



CONNECTING PEOPLE,
BUILDING EQUITY

2017-2020

3 Years

3 Years



A NEW COURSE

eTOD
Policy

There's a proverb, "If you want to go fast, go alone; if you want to go far...."

Elevated Chicago brings together a national and local movement to apply a racial equity lens to urban development. Our impact is rooted in our origin: an idea to connect and build a community of movers and shakers through the Strong, Prosperous And Resilient Communities Challenge, or SPARCC.

SPARCC sought to identify six regions across the U.S. that could take on a complex challenge: Impacting their built environments by applying a racial equity lens to urban planning and development, transit, public health, arts and culture, sustainability and more.

And so, in 2016, a small group of community builders, developers and funders gathered to discuss which Chicago organizations could be tapped to form a collaborative tenacious enough to take on the big [issues affecting development in Chicago's communities of color: gentrification, depopulation, disinvestment, lack of trust and flawed narratives](#). Elevated Chicago launched in 2017 when SPARCC chose Chicago as one of its six national sites. Here, we would explore the catalytic power of Chicago's public transit system to spark community revitalization, public and private investments, cultural resilience and access to public resources, and more.

By summer, our group had formalized our steering committee structure and hired a program director. By the end of the year, we had made our name and logo official, awarded tens of thousands of dollars in grants for community led activation of CTA station areas, and we were ready to host our first symposium on equitable transit-oriented development ([eTOD](#)).

Time has moved quickly since that first idea. Over the past three years, we have evolved from a small team to a group of about 100 [people who comprise our steering committee, leadership council, working groups, and community tables](#). And we have made hundreds of friends and partners throughout the Chicago region, the SPARCC network, even globally!

As we've worked to raise awareness of eTOD, our accomplishments, key learnings and adaptations have been many. And so have been the challenges. Still, we believe that eTOD can solve our city's challenges, from the longstanding inequities built in our city's planning and development systems, to the recent impact of the covid-19 pandemic.

This report shares highlights from Spring 2017 to Spring 2020. It showcases our three years of impact, one idea, one investment, one community at a time.

For additional information and links to our projects, we invite you to read the online version of this report at our website elevatedchicago.org.

Funders



JPMORGAN CHASE & CO.

MacArthur
Foundation



Community engagement

The past three years of hard work and organizing by Chicagoans has resulted in [significant equitable transit-oriented development \(eTOD\)](#) wins in their own neighborhoods. These wins were propelled by proactive engagement and collaboration by local residents and Elevated Chicago partners and resulted in more community input in development decisions.

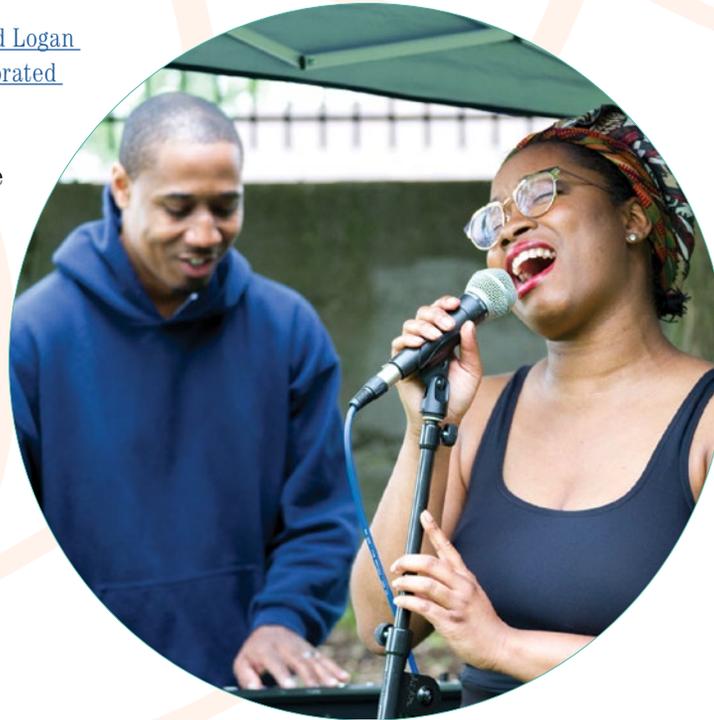
In November 2018 over 300 residents of the [Logan Square Blue Line eHub](#) marched together to protest high rents and support a proposed 100-unit affordable housing project on Emmett Street, adjacent to the Logan Square of the CTA stop. In May 2020, as a result of tireless advocacy by the community, the City Council unanimously agreed to allocate \$24 million in tax exempt bonds toward the Emmett Street project. The nonprofit developer, Bickerdike Redevelopment Corp., is now charting a path toward construction in 2020.

In 2019, [The Center for Changing Lives \(CCL\)](#) and [Logan Square Neighborhood Association \(LSNA\)](#) collaborated on a [Community Benefits Agreement with Blue Star Properties](#), whose new hotel and restaurant property will sit right outside of the Logan Square Blue Line CTA station. As part of the CBA, the developer committed to having at least 75% of its employees be neighborhood residents and to paying them a minimum of \$17 an hour.

Communities came together to celebrate as well as advocate. The 2018 Chicago Resilience Festival in the [California Pink Line eHub](#) was organized to celebrate the end of a year's worth of creative placemaking in the form of art and stormwater management devices near four CTA stations around the city to further climate and cultural resilience. Residents turned up to dance, paint, eat and celebrate Chicago's diversity.



Hundreds of Logan Square residents participated in the **MARCH FOR EQUITY** organized by Logan Square eHub partners (2018)



CHICAGO RESILIENCE FEST IN DOUGLASS PARK celebrated the work of community organizations that received Climate and Cultural Resilience grants from Elevated Chicago (2018)

Community event at former Chicago Public School and future **OVERTON BUSINESS AND TECHNOLOGY INCUBATOR**, located in Elevated Chicago's 51st eHub (2019)



Systems Change with the City of Chicago

Since our inception, Elevated Chicago has advocated for the City of Chicago to make its transit-oriented development (TOD) policy more equitable by covering more communities, by going beyond train stations to include heavily used bus routes, and by explicitly calling for the development of more affordable, accessible housing. Our advocacy is having impact.

As of this writing, a recommended plan for future TOD in Chicago, centered on equity, is being finalized for review by the City of Chicago. The policy recommendations are expected to be made public on August 17, 2020, at which time Chicago residents will have 30 days to comment. After that, Chicago's 50-member City Council, City departments and agencies, and the Mayor's Office, will review and, ideally, start adopting the recommendations as formal policy.

The plan was developed and written by an eTOD Working Group comprising more than 40 people representing community-based and citywide organizations, and City of Chicago departments (Housing, Planning and Development, Transportation, and Public Health), as well as the Chicago Transit Authority and the Chicago Metropolitan Agency for Planning. The Working Group will convene via in-person and virtual meetings and workshops, pending public health guidelines and Elevated Chicago will make grants to community-based organizations to enable their participation and to fund community engagement events.

The Working Group's policy recommendations seek to address what we call "the two sides of displacement": First, preventing displacement on the city's North Side, where many Black and Brown and low-income families have too few affordable housing options as construction of small-unit luxury apartments has flourished; and second, attracting more development and investment without displacement to the South and West Sides, whose residents would benefit from jobs, housing, services and amenities, walkability and safety that would follow.

Recommended measures include: that the City of Chicago coordinates incentives for developers to encourage affordable housing near transit, particularly in communities where none or little exists; that City departments work more cohesively on the connected issues of planning and zoning, transit, parking and street design, affordable housing, and public health; and, that public engagement be a required and well-resourced strategy, so that community members have voice and ownership in what gets built in their neighborhoods.

Visit our website in mid-August to read our policy recommendations.



IN APRIL 2019, CHICAGO ELECTED LORI LIGHTFOOT AS ITS FIRST BLACK FEMALE MAYOR. Elevated Chicago members were invited to be part of her transition, and program director Roberto Requejo co-chaired the Transportation and Infrastructure committee, bringing [eTOD formally into the administration's agenda](#). Prior to the election, an eTOD ordinance had been passed by City Council in January 2019, mandating the development of the Equitable Policy Plan for TOD by August 2020. [The Mayor's Office and Elevated Chicago have created a working group to build the plan](#), centering it on people of color and low-income communities and planting the seed for racial healing and transformation beyond this historic election.

“
When we started Elevated Chicago three years ago, I knew we would be radically changing the way we plan and develop around transit in neighborhoods. What I didn't know is that I would be making forever friends and family in Chicago and across the country! We have done and learned so much together, and there is so much more to accomplish to make Chicago the most equitable global city: let's make that goal our next stop!
— ROBERTO REQUEJO, Program Director
”

It all began with a SPARCC

[The story of Elevated Chicago is about more than our city:](#) it's the story of how six different cities became part of a national movement to apply a racial equity lens to urban development and fundamentally change the way metropolitan regions invest in neighborhoods and grow.

That movement is the Strong, Prosperous And Resilient Communities Challenge, known as [SPARCC](#). It is an initiative of Enterprise Community Partners, the Low Income Investment Fund, and the Natural Resources Defense Council, with funding support from the Ford Foundation, The JPB Foundation, The Kresge Foundation, the Robert Wood Johnson Foundation, Ballmer Group, and The California Endowment.

Prior to SPARCC, many individuals and organizations in Atlanta, Chicago, Denver, Los Angeles, Memphis and the San Francisco Bay Area were working towards racial equity, health, and climate resilience. By connecting us, SPARCC transformed separate community initiatives into a single powerful movement capable of creating meaningful change through partnerships and national influence.

Elevated Chicago was launched with a three-year grant from SPARCC in 2017; our work since then led to securing a second round of funding from SPARCC in 2020.

[The ravages of COVID-19 have illuminated disparities in racial equity, health and environmental conditions.](#)

Finding hope these days is hard. But the past three years of SPARCC work have set the stage and provided building blocks for an equitable and just recovery. As SPARCC leaders wrote in April 2020, "Despite unprecedented challenges across all of society, so much of what is needed to respond and rebuild... is based on centering social, economic and racial equity. We all must remain committed to working with local partners and lawmakers to advance the health and sustainability of communities nationwide – a goal that is now more important than ever."

Our path forward will not be easy, but these first few years show what can be accomplished when we unite to make our communities strong, prosperous and resilient.



SPARCC focuses on city-wide change through partnerships. For example, our work with the Chicago Metropolitan Agency for Planning (CMAP) and Regional Transportation Authority (RTA) is a partnership success story. CMAP committed resources to Elevated Chicago through a Local Technical Assistance Program grant for the Garfield eHub of the Green Line South – the first time CMAP and RTA embarked jointly in eTOD planning.

ELEVATED CHICAGO WELCOMED NEARLY 100 COLLEAGUES FROM SPARCC'S SIX REGIONS to "Celebrate Reflect Connect Imagine," a national convening in 2019 to mark the end of the first three years of the SPARCC initiative, and to start planning the next three.

Pipeline Projects

Residents, organizers and community leaders in each Elevated Chicago eHub are working on projects of significance that will have great impact on the built environment, public health, climate resilience, access to arts and culture, and equity. We call these our pipeline projects.

Since 2018, we have supported our eHubs' work with grants, advocacy and technical assistance. We have also set metrics to measure the impact on equity and climate resilience, such as improved walkability and community cohesion. In 2019, we joined Enterprise Community Partners in launching Equity Forward, a recoverable grant pool to deepen our support for these pipeline projects. Get to know the projects here, and look out for our updates on them in 2021.



OVERTON SCHOOL in Bronzeville.

In the Green Line South eHub:

Emerald South Economic Development Collaborative is seeking to create a cohesive visual identity for the Green Line South area throughout Washington Park and Woodlawn, resulting in coordinated development strategies, improved services, and engaged residents and businesses. Working with Borderless Studio's Creative Grounds, the initiative will include place-making features, physical markers, memorialized plaques and art installations starting with the area surrounding the Overton School in Bronzeville. Impact: Decreased community economic hardship; decreased flooding; increased presence of local landmarks, symbols, cultural spaces and public art in the community; improved collaboration, cohesion, decision-making.



LATINOS PROGRESANDO in Marshall Square.

In the California Pink Line eHub:

Latinos Progresando is seeking to acquire and renovate a vacant, former public library building and to create a new model of community health service delivery on Chicago's southwest side. Its new resource center will serve as a community hub, providing access to immigration legal services, behavioral mental health screening and treatment, and trauma-informed group counseling sessions for all ages, along with a robust referral system. Impact: Improved mental health and wellbeing; decreased flood risk; improved walkability; increased neighborhood cohesion and belonging.



WHEN NEW HOUSING OR BUSINESSES ARE BUILT NEAR TRANSIT, they should create opportunities for residents of various income levels, not just affluent people. But too often, exciting ribbon-cuttings are just the beginning of resident and cultural displacement.

The Emmett Street apartments in Logan Square are a model of eTOD for both process and outcome. Built by Bickerdike Redevelopment Corporation, this development will create 100 affordable homes adjacent to the CTA station. It was supported by 100-plus organizations thanks to the advocacy of the Logan Square Neighborhood Association in partnership with Elevated Chicago.

In the Logan Square Blue Line eHub:

Next to the station, Bickerdike Redevelopment Corporation will build 100 units of affordable housing for families, and LUCHA is seeking to preserve affordable homeownership and rental opportunities in West Logan Square and Hermosa through acquisition and rehabilitation of properties through a Land Trust. This strategy will preserve the stock of naturally occurring affordable housing in the target area by creating a competitive, self-regenerating acquisition fund; rehabbing multi-family buildings; and cultivating a pipeline for low-to-moderate income families. Impact: Decreased community economic hardship; decreased flood risk; increased presence of local landmarks, symbols, cultural spaces & public art in the community; increased community cohesion.

In the Kedzie-Homan Blue Line eHub:

The Foundation for Homan Square is seeking to transform public, urban space with community-driven plans by developing affordable housing for current and new residents, and providing opportunities for retail entrepreneurs to launch or expand their businesses. Project components include the Homan/Harrison mixed-use project (new construction of transit-oriented development project at a gateway intersection), and affordable rental housing units (construction of 50-60 new units of affordable housing on vacant lots acquired through the Cook County Land Bank and City of Chicago). Impact: Improved walkability; increased neighborhood cohesion and belonging; improved air quality; increased resident retention.

Community engagement around pipeline projects in **KEDZIE-HOMAN BLUE LINE EHub.**



Rendering of Garfield Green, a sustainable affordable housing project, in **KEDZIE-LAKE GREEN LINE EHub.**

In the Kedzie-Lake Green Line eHub:

The Garfield Park Community Council is seeking support to address barriers to community ownership and the formation of a community housing coalition (comprised of residents, churches and activists) to engage with housing plans and developments such as Garfield Green, a new, 40- to 80-unit housing development (previously known as C40); being developed by Preservation of Affordable Housing (POAH) at Kedzie and Fifth Avenues, along a City of Chicago-designated “Resilient Corridor.” Impact: Increased resident retention, decreased community economic hardship, improved air quality.



Our grant-making

Since 2017, we have awarded more than [\\$2.9M in grants](#) to organizations in Chicago that support eTOD – from pre-development funds for capital projects to programming dollars for [walkability studies](#), [capacity-building](#) for community collaboration, increasing climate resilience and [arts and culture](#) events for the general public.

To stay true and accountable to our commitment to racial equity, 67% of our grants (\$1.75M) have been made to organizations led-by people of color advancing eTOD and 66% (\$196K) of our total contracts have been made to MBEs. The majority of our grants are approved by the Steering Committee either through approval of the annual budget or by full review of applications.

PRE-DEVELOPMENT AND EQUITY FORWARD: \$1,080,000

WORKING GROUP: \$415,000

CLIMATE AND CULTURAL RESILIENCE: \$352,000

COMMUNITY TABLE COLLABORATION: \$320,000

**WALKABILITY AND HEALTHY CHICAGO 2.0,
WITH THE CHICAGO DEPT. OF PUBLIC HEALTH: \$300,000**

RACIAL EQUITY: \$250,000

COMMUNITY-LED DATA ANALYSIS: \$105,000

ACTIVATION OF CTA STATIONS: \$100,000

ECODISTRICTS: \$100,000

**REAL ESTATE SERVICES AND
TECHNICAL ASSISTANCE: \$75,000**

ETOD WORKING GROUP: \$40,000

**DIVERSITY, EQUITY AND INCLUSION CURRICULUM
AND LEARNING COHORT: \$30,000**

Art near Elevated Chicago eHub stations

New community-driven art was co-designed in partnership with Elevated Chicago, including projects through grants to Center for Neighborhood Technology.



Art in the eHubs: (top) An outdoor mural on 51st Street in **GREEN LINE SOUTH**; (bottom) mural planning in **LOGAN SQUARE BLUE LINE**



Art in the eHubs: At the Garfield Park Community Council Garden in **KEDZIE-LAKE**, with support from CNT



(At left) Art in the eHubs: Artist installation of a viaduct mural near **CALIFORNIA PINK LINE**



(Near left) Art in the eHubs: Mural near **KEDZIE-LAKE GREEN LINE**



(Far left) Art in the eHubs: Mural at Anthony Overton Elementary in **GREEN LINE SOUTH**



Art in the eHubs: Artistic woodwork at the **KEDZIE-LAKE GREEN LINE** installed by Safer Foundation and BKE Design and featuring inspirational quotes from Black leaders and artists

“

What an amazing three years this has been! I am so grateful to have worked alongside so many creative, dedicated colleagues, and with so many impactful organizations. Over the past three years we have laid a strong foundation, and built an incredible network committed to developing solutions to begin addressing the systemic racial inequities that have plagued our communities for generations. Through collaboration and community, we have accomplished so much together, and the journey continues.

— **MARLY SCHOTT, Program Associate, Elevated Chicago**

”

Other art near transit

Art projects in our eHubs represent community members' experiences, provoke conversations, enhance walkability, and add beauty to daily life. To learn more about recent art initiatives near transit, click below.

[“Guns into Shovels” was initially conceptualized by artist Pedro Reyes as a response to gun violence in Culiacán, Mexico.](#) In partnership with the School of the Art Institute of Chicago (SAIC), Reyes reproduced his work in the North Lawndale neighborhood in 2017. Reyes worked with SAIC and North Lawndale residents to melt down gun parts; then Lawndale Forge turned them into shovel heads. The shovel handles were created by youth involved in woodworking programs at the Greater West Town Training Partnerships, and community members used the shovels to plant the first trees of the Oaks of North Lawndale initiative near the Kedzie-Homan CTA station. By symbolically transforming guns from “agents of death into agents of life,” the initiative brought people together to grow a safer and healthier community.

[In 2018, we worked with two Black-led organizations, BKE Designs and the Safer Foundation, to create “Spellcasting for Peace”.](#) BKE Designs is a Chicago-based design firm and the Safer Foundation is an organization that provides employment training to justice-involved people to help them live more vibrant and sustainable lives. BKE Designs and Safer’s program participants created plaques with uplifting messages by Black thinkers and activists that were permanently displayed on the [Green Line’s Kedzie-Lake station](#). The idea was to add positivity to the physical environment and inspire people as they go about their daily lives. “Spellcasting for Peace” was intentionally designed so that the process and end product benefitted the creators as well as the people and place receiving the artwork.

We've Been Training for This

By Leslé Honoré

Don't listen to them
The voices that say
you will be able to work
At home
The same way you work
At your cubicle
In your office
Safe in the walls of infrastructure
Built around you
Brick and mortar that divides
The privileged
From the heroes
Who are just now being called
Essential
Because this has changed us
Will continue to change us
But we have trained for this
We who know the power of a we
We who will not let the fists of policy
Beat the faces of the invisible
We know how to link arms across this city
We have implanted ourselves in this city
On the streets
In the high rises
On the 5th floor
We have been training for this
And this is not a drill
This is another battle in this long war
To shake off the individual
To cement ourselves in community
To protect those who make our lives
What they are
Without a living wage
Without sick days
Without retirement
Without acknowledgement
we are sounding the alarm
Business as usual is done
Normal was never normal
We are activating
In all the ways we know how
And in some ways we have never dreamed

And we will be weary
And we will ache
For the people we can not save
And for time we can not recoup
And we are allowed
To bend a little
Because we don't break
To rest a little
Because we give more than we take
To pause a little
Hope a little
And be human a lot
We will lend each other strength
Lend each other peace
We will lend each other love
So we can return to the trenches
We will find our way out of this
Through this
Together
Leading with love
Because we have been training for this

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(Above) **OVERTON DAY AT ANTHONY OVERTON ELEMENTARY** brought together community members to explore the role of schools in urban development.

(Right) **OAKS OF NORTH LAWDALE** brings together the North Lawndale community, the City of Chicago and the School of the Art Institute of Chicago to reimagine the neighborhood as a healthy, peaceful and tree-lined place.



Stormwater/flooding management

Developing more climate resilient communities is an Elevated Chicago goal. In our eHubs, poor stormwater management causes homes and community assets to flood, and extreme temperatures and poor air quality hurt people's health. That's why we support tree planting, solar panel installation, and stormwater management devices in all our eHubs. Here's two of our initiatives:

Oaks of Lawndale in the Kedzie-Homan eHub

In 2017, the School of the Art Institute of Chicago (SAIC) and two community-based organizations, Homan Grown and the North Lawndale Community Coordinating Council, launched the Oaks of North Lawndale, an art and community development project. The project is recreating the community's urban forest by planting and maintaining over 7,000 trees in North Lawndale, where there are fewer trees than any other area in the city. Since launching at Nichols Tower, the group has planted more than 1,000 trees and their work has been recognized by the Chicago Region Trees Initiative.

Climate Resilience grants and art projects

The Center for Neighborhood Technology's Climate and Cultural Resilience program (CCR) aims to address climate change challenges and strengthen local arts and culture near CTA transit stops. Several CCR grants have been awarded for green infrastructure demonstration projects with complementary public art pieces that illustrate how investments in climate resilience benefit local cultural and economic resilience.

The Overton Park Green Transformation is a CCR-funded initiative. Anthony Overton Elementary School, located in the Green Line South eHub, was one of 49 public schools shuttered in 2013 by the City of Chicago. Since 2018, the school parking lot has been transformed by BORDERLESS STUDIO's Creative Grounds initiative, which explores the community and urban roles of school grounds following mass school closures in Chicago. The group has installed art and painted large-scale maps showing public schools closed in 2013, and proposed new uses for those schools along with Bronzeville's formal and informal assets. A rainwater garden is being built on the former school's parking lot.

CCR supporters and partners include Elevated Chicago, Enterprise Community Partners, Arts+Public Life, Garfield Park Community Council, Logan Square Neighborhood Association, LUCHA, Open Center for the Arts, and Washington Park Development Group.



Elevated Chicago Symposia

The [Elevated Chicago symposia on eTOD](#) demonstrate our commitment to increase awareness and dialogue about the people, places and processes that make transit-oriented development equitable. Our 2017, 2019 and 2020 events brought together some of Chicago’s most influential planners, organizers and advocates from public, private and non-profit institutions. They discussed ways to plan a city that works for everyone, centering development around transit as an asset, and strengthening neighborhoods without displacing people.

Each symposium was designed with [members](#) of our steering committee and community tables, who helped shape topics and conversations on issues such as: developing place-based partnerships to identify, procure and secure funds for eTOD projects; retaining human and cultural capital in communities of color; gathering community input and advocating for equitable policies; incorporating environmental, economic and culturally resonant principles and best practices in development; and, dismantling top-down approaches so everyone can have a seat at decision-making table.

Our keynote speakers have been: Dr. Julie Morita, past commissioner of the Chicago Department of Public Health and now executive vice president of the Robert Wood Johnson Foundation; Dr. Helene Gayle, president and CEO of The Chicago Community Trust; Justin Garrett Moore, executive director of the New York City Public Design Commission and co-founder of BlackSpace; Dr. Allison Arwady, commissioner of the Chicago Department of Public Health; and Andre Brumfield, urbanist and architect, Gensler. Each event also involved local artists, whose performances gave beautiful and layered context to inequities in planning and transit.

Each symposium has been supported by the Federal Reserve Bank of Chicago, which has hosted the in-person gatherings, supported virtual ones, and housed our exhibit “Undesign the Redline,” and co-sponsored by Enterprise Community partners and the MacArthur Foundation.

Our [eTOD](#) symposia give us time and space to come together to talk, to listen, to learn – sharpening our vision and growing the community of eTOD advocates.

Symposium Speakers

The following individuals, listed in alphabetical order by last name, were speakers at our past eTOD symposia. All affiliations are current as of July 2020.

**Create circles, not lines:
Circles are about inclusion. Choose critical connections over critical mass. Move at the speed of trust – trust takes time in some cases, and while development and policies and political timing and funding have a pace and timeline, you [may] have to rethink and readjust to take the time to build the trust that’s needed or establish that trust that is necessary.**

— JUSTIN GARRETT MOORE,
Executive Director, New York Public Design Commission and 2019 keynote speaker

Daniel Aaronson, The Federal Reserve Bank of Chicago

Harry Alston, Safer Foundation

Hannah L. Anderson, Chicago Dept. of Public Health and Artist

Dr. Allison Arwady, Chicago Dept. of Public Health

Juan Sebastian Arias, Enterprise Community Partner

Lori Berko, University of Chicago, Office of the President

Nootan Bharani, UChicago Arts, Arts + Public Life

Jeremiah Boyle, Federal Reserve Bank of Chicago

Andre Brumfield, Gensler

Kirby Burkholder, IFF

Michael Burton, Bickerdike Redevelopment Corporation

Asiaha Butler, Residents Association of Greater Englewood (R.A.G.E.)

Sarah Cardona, Metropolitan Planning Council

Charlie Corrigan, JP Morgan Chase Foundation

Maurice Cox, Chicago Dept. of Planning and Development

Megan Cunningham, Chicago Dept. of Public Health

Devin Culbertson, Enterprise Community Partners

Jessica Davenport, Black Girls Break Bread

Michael Davidson, The Chicago Community Trust

“

Public transportation provides access to resources. We need to do as much as we can to help these kinds of developments and projects be successful.

— **DR. JULIE MORITA**, Executive Vice President, the Robert Wood Johnson Foundation

”

Christian Diaz, Logan Square Neighborhood Association

Bill Eager, Preservation of Affordable Housing

Theo Edmonds, University of Louisville School of Public Health and Information Sciences

Ghian Foreman, Emerald South Economic Development Collaborative

Kendra Freeman, Metropolitan Planning Council

Jennie Fronczak, LUCHA

Justin Garrett Moore, City of New York Public Design Commission

Dr. Helene Gayle, The Chicago Community Trust

Andrew Geer, Enterprise Community Partners

Stephanie Gidigbi, NRDC

Lucy Gomez-Feliciano, The Nature Conservancy and the Chicago Park District

Juliana Gonzalez-Crussi, Center for Changing Lives

Vito Greco, Elevate Energy

Jacky Grimshaw, Center for Neighborhood Technology

Leslé Honoré, Poet and author

Aaron Johnson, Center for Changing Lives

Deborah Kasemeyer, Northern Trust Bank

Dr. Danielle Kizaire, Bronzeville Urban Development

Aarti Kotak, PEAK6

Vickie Lakes-Battle, IFF

Adrienne Lange, Latinos Progresando

Juan Carlos Linares, University of Chicago Law School

Susan Longworth, Federal Reserve Bank of Chicago

Bernard Loyd, Urban Juncture Inc.

Omar Magana, OPEN Center for the Arts

James Matanky, Matanky Realty Group

Anna Mayer, Taller de Jose

Gaylord Minett

John Moon, Federal Reserve Bank of San Francisco

Dr. Julie Morita, Robert Wood Johnson Foundation

Mary Nicol, Office of the Mayor, City of Chicago

Marisa Novara, Chicago Dept. of Housing

Tarnynon Onumonu, Poet

Rosa Y. Ortiz, Confeti, LLC

Krysta Pate, Community Reinvestment Fund

Jair Pinedo, Sunshine Enterprises

Melinda Pollack, Enterprise Community Partners

Shelley Poticha, Natural Resource Defense Council

Roberto Requejo, Elevated Chicago

Shandra Richardson, The Chicago Community Trust

Jake Schnur, MB Financial

Marly Schott, Elevated Chicago

Geoff Smith, Institute for Housing Studies at DePaul University

Adrian Soto, Greater Southwest Development Corporation



THE UNDESIGN THE REDLINE YOUTH SUMMIT, sponsored in 2019 by Elevated Chicago in partnership with Enterprise Community Partners, brought together 60+ young Chicagoans to explore the impacts of redlining, reflect on existing neighborhood assets, and find solutions to create equitable and climate-resilient spaces.

Tyronne Stoudemire, Hyatt Corporation

Kevin Sutton, Foundation for Homan Square

Mike Tomas, Garfield Park Community Council

Joanna Trotter, The Chicago Community Trust

Lyndon Valicenti, Daylight

Carmen Vergara, Esperanza Health Centers

Ayanna Williams, YannaCello

Joshua Wilmoth, Full Circle Communities Inc.

Elise Zelechowski, Office of the Mayor, City of Chicago

Mariia Zimmerman, MZ Strategies

Free Range

By Tarnynon (Ty-yuh-nuh) Onumonu

My Chicago be grid-mapped
Superman up high spot train car lines
Like speeding bullet through cityscape
What a sweet escape
Fall asleep on one side blue/red
Wake up black/white
Always knew red split city black/white
Never took issue with this until nightfall
Better be on your side by nightfall
But nevermind that

CTA, the great equalizer
Rich Dad, Poor Dad collide here
Rush Hour, jam packed
Personal space now mythic past
All aboard the mystery machine
Used to ride for hours just to Christopher Columbus neighbor-nooks
unseen
My scope widened every time I'd board a new line

Why we be sectioned off, bracketed,
Rather than just one Line
Thoughts swirl as I read billboard signs
Talkin bout, " Building a New Chicago"
But I ain't seen nothin new on my side

CTA reek of hope and despair
Cloaked in stale loose cigarette smoke and school children's candy
wrappers
This be Chicago feature, Chicago future
Joy ride on buses
Joy still be here
Love still be here

Bucket Boys wrists' ricochet heartbeats off the air
Their wooden staffs split traffic like red sea
Come see my cityscape dream
Youth Ready, witness their glistening eyes gleam
Access, if they get it
Believe me, they got it
Open these unmarked borders

Listen to these kids kidding around
Can you hear them skipping the dozens over turnstiles?

We fashion them complacent
But they be curious
Wanna see what's on the other side
Was far into my highschool years before I frequented the northern sector of Lake Shore Drive
But why is that?
When the city has always been mine
Or is it?
Why those from suburbs arrive downtown faster than us from the southside?

This be my city plain, my city plan
Before I take flight, I sit perched on this land
Chicago, there's still time to do right by me
Since before the Great Migration,
Legends of the fall have been yearning to be free
Don't trap us, don't clip our wings
Just to stealthily set up shop where we be quarantined
Gentrification is real. We're losing ground.
Redline from 95th be expanding but you displace us now
Then place your station inside our station
We be over-policed like long lines marching towards the county

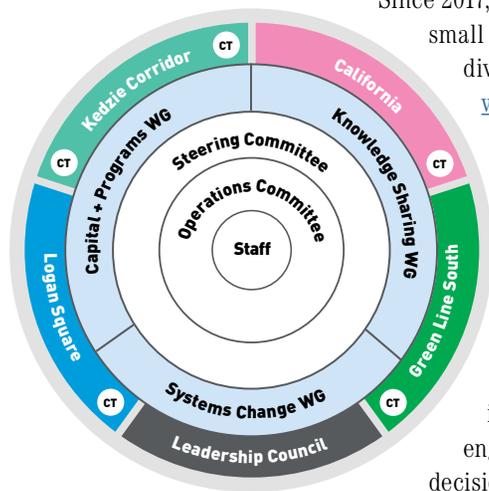
We're counting on this system collapsing and beginning anew
Empathize with us. On your feet place our shoes
What if your children were kept out of the Loop
We deserve more than just a day at the Taste or Lollapalooza
We are not this city's disposable income
This city's scapegoat
We only wish to roam.

© 2017



Tarnynon Onumonu

Collaborative People



Since 2017, Elevated Chicago has grown from the small team that conceived of our work to a diverse group of more than [100 people](#) [who comprise our steering committee, leadership council, working groups and community tables](#). We have expanded the definition, voices and stakes of equitable transit-oriented development by creating new systems of decision-making and re-envisioning leadership. Our bodies of governance are constructed to facilitate authentic, inclusive and effective community engagement, and power and ownership in decisions affecting the built environment.

More about our structure:

Community Tables at our sites are made up of neighborhood residents, community leaders and business owners, particularly those within the ½ mile radius of each station, and others with a close relationship to this area, such as participants in community programs or daily commuters. Our five [community tables inform our strategies and determine our priorities for capital projects, programs, policies, narratives, data and technical assistance](#).

Working Groups bring together community-based and region wide partners to provide technical assistance and capacity building to Elevated Chicago’s workplan in three areas: Capital & Programs, Systems Change, and Knowledge Sharing. Institutional partners co-chair these groups, which provide oversight and support to cross-site project and initiatives, and technical assistance to eHub partners.

Leadership council members are government, business, and civic leaders who are willing to change the culture, policies and practices that impact equitable development in Chicago, promote more [eTOD](#), and remove barriers to it.

Steering committee members are leaders in the public, private and civic sectors, including regional and city-wide institutions and community-based organizations who serve as bridges and connectors to Elevated Chicago’s eHubs. The composition of the Steering Committee reflects the different lenses of Elevated Chicago: racial equity, health, climate change, and arts and culture.



THE ELEVATED CHICAGO STEERING COMMITTEE members and proxies at the 2019 eTOD Symposium. From left to right: (back row) Kevin Sutton, Mike Tomas, Jennie Fronczak, Adrian Soto, Dan Fulwiler, Ghian Foreman, Marly Schott, (front row) Roberto Requejo, Leslé Honoré, Christian Diaz, Shandra Richardson, Nootan Bharani, Andrew Greer, Kendra Freeman, Lori Berko, Emily LaFlamme, Juan Carlos Linares. For a full list of names and photos of past and current steering committee members, see pages 17 and 18.

“

It’s important for people to know how you’re thinking, what you think about where you want to live, and how you want conditions to be better. Everything interacts with everything else, but you don’t get it until you’re sitting in a certain seat to see how everything goes together. I didn’t really get the whole big picture of that until I joined the community council.

— **YVONNE SHIELDS**, Kedzie-Homan eHub community table member

”

For All Aboard: The 2019 Elevated Chicago Symposium

By Leslé Honoré

This City
Of Broad Shoulders
And Bold Hearts
This Windy City
That blows into the sails of your souls
sending you soaring on dreams
And hawk wings if you let it
This City of Emerald Necklaces
And Great Lakes
Juxtaposing nature
And sky scraper
This City Brutal and Beautiful
This City of 16 shots
And cover ups
This City that waters asphalt with blood
This Sanctuary City
This Segregated City
This Rainbow Colored
Rainbow Connected
Blue lines
And blue collar
Red lines cutting through
Red lining legacies
This Brown and Green
Pink and Purple
You can travel the world
On an Elevated Train
In this City
Mexico and China
Italy and Lithuania
The descendants of Slaves
Great migrations
Native land
Black Free Man founded
This City
With two tales
That we love as fiercely
As it winters are harsh

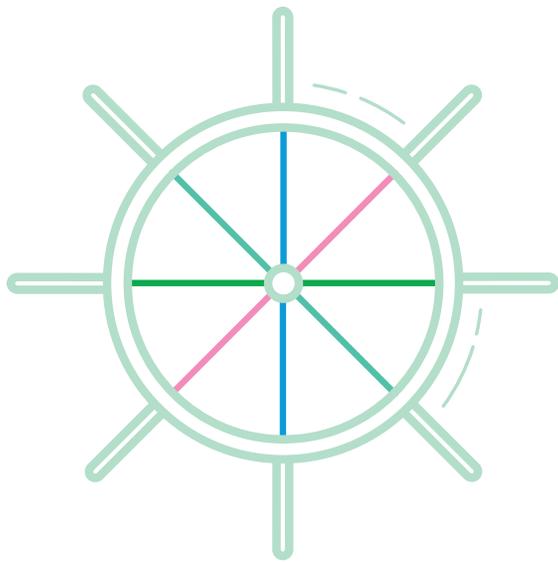
Let us dedicate today
To this City
To using Our Voices
For those who are silenced
To using Our Privilege
To open doors
Build bridges
Shatter ceilings
And with outstretched hand
Welcome in the denied
Let us do the work
That is more than
Trending words
Of Equity and Inclusion
This is heavy
But it is our Brother
Our Sister
Our Humanity
Let us not be weary as we labor
Let us always remember why we fight
Why we carry with us
Into every space
This Message
Of Hope
If we can better link this City
If we can irrigate funding and equity
Into barren lands of food deserts
And school closures
If we can dam the Tsunamis of
Gentrification
Slow the erosion of immigrant families
Who built beauty with bare hands
Only to be out bid
And their Culture Commodified
If we can ensure that a train ride from
95th and the Dan Ryan
To the Loop
To Evanston

Only has the back drop of
Changing cultures
And not the hideous Demarcation
Of Divestment
If we can be stewards of this City
Then we can create better stewards
Of the World
Because a train in Chicago
Is more than transportation
To and from school and work
It's a passport
To the globe
With open minds
With intention and purpose
Let us work
Broad Shoulder to Shoulder
Hope maybe a thing with wings
But sometimes it glides on
Elevated Tracks
Let us deal hope today
And
Let us start
With this City

© 2019



Leslé Honoré is a “Blaxican” Poet, the author of *Fist & Fire: Poems that Inspire Action and Ignite Passion*, and a member of the Elevated Chicago steering committee. LesleHonore.com



Steering Committee

Current Members



Nootan Bharani, Arts + Public Life, University of Chicago



Lisette Castañeda, Latin United Community Housing Association



Megan Cunningham, Chicago Department of Public Health, City of Chicago



Michael Davidson, The Chicago Community Trust



Christian Diaz, Logan Square Neighborhood Association

Our Collaborative Team

Elevated Chicago appreciates the support and guidance of our collaborative team over the past three years, including our Steering Committee, Leadership Council and Management Team. Our team members bring passion, expertise and fierce commitment to authentic community engagement and power in decisions affecting the built environment of Chicago. Their leadership and effort have helped Elevated Chicago drive change and build connections necessary for eTOD. We are deeply grateful for the hard work of present and past members—it's been an incredible three years!



Ghian Foreman, Emerald South Economic Development Collaborative



Kendra Freeman, Metropolitan Planning Council



Dan Fulweiler, Esperanza Health Centers



Andrew Geer, Enterprise Community Partner



Jacky Grimshaw, Center for Neighborhood Technology



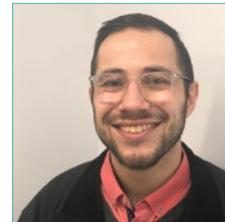
Luis Gutierrez, Latinos Progresando



Leslé Honoré, Poet and Author



Vickie Lakes-Battle, IFF



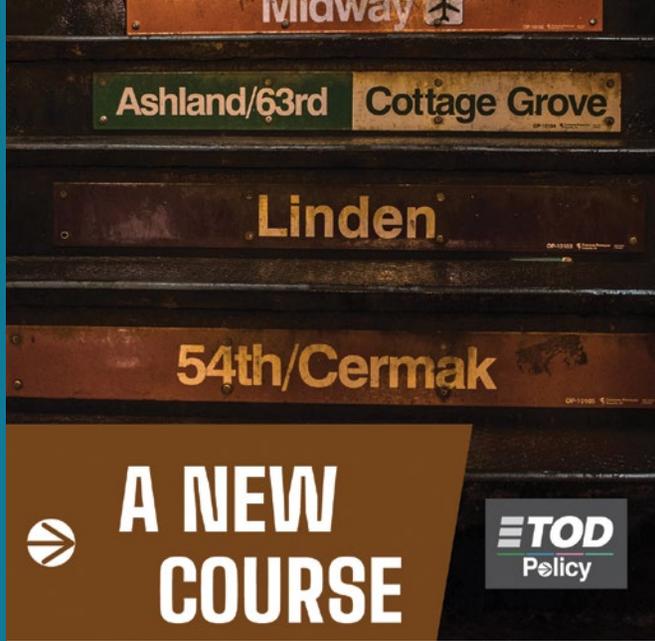
Jair Piñedo, Sunshine Enterprises



Kevin Sutton, Foundation for Homan Square

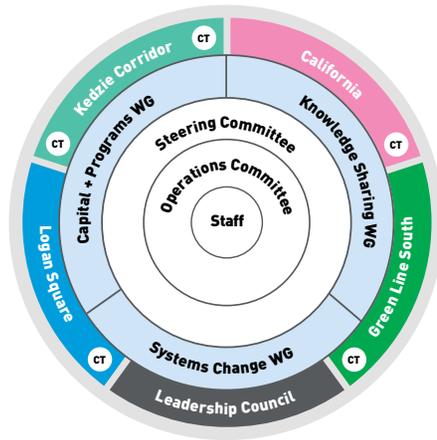


Mike Tomas, Garfield Park Community Council



Past Steering Committee Members

- Lori Berko**, University of Chicago
- Scott Bernstein**, Center for Neighborhood Technology (Retired)
- Devin Culbertson**, Enterprise Community Partners (SPARCC)
- Ethan Daly**, Sunshine Gospel Ministries
- Jennie Fronczak**, LUCHA
- Lucy Gomez-Feliciano**, Logan Square Neighborhood Association
- Bernard Loyd**, Urban Juncture, Inc.
- Joe Neri**, IFF
- Rosa Y. Ortiz**, Enterprise Community Partners, Past Steering Committee Co-chair
- Shandra Richardson**, The Chicago Community Trust, Past Steering Committee Co-chair
- Elise Zelechowski**, City of Chicago



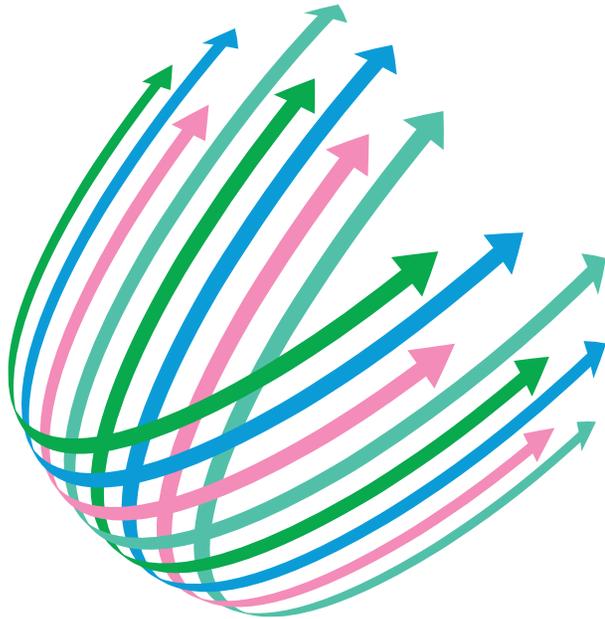
ELEVATED CHICAGO'S GOVERNANCE STRUCTURE is made up of linked teams that bring together civic and business leaders, community members and program staff.

Current Steering Committee Proxies

- Kate Ansorge**, IFF
- Lydia Collins**, Foundation for Homan Square
- Kathleen Gregory**, Esperanza Health Centers
- Joel Hamernick**, Sunshine Gospel Ministries
- LaShone Kelly**, Garfield Park Community Council
- Emily Laflamme**, Chicago Department of Public Health, City of Chicago
- Adrienne Lange**, Latinos Progresando
- Marcheta Pope**, Emerald South Economic Development Collaborative
- Chandra Rouse**, Enterprise Community Partners
- Brett Swinney**, Arts & Public Life, University of Chicago
- Joanna Trotter**, The Chicago Community Trust
- Drew Williams-Clark**, Center for Neighborhood Technology
- Susan Yanun**, Logan Square Neighborhood Assoc

Past Steering Committee Proxies

- Juan Sebastian Arias**, City of Chicago
- Kirby Burkholder**, IFF
- Marcelina Gonzalez**, Latinos Progresando
- Juliana Gonzalez-Crussi**, Center for Changing Lives
- Lynnette McRae**, Black Chicago Tomorrow
- Robin Schabbes**, Chicago Community Loan Fund
- Adrian Soto**, Greater Southwest Development Corporation



Leadership Council

Current Members

Erin Aleman, Chicago Metropolitan Agency for Planning

David Ansell, Rush University Medical Center

Allison Arwady, Chicago Department of Public Health, City of Chicago (co-chair)

Gia Biagi, Chicago Department of Transportation, City of Chicago

Michelle Blaise, ComEd (proxy member)

Michael Connelly, Chicago Transit Authority

Melissa Conyears-Ervin, City Treasurer

Maurice Cox, Department of Planning and Development, City of Chicago

Leah Dawson Mooney, Chicago Transit Authority (proxy member)

Helene Gayle, The Chicago Community Trust, Leadership Council Member (co-chair)

Katanya Henry, City of Chicago (proxy member)

Dan Lurie, Office of Mayor Lori Lightfoot

Samir Mayekar, Office of Mayor Lori Lightfoot

Candace Moore, Office of Mayor Lori Lightfoot

Marisa Novara, Chicago Department of Housing, City of Chicago

Rob Rose, Cook County Land Bank Authority

Melissa Washington, ComEd

Past Leadership Council Members

Aarti Kotak, Peak6

Juan Carlos Linares, Office of Mayor Lori Lightfoot

Carol Morey, Chicago Transit Authority

Julie Morita, MD, Robert Wood Johnson Foundation (co-chair)

David Reifman, CRG

Rebekah Scheinfeld, Civic Consulting Alliance

Kurt Summers, Investor, Former City Treasurer

Joe Szabo, Chicago Metropolitan Agency for Planning (retired)

Chris Wheat, Natural Resources Defense Council

Elevated Chicago Staff

Current Staff Members



Roberto Requejo,
Elevated Chicago,
Program Director



Marly Schott,
Elevated Chicago,
Program Associate

Past Staff Members

Sabrina de la Vega, Elevated Chicago, Past Program Intern

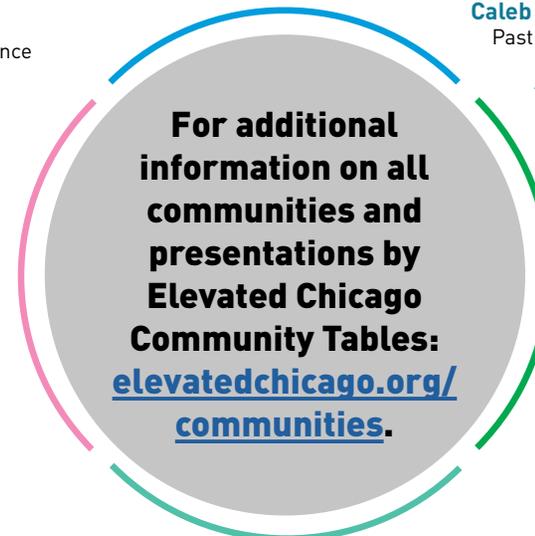
Amorita Falcon, Elevated Chicago, Past Program Intern

Samira Hanessian, Chicago Resilience AmeriCorps VISTA Member, City Intern

Jai W. Hayes-Jackson, Chicago Resilience AmeriCorps VISTA Member, City Intern

Caleb Herod, Elevated Chicago,
Past Program Intern

Alex Perez, Elevated Chicago,
Past Program Intern



For additional information on all communities and presentations by Elevated Chicago Community Tables: elevatedchicago.org/communities.

What people are saying about Elevated Chicago

Elevated Chicago has been helping build awareness of eTOD through traditional and social media. Here's what people are saying:



LeeAnn Trotter of **NBC5** discusses new art projects near transit stations with Roberto Requejo in 2018.

CRAIN'S CHICAGO features Undesign the Redline in 2019, an exhibit by Elevated Chicago, Enterprise Community Partners, and Design the We that explored the history of racist disinvestment.

Natalie Moore and Odette Yousef of **WBEZ CHICAGO** talk to Elevated Chicago members in November 2018 as part of an in-depth story about racial equity and transit-oriented development.

CRAIN'S CHICAGO BUSINESS
 March 13, 2019 1:02 AM | UPDATED 6 HOURS AGO

Redlining's impact in Chicago focus of Federal Reserve exhibit
 The bank's Money Museum is the first of four Chicago sites to host an exploration of the long-term impact of the mid-20th-century home-lending guidelines that shut off some areas of the city from access to home loans.

Federal Reserve Chicago

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WBEZ 91.5 CHICAGO

AMPLIFY WHAT MATTERS **WBEZ 91.5 CHICAGO** **DONATE NOW**

Legionnaires' Victims' Families Could Be Awarded Up To \$2 Million
 Families suing Illinois over the death of their loved ones at the Quincy veterans' home could now sue a lot more people.

Defense Attacks Logan McDonald In First Day Of Police Cover-up Trial
 Prosecutors began their case against three officers charged with covering for Jason Van Dyke. The defense says the charges border on racism.

Chicago Has A Plan To Build Near CTA Trains. But Who Does It Help?

Hundreds Mourn Officer Killed At Mercy Hospital
 170 officers from 21 areas searched for and shot after the killing of a police officer. The funeral...

AMPLIFY WHAT MATTERS **WBEZ 91.5 CHICAGO** **DONATE NOW**

Four agencies with the latest news
 money and insider event.

STREETSBLOG
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Using Transit-Oriented Development to Promote Economic and Racial Justice
 By John Dowerland, Mar 11, 2019

Transit-oriented development in Chicago often implies conversations about equity, not because of the current iteration, but because its potential. Its one city TOD has become nearly synonymous with special development, but when zoning housing is built near transit, it should create opportunities for residents of various income levels, not just affluent people. Instead, Chicago's TOD zones have often been associated with rising costs and the displacement of lower-income and working-class people of color, especially along the Lakeshore Avenue corridor in gentrifying Logan Square and Wicker Park. For TOD to be equitable, the planning must address issues of economic and racial justice.

Elevated Chicago is an organization seeking to improve intersectoral conversations about TOD. Launched in 2017, Elevated Chicago is a collaborative comprised of 17 partners, including business, governmental, and nonprofit organizations with a goal of advancing displacement through equitable TOD. It also to concentrate investments within its "circular" half-mile radius circles around seven CTA stations, located in four different parts in town. The stations include

STREETSBLOG covers the 2019 ETOD Symposium.

CRAIN'S CHICAGO BUSINESS

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 June 04, 2020 3:25 PM | UPDATED 13 HOURS AGO

Matching transit to economic need
 We have a new way to develop all neighborhoods without displacing people: equitable transit-oriented development.

ROBERTO REQUEJO

Some like to live near transit

The Belmont Small redevelopment project planned in Logan Square. It will create 100 affordable homes a quarter to a CTA station.

We have a new way to develop all neighborhoods without displacing people: equitable transit-oriented development, says Roberto Requejo, director of Elevated Chicago.

CRAIN'S CHICAGO published an opinion in June 2020 by Roberto Requejo on the role of eTOD in economic development and covid-19 recovery.

CHICAGOLAND

Let there be light under the 'L'

Groups push to improve area by Green Line stop



MARY WISNIEWSKI
Giving Around

Now that Robert Alpern wrote that "every day is D-Day under the 'L,'" the space under the "L" station at 63rd Street and Cottage Grove Avenue has that battlefield vibe: dingy, dark, gritty and claustrophobic.

But community planners, developers, the city and the CTA are working on changing the feel of the Woodlawn intersection through new construction that will open it up to more sunlight, and make street and "L" station design changes to add light and improve safety. The idea is to make the Green Line terminal more of a neighborhood bright spot.

"There's a lot of crime that happens under there, but there is the appearance of it," said LaSandra Gonzalez, Chicago Neighborhoods director for the Preservation of Affordable Housing or PMAH, a Boston-based affordable housing nonprofit organization that is putting up new buildings on the corner. "It's very dark... The substance and wilderness on line are."

A key problem is that the station is right over the intersection, like a roof, and the building around it is crowded close to the "L" support pillars, blocking out the sun. The most prominent structure is the seven-story Woodlawn Park National Bank building on the northeast corner, a 94-year-old structure so dilapidated a small tree is growing on top.

So what's happening around the 63rd and Cottage Grove station? A new building called Woodlawn Station, a mix of retail and apartments, is going up at the northeast corner, developed by PMAH and to be completed by June.

A building on the southeast corner will be torn down and another new PMAH building will be going up. This means Deley's Woodlawn Institution since 1892, is going to move across the street into the new Woodlawn Station building this coming fall.

The new southeast corner building will be sunnier than the current one and will have a glass awning for more sun and open. Gonzalez explains: PMAH wants to have windows on the second floor of the building for the "L" platform. She said this approach is similar to the way other buildings have changed toward the Chicago River

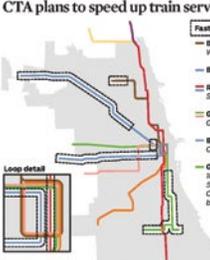


The CTA Green Line stop at 63rd Street and Cottage Grove Avenue casts unwelcome shadows on the streets beneath it.



Deley's, a Woodlawn institution since 1892, will move across the street into the new Woodlawn Station building this fall.

CTA plans to speed up train service



Loop detail

Map: Chicago Transit Authority

around "L" stations with community input. Meetings include the Center for Neighborhood Technology, the Metropolitan Planning Council and the Chicago Community Trust.

Elevated Chicago Drive-Roberto Requejo would add the group wants to promote transit-oriented development with a focus on equity, creating the need for affordable housing and transit use, and help those in need for care. The work being done around 63rd and Cottage Grove fits the TOD definition.

TOD is a mix, green idea. But in recent years some TOD projects, such as high-rise apartment buildings near the Cali-

fornia Avenue Blue Line station in Chicago's Loop Square neighborhood, have increased fears of gentrification and rising rents.

Elevated Chicago has already seen a lot of changes as part of an elevated light-rail revival. Nearby in Metropolitan, a recreational and educational center for the Woodlawn Resource Center, a new residence hall for the University of Chicago, and five new PMAH apartment buildings. A new grocery store is planned for the corner of 63rd Street and Cottage Grove.

The Metropolitan Planning Council is talking with community residents to help decide what to do with the historic bank building, bought by the Cook County Land Bank last year, said MFC manager Ronita Freeman. The Land Bank, which will look at community ideas

for the site, will issue a request for proposals on the building in the spring.

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Electric joy rides

Ever wondered what it's like to drive an electric car? You can get your chance at this year's Chicago Auto Show, Feb. 10-19.

The test drives are sponsored by the Chicago Area Clean Cities Coalition, a nonprofit that focuses on decreasing transportation-related pollution for the city's economy. Consumers who want to test drive electric cars, including the 2018 Nissan LEAF, 2018 Chevrolet Volt, 2018 Ford Mustang, and 2018 Mitsubishi Outlander PHEV can register during Auto Show days at the Clean Cities tent at McCormick Place's South Building, Gate 2.

"For most, this will be the first time they've had a chance to check out the great performance and environmental benefits of electric vehicles," said Samantha Brigham, coordinator of Chicago Area Clean Cities.

Test drives will be 10 a.m.-8 p.m. weekdays and 10 a.m.-5 p.m. weekends. You can find out more about the auto show, the largest in North America, at ChicagoAutoShow.com.

Infrastructure plan questions

Last week's column addressed questions over the previously unveiled infrastructure plan. President Donald Trump visited a \$1.2 billion project in his State of the Union speech last Tuesday, down from a \$1.7 billion figure he cited a week earlier and up from the \$1 trillion figure his administration has discussed since before the 2016 election.

This reader has her doubts about a plan that would result in more tolls. "Mary, I'd laugh about the President's proposal for funding big road infrastructure plan if it weren't so pitiful. More tolls? Just look at how that has worked in the former I-94 Expressway tunnel. It's not a road."

"Sells in my area (O'Hare neighborhood) used to loop on the expressway. The CTA says it will use money from new ride-share fees on new ride-share lines to make track improvements that will share up to six minutes off 'L' ride."

The City Council OK'd a 15-cent fee for tolls that kicked in this year on I-94 and I-55. The City Council OK'd a 15-cent fee for tolls that kicked in this year on I-94 and I-55.

The new pool of money will be funneled to the CTA, Dorval Carter, CTA president, has said the transit agency would use the money to leverage \$199 million in bonds to pay mostly for track improvements, along with reducing security cameras and lighting.

The CTA is announcing details of its "Next-Tier" improvement zones on Monday, which will fix up portions of the Red, Blue, Brown, Green and Pink Lines over the next three or four years. The plan includes a \$1.2-billion project on the Blue Line O'Hare branch and Red Line tracks in the Loop. Construction will start later this year.

"We're not talking about replacing track, rehabilitating the track and upgrading the power in some places so we can make better train through a certain portion of the system faster than we can currently," Carter said in an interview. "It's not about mowing and mowing work that if we don't do it results in a severely reduced quality of service."

Transit agencies have been scrambling to find money for infrastructure upgrades since the state has not had a capital bill

since 2008.

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Elevated Chicago program director Roberto Requejo being interviewed by Ellee Pai Hong on Comcast Newsmakers in 2019 about investment in neighborhoods near transit stations.

CHICAGO TRIBUNE highlights Elevated Chicago's push for eTOD in the paper's 2018 coverage of development near the Green Line South eHub.

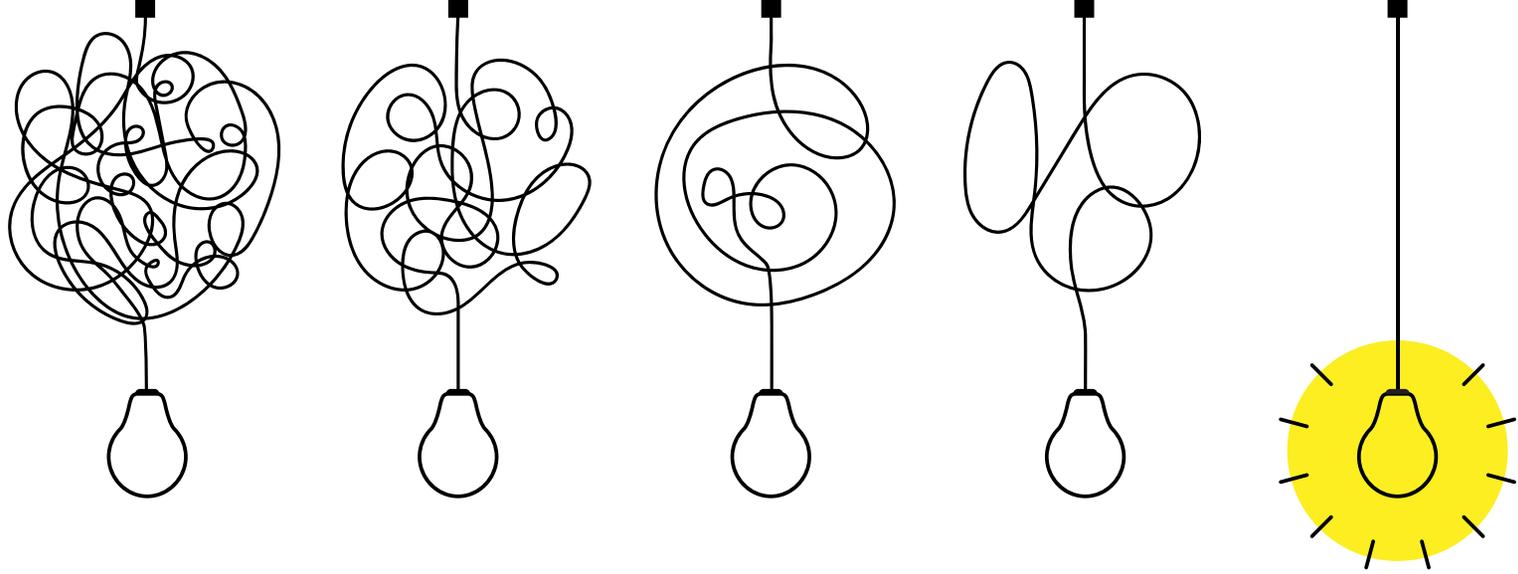
Development Without Gentrification: Garfield Green Housing Plan Aims To Spur Growth, Maintain Affordability On West Side

Historically, transit-oriented development has been centered in more affluent areas. A new plan for rapidly gentrifying Garfield Park puts longtime residents first.

AUG 19, 2020 8:50AM CDT AUSTIN, GARFIELD PARK, NORTH LAWNDALE

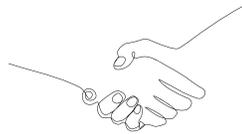
Pascal Sabino @Pascal_Sabino

GARFIELD PARK — In a West Side neighborhood facing gentrification, a sustainable housing project will be guided by the needs of residents so they will be



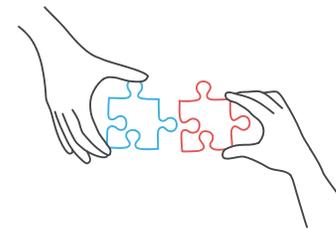
Lessons Learned and Moving Forward

Collaboration is _____. If you're part of a collaborative, then you could likely fill in the blank with words like "rewarding" and "transformative" but also "challenging" and "under-resourced." However you put it: collaboration is a constant learning experience. Some of our lessons so far:



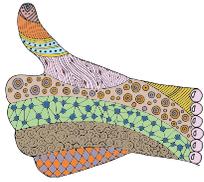
Trust is in very short supply.

And rightfully so. For decades our communities of color have been intentionally segregated, disconnected and exploited by government, developers, anchor institutions and financial interests. As a new player with members from all those sectors, Elevated had to earn the trust of residents and community leaders. Some projects still have a long way to go to develop the trust necessary for transformational collaboration. We need healing and restorative processes to replenish, nurture, and create such trust.



More resources and incentives are needed for collaboration.

Our city is designed for competition, fragmentation, and division. Leaders and practitioners who collaborate are often asked to do so on top of their regular jobs, without additional compensation or resources to pay for these efforts. While some funders and government partners are starting to understand this, the current environment in community development skews toward competition. Let's change this.



Diversity, equity and inclusion (DEI) need to advance faster and farther.

Many organizations impacting the built environment have limited commitments to diversity, to equity and inclusion. We lack a common definition and framework for DEI. What feels like a stretch for some, e.g. ensuring that development teams reflect the diversity of the communities where they work, or contracting with community organizations to lead community engagement, is the bare minimum for others.



Capital needs to adapt to communities.

Often, the types of capital we provide, especially debt, are not what our community partners need. Sometimes the problem isn't capital absorption, it's capital adaptability. Our SPARCC partners are committed to fixing this with us, but the financial and philanthropic sectors are slow to understand the demands of communities of color, who keep reminding us that debt and liabilities, even in advantageous terms, will not propel their projects.



Negative narratives about communities of color are deeply entrenched, especially in traditional and in social media.

We need to tell stories differently and better, change narratives and narrators, and amplify voices so people can tell their own story. In news, social media, and research, our communities are often depicted from a deficit lens, focusing on what is lacking and problematic, not on their many assets and successes. These narratives reveal the racism underlying our city. Dismantling these dynamics has been hard.

Tackling these challenges will not be easy, but Elevated Chicago has built momentum, partnership and capacity in just a few years and we are excited to keep pushing forward.



It has been an incredible privilege to see the growth of Elevated Chicago from its inception through today. We have created space for people's diverse skills and talents to flourish, where everyone is welcomed as they are, and where professional and lived experiences are acknowledged and valued. Together, the staff and members have given new life and strength to each other's work. In doing so, Elevated Chicago is helping build a movement centered on equity and collaboration for our city – and for the nation. Our web of neighborhood and national level networks also are in Atlanta, LA, Memphis, Denver and the San Francisco Bay Area, making the movement even stronger.

— ROSA Y. ORTIZ, founding partner and community resident



This report was produced by Elevated Chicago with support from the Knowledge Sharing Working Group and the team of documenters that has worked with us since our inception.



CONNECTING PEOPLE,
BUILDING EQUITY

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