

# REACHING DIVERSE POPULATIONS

## CLARETIAN ASSOCIATES – SOUTH CHICAGO REDEVELOPMENT



**Angela Hurlock**  
*Claretian Associates*



**CLARETIAN ASSOCIATES**  
Building Community in South Chicago

# CATALYST FOR CHANGE



Claretian Associates  
Neighborhood Development  
Office is formed

Planning, Financial  
Development & Construction  
Begins for 53 Apartments

Claretian Associates &  
Villa Guadalupe Boards  
are formed

Guadalupe Neighborhood  
Planning Process, includes the  
formation of South Chicago  
Clean & Green Task Force



New Homes for Chicago  
- Ph.III, ten Single-Family  
Homes, Energy Efficient  
and "Green" Friendly  
Elements



Claretian Assoc.  
draws for a for-  
profit developer,  
Pathway Senior  
Living

1920s 1947 1976 1977 1979 1981 1985 1990 1991 1992 1993 1995 1996 1997 2000 2003 2005 2007 2009

**THE EARLY YEARS** **VISIONING & REVITALIZATION YEARS** **CATALYSTS FOR CHANGE**

Our Lady of  
Guadalupe  
Church

U.S. Steel  
begins to  
Close South  
Chicago Mills

5 Single Family  
Homes Constructed in  
the Immediate Area

Claretian Medical  
Center (Renamed  
the Chicago Family  
Health Center)

Parish Elementary  
School



Villa  
Guadalupe  
Opens



Claretian  
Assoc. Offices  
Move to Villa  
Guadalupe from  
the missionaries'  
central downtown  
office

New Home  
for Chicago  
Program  
- Phase I,  
9 Single  
Family  
Homes

Claretian Assoc.  
completes first  
rehab, converting  
a 3-flat to their  
offices



New Homes  
for Chicago  
Program -  
Ph II, eleven  
Single Family  
Homes



Claretian  
Assoc. forms  
South Chicago  
Neighborhood  
Housing Col-  
laboration in  
partnership  
with Neighbor-  
hood Housing  
Services. 5 Yr.  
partnership  
results in \$9.8M  
in loans closed,  
impacts 320  
housing units.

Rehab  
8-Flat -  
Affordable  
Apart-  
ments



Housing  
Collabor-  
ation Selected  
by Allstate  
Insurance  
Company for  
Expanded  
Neighborhood  
Program  
- results  
in \$1.25M  
investment  
over 5 yrs.

South Chicago  
Peoples Park  
Developed  
on 3-blighted  
lots as a  
result of the  
1993 Clean &  
Green Task  
Force



Casa Kirk  
Apartments -  
new 29-Unit  
Affordable  
Rental  
Housing



Pathway  
Senior Living  
completes  
initial Phase  
for Assisted  
Living

Pathway  
Senior Living  
breaks  
ground on 72  
Affordable  
Senior  
Apartments



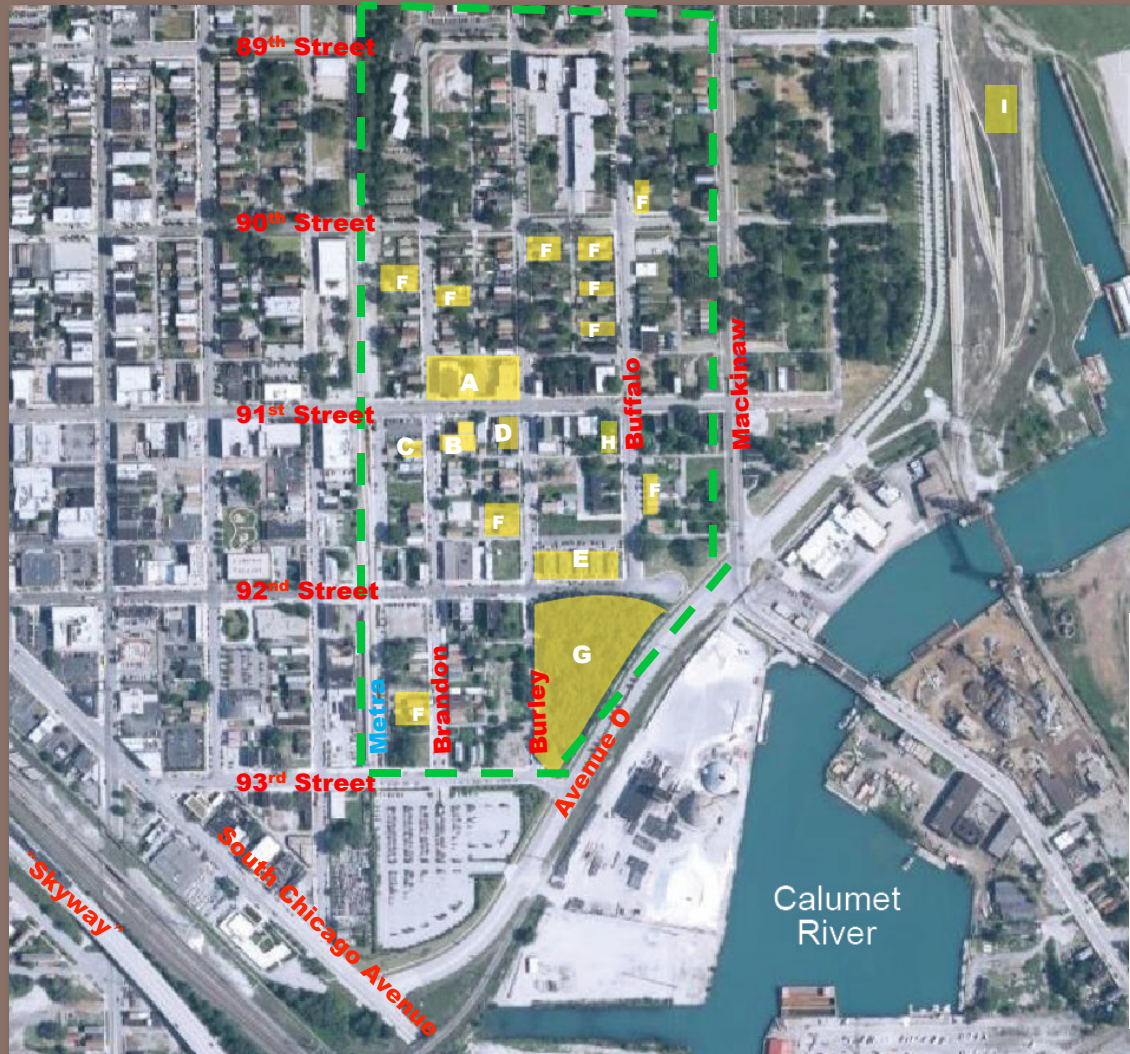
**CLARETIAN ASSOCIATES**

Building Community in South Chicago



# OVERALL COMMUNITY IMPACT

- A. Our Lady of Guadalupe Church and School
- B. Villa Guadalupe Senior Apartments
- C. Claretian Offices
- D. 8-Flat Apartment Rehab
- E. Casa Kirk
- F. New Homes
- G. Pathway
- H. Peoples Parks
- I. US Steel Site



CLARETIAN ASSOCIATES  
Building Community in South Chicago

# HISTORY



## KEY ELEMENTS IN NEIGHBORHOOD DEVELOPMENT:

- Multi-cultural community participatory meetings held
- Affordability, safety and security
- Options in housing for families
- Options in housing for seniors
- Options for various cultures
- Developing from an “Asset-based” mindset



CLARETIAN ASSOCIATES  
Building Community in South Chicago





**NEEDED COLLABORATION:  
WORKING WITH AND DRAWING ON THE SKILLS OF OTHERS COMMITTED TO  
AFFORDABLE HOUSING**

- **Other neighborhood organizations, including other churches, non-profits**
- **Other communities with similar challenges**
- **Government agencies focusing on community-based revitalization**
- **Residents (homeowners and renters)**



# INDEPENDENT SENIOR HOUSING



- Villa Guadalupe:
- Target Families 55 and older: Below 50% AMI
- Maintaining stable housing for Seniors
- Over 10 countries represented
- 2 years of resident meetings around renovations
- Latest upgrades: Solar Thermal, HE Boiler, Green Roof Installations/ Smoking Cessation Program



CLARETIAN ASSOCIATES  
Building Community in South Chicago



## NEW HOMES PROJECTS PHASES 1 & 2



- **New Homes for South Chicago: Provide for - sale housing for low to mod income families**



- **Target Families: 80% to 120 % AMI**
- **Models evolved over time**
- **Created signature blocks**
- **Allowed further work on block clubs & resident leadership**



**CLARETIAN ASSOCIATES**  
Building Community in South Chicago

## REHABILITATION OF EXISTING BUILDINGS



- Rehabbed vacant, abandoned and troubled buildings creating security issues in neighborhood
- Target residents: Families at 50% and below AMI
- Rents: \$400 (2BR) to mid \$600 (4BR)
- Resident employment – during construction & operations
- Relocated offices locally/greater ability to increase services
- Partnership with local veterans and artists on murals
- Green rehabilitation and upgrading



CLARETIAN ASSOCIATES  
Building Community in South Chicago



## NEW HOMES PROJECT PHASES 3 & 4



- **New Homes for South Chicago: For sale housing for low to mod-income families**
- **Community participatory meeting**
- **Integrative design approach addressing energy use, air quality, environment and utility costs**
- **1<sup>st</sup> project designed to have over 20 “green” features**
- **Capitalized on abundance of vacant lots and built larger homes (1400sf) on oversized (double ) lots**
- **Located along public transportation lines (TOD dev)**
- **Target Families: 80% to 120% AMI**



**CLARETIAN ASSOCIATES**  
Building Community in South Chicago

# OPEN SPACE PROJECTS

- People's Park: 3 year project with community
- Adaptive reuse of vacant land into local park/site for local daycares
- Partnership with art sector for murals, community concerts and other events
- Location of annual Ecumenical Service



CLARETIAN ASSOCIATES  
Building Community in South Chicago



## MULTI-FAMILY RENTAL HOUSING



- Casa Kirk: Special needs housing
- 29 units of housing (2-4 BR)
- Target Families: All units below 50% AMI with almost ½ units at below 15% AMI
- Creative re-use of vacant land to include housing and GREEN space
- Hired all local construction applicants



CLARETIAN ASSOCIATES  
Building Community in South Chicago

## COMMUNITY PARTNERSHIPS

## Victory Centre of South Chicago Phase I and II



- \$50 million investment in community
- 112-unit assisted living facility for seniors (Phase I)
- 70+unit independent living for seniors (Phase II)
- Senior Center (Phase II)- Operated by Villa Guadalupe Senior Services
- LEED Building



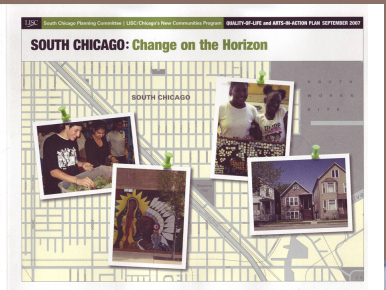
**CLARETIAN ASSOCIATES**  
Building Community in South Chicago



# QUALITY OF LIFE PLAN

## South Chicago Art Center

### New Communities Program



### Education & Employment



### Community Beautification/Safety



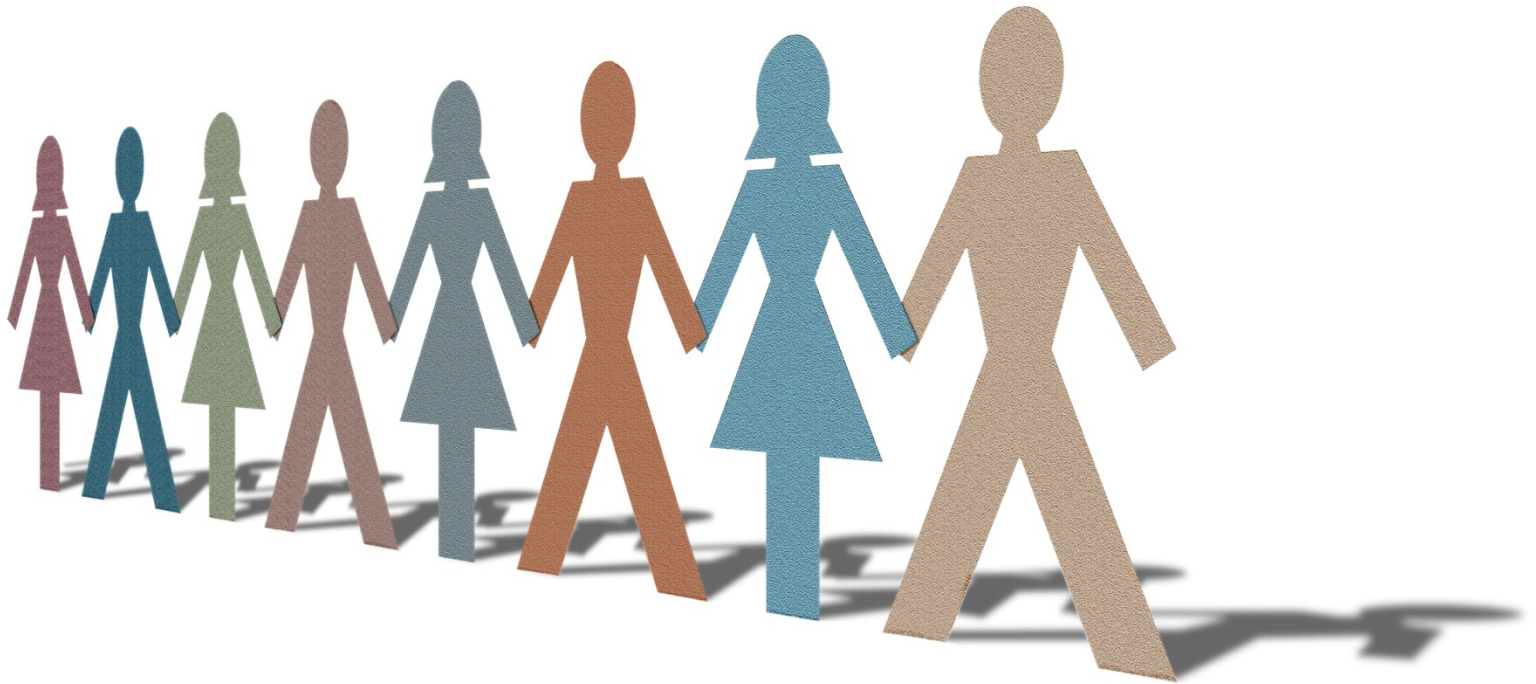
- Five year/\$800K foundation support leveraged \$4MM in services and programs
- Quality of Life Plan created by community
- Programming for Green Initiatives, Employment, Education, Safety and Arts & Culture
- Local Artist Collaborative created
- Ceasefire and Safe Passages programs started

- Over 250 youth hired for local summer jobs
- Local gardens strengthened
- Local residents trained for green jobs (weatherization)
- Feasibility planning for Green Trade School



CLARETIAN ASSOCIATES  
Building Community in South Chicago

# HOW ARE WE GETTING THERE?



**CLARETIAN ASSOCIATES**  
Building Community in South Chicago



## HOW ARE WE GETTING THERE?

### What does it take? Putting together a TEAM:

- Consistency of mission and message
- Learning to “speak the same language” – common interests
- Evolution from “consider the mustard seed” to “it’s about community” to “Building Community” and “From Steel Town to Green Town”



# CLARETIAN ASSOCIATES

Building Community in South Chicago

#### FUNDING AND OTHER SUPPORT

CITY OF CHICAGO - NEW HOMES FOR CHICAGO PROGRAM

CITY OF CHICAGO - DEPARTMENT OF ENVIRONMENT

ILLINOIS DEPT. OF COMMERCE AND ECONOMIC OPPORTUNITY

ILLINOIS CLEAN ENERGY FOUNDATION

FEDERAL HOME LOAN BANK

PEOPLE’S ENERGY

CENTER FOR NEIGHBORHOOD TECHNOLOGY

LOCAL INITIATIVE SUPPORT CORPORATION

AND MANY OTHERS!!!!



# CLARETIAN ASSOCIATES

Building Community in South Chicago

# Questions



CLARETIAN ASSOCIATES

Building Community in South Chicago



# Thank you.



**CLARETIAN ASSOCIATES**

Building Community in South Chicago