



City of Chicago
Brandon Johnson, Mayor

4th Ward
Lamont Robinson, Alderman

Development Vision

Oakwood Blvd. & Lake Park Ave.



Department of Planning and Development
Ciere Boatright, Commissioner
City Hall Room 1000
121 N. La Salle St.
Chicago, IL 60602

April 1st, 2024

I. The Process

Introduction

The City of Chicago ("The City") is seeking applications from Development Teams to redevelop a large cluster of thirty (30) City-owned parcels on six (6) sites at the confluence of 39th Street (Pershing Road), Oakwood Boulevard, South Lake Park Avenue, and Du Sable Lake Shore Drive (the "Development Sites"). These Development Sites present a unique opportunity to create an equitable, transit-oriented neighborhood adjacent to regional assets and attractions including the historic Bronzeville & Kenwood communities, the Oakwood Beach, 31st Street Beach, Burnham Lakefront Park, and Lake Michigan. See Figure 1.

The City is seeking to pre-qualify a limited number of Development Teams based on their financial capacity, relevant experience, ability to complete developments of a similar scale, and initial concept and programming diagrams for selected sites of interest. The selection of Development Teams for the Development Sites will occur in two steps. The first step is the submission of a "ChiBlockBuilder" application for one or more sites with an attached "Statement of Qualifications" from Development Teams. Step 2 will begin with an invitation for short-listed Development Teams to create and present more thorough conceptual design proposals for their sites of interest.

Selected Development Teams are expected to implement a vision that best meets the City's development goals for the Development Sites as outlined in Section III of this document. Responsibilities of the Development Teams will include site planning, architectural design, securing entitlements, attracting anchor tenants, environmental remediation, and marketing properties to potential users. Selected Development Teams will be expected to begin vertical development in 2026.

As a matter of policy, City-owned land will be offered for sale at a price determined through a market valuation undertaken by DPD and its consultants. Exceptions will only be considered for proposals that provide affordable housing beyond the City of Chicago's Affordable Requirements Ordinance (ARO) or proposals for non-profit and/or cultural uses that the City considers to have substantial direct public benefit.

STEP 1: ChiBlockBuilder Applications & Statements of Qualifications

The first step of the application process focuses on the Respondent's ability to complete a development of this scale and complexity. Development Teams should apply for specific sites through the City's "ChiBlockBuilder" website (<https://www.chicago.gov/city/en/sites/block-builder/home.html>) by 11:59 PM Friday, June 28th, 2024. Given the scale and complexity of the development opportunity, the Department of Planning & Development (DPD) also requires a supplemental (PDF) attachment of a "Statement of Qualifications" (SOQ) package from interested Development Teams. The requirements for the Statement of Qualifications are outlined in Section V, "Step 1: ChiBlockBuilder Applications & Statements of Qualifications."

Full Concept Design proposals are not required at this time. However, respondents are asked to outline their initial development vision for sites of interest with basic planning and massing diagrams, as outlined in Section V, "Step 1: ChiBlockBuilder Applications & Statements of Qualifications." City staff will review all applications and SOQ submittals and select a shortlist of Development Teams. Full concept design proposals will only be required of selected Development Teams following the shortlist process.

STEP 2: Concept Design & Presentation

Short-listed Development Teams will be asked to create a design proposal during a Concept Design Phase; including a 5-8 minute presentation of their relevant experience and proposal. Presentations may consist of a pre-recorded video or pre-recorded powerpoint presentation. Development Team presentations will be posted to DPD's website. DPD will solicit public feedback on development proposals through online surveys. DPD and 4th Ward Alderman Lamont Robinson will also organize a public meeting where Development Teams will be asked to present themselves and their proposal to the community.

An evaluation committee consisting of City staff & community representatives will review Development Proposals and submit a recommendation to the Commissioner of the Department of Planning & Development (the "Commissioner"). The Commissioner will then determine the winner.

All short-listed teams that are not chosen will have the opportunity for detailed feedback from the City. DPD intends to support improved submissions for future development opportunities in South and West Side community areas and contribute to the capacity building of developers across the City.

Timeline for Development Team(s) Selection

ChiBlockBuilder Applications & Statement of Qualifications (SOQs) will be accepted from Development Teams through 11:59 PM Friday, June 28th, 2024. An evaluation committee will select a short list of Development Teams. Short-listed Teams will work closely with the Department of Planning & Development during a conceptual design phase culminating in a design vision for selected sites. Conceptual proposals will be publicized at the end of the Concept Design Phase. Prior to submitting development qualifications, respondents are encouraged to participate in a presubmission meeting with City staff at 10:00 AM on Tuesday, April 30th. To register for the presubmission meeting please go to (https://us02web.zoom.us/webinar/register/WN_iK8hB2WfT4yaOVAZ9-tp5g). Concept Design Proposals are expected to include a development plan projecting a construction timeline following land acquisition. The anticipated timeline for the Development Team selection is outlined in the table below

Estimated Timeline for Development Team(s) Selection | Steps 1 & 2

	April				May					June				July				August				September				October					
week starting:	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24	7/1	7/8	7/15	7/22	7/29	8/5	8/12	8/19	8/26	9/2	9/9	9/16	9/23	9/30	10/7	10/14	10/21	10/28
Oakwood & S. Lake Park Ave	STEP 1												STEP 2																		
	Application Response Period				Pre-Bid Conference	Application Response Period				Due 6/28	Short List Determination				Concept Design Phase				Concept Design & Videos Due		Devopment Team(s) Selected										

Any questions during the application stage should be directed via email to:

Justin Petersen

Department of Planning & Development

justin.petersen@cityofchicago.org

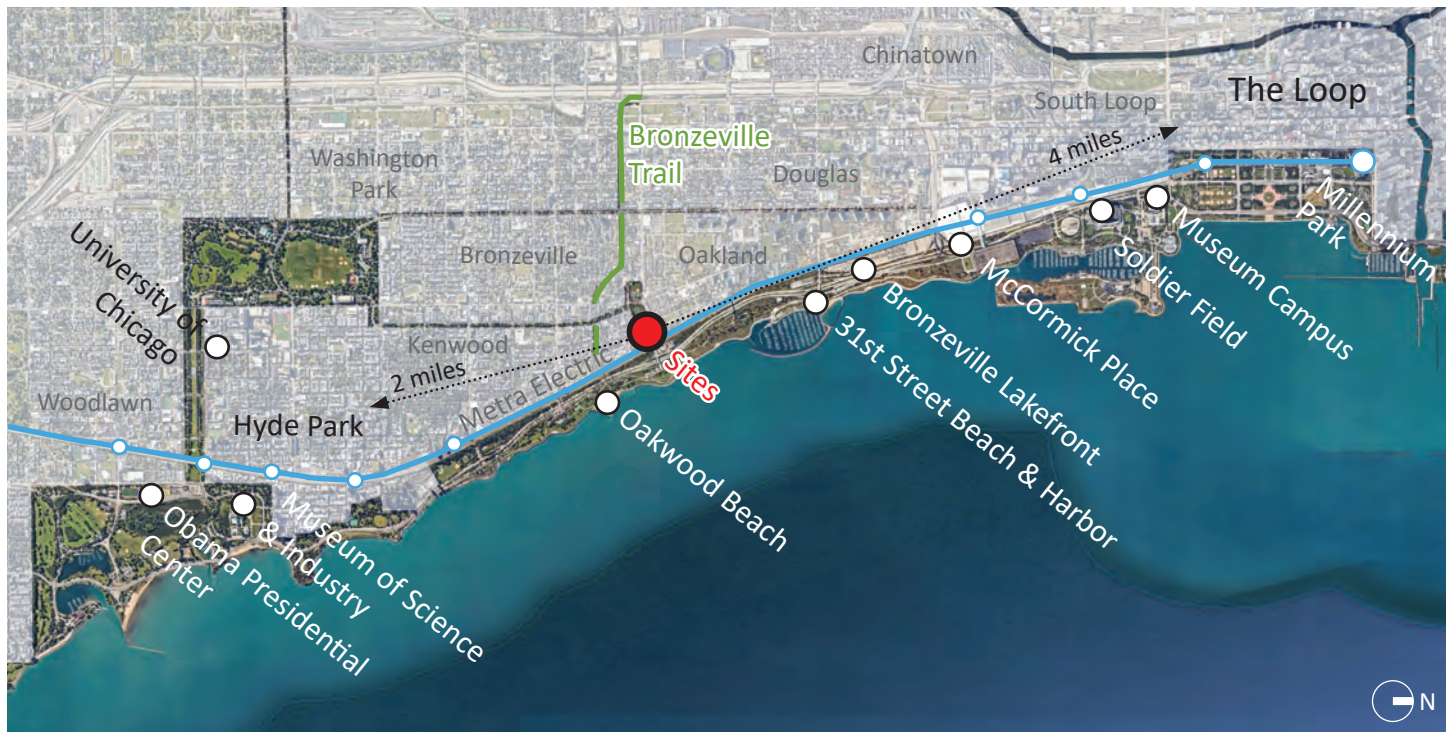


Figure 1: The South Lakefront

II. The Lakefront Opportunity

The Chicago Department of Planning and Development (DPD) is pleased to list thirty (30) parcels at six (6) development sites near the intersection of Pershing Road (39th Street), Oakwood Boulevard, and South Lake Park Avenue. These sites present an opportunity to create a new center of urban life that connects the South Lakefront to the heart of the Bronzeville, Kenwood, and Oakland Neighborhoods.

A GATEWAY TO BRONZEVILLE

City-owned land at Oakwood Boulevard and S. Lake Park Avenue offers a unique opportunity to transform Bronzeville by celebrating its relationship to Chicago's Lakefront Park System. The cluster of City-owned properties are located immediately east of the historic Illinois Central Railroad right-of-way, now utilized by the Metra Electric Line & the Canadian National Railway. The Illinois Central was the primary transportation link facilitating the Great Migration of African Americans to Chicago in the early and mid-20th Century. Despite their historic significance, the lakefront tracks are also a physical and psychological barrier between near South Side neighborhoods and the Lakefront. In recent years the City of Chicago has worked to bridge this barrier with new pedestrian bridges at 35th, 41st, and 43rd streets.

More than direct connections, the South Lakefront needs significant development to generate a vibrant pedestrian-oriented neighborhood that both realizes the potential of this location and provides retail, dining, and amenity options for existing residents. Located approximately halfway between the South Loop and Hyde Park, the cluster of city-owned land at Oakwood Boulevard & S. Lake Park Avenue should create a new standard for South Lakefront development in the 21st Century.

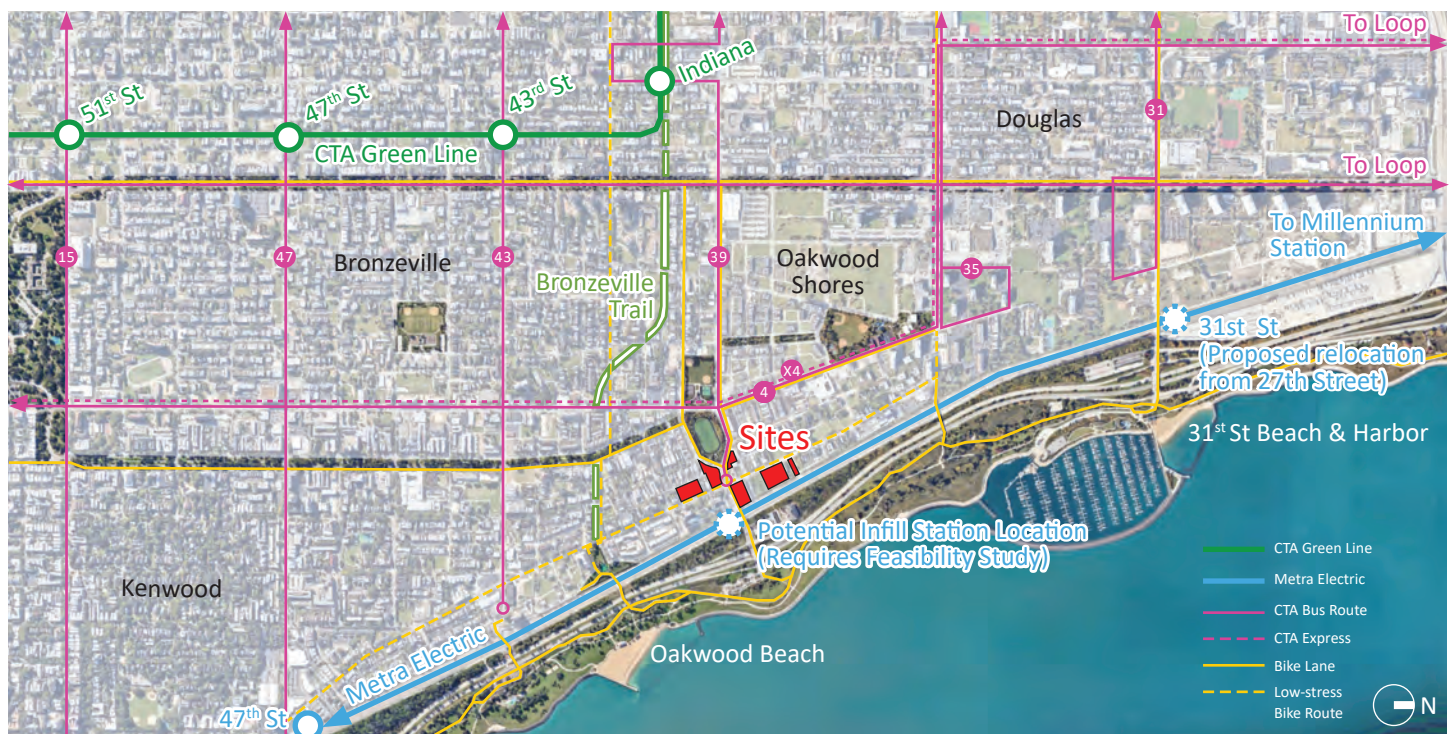


Figure 2: Transportation

INFRASTRUCTURE & TRANSIT

City-owned parcels at Oakwood Boulevard and S. Lake Park Avenue are located at a confluence of major transportation corridors. DuSable Lake Shore Drive is located immediately east of the site with access at Oakwood Boulevard (39th Street / Pershing Road). 39th Street also provides access to Interstate 90/94 approximately 1.25 miles west of the site and to the Bridgeport and McKinley Park neighborhoods further west. Cottage Grove Avenue is located immediately west of the site and leads to Kenwood, Hyde Park, the University of Chicago, Woodlawn, and points further south. Cottage Grove is also a high-frequency bus route with express service to Michigan Avenue, Downtown & Millennium Park.

The Oakwood Blvd. & S. Lake Park Ave. sites are also located at the most critical low-stress bike link between Bronzeville, Kenwood, Washington Park & the Lakefront Trail System. The Chicago Department of Transportation (CDOT) is studying additional bike infrastructure improvements between the Lakefront and points further west. DPD and CDOT are also in the early planning phases for the redevelopment of the "Bronzeville Trail;" a rails-to-trails initiative on the Kenwood embankment running from South State Street to the Lakefront at 41st Street (see Figure 2). The Bronzeville Trail has tremendous potential to become a cultural axis and pedestrian-oriented promenade in a neighborhood of unparalleled historic and cultural significance. Together, DPD anticipates that these developments will set a new standard for urban design and vitality on Chicago's South Side.

The nearest CTA Green Line Station is at S. Indiana Avenue, approximately 1 mile west of the development sites. At present there are no stops on the Lakefront Metra Electric Line between 27th and 47th Streets. DPD anticipates that adding density to the South Lakefront will create new demand for the Metra Electric Line; a vital transportation corridor linking higher-density Lakefront neighborhoods from the Loop to the South Shore. With future development in mind, DPD has initiated conversations with Metra regarding planning efforts along the Electric Line. As a result, DPD will work with Development Teams to initiate a Feasibility Study for a future infill station at Oakwood Boulevard / 39th Street.

URBAN DESIGN PRINCIPLES

The City of Chicago is committed to a high-quality built environment that both enhances the City's unique architectural and urban design legacy and improves the quality of life for residents. Successful urban design is not simply a formal strategy, it is vital to creating safe, sustainable and vibrant urban communities. The following principles were developed by DPD in a collaboration with design and development stakeholders:

- 1. Equity & Inclusion** | Fair treatment, targeted support, and prosperity for all residents
 - Revitalize Chicago's Neighborhoods while celebrating their authenticity and singularity.
 - Prioritize inclusive design processes to foster equitable development.
 - Leverage the economic benefits of good design.
- 2. Innovation** | Creative approaches to design and problem-solving
 - Encourage diverse approaches in order to inspire innovation and design excellence.
 - Honor Chicago's legacy of architectural innovation by promoting contemporary design.
- 3. Sense of Place** | Celebrating and strengthening the culture of our communities
 - Strive to enhance the public realm, focus on the pedestrian experience.
 - Encourage residents to engage the people and culture of the City.
- 4. Sustainability** | Committing to environmental, cultural, and financial longevity
 - Develop a healthier, more resilient and beautiful city.
- 5. Communication** | Fostering design appreciation and responding to community needs
 - Communicate design excellence to the public.
 - Support design excellence with the city departments and sister agencies.

Applicants are expected to adhere to Urban Design Principles. In addition, the Department of Planning and Development has developed Neighborhood Design Guidelines to assist developers and designers in the application of Design Excellence to their projects. Proposals are expected to follow these Guidelines, which are available online at https://www.chicago.gov/city/en/depts/dcd/supp_info/design-excellence.html.

EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

The City of Chicago is committed to advancing racial equity, public health, economic growth, and climate resilience through equitable Transit-Oriented Development (E-TOD). Transit-oriented developments typically include a mix of residential, commercial, and public uses in a walkable environment that prioritizes transit, bicycle, and pedestrian infrastructure. Equitable Transit Oriented Development prioritizes investments and policies that close the socioeconomic gaps between predominately Black and Brown neighborhoods and majority White neighborhoods. Development opportunities that exist within transit-rich yet historically under-invested communities are critical candidates for E-TOD.

The Oakwood Blvd. & S. Lake Park Ave. sites provide an opportunity to demonstrate E-TOD practices at one of the most prominent locations on Chicago's South Lakefront. For more on the benefits of E-TOD, see resources from the Center for Neighborhood Technology (<https://etod.cnt.org/>) and the Metropolitan Planning Council (<https://www.metroplanning.org/work/project/30/subpage/5>).

While DPD prefers transit-oriented development, the Department acknowledges the potential demand for a shared parking facility at this location to serve patrons of both Mandrake Park and the Lakefront Park System.

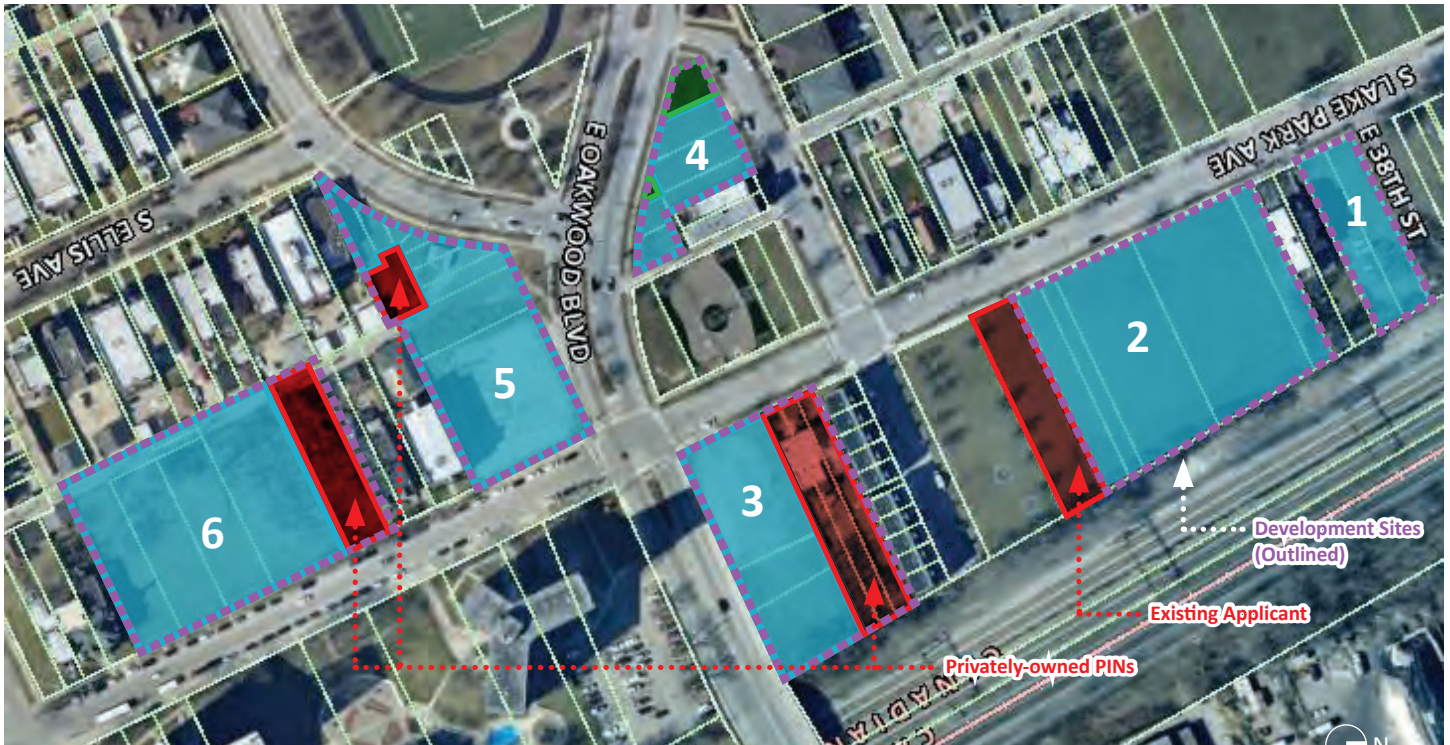


Figure 3: Cook County Assessors Map

III. Planning & Development Potential

SITE PARAMETERS

- » **Site 1** | Area = 12,195 ft² | 3815-3817 S. Lake Park Ave.
 City-owned PINs: 17-35-104-025, -026
 Current Zoning: RM-5 (max 2 FAR)
- » **Site 2** | Area = 52,584 ft² | 3835-3863 S. Lake Park Ave.
 City-owned PINs: 17-35-104-004, -005, -006, -007, -008, -009
 Current Zoning: RM-5 (max 2 FAR)
 Maximum DPD Supported Zoning: RM-6.5 (max 6.6 FAR)
- » **Site 3** | Area = 43,313 ft² | 900 - 916 E. Oakwood Blvd.
 City-owned PINs 17-35-104-022, -023, -024
 Private PINs: 17-35-104-014, -015, -016
 Current Zoning: RM 5 (max 2 FAR) & B3-3 (max 4 FAR w/ bonus)
 Maximum DPD Supported Zoning: RM-6.5 (max 6.6 FAR)
- » **Site 4** | Area = 13,436 ft² | 854 - 866 E. Oakwood Blvd.
 City-owned PINs: 17-35-103-002, -003, -005, -008, -009
 Chicago Park District PINs: 17-35-103-001, -004
 Current Zoning: RM 5 (max 2 FAR)
 Maximum DPD Supported Zoning: B3-3 (max 4 FAR w/ bonus)
- » **Site 5** | Area = 39,928 ft² | 855 - 863 E. Oakwood Blvd.
 City-owned PINs: 20-02-103-003,-004, -005, -006, -018, -020, -037, -038, -041, -042
 Private PIN: 20-02-103-021
 Current Zoning: RM 5 (max 2 FAR) & B3-3 (max 4 FAR w/ bonus)
 Maximum DPD Supported Zoning: B3-3 (max 4 FAR w/ bonus)
- » **Site 6** | Area = 55,421 ft² | 3950-3974 S. Lake Park Ave.
 City-owned PINs: 20-02-103-030, -031, -032, -054
 Private PIN: 20-02-103-055
 Current Zoning: RM 5 (max 2 FAR)
 Maximum DPD Supported Zoning: RM 6 (max 4.4 FAR)



Figure 4: Aerial View

SITE-SPECIFIC PROGRAMMING

While generating a mix of housing units is paramount, DPD encourages applicants to explore additional programming ideas that will create a new center of activity that bridges the physical and psychological distance between the neighborhood and the lakefront. DPD has determined that mixed-uses like retail, food and beverage, and hospitality should also be located on the Oakwood Boulevard Sites (3, 4, or 5). Though DPD encourages higher density at these sites, proposals must be sensitive to the scale and rhythms of the existing neighborhood fabric. Taller buildings should step down and transition to smaller scaled buildings as they move away from the primary street and into the neighborhood.

- » **Site 1** is currently zoned RM-5. DPD considers this a neighborhood infill site ideal for townhomes or a small multi-family building.
- » **Site 2** is currently zoned RM-5. DPD is open to supporting a higher density scenario that combines neighborhood-scale townhomes or duplexes facing S. Lake Park Ave. with a larger building set back from the street and oriented toward views of the Lakefront and Downtown.
- » **Site 3** is considered a "Gateway Site" for Oakland, Bronzeville and the Chicago Lakefront. DPD is open to supporting a high-density, mixed-use building at this location. DPD is also open to destination program uses like a hotel. When combined with underutilized private parcels, Site 3 may be the logical location for a shared parking deck facility for both residents and Lakefront visitors. If a parking deck is warranted it should be lined with residential units facing Oakwood Blvd. and S. Lake Park Ave.
- » **Site 4** is a prominent but relatively small location. DPD is open to maximizing its potential for ground floor retail and housing.
- » **Site 5** is considered the second "Gateway Site" framing the transition from the Lakefront to Bronzeville. The site is also adjacent to Mandrake Park. DPD encourages a mixed-use building with ground floor retail. Site 5 might also be a potential location for a hotel or a shared parking deck for residents and visitors to Mandrake Park.
- » **Site 6** is similar to Site 2. DPD is open to supporting higher density on this near Lakefront site. Larger building proposals should be sensitive to the scale of the neighborhood street while taking advantage of Lakefront views.

EXAMPLE DEVELOPMENT SCENARIO 1 | 400 - 500 ESTIMATED UNITS

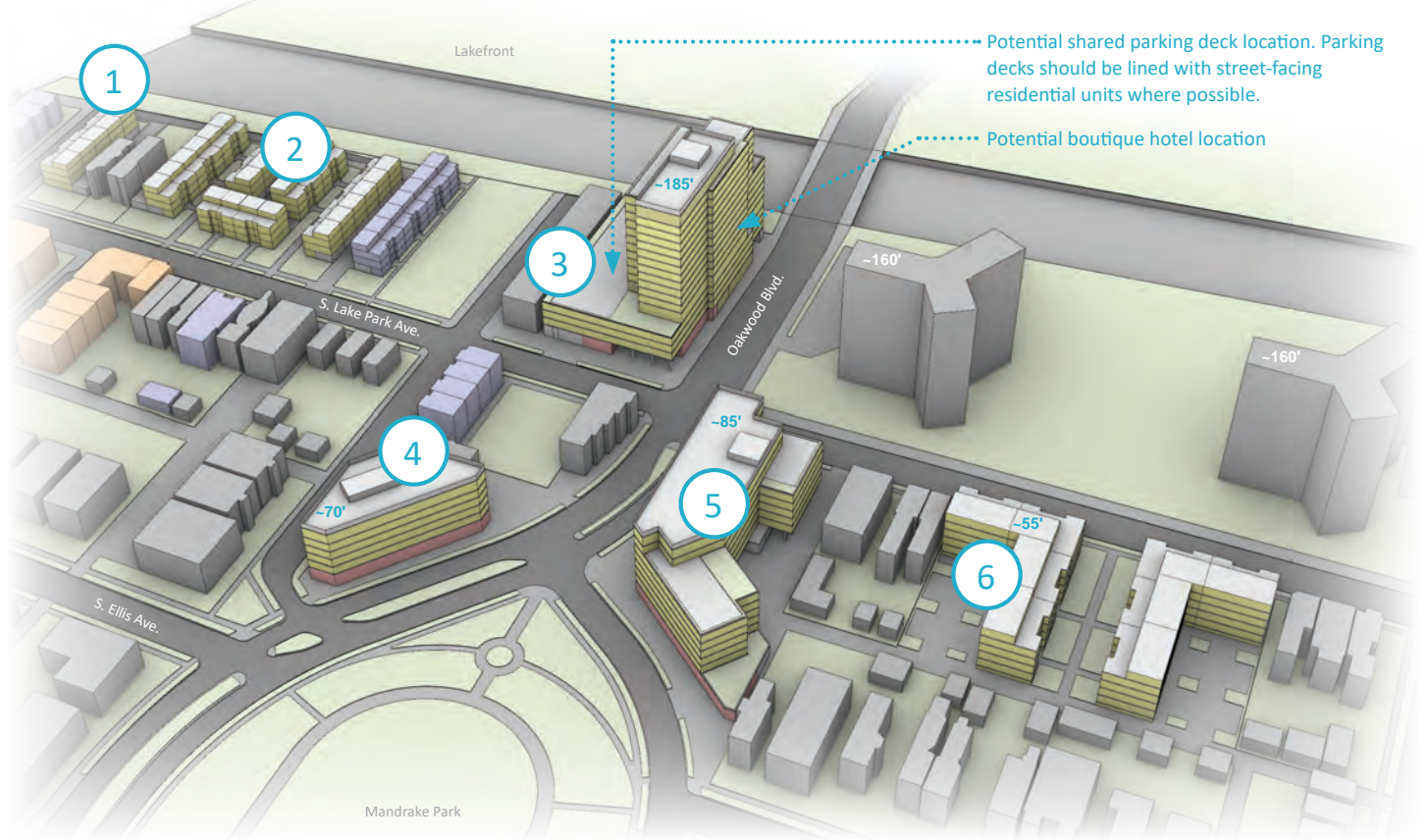


Figure 5: Scenario 1 Example Massing

SITE 1 | RM-5 | Area = 12,195 ft²

- Maximum FAR (2) = 24,390 ft²
- ~ 3 - 4 Floors
- ~ 5 Townhomes or 10 Duplex Condos

SITE 2 | RM-5 | Area = 52,584 ft²

- Maximum FAR (2) = 152,470 ft²
- ~ 3-4 Floors
- ~ 45' Height
- ~ 24 Townhomes or 48 Duplex Condos

SITE 3 | RM-6.5 | Area = 43,313 ft²

(Site Area includes private parcels)

- Maximum FAR (6.6) = 285,866 ft²
- ~ 17 Floors
- ~ 180' - 190' Height
- ~ 200 - 220 Residential Units
- Potential shared parking deck location for Mandrake Park & the Lakefront
- Potential Boutique Hotel Location

SITE 4 | B3-3 | Area = 13,436 ft²

- Maximum FAR (4) = 53,748 ft²
- ~ 6 Floors
- ~ 60 - 70' Height
- ~ 40 - 50 Units
- Limited Parking Potential

SITE 5 | B3-3 | Area = 39,928 ft²

(Site Area includes private parcels)

- Maximum FAR (4) = 159,712 ft²
- ~ 7 Floors
- ~ 80' - 90' Height
- ~ 110-120 Units
- Tuck-under Parking
- Ground Floor active use on Oakwood Blvd.
- Residential entry on S. Lake Park Ave.

SITE 6 | RM-5 | Area = 55,421 ft²

(Site Area includes private parcels)

- Maximum FAR (2) = 110,842 ft²
- ~ 4-5 Floors
- ~ 40-50' Height
- ~ 18 Townhomes or 32 Duplex Condos or 64 Apts.

EXAMPLE DEVELOPMENT SCENARIO 2 | 790 - 870 ESTIMATED UNITS

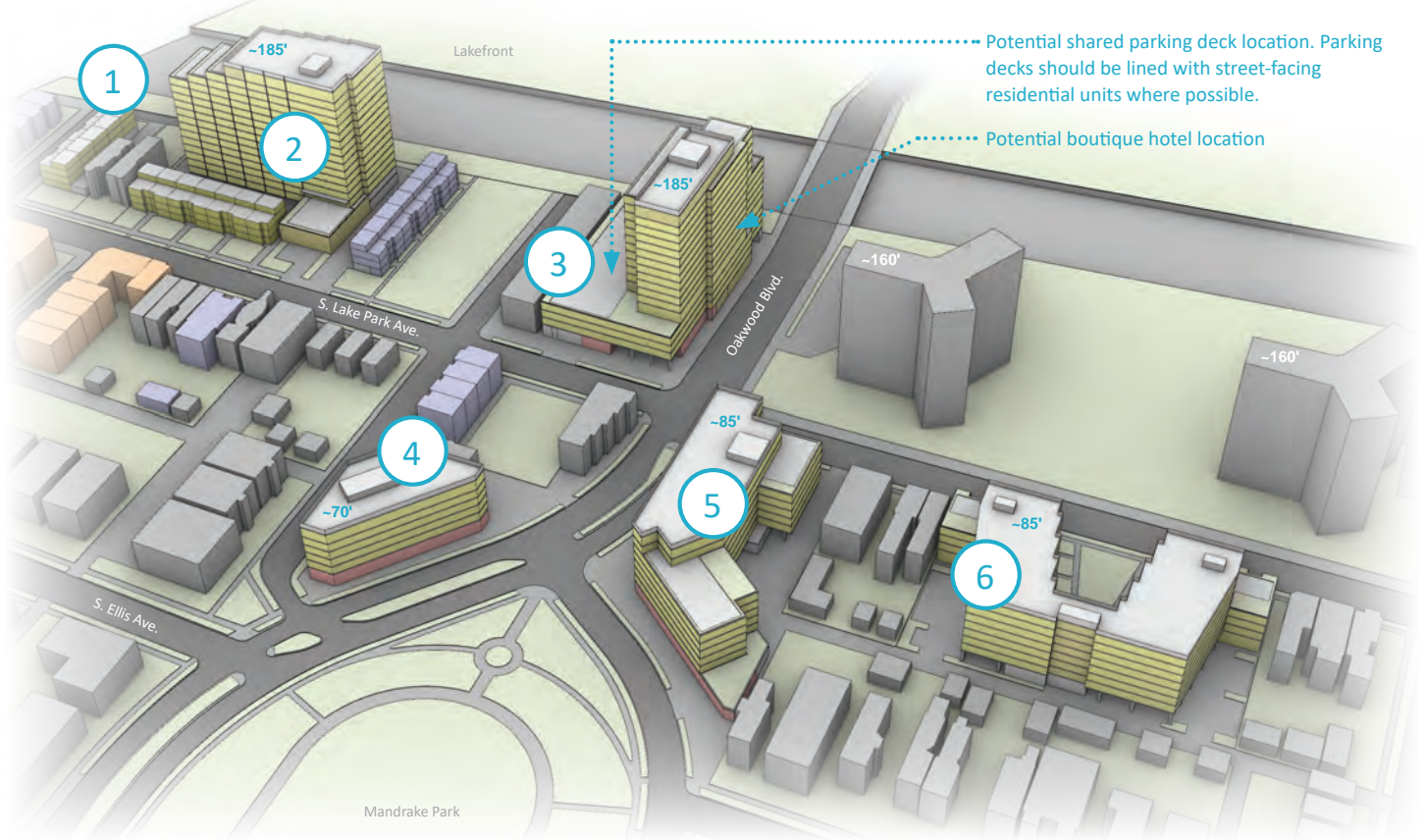


Figure 6: Scenario 2 Example Massing

SITE 1 | RM-5 | Area = 12,195 ft²

- Maximum FAR (2) = 24,390 ft²
- ~ 3 - 4 Floors
- ~ 5 Townhomes or 10 Duplex Condos

SITE 2 | RM-6.5 | Area = 52,584 ft²

- Maximum FAR (6.6) = 347,054 ft²
- ~ 16 - 18 Floors
- ~ 240 - 260 Units
- ~ 7 Townhomes or 14 Duplex Condos
- Tuck-under Parking

SITE 3 | RM-6.5 | Area = 43,313 ft²

- (Site Area includes private parcels)
- Maximum FAR (6.6) = 285,866 ft²
 - ~ 17 Floors
 - ~ 180' - 190' Height
 - ~ 200 - 220 Residential Units
 - Potential shared parking deck location for Mandrake Park & the Lakefront
 - Potential Boutique Hotel Location

SITE 4 | B3-3 | Area = 13,436 ft²

- Maximum FAR (4) = 53,748 ft²
- ~ 6 Floors
- ~ 60 - 70' Height
- ~ 40 - 50 Units
- Limited Parking Potential

SITE 5 | B3-3 | Area = 39,928 ft²

- (Site Area includes private parcels)
- Maximum FAR (4) = 159,712 ft²
 - ~ 7 Floors
 - ~ 80' - 90' Height
 - ~ 110 - 120 Units
 - Tuck-under Parking
 - Ground Floor active use on Oakwood Blvd.
 - Residential entry on S. Lake Park Ave.

SITE 6 | RM-6 | Area = 55,421 ft²

- (Site Area includes private parcels)
- Maximum FAR (4.4) = 243,852 ft²
 - ~ 8 - 9 Floors
 - ~ 80' - 85' Height
 - ~ 190 - 200 Units
 - Tuck-under parking

EXAMPLE DEVELOPMENT SCENARIO 3 | 810 - 890 ESTIMATED UNITS

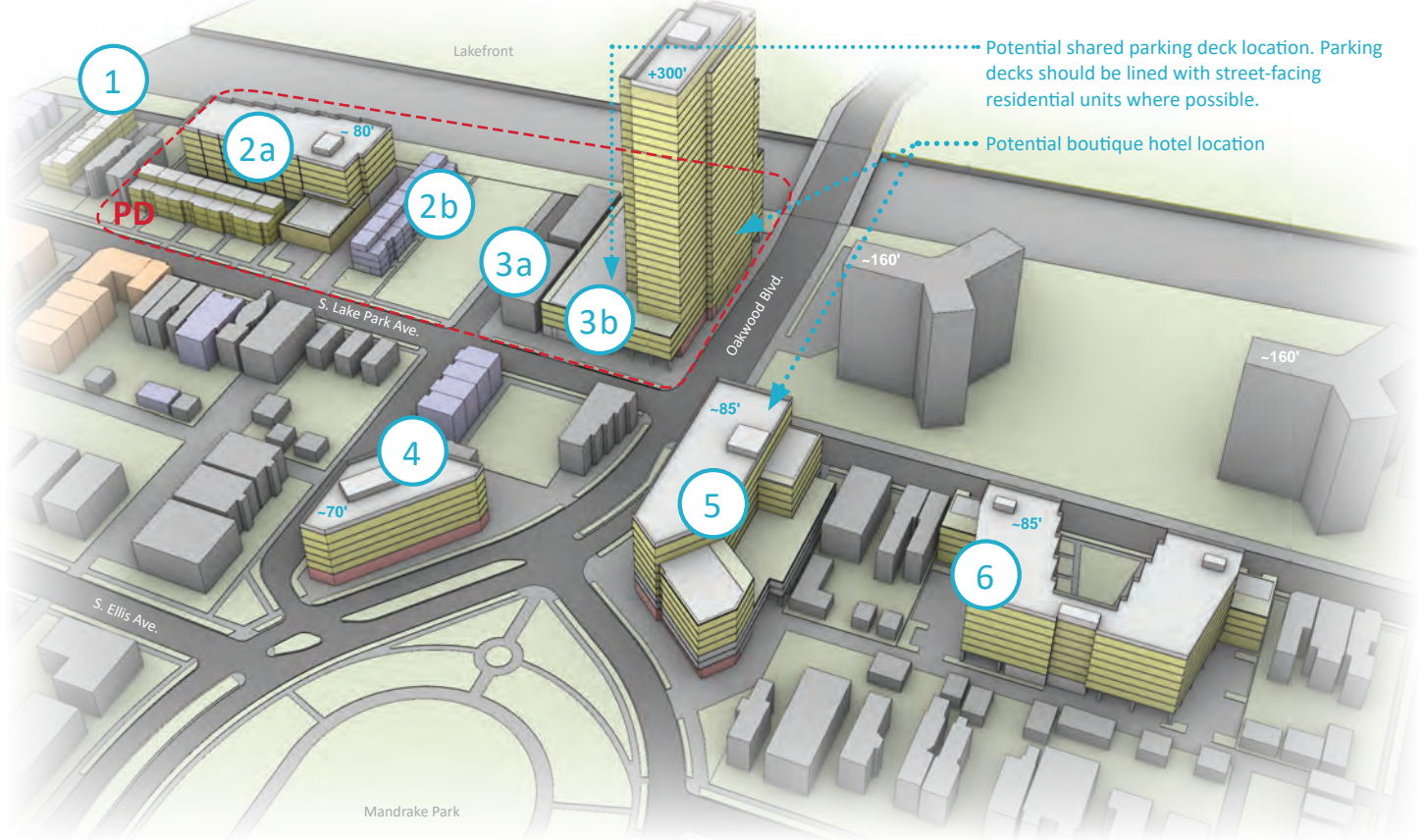


Figure 7: Scenario 3 Example Massing

SITE 1 | RM-5 | Area = 12,195 ft²

- Maximum FAR (2) = 24,390 ft²
- ~ 3 - 4 Floors
- ~ 5 Townhomes or 10 Duplex Condos

Combined Planned Development

SITE 2a | RM-6.5 | Area = 52,584 ft²

- Maximum FAR (6.6) = 347,054 ft²
- ~ 6 - 7 Floors
- ~ 80 - 90 Units
- ~ 7 Townhomes or 14 Duplex Condos
- ~ 225,000 ft² remaining & transferred to Site 2b

SITE 2b | RM-6.5 | Area = 11,695 ft²

- Max FAR (6.6) = 77,187 ft²
- Anticipated GSF = ~ 30,000 ft²

SITE 3a | RM-6.5 | Area = 12,321 ft²

- Max FAR (6.6) = 81,319 ft²
- Constructed GSF = ~ 35,000 ft²

SITE 3b | RM-6.5 | Area = 43,313 ft²

- Maximum FAR (6.6) = 285,856 ft²
- Allowable GSF = (285,856 ft²) + (225,000 ft²) = 510,856
- ~ 30 Floor multi-family high-rise
- ~ 320' Height
- ~ 380 - 400 Units
- Potential parking deck location (~200 spaces)

SITE 4 | B3-3 | Area = 13,436 ft²

- Maximum FAR (4) = 53,748 ft²
- ~ 6 Floors
- ~ 60 - 70' Height
- ~ 40 - 50 Units
- Limited Parking Potential

SITE 5 | B3-3 | Area = 39,928 ft²

- (Site Area includes private parcels) Maximum FAR (4) = 159,712 ft²
- ~ 7 Floors
 - ~ 80' - 90' Height
 - ~ 110 - 120 Units
 - Tuck-under Parking
 - Ground Floor active use on Oakwood Blvd.
 - Residential entry on S. Lake Park Ave.

SITE 6 | RM-6 | Area = 55,421 ft²

- (Site Area includes private parcels)
- Maximum FAR (4.4) = 243,852 ft²
 - ~ 8 - 9 Floors
 - ~ 80' - 85' Height
 - ~ 190 - 200 Units
 - Tuck under parking

* Creating a Planned Development to port development rights will require consent from existing private owners

DESIGN REFERENCES

DPD prioritizes urban design principles over specific architectural styles. Beyond those previously listed DPD considers principles of scale, proportion, rhythm and high-quality exterior materials to be a priority. Residential buildings, in particular, should maintain a connection to the patterns and needs of the human body. Large buildings should step down where appropriate and maintain the rhythm of residential unit or room patterns that define great streets and living spaces. The below examples illustrate such principles through a variety of architectural strategies.

Townhomes



Mid-Rise Residential



High-Rise Residential



IV. Developer Rights & Responsibilities

The City is currently seeking well-qualified Development Teams with compelling visions for one or more of the sites generally located at Oakwood Blvd. & S. Lake Park Ave. Selected Development Teams will be tasked with preparing a comprehensive plan for their selected sites, with a clear framework that allows for development flexibility.

REDEVELOPMENT AGREEMENT

To achieve the development guidelines and financial objectives outlined above, the City intends to enter into a Redevelopment Agreement (RDA) with one or more developers for Sites 1-6. Responsibilities of Developers include, but are not limited to, the following:

- Producing detailed schedules for planning, design, financing, construction, and maintenance activities.
- Developing a plan that adheres to City development guidelines as outlined above.
- Managing community engagement throughout the redevelopment process and working with key stakeholders.
- Procuring all entitlements, regulatory approvals, building permits, environmental documentation, and any other required approvals and permits.
- Coordinating redevelopment activities with the necessary City agencies, including the Park District and City Departments of Planning and Development, Transportation, etc.
- Managing tenant or anchor attraction efforts.
- Devising a financing structure and securing required debt and equity for land development.
- Overseeing and financing all environmental remediation efforts.
- Constructing and financing all on-site and off-site infrastructure.
- Managing ongoing operations and maintenance of infrastructure and land within the Site.
- Complying with all City requirements for the use of financial assistance tools, if required.
- Initiating vertical development.

In exchange, the City will offer the following:

- Exclusive right to purchase City-owned land for private uses.
- Exclusive right to serve as a vertical developer.

The City's role in the Development process will include the following:

- Assisting with the necessary development review process and approvals.
- Participating in or cooperating with additional land acquisition pursued by the Developer, as appropriate.
- Providing appropriate negotiated concession for environmental remediation, infrastructure; and other public improvements.

PROPERTY TRANSFER

Disposition of property to Developers for the development of Sites 1-6 will occur when there is evidence of an imminent development proposal and upon proven commitments that both horizontal infrastructure and vertical construction are financed, designed, and approved and will be completed to support the development. Property transfer will be structured as an outright sale.

Conveyance of land will be done on an "as-is" basis, without warranty by the City as to its physical condition. The Developer will be allowed access to the Site(s), "pursuant to a right of entry," to conduct due diligence prior to the Redevelopment Agreement being executed. See Appendix for additional information regarding environmental remediation.

Developers are required to initiate construction of vertical development within 60 days from the execution of a Redevelopment Agreement. If the Developer is unable to initiate construction, it is the absolute and sole discretion of the City to terminate the Redevelopment Agreement and select a different Applicant.

V. Submission Requirements & Respondent Selection

Step 1: ChiBlockBuilder Applications & Statements of Qualifications

Development Teams should apply for each development site that they are interested in pursuing through the City's "ChiBlockBuilder" website (<https://www.chicago.gov/city/en/sites/block-builder/home.html>) by 11:59 pm Friday, June 28th, 2024. Given the development potential of these sites, Development Teams are also required to submit a "Statement of Qualifications" (SOQ) as a (PDF) attachment to their "ChiBlockBuilder" application.

SOQ Submittals should include and/or be accompanied by the items outlined below. The City reserves the right to seek clarification of any information that is submitted by any Applicant in any portion of its Qualifications or to request additional information during the evaluation process. Any material misrepresentation made by an Applicant will void the Qualifications and eliminate the Applicant from further consideration.

- 1. Transmittal Letter and Executive Summary** providing a narrative description of all key aspects of the submittal.
- 2. Description of Development Team** including an experienced lead entity, equity partners, attorneys, economic and financial consultants, architects, design consultants, engineers, construction managers, leasing and management companies, and other development partners as applicable. Specific requirements include the following:
 - Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - Resumes of key personnel assigned to the project, including relevant experience.
 - Staffing chart outlining all development team staff that will be dedicated to the project, the percent of their time that will be available to the project development over time, and obligations unrelated to the project.
- 3. Organizational Chart or Diagram** outlining the composition of the development team, including percentage interests, and supporting consultants. The diagram should present differentiated structures for development and operations, if applicable. Specific requirements include:
 - Legal name, business form (corporation, partnership, LLC, individual, joint venture, not-for-profit, etc.), and date established (for constituent firms if joint venture) of the developer lead entity. If the developer lead entity is a subsidiary or affiliate of any other sponsoring/parent entity, list such entity or entities including name, address, relationship to the developer lead entity, and officers and directors.
 - Contact names, addresses, title of position, and nature and extent of the interest of the officers and principals, shareholders, and investors of the developer entity, as follows:
 1. For corporations, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 2. For partnerships or limited liability corporations, each partner or member, whether a general or limited partner or member, and either the percent of interest or a description of the character and extent of interest.

3. For joint ventures, each participant and either the percent of interest or a description of the character and extent of interest. If the joint venture partners are corporations or partnerships, then the information for such firms should be provided.
 4. For any other type of entity, the officers, members of governing body, and each person having an interest of more than 10%.
- Disclosure of all relationships between members of the Applicant/master developer team and any elected

4. Portfolio of the Respondent's Comparable Completed Projects demonstrating development and management experience. Each member of the development team should briefly describe up to five examples of relevant projects (preferably recent) developed within the last 10 years. Portfolios should be limited to 10 pdf pages in length. With the understanding that one project may satisfy multiple criteria, the overall composition of projects should demonstrate the following:

- Planning, entitlements, and community engagement, construction, leasing, and property management of newly constructed mixed-use developments in a comparable urban setting.
- Attracting and integrating anchor uses.
- Managing and financing environmental remediation.
- Partnering with city government, transportation agencies and other public entities.
- Complex financing structures, public-private partnership financing, and development-related financing tools, including Tax Increment Financing, Low-income Housing Tax Credits, New Market Tax Credits, Special Service Areas, Business Districts, and other forms of special taxing districts.
- Comparable experience involving public-private partnerships related to public land dispositions, in partnership with city government, transportation agencies and other infrastructure partners.
- Peer reviewed design excellence of open space, public realm improvements.
- Creative approach to programming and activating community spaces.
- Partnering with city government, transportation agencies and other public entities.
- Chicago real estate market dynamics; local experience is not required, but local participation will be reviewed as part of the Community Wealth Building criteria set forth in the Appendix, particularly if the Respondent is able to demonstrate successful experience from an early planning and development stage with projects of similar size and complexity.

For each project, each of the following must be included:

- Name, address, and year of construction initiation and completion.
- Current status (completed and being held by the development entity, completed and sold by the development entity, under development, etc.).
- Effective percentage of the development entity's participation (if project examples provided were contracted as part of a joint venture or a teaming with another firm).
- Nature of public-private partnership related to infrastructure or vertical development, including explanations of public subsidy, public funding, public investment, etc.
- Uses, program mix and floor area.
- Project phasing strategy.
- Target markets and lease-up or sales pace.
- List of supporting consultants (architect, urban designer, landscape architect, engineers, etc.).
- Current occupancy and list of major tenants, particularly evidence of anchor tenant attraction.

- Total development costs, including hard costs, soft costs, construction interest, etc.
- Sources of capital describing return requirements or lender terms.
- Images or renderings of project.
- Results of execution (for completed projects), including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc. Target markets and lease-up or sales pace.
- Sources of capital describing return requirements or lender terms.
- Images or renderings of project.
- Results of execution (for completed projects), including success in obtaining anchor users/tenants, sale of housing, delivery and rent-up of rental housing, etc.

For lead development entities, this narrative should also list and describe ALL current projects in the pipeline and those completed within the last three years, including status, uses, size, construction costs, major tenants, development schedule, a summary of financial structure in terms of debt, equity and public financial participation, and the current occupancy and ownership of these projects.

5. Financial Information about the Lead Development Entity demonstrating a capacity to complete the project. To be kept confidential, this information should be submitted as a separate PDF attachment. Applicants should include a title page marked as follows:

"The attached portion of this Application includes data that may not be disclosed outside the City and may not be duplicated, used, or disclosed in whole or in part for any purpose other than to evaluate this set of qualifications. If, however, a contract is awarded to this Applicant as a result of or in connection with the submission of this data, the City has the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the City's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert page numbers or other identification)."

Mark each sheet or data to be restricted with the following legend: "Use or disclosure of data contained on this sheet is subject to the restriction on the title page of these qualifications." All submissions are subject to the Freedom of Information Act. However, the City does not need to disclose submissions during the review and selection process. Specific requirements include the following:

- Audited financial statement or federal income tax returns and internally generated financial statements for the lead firm for the last three years, including income and expense statements, balance sheets, and a list of contingent obligations or guarantees. If an audit or other third-party analysis is available, that should be provided in addition to internally generated financial information.
- Three reference letters from lenders, financial joint venture partners, or equity partners to previous projects describing the project size, amount of capital, borrowing terms, and payment history signed by a loan officer.
- Letters of interest from private lenders, financial joint venture partners, or equity partners for redeveloping Site(s) of interest. Letters should indicate that the party has sufficient capacity, understanding of the project and scale of financing required, and the amount the party would be willing to finance.

- A listing and a brief description of all legal actions within the past five years in which the Respondent or any team member has been: a) a debtor in bankruptcy; b) a defendant in a lawsuit for deficient performance under a contract; c) a respondent in an administrative action for deficient performance on a project; or d) a defendant in any criminal action. The Respondent must also disclose any bankruptcy or foreclosure proceedings in which the firm or any individual in the proposed project team has been involved.
6. **Three References** (minimum) from either sources of capital or public sector officials/staff involved in project development, including name, address, telephone number, email address, and a letter authorizing each reference to respond to inquiries regarding the project; references from public agency officials/staff that negotiated a public-private partnership agreement with the master developer lead entity will be preferred.
7. **Project Scope and Narrative** demonstrating the Applicant's understanding of the development sites of interest and a vision for its development. The statement should: be a maximum of five pages and demonstrate familiarity with prior studies of the Site and emphasize key challenges and opportunities anticipated by the Respondent; and identify any innovative actions it would undertake. It should also outline any unique in-house or technical skills it would deploy to successfully realize build-out. This narrative should address the size and scope of the development, near- and long-term development goals, potential anchor uses, and a preliminary redevelopment strategy.
8. **Initial Planning & Programming Response** to development sites of interest. The City is not asking for a detailed concept design package at this time. However, the City requests that Development Teams provide an initial planning and programming vision for sites that they are interested in developing. An initial planning and programming vision may include the following:
- Diagrammatic Site Plan for sites of interest including basic building massing, circulation, green space and public amenities
 - Basic Programming Study including estimated square footage, uses, residential units, parking, etc.
 - Massing Diagrams or Sketches indicating building bulk, volume, height, etc.
 - Landscape & Architectural Reference Images
 - Early Sketches or Diagrammatic Renderings indicating high-level design response (DPD is not expecting photo-realistic renderings at this time).

Selection Criteria for Step 1 Applications

Evaluation of Applications will be based upon:

- Completeness of submittal.
- Comparable experience for similar real estate projects in urban settings within the last 10 years.
- Comparable experience involving public-private partnerships, public land dispositions and/or infrastructure delivery.
- Experience and reputation of individual firms and personnel that compose the Development Team.
- Past performance of firms that compose the Development Team, as verified by references of previous clients/projects, including demonstrated ability to work with local government "clients."
- Demonstrated financial resources and letters of interest to both acquire and develop the property (provided in financial statements, evidence of equity and debt financing relationships and commitments, etc.). Financial capability, including having adequate financial resources to develop the project such as internal resources for ongoing operations and support, ability to secure construction and permanent financing, ability to meet lender equity requirements, and ability to manage contingency in accordance with the project schedule.

- Status of legal actions involving any member of the Development Team.
- Demonstrated commitment of the Development Team to overall City planning goals and land uses outlined in Section III of this document.
- Inclusion of bidder(s) with a proven track record of working and making investments in Chicago's South Side communities.
- Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Alderpeople.
- Commitment to economic development and other benefits to the city and the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly created jobs focused on employment from the community.

The City may also review any other information that is available to them solely as it relates to the above criteria, including but not limited to information gained by checking references and by investigating the Development Team's financial condition.

Step 2: Concept Design & Presentation

Development Teams shortlisted in Step 1 will be asked to work closely with DPD to create a development vision for sites of interest in a Concept Design Phase. DPD will ask each team to submit a presentation with a maximum run-time of eight (8) minutes as part of their Concept Design submission. The recorded presentation maybe a pre-recorded video or powerpoint presentation. The presentation has no slide limit or mandated format, but should include the following information:

- **Team Summary:** Development Team; Design Team; Construction Team; Community Partners
- **Professional Experience and Portfolio:** How does the Team's experience and past work qualify it for leading the redevelopment of Oakwood Boulevard & S. Lake Park Ave. (Why this team?)
- **Household & Community Wealth Building:** How does the Development Team intend to address both household wealth-building and community wealth building strategies listed in the RFQ's evaluation criteria?
- **Concept Design:** including program and unit mix, massing diagrams, site plan, diagrammatic building plans, elevations, sections and eye-level renderings of the project's exterior design and engagement with the public realm.

Following the Concept Design Phase, Team videos will be publicly posted on DPD's website during a public feedback period that may involve online surveys and an in-person public meeting. The City may require respondents to provide additional information. Concept Design submittals should include and/or be accompanied by the items outlined below:

1. **Executive Summary** providing a narrative description of all key aspects of the proposal.
2. **Development Program** including a description of the conceptual vision and proposed anchor uses. Preliminary estimates regarding the type and size of the final development, including gross floor area, net floor area, unit counts, or other metrics by parcel and by phase of development should be included.
3. **Development Schedule** outlining key milestones of development. Potential milestones may include: site preparation, construction commencement, construction completion, marketing period, occupancy, and stabilization. Please provide market studies to back up absorption schedule.
4. **Environmental Remediation Plan** describing the plan for locating and financing infrastructure and other public improvements, and managing or removing environmental contamination on the Site.

5. **Community Engagement Plan** outlining how the Developer-Design Team will manage interactions with the public and stakeholder organizations in advancing the development process.
6. **Development Proposed Business Deal and Transaction Structure** outlining payment to the City, the phasing of land acquisition, the manner in which the Team will acquire the property (outright purchase, participation ground lease, etc.), and the estimated timing of payments to the City. Also indicate the estimated type and amount of assistance that will be requested from or require the participation of the City (TIF, New Markets Tax Credits, Special Service Area or Business District designation, special assessment classification, etc.).
7. **Development Proposal** including detailed estimates of development program and schedule. Include the proposed land area to be developed, tenants or anchor uses, type and size of development, gross floor area, net floor area, unit counts, or other metrics. Outline key milestones in development, including: site preparation, construction commencement, construction completion, marketing period, occupancy, and stabilization.
8. **Design Documents** illustrating the Developer-Design Team's vision for Site 1 or Site 2. Specific requirements include:
 - Site plans and context maps.
 - Massing concepts for sites of interest illustrating building heights, orientation, relationship to surroundings, primary building materials, major architectural features, and sustainable design.
 - Conceptual diagrams addressing access and circulation, open space, and programmatic elements.
 - Conceptual plans illustrating ground floor use, typical residential levels and any unique or intermediate levels including residential amenity space
 - At least one conceptual rendering of a preferred massing option illustrating an architectural response to each site of interest.
 - Narrative describing compliance with City development objectives.
 - Description of construction methods and major building systems, including structure, facade and mechanical systems.
 - Narrative describing compliance with City development objectives.
9. **Feasibility and Financing Plan** proving the market and financial feasibility of the development. Specific requirements include:
 - Purchase or lease price of land to be paid to the City.
 - Estimated development budget including hard and soft costs.
 - Proposed financial structure (debt, equity, grants).
 - Status of financing/evidence of financial commitments.
 - Letters of intent from anchor tenants.
 - Projected construction and lease-up schedule.
 - Market studies supporting pricing and absorption assumptions.
 - Fifteen-year pro forma/financial projections of revenue, expenses, and/or sell-out.
 - Leveraged and unleveraged returns.
 - Management plans for construction and operation.
 - Leasing/marketing plan.
 - Required amount of assistance requested from or requiring the participation of the City (if any) and demonstration of need for assistance.
10. **Narrative of Fiscal and Economic Impact** describing the number of new construction and permanent jobs created and the net new City taxes the proposed development will generate, including real property, sales and income taxes.

Selection Criteria for Step 2 Proposals

Given the potential scale of this redevelopment opportunity DPD anticipates entering into RDA(s) with multiple Development Teams focused on different sites. Evaluation of Development Team Proposals will be based upon:

- Completeness of submittal.
- Community feedback.
- Demonstrated commitment of the Development Team to overall City planning goals and land uses outlined in Section III of this document.
- Comparable experience for similar real estate projects in urban settings within the last 10 years.
- Comparable experience involving public-private partnerships, public land dispositions and/or infrastructure delivery.
- Experience and reputation of individual firms and personnel that compose the Development Team.
- Past performance of firms that compose the Development Team, as verified by references of previous clients/projects, including demonstrated ability to work with local government "clients."
- Demonstrated financial resources and letters of interest to both acquire and develop the property (provided in financial statements, evidence of equity and debt financing relationships and commitments, etc.). Financial capability, including having adequate financial resources to develop the project such as internal resources for ongoing operations and support, ability to secure construction and permanent financing, ability to meet lender equity requirements, and ability to manage contingency in accordance with the project schedule.
- Status of legal actions involving any member of the Development Team.
- Inclusion of bidder(s) with a proven track record of working and making investments in Chicago's South Side communities.
- Collaboration with and support from community-based organizations, community residents, historically disadvantaged business owners, and Alderpeople.
- Commitment to economic development and other benefits to the city and the surrounding community, including but not limited to, opportunities (through development itself or through intended end-use) for newly created jobs focused on employment from the community.
- M/WBE status of Development Team members.
- Fresh perspective based on experience with similar project scales, programs, and design challenges nationally and/or internationally.

The City may also review any other information that is available to them solely as it relates to the above criteria, including but not limited to information gained by checking references and by investigating the Development Team's financial condition.

All construction work completed by the Developer must comply with City requirements regarding the inclusion of Minority Business Enterprises (26% of construction costs) and Women Business Enterprises (6% of construction costs), city residency targets for workers, and prevailing wage.

Application Procedure

Development Teams should submit applications through the City of Chicago's "ChiBlockBuilder" website (<https://www.chicago.gov/city/en/sites/block-builder/home.html>). Development Teams are required to supplement their applications with a Statement of Qualifications package submitted as a (PDF) attachment in "ChiBlockBuilder." It is the Applicant's responsibility to ensure that their Applications & Qualifications Statements are received by **11:59 PM Central Time, Friday, June 28th, 2024.**

The City of Chicago reserves the right, at its sole discretion, to accept late submittals or to reject any or all submittals when, in its opinion, it is determined to be in the public interest to do so; to waive minor irregularities and informalities of a submittal; or to cancel, revise or extend this solicitation. This application process does not obligate the City of Chicago to pay any costs incurred by any respondent in the submission of a proposal or in making necessary studies or designs for the preparation of that proposal, or for procuring or contracting for the services to be furnished for this application.

To register for the presubmission meeting at 10 AM on Tuesday, April 30th, 2024 please go to (https://us02web.zoom.us/webinar/register/WN_iK8hB2Wft4yaOVAZ9-tp5g).

Any questions during the qualification stage question-and-answer period (April 1st-30th, 2024) should be directed via email to:

Justin Petersen

Department of Planning & Development

justin.petersen@cityofchicago.org

Appendix

REGULATORY CONTEXT

City-owned Land Sale Terms

City-owned land must be sold at fair-market value unless land-sales are part of an affordable housing agreement that exceeds the City's Affordable Requirements Ordinance (ARO). Non-profit proposals for public, cultural, or institutional use may also be eligible for special consideration due to their public benefit.

Environmental Conditions

A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition.

Based on the results of the Phase I ESA, a Phase II ESA must be conducted. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation letter that meets applicable future use criteria obtained prior to occupancy.

Based on the age of the buildings, a hazardous material (asbestos, lead-based paint, PCBs, etc.) survey, and abatement of identified hazardous materials as required by and in accordance with local, state and/or federal regulations, is required prior to occupancy or performing any work.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. If assessments are to be performed by others, a reliance letter naming the City of Chicago (City) as an authorized user must be provided by the environmental professional.

Any underground storage tanks (USTs) discovered during the redevelopment activities, must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.

City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.

Chicago Landscape Ordinance

The Chicago Landscape Ordinance establishes standards for on-site and parkway plantings. Landscaping permits are obtained as part of the normal process of building and zoning permit applications. Landscape plans must be approved by DPD to meet on-site requirements and by the Chicago Department of Transportation (CDOT) and Bureau of Forestry for public way requirements. All projects impacting the public way must comply with the CDOT Rules & Regulations regarding restoration and permitting.

Lake Michigan and Chicago Lakefront Protection Ordinance

The Chicago Lakefront Protection Ordinance requires Plan Commission oversight of any proposal within the Lakefront Protection Zone (affecting Sites 1, 2 & 3) to protect the health, safety, convenience, and general welfare of the people and their access to Chicago's Lakefront.

Chicago Parking Garage Ordinance

The Chicago Parking Garage Ordinance establishes urban design standards for free-standing and accessory parking structures. An application for parking garage review must be submitted to the DPD before applying for a building permit.

Stormwater Management Ordinance

The Stormwater Management Ordinance took effect on January 1, 2008. Regulated developments include projects that disturb over 15,000 square feet of land or projects that will create an at-grade impervious surface of 7,500 square feet or more. The developer of such projects will be required to prepare a stormwater management plan for submission to the City for review. The plan must include rate control (by using the City's calculations guideline or by using Chicago vortex restrictors) and volume control (by using stormwater BMPs to capture up to 0.5 inch of rain from impervious areas or by achieving a 15 percent reduction in impervious surfaces from an established baseline).

Affordable requirements ordinance (ARO)

The Affordable Requirements Ordinance (ARO) is the City of Chicago's inclusionary housing program that requires residential developments with 10 or more units that receive City Council approval for an entitlement, a city land purchase or financial assistance to provide a portion of the units as affordable housing. First adopted in 2007, the latest revision, adopted by City Council in April 2021, addresses issues of displacement in neighborhoods seeing rapid development and outlines Community Preservation Areas in communities where there is evidence of displacement based on housing market and demographic changes. The revised ARO also encourages the production of more affordable and family-sized units, while also maintaining much-needed funding for current programs that support thousands of low-income renters. More information on the ARO is available at www.cityofchicago.org/ARO.

Construction Requirements

The selected respondent must comply with the City of Chicago's construction requirements. During construction, at least 26 percent of qualified project costs must be paid to City-certified Minority Business Enterprises (MBEs) and at least 6 (six) percent must be paid to City-certified Woman Business Enterprises (WBEs). In addition, Chicago residents must perform at least half of all construction-worker hours. Projects that receive Tax Increment Financing (TIF) must pay prevailing wage rates for all construction jobs.

SUSTAINABILITY

The City expects that all proposals will employ strategies that will (1) maximize the environmental, social and economic value of the project and (2) improve the resiliency of the local community area. Proposals that are seeking TIF assistance, Department of Housing financial incentives or Class L tax credits will need to meet the requirements of the Chicago Sustainable Development Policy. The menu of strategies that projects can choose from to meet the policy requirements can be found at the following web page: https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html. In addition, a comprehensive list of resources has been compiled to assist development projects with incorporating sustainable and resilient strategies into their proposal.

EQUITABLE TRANSIT-ORIENTED DEVELOPMENT

Equitable TOD (eTOD) is development that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs. eTOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white. eTOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability, to name a few. When centered on racial inclusion and community wealth building, eTOD can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region.

In July of 2022, Chicago City Council passed the Connected Communities Ordinance to create predictable standards for equitable development near transit with provisions that: expand existing TOD incentives, improve street and sidewalk safety, and increase housing opportunity, affordability, and accessibility.

The Chicago eTOD Policy Plan outlines a comprehensive set of actions for the City to take to advance racial equity, wealth building, public health and climate resilience goals through equitable Transit-Oriented Development (eTOD). Recommendations were informed through a cross-sector engagement process and analysis of City programs, and an evaluation framework focused on outcomes, equity, and implementation criteria.

For the full version of the City's eTOD Policy Plan, download the full report here: <https://www.chicago.gov/content/dam/city/sites/etod/Pdfs/ETOD-Full-Policy-Plan-with-Appendices-6-15-21.pdf>

HOUSEHOLD & COMMUNITY WEALTH BUILDING (CWB)

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households, and communities. To support this, the Department of Planning & Development is committed to equitable economic development that advances both household and community wealth building.

What is individual or household wealth?

Individual or household wealth refers to the personal wealth of an individual or a household. It is often defined as what you own minus what you owe – taking into consideration an individual’s income and assets as well as their expenses and debt.

The racial and ethnic wealth gap is the difference in household wealth between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute’s 2019 report “State and Local Approaches to the Chicago Region’s Racial and Ethnic Wealth Inequity,” Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latinx homeowners (\$145,000 and \$180,000, respectively).
- An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

	Local	Democratic	Shared
What it means	Ownership and control in the hands of the residents of the neighborhood in which the development is built	Ownership and control determined by processes that acknowledge power dynamics and allow everyone’s voice to be equitably heard	Ownership and control in the hands of many people; broad-based
What it DOES NOT mean	Ownership and control in the hands of people who do not live in the neighborhood. They may live in another neighborhood in Chicago or in another city entirely.	Ownership and control determined by processes that are often hierarchal and exclusive, prioritizing privileged voices over those most marginalized	Ownership and control concentrated in the hands of just one person or a privileged few people, even if those people come from marginalized communities

What is community wealth?

Community wealth differs in that it refers to the shared wealth of a community, a connected group of people. The City of Chicago defines Community Wealth Building as an approach to economic development that promotes the local, democratic, and shared ownership and control of community assets in order to transform our economy to be more sustainable and just.

There are a variety of CWB models that exist. The City of Chicago is focused on CWB models in four key asset areas: business ownership, home ownership, land stewardship, and commercial real estate. Below are the City's priority CWB models:

1. Worker Cooperative (Business Ownership) – Business owned & controlled by its employees, rather than by one owner, several partners, or outside shareholders
2. Limited-Equity Housing Cooperative (Home Ownership) – Housing owned & managed by a cooperative made up of low-income members who each purchase shares at below-market rates
3. Community Land Trusts (Land Stewardship)– Organization governed by community owns land in perpetuity while residential and commercial tenants own the structures atop the land via a 99-year ground lease
4. Community Investment Vehicle in Commercial Real Estate (Commercial Real Estate) – Vehicle that gives community an equity stake in its commercial properties, often producing a dividend

The City of Chicago acknowledges a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to create pathways to grow and sustain both household and community wealth building opportunities for these historically under-invested communities. In doing so, the Department of Planning & Development seeks to:

- Build community power and self-determination
- Grow individual and household income through jobs with thriving wages
- Grow individual and household assets through full or partial ownership of businesses, homes, or commercial real estate
- Promote community wealth building through models of local, democratic, and shared asset ownership that allow residents to co-own and co-govern a local asset together
- Center equity as both a process and an outcome
- As a process, equity requires a new way of doing business: one that (1) prioritizes access and opportunities for groups who have the greatest need; (2) methodically evaluates benefits and burdens produced by seemingly neutral systems and practices; and (3) engages those most impacted by the problems we seek to address as experts in their own experiences, strategists in co-creating solutions, and evaluators of success.
- As an outcome equity results in fair and just access to opportunity and resources that provide everyone the ability to thrive. Acknowledging the present and historical inequality that persist in our society, equity is a future state we strive to create where identity and social status no longer predestine life outcomes.
- Create opportunities for community education, skills training, and leadership development