



Community Wealth Building Planning & Pre-Development Grants

Jan 2023 Pre-Submittal Conference

Department of Planning & Development
Mayor's Office of Equity & Racial Justice



Housekeeping

- **Put your questions in the Q&A Box.** We will allocate 30 minutes to respond. All questions will be documented and posted with their answers afterwards.
- This session will be **recorded** and posted on the CWB website
- The **slides will be shared** out to all attendees via email and posted on CWB website

Introductions



Mayor's Office

Nneka Onwuzurike
(she/they)
Chicago Recovery Plan
Program Manager



Department of Planning & Development

Nina Idemudia
(she/her)
Chicago Recovery Plan
Director

Mayowa Fanu
(she/her)
Chicago Recovery Plan
Project Manager



Agenda

Introductions

CWB Program Overview

Grant Overview & Priorities

Application Process






Q&A



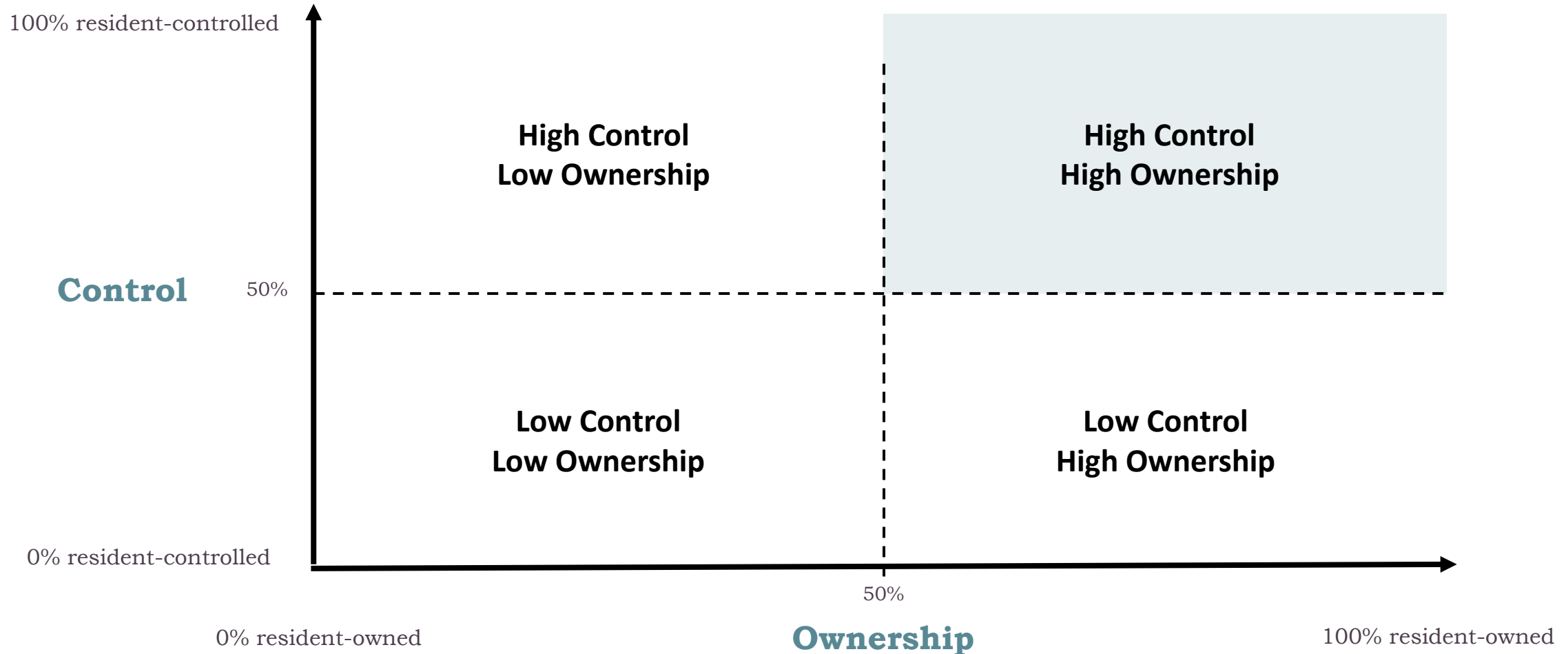
Community Wealth Building is an approach to economic development that promotes the **local, democratic, and shared ownership and control** of community assets







What do we mean by local, democratic, and shared ownership and control?

			
	LOCAL	DEMOCRATIC	SHARED
	In the hands of the residents of the neighborhood in which the development is built	Has a governance model that acknowledges power dynamics; facilitates equitable decision-making power	In the hands of many people; broad-based
	In the hands of residents in another Chicago neighborhood or in another city entirely.	Hierarchal and exclusive, prioritizing privileged voices over those most marginalized	Concentrated in the hands of just one person or a privileged few

★ CWB models are majority-owned (51% or more) and majority-controlled by residents



★ The City of Chicago is currently focused on four priority CWB models:

	Member-Owned (Direct)		Community-Owned (Indirect)	
				
	1	2	3	4
Pillar	Business Ownership	Home Ownership	Land Stewardship	Commercial Property
Priority Model	Worker Cooperative	Limited-Equity Housing Cooperative	Community Land Trust	Community Investment Vehicle
Model Definition	Business owned & controlled by its employees, rather than by one owner, several partners, or outside shareholders	Housing owned & managed by a cooperative made up of low-income members who each purchase shares at below-market	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	A legal investment mechanism that provides collective community investment in neighborhood assets based on shared development goals



The City will invest \$15M from the Chicago Recovery Plan to accomplish 3 goals

Strengthen the **ECOSYSTEM**

Build the **PIPELINE**

Invest in **PILOT PROJECTS**

★ The \$15M Pilot Program has 3 phases

1. Ecosystem (\$5M)

Funded 17 CWB technical assistance organizations working in six key areas:

1. Research & Advocacy
2. Education & Outreach
3. Legal & Governance
4. Business Development
5. Financing & Fundraising
6. Assets & Operations

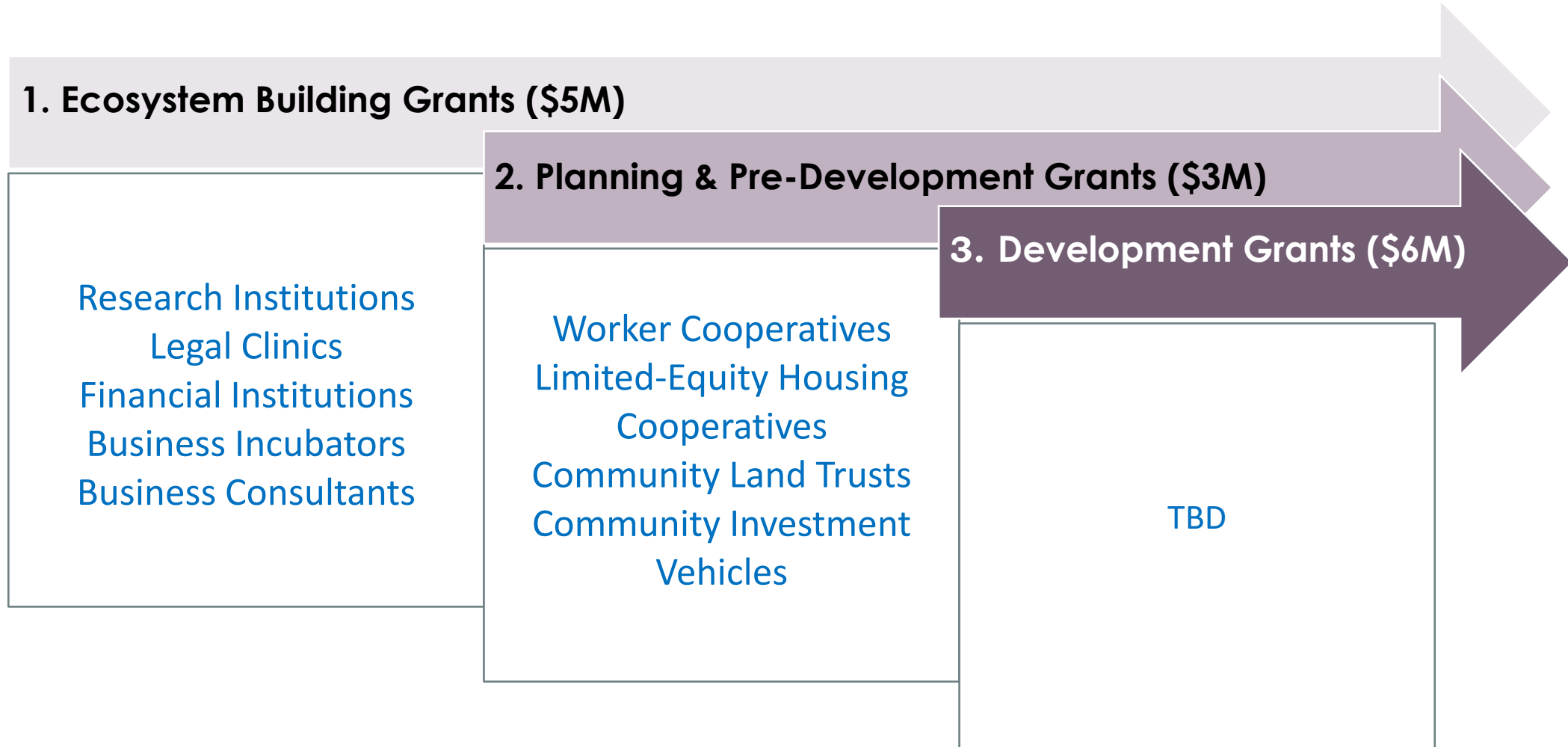
2. Pipeline (\$3M)

Offering up to \$150,000 in
planning and
pre-development grants
+
Technical Assistance

3. Pilot Projects (\$6M)

Offer large-scale
development grants
+
Additional City resources
(e.g. land, incentives)

★ Examples of Grantees





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Purpose of the Grant

- The primary goal of this program is to **build the pipeline of shovel-ready, investment-ready community wealth building projects that meet community priorities.**
- While many projects have strong missions and visions, they lack a clear project scope, project manager, governance bylaws, design and engineering documents, defined cost estimates, financial proforma, and compatible zoning or project sites (collectively, “planning and pre-development costs”).
- This issue is especially acute for small businesses and nonprofits located in South and West side communities that have systemic barriers to accessing capital and that were disproportionately impacted by the COVID-19 pandemic.



Fast Facts

- **Grant Amount:** Up to \$150,000 grant
 - The minimum amount awarded will be \$50,000.
 - Access to technical assistance support from Community WEB Grantees
- **Total Number of Grantees:** Approx. 20
 - Could be more or less
- **Funding Allocation:** None
 - The City will aim for equitable distribution across the City and across models.
- **Deadline:** Wednesday, March 15 at 11:59 p.m. (midnight)
 - There will be no exceptions for late submissions




Project Priorities

- **CWB Models:**

- Worker cooperatives
- Limited-equity housing cooperatives
- Community land trust
- Community investment vehicles in commercial real estate.

- **Project Types**

- Commercial real estate projects (e.g. worker cooperatives *with* brick-and-mortar, community investment vehicles)
- Residential real estate projects (e.g. limited-equity housing cooperatives, community land trusts, etc.); and
- Non-real estate projects (e.g. worker cooperatives *without* brick-and-mortar needs)



Project Stage

- **Ideation** -- These projects often have a big picture concept or idea, but still have significant business planning and preparation ahead. They need to create a vision and/or mission statement, solidify lead organization and core project team, conduct preliminary research and conduct some form of community engagement.
- **Planning Stage** -- These projects often have a mission and vision statement developed; a lead organization firmly in place and have begun recruiting other core project team and advisory members. They need to further develop their business model/framework, conduct feasibility studies, and conduct more community engagement.
- **Early-Stage Pre-Development** -- These projects often have solidified their planning team and advisory council, completed a business plan and feasibility study, conducted some community engagement, identified a site and have draft concept designs and preliminary estimates for construction costs. They need to develop or refine a presentation to pitch to funders and beginning to explore pathways to gain site control.
- **Late-Stage Pre-Development** -- These projects often have full site control (executed lease or deed); have conducted phase I/II environmental assessments and zoning analysis and have conducted extensive community engagement. They need to get full financing and final drawings, after which they will be shovel-ready.
- **Development Stage** -- These projects are often described as "shovel ready," meaning they have completed final planning, design, and engineering; have full site control and received sufficient funding for construction to begin.



Eligible Expenses

- Personnel (e.g. Project Manager, Community Organizer, Owner's Rep, Member-Owner stipends)
- Professional and Technical Services (e.g. accountant, attorney, financial advisor, consultant, facilitator, etc.)
- Architecture, engineering, and design Fees
- Environmental expenses (e.g., Phases I/II, Hazardous Materials Survey, Remediation Plans)
- Community engagement and outreach (e.g. community stipends, advisory council stipends, etc.)
- Market & feasibility studies
- Earnest money on property
- Closing costs
- Licensing fees (e.g. business license, permits, etc.)
- Materials and supplies
- Equipment (less than \$5,000)
- Travel
- Administrative fees (e.g. fiscal sponsor fees)



Eligibility

- **Eligible Applicants**
 - Nonprofit (i.e. 501(c)(3) or 501(c)(6)) organizations
 - For-Profit (LLC, C Corp, S Corp, B Corp)
 - Cooperatives (LWCA)
- **Eligible Geography**
 - Citywide, but focusing on and prioritizing low-income neighborhoods and communities with QCTs.
 - See website for complete list of community areas



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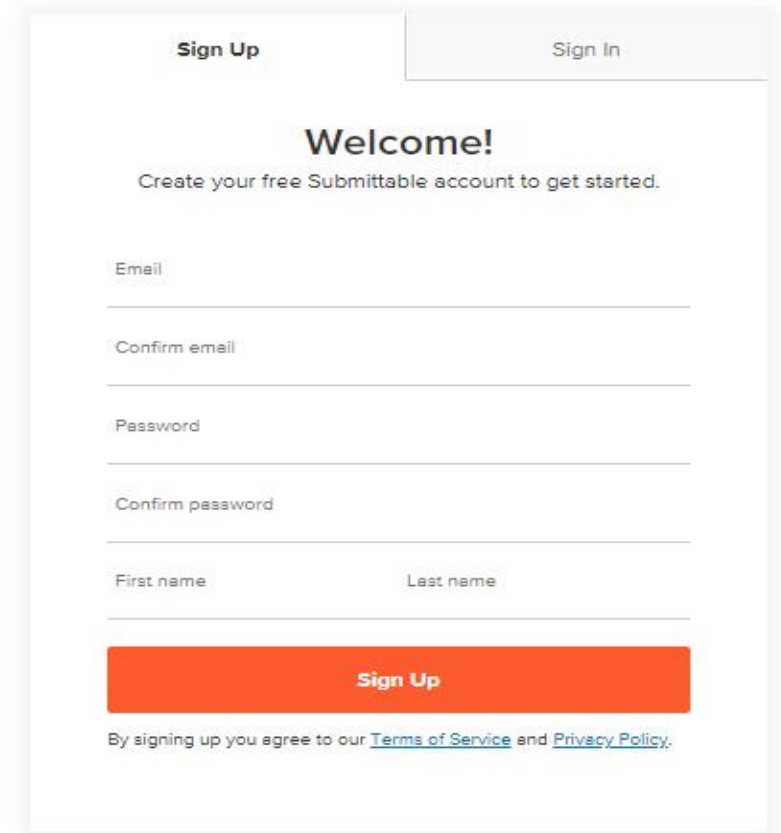
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Application

- All application are to be submitted through Submittable.
 - Any application sent via email will **NOT** be considered.
- To apply, you must set up an account on Submittable:
- <https://cocdpd.submittable.com/signup>

A screenshot of a web form for signing up on Submittable. At the top, there are two tabs: "Sign Up" (active) and "Sign In". Below the tabs is a "Welcome!" heading followed by the text "Create your free Submittable account to get started." The form contains several input fields: "Email", "Confirm email", "Password", "Confirm password", "First name", and "Last name". A prominent orange "Sign Up" button is located below the name fields. At the bottom of the form, there is a line of text: "By signing up you agree to our [Terms of Service](#) and [Privacy Policy](#)."



Application Questions

- Lead Organization
- Project Description
- Team Members & Community Engagement
- Legal & Governance
- Financing
- Real Estate & Construction
- Project Management
- [Optional] Demographic Questions



Screenshare Application



Timeline

January 18



Application
Launch

January 30



Pre-Submittal
conference

March 15
@ 11:59 pm CT midnight



Application
Deadline

May/June



Tentative
Announcements



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Resources

- **Application Assistance**
 - [Neighborhood Business Development Center](#)
 - [Nonprofit Application Assistance Workshops](#)
- **Other Grant Opportunities**
 - [Community Development Grants](#)
 - [Equitable-Transit Oriented Development Grants](#)
 - [Climate Infrastructure Grants](#)



Contact Information

- Email: cwb@cityofchicago.org
- Website: www.chicago.gov/CommunityWealthBuilding
- You can also utilize the “messages” in the submittable application



Questions & Answers