community

HOUSING/ BUILDINGS

PRIORITIES

- Rehab abandoned buildings
- Renovate housing – e.g. work with Habitat for Humanity
- New development to address homelessness
- Affordable housing - % using land trust/bank
- Empower local residents in mixed use buildings

IMPORTANT

- Transparency
- Accountability
- Community engaged in decision-making process

EDUCATION

Education and Community Development

This can be viewed in two ways: educating the community about equitable development in the community and educational equity in development for every community.

Equity in education, is a measure of achievement, fairness, and opportunity in education. There are two factors in Educational equity. The first is fairness, which implies specifically to one's personal conditions and should not interfere with the potential of academic success. The second is inclusion, a comprehensive standard that applies to everyone in a certain education system. The two of these are related and depend on each other for an educational system's success.

So, the importance of education equity based on the premise that an individual's level of education directly affects the future quality of life. Therefore including an academic system that practices educational equity in development builds a strong foundation of society that is fair and thriving. However, inequity in education is what our community has always experienced and continues to experience because of the socioeconomic standing, status and factors.

The uneven playing field, lack of employment opportunities, resources (health), environment disparities, income level, gender, age, race, all of this impacts a young child's cognitive, language, social, physical, and emotional development. Therefore, educational equity in development will add to making sure that everyone's lifestyle is equal and will insist in leveling the playing field for the children in the community.

EDUCATION

PRIORITIES

- Trade schools
- Job training
- Community center to offer programs which benefit all – seniors, children daycare, afterschool, boys & girls club
- Good private school
- Empowerment center – incubator civic hall

IMPORTANT

- Transparency
- Accountability
- Community oversight

ENVIRONMENT

Environmental impacts of yesteryear contoured and contaminated the land, fouled and changed the course of the river, ruined the natural landscapes, blanketed the neighborhoods with soot and filled the air with toxins and odors. Because we still have an industry that exhibits these issues, we want to make certain that any new development coming into our community does not.

As we transition toward a healthier environment for all, we need to embrace development that moves away from dirty industry, increases and enhances our green/natural spaces, employs natural systems as infrastructure, provides opportunities for health building, and offers a greener built environment.

Sustainability is important in both the ecological and social context. Sustainable development that meets the needs of the current generation without compromising future generations is paramount and key to addressing climate change. Socially sustaining development meets the needs of everyone in the community and helps people feel safe, healthy and happy, it appreciates, protects and enhances the environment, and offers employment opportunities along with a vibrant economy.

ENVIRONMENT

RECOMMENDATIONS

- Invite community to the table to be part of the decision-making process
- Employ sustainable practices such as green infrastructure, LEED certification, renewable energies, etc.
- Sustain, increase, upgrade and maximize green, open space for local uses and local users
- Protect, preserve and in some cases restore the natural environment
- Support healthy communities by keeping our air, water and land clean
- Be transparent about environmental impacts
- Connect with and support existing neighborhood green/environmental initiatives

ENVIRONMENT

PRIORITIES

- Unrestricted Transportation
- Renewable/Clean Energy
- Environmental Regulations
- Infrastructure
- Supporting Green Space, Including Parks

IMPORTANT

- Transparency
- Accountability
- Community Oversight

QUALITY OF LIFE

Economic benefits should not remain the only goal of revitalization initiatives. Research has shown that where you grow up strongly impacts your economic mobility, well-being, and health. A community should strive for a community where every neighborhood is safe and healthy and where residents are offered high-quality services, schools, jobs, many valued amenities. A high quality of life builds value that maintains existing residents and attracts buyers and investors.

Habitat for Humanity offers a simple framework for quality of life names the following components:

- amenities that meet the social and recreational needs
- economic opportunities that offer a fair and livable wage
- education that prepares children for the future and offers adults life-long learning opportunities
- health - the neighborhood and environment support residents' physical and mental health
- housing that is decent, safe, and affordable.
- safety for residents and neighborhoods
- transportation options that are varied, safe, affordable and easily accessible.

Previous sections have addressed most of the components in this framework. During the Community Visioning Sessions, after an assessment of what our communities had, we asked the community to fill in what they thought was missing and necessary for a better quality of life.

QUALITY OF LIFE

PRIORITIES

- Mental Health Services/Facilities
- More Social Services
- Access to quality food options
- Community/Sports Centers

IMPORTANT

- Community Involvement/Input

Special Thanks to:

- All the leaders and residents who took part in the Visioning Summit and Community Visioning Sessions.
- The Visioning Committee members who read through all the notes and identified common priorities. Linda Young and Danielle Richards, who took the Visioning Committee members comments and prepared this report.
- The sponsoring organizations of the Visioning Summit in 2018: Alliance of the SouthEast (ASE), Bowen High School, Centro de Trabajadores Unidos, Claretian Associates, Coalition for a South Works CBA, Crossroads Collaborative, Heartfield Chicago, Jeffery Manor Community Revitalization Council, Kenwood Oakland Community Organization (KOCO), Southeast Environmental Task Force (SETF), Southeast Jobs Collaborative, Southside Together Organizing for Power (STOP)
- The hosts of the Community Visioning Sessions: Coalition for a South Works CBA at Bessemer Park (South Chicago), the Southeast Environmental Task Force (Hegewisch), and the Quarry, Real Men Charities, and South Shore Works (South Shore).
- The facilitators of the workshops, presenters, speakers, table hosts, and everyone who made this all possible.

About the Organizations

Coalition for a South Works CBA

The Coalition for a South Works CBA began on working on obtaining a Community Benefits Agreement for the South Works Development, in 2013. Since then, Coalition members have participated in meetings with 6 different developers, including McCaffery Interests and Emerald Living (South Works developers), North Point, the CTA Assembly Plant (with Jobs to Move America), General Iron, the Confined Disposal Facility (CDF), and Reliable Asphalt.

The Coalition for a South Works CBA consists of over 30 members and affiliate institutions representing a diverse and broad-based coalition. We are comprised of neighborhood residents and community organizations, including churches, schools, businesses, block clubs, and community activists that work together for the benefit of existing and future residents, and to ensure local developments are inclusive and equitable.

Alliance of the SouthEast

The Alliance of the SouthEast (ASE) staffs the Coalition for a South Works CBA. ASE is a multicultural, interfaith, intergenerational coalition of churches, schools, youth, businesses, and community organizations, all working together to address the challenges facing the neighborhoods of Southeast Chicago.

ASE's mission is to build the capacity of leaders, organizers, and associations that carry out community and social change. We envision a powerful grassroots base that impacts decision makers and wins real improvements in our neighborhoods.

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