

Chicago Prize

2022



PRITZKER TRAUBERT FOUNDATION

A Letter from the Trustees

When all of Chicago's neighborhoods thrive – especially those that have been left out of economic investment in the past – the city works better for everyone.

The Chicago Prize provides resources to community-led initiatives that make Chicago's South Side and West Side neighborhoods more vibrant. When we launched in 2019, we knew there were extraordinary leaders in these neighborhoods with bold ideas. So we asked them: If you had \$10 million to invest in your community, how would you make a difference?

Our contributions to these ideas are part of a larger effort by a network of civic, corporate, and grassroots leaders. Since the inaugural Chicago Prize in 2020, philanthropic and government leaders have committed more than \$60 million to prize finalists to get their projects to the finish line. At the top of that list is the City of Chicago, its INVEST South/West initiative, and our partners at We Rise Together.

The inaugural award recipient, Always Growing Auburn Gresham, recently opened its Healthy Lifestyle Hub. Once an abandoned furniture store, the four-story terra cotta building will house a federally qualified health center run by the University

of Illinois Chicago, a pharmacy, a restaurant, a bank and a test kitchen. This innovative project will also include a Green Era Campus. Thanks to the leadership of Carlos Nelson, Erika Allen, Jason Feldman, and their teams, this project is helping to reinvigorate the South Side.

Inaugural finalists also have completed projects in Englewood, South Chicago, and North Lawndale, and work is underway in Austin.

Today, we are excited to showcase the six finalists for the 2022 Chicago Prize. These teams have bold plans to connect talent to jobs, increase access to medical care, and build an inclusive, growing economy.

Please join us in partnering with these community leaders to see their vision for their neighborhood come to life. To create lasting change, we must work together.



Penny Pritzker and Bryan Traubert

Trustees

Pritzker Traubert Foundation

Table of Contents

A Letter from the Trustees	3
Run of Show	5
Meet the Finalists	7
West Garfield Park: The Sankofa Wellness Village	8
Garfield Ridge: Cultivate Collective	12
Greater Grand Crossing: The Xchange	16
Back of the Yards: Rooted and Rising	20
Far South: Bringing Communities Back	24
South Shore/South Chicago: Thrive Exchange	28
Chicago Prize Community	32
Thank You to Advisers	34
Honorable Mentions	35
Chicago Prize Proposals	36
About the Vendors/About the Hatchery	37
About Pritzker Traubert Foundation/Chicago Prize	38
A Letter of Gratitude	39

Run of Show

Remarks..... **Bryan Traubert**
Trustee and Chairman, Pritzker Traubert Foundation

Carlos Nelson
CEO, Greater Auburn Gresham Community Development Corporation

Presentations..... **West Garfield Park:
The Sankofa Wellness Village**

Ayesha Jaco, MAM, Executive Director at West Side United (WSU)
Marshall Hatch Jr., Co-Founder and Executive Director of the MAAFA Redemption Project
Kemena Brooks, Director of Development for The Community Builders

Garfield Ridge: Cultivate Collective

Niquenya Collins, President of Cultivate Collective
Alderson Michael Rodriguez

Remarks..... **Gloria Castillo**
Director, We Rise Together: For an Equitable and Just Recovery

Presentations..... **Greater Grand Crossing: The Xchange**

Rhonda Hopps, Executive Director of Comer Education Campus
Vondale Singleton, Founder and CEO of CHAMPS Mentoring
Irma Olguin, Co-founder and CEO of Bitwise Industries

Back of the Yards: Rooted and Rising

Craig Chico, President and CEO of the Back of the Yards Neighborhood Council (BYNC)
Father David Kelly, Executive Director of Precious Blood Ministries of Reconciliation (PBMR)
Edgar Ramirez, CEO of Chicago Commons

Remarks..... **Samir Mayekar**
Deputy Mayor, City of Chicago

Kenya Merritt
Program Officer, Pritzker Traubert Foundation

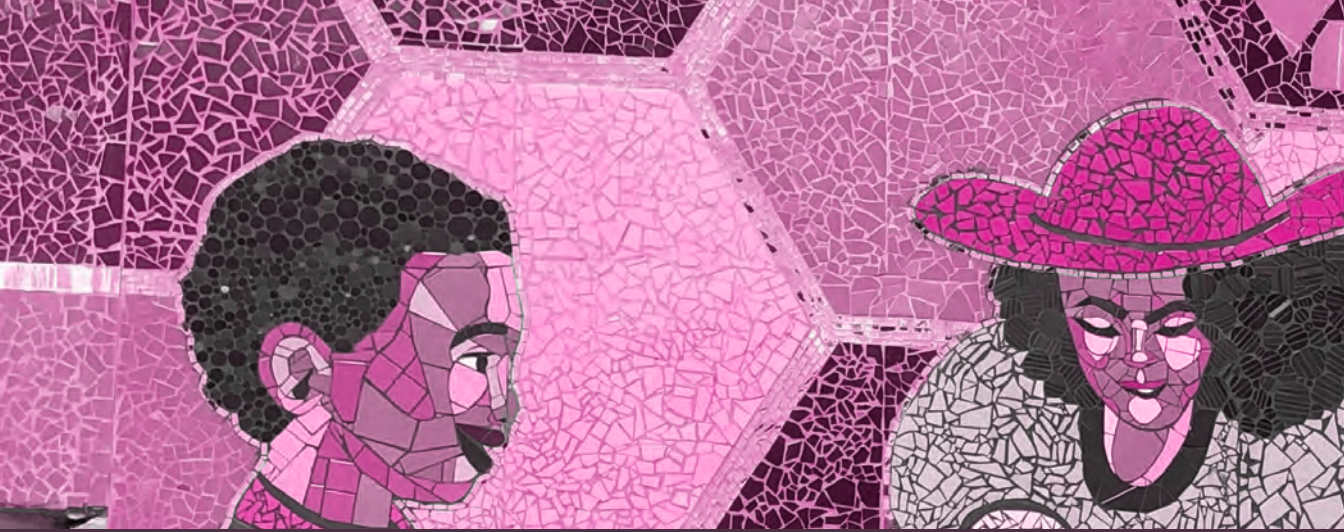
Presentations..... **Far South: Bringing Communities Back**

Abraham Lacy, President/CEO of the Far South CDC
Katanya Raby, Director of Planning at Far South CDC
Florence Hardy, Chief Development and Innovation Officer at Far South CDC

South Shore/South Chicago: Thrive Exchange

Sherry Pace, CEO of Chicago Family Health Centers
Leon L. Walker, Managing Partner of DL3 Realty

Closing Remarks..... **Bryan Traubert and Penny Pritzker**
Trustees, Pritzker Traubert Foundation





Meet the
Chicago Prize
2022 Finalists



CHICAGO PRIZE 2022 FINALIST

West Garfield Park: The Sankofa Wellness Village

- **Total Budget:** \$48.4 million
- **Number of Projects:** 4
- **Project Type:** Commercial, community office space, health care
- **Target Completion Date:** February 2025
- **Neighborhood:** West Garfield Park



Executive Summary

We are just miles from downtown Chicago, but West Garfield Park residents have lifespans that are typically 13 years shorter than people who live in the Loop. We know this life expectancy gap is driven by disinvestment, institutional racism, and historic inequities that result in chronic stress and shorter lives.

The Garfield Park Rite to Wellness Collaborative (GPRWC) was convened by community stakeholders to address the neighborhood conditions that contribute to the economic, physical, psychological, and spiritual health of West Garfield Park residents. The Collaborative uses the tenets of Sankofa: Black Culture Wellness, where Black history, resilience, and culture form the foundation for healing, empowerment, and repair. We imagined, “What would we do if we were granted 13 more years of life?” After years of planning and community engagement, this vision now has a name: the Sankofa Wellness Village.

The Sankofa Wellness Village (SWV) is a series of interconnected capital projects and social enterprises along the Madison-Pulaski commercial corridor that will create safe, community-informed and -owned, culturally empowering services. The projects

will house health, recreation, and wealth-building programs; a residential leadership and workforce development program; an arts center; a business incubator and accelerator; and an initiative to bring new grocers and access to healthy food to West Garfield Park.

We expect that this nearly \$50 million investment in the community will:

- Improve health and well-being for more than 17,000 residents through the provision of culturally informed, comprehensive, integrated wellness services within a walkable “wellness village”
- Stimulate greater investments and economic development into the Madison-Pulaski corridor and beyond
- Enhance community engagement and wealth-building opportunities for legacy and new residents
- Improve community wealth equity through land and building ownership
- Reinvest profits from annual operating income into West Garfield Park enterprises
- Increase self and collective efficacy throughout the entire community

Projects and Anticipated Impact

The Sankofa Wellness Village is a series of four interconnected, multipartnered capital and social enterprises within a 15-minute walk along the Madison-Pulaski commercial corridor.

- **The Sankofa Village Wellness Center** – a 60,000-square-foot facility with comprehensive health and wellness space that includes a full-service community health clinic, fitness center, early childhood program, community-owned credit union, the Center for Community Wellbeing, a community engagement and workforce development organization, a community development collaborative, and a café.
- **The MAAFA Center for Arts & Activism (the “MAC”)** – the headquarters for the MAAFA Redemption Project, a residential leadership and career development program for young Black and Brown men. The MAC also will serve as a regional arts development and performance center.
- **The K** – an innovation hub and business accelerator to support local entrepreneurs to start and build businesses. It will provide coworking space and back-office support for startups.
- **The Community Grocer Initiative (CGI)** – a community-led effort to bring new grocers and healthy food to West Garfield Park.

These four projects will result in intertwined, overarching outcomes and collective impact in West Garfield Park. Long-term collective impact areas include:

- **Increased life expectancy**
- **Improved quality of life**
 - Increased access to healthy food
 - 40 new community-focused programs created
- **Stability of West Side ecosystem**
 - 185 permanent and 310 temporary construction jobs created
 - Increase in employment
 - 6,000 newly banked individuals
 - Increase in civic participation
 - Decrease in incarceration rates
- **Development of a sustainable model of Sankofa: Black Culture Wellness**
- **Response to the impact of institutional racism**
 - Increase in owner-occupied housing
 - Coordinated, large-scale investment
 - Community engagement programming

Contact

Theodore Crawford

Executive Director
Garfield Park Rite to Wellness Collaborative
tjc@gprwc.org



Meet the Team

The Sankofa Wellness Village is governed by the Sankofa Wellness Village Committee under the direction of the Garfield Park Rite to Wellness Collaborative and an Executive Committee. Leadership includes **David Ansell** (Rush University Medical Center), **Kemena Brooks** (The Community Builders), **Theodore J. Crawford** (Garfield Park Rite to Wellness Collaborative), **Marshall Hatch, Sr.** (New Mount Pilgrim Missionary Baptist Church), **Marshall Hatch Jr.** (The MAAFA Redemption Project), **Christyn Freemon** (Project Forward), **Lynsey Sorrell** (Bureau Gemmell), and **Ayesha Jaco** (West Side United).



Community

The Sankofa Wellness Village builds upon West Garfield Park's plethora of assets — a beautiful park, busy and vibrant urban shopping and business district, access to public transportation, renovated regional public library, public and private schools, several community-based organizations and socially active faith communities, the Garfield Park Conservatory, and relative proximity to the West Side's Illinois Medical District, Chicago's future police training facilities, and the city's downtown center.



CHICAGO PRIZE 2022 FINALIST

Garfield Ridge: Cultivate Collective

- **Total Budget:** \$74.85 million
- **Number of Projects:** 4
- **Project Type:** Commercial, community office space, agricultural, workforce development, education, health care
- **Target Completion Date:** August 2025
- **Neighborhood:** Garfield Ridge



Executive Summary

Cultivate Collective is poised to catalyze economic development and generate local wealth by providing durable pathways for job training, business incubation, home ownership assistance, employment, education, and civic prosperity on Chicago's historically under-resourced Southwest Side. The \$10 million Chicago Prize would leverage \$64.85 million in Cultivate's two phases, for a \$74.85 million total investment.

After two decades of laying the foundation for growing a resilient, equitable, and vibrant community from within, the Cultivate Community and Sustainability Hub broke ground on its first phase in April 2022.

Located at the former LeClaire Courts, a 40-acre, public housing complex that was razed in 2011, the Hub will be surrounded by 700 units of public, affordable, and market-rate housing. By 2025, Cultivate Collective's 6-acre development will house a Green Business Institute, K-8 public school, Head Start facility, Federally Qualified Health Center, neighborhood food marketplace, large-scale hydroponic production facility, teaching kitchens, culinary training center, 3-acre urban farm, community gardens, and myriad public walking trails and green spaces – providing a beacon for environmental and racial justice among its 96% minority community constituents.

The Hub will establish the first Living Community Campus in the Midwest – achieving energy and water net positivity, and climate resiliency, while establishing a transformational precedent for communitywide wellness, education, and sustainability. As an extension of Cultivate's foundational mission, 10 expert partners have joined hands with the Greater Southwest Development Corporation to launch the Green Business Institute, which will educate and develop a local workforce talent pipeline to equitably access projected green job growth resulting from the Climate and Equitable Jobs Act. The initiative is an integrated model for addressing systemic barriers to wealth generation through a minority-led green business ecosystem of Black and Brown contractors, green-sector businesses, local businesses, and residents, and an international leader in green building certification.

By building upon its community's assets and rich history, Cultivate believes that access to cradle-to-career educational and workforce development opportunities, robust employment pathways, quality health care, and evidenced-based resources starting at birth are imperative for ending intergenerational poverty, driving economic mobility, and cultivating a vital Southwest Side *for all*.

Projects and Anticipated Impact

Cultivate's development incorporates five structural elements over two phases on its 6-acre site within LeClaire Courts – all fundamental to Cultivate's mission to drive generational impact by uniting education, wellness, sustainability, and economic vitality.

Cultivate's first phase broke ground in April 2022 and includes The Hive, a 71,000-square-foot center for community learning, health care, food access, and public education.

Phase Two includes three facilities and site development:

- **The Green** will house the Green Business Institute, a co-working hub, community kitchen, digital garage, skills library, rooftop theater, and the Cultivate Café.
- **The Root** will be home to Square Roots' 20-zone hydroponic farm, which will generate more than 100,000 pounds of fresh produce annually and provide 20-25 living-wage jobs – and ownership stakes – to residents.
- **The Lab** will serve as a hands-on educational laboratory, including a learning studio, greenhouse, barn, and food processing.
- **The Terra** will incorporate community walking trails, orchards, animal grazing spaces, and an outdoor community plaza that connects The Lab and The Green.

The Hub will foster innovation, provide cradle-to-career learning opportunities, catalyze community health and wellness, and harness the financial power of the nascent clean economy for Black and Brown residents through access to livable-wage jobs, career pathways, and equity in businesses.

Cultivate will generate impact across four pillars: environmental sustainability, economic vitality, health and wellness, and community learning and engagement.

Long-term outcomes include:

- Increased energy and water security, improved air quality, and restored urban habitats
- Increased generational wealth and home ownership, decreased racial wealth gaps, and increased local and minority-owned business creation
- Improved child and maternal health, reduced diet-related illness, and infectious and chronic disease
- Increased academic attainment and graduation rates, and increased numbers of local and national communities that adopt the Cultivate model

Contact

Cultivate Collective
community@cultivatehere.org



Meet the Team

Cultivate Collective's governance, team, and leadership reflect the rich diversity of Chicago's Southwest Side. Led by its President, **Niquenya Collins**, who was born in LeClaire Courts, the Collective is governed by a 90% minority Board of Directors and supported by a 100% minority Strategic Advisory Council. In addition to an experienced development team, the Greater Southwest Development Corporation will draw on the leaders of **Elevate**, **HIRE360**, and **Black Contractors Owners** and Executives to lead the Green Business Institute. As for-profit tenants, **Back of the Yards Coffee Co.** and **Square Roots** will provide living-wage, full-time jobs with equity for community members.



Community

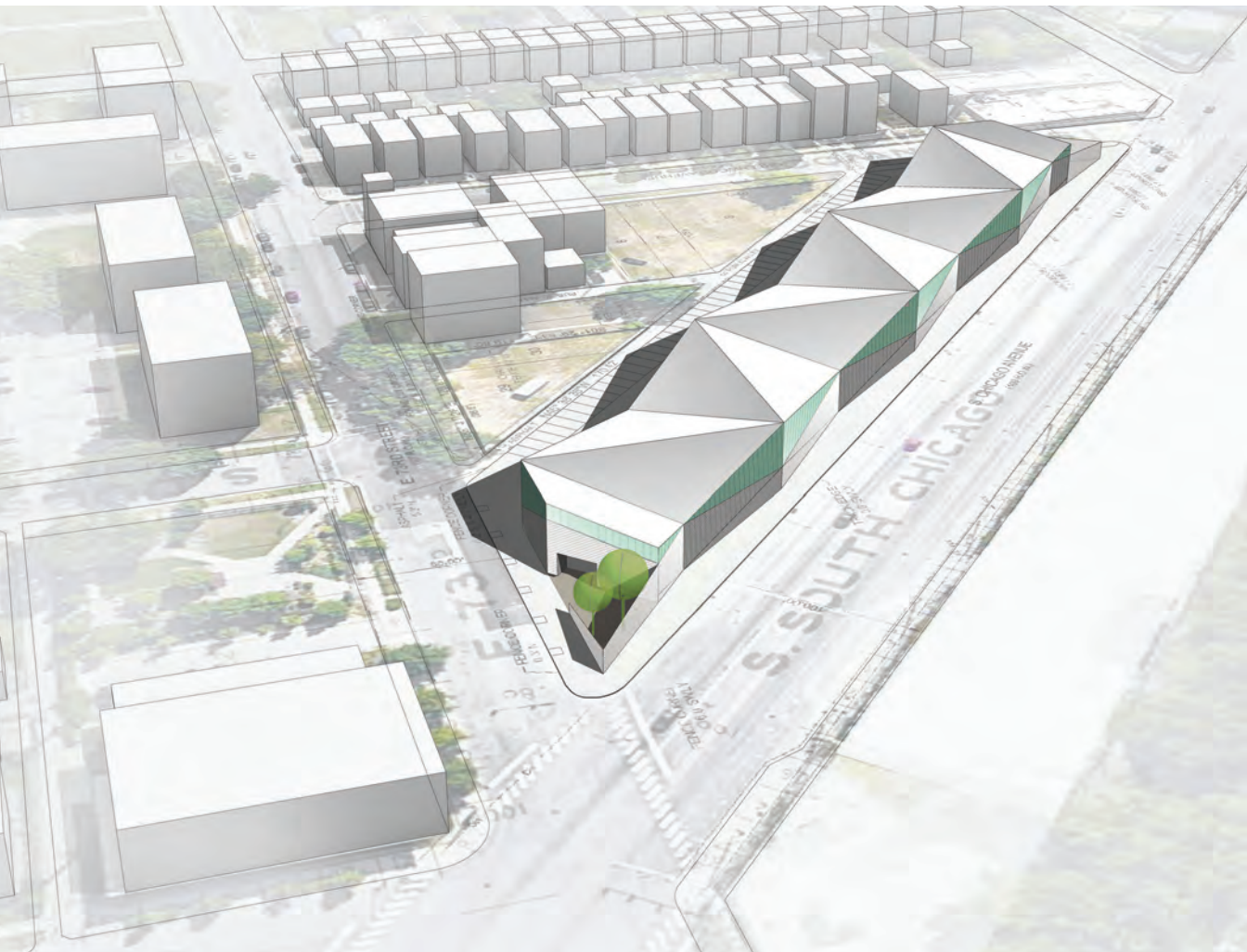
Cultivate's site was once the center of LeClaire Courts, a public housing community in Southwest Chicago adjacent to I-55 and commercial rail, and 1.5 miles from Midway International Airport. With the recent introduction of transformational green legislation, Midway's expansion and doubling of airport employees over the next decade, and surrounding mixed-income housing underway, Cultivate presents a compelling opportunity to strengthen the Cicero corridor's core assets and local workforce in a region vital to Chicago's prosperity.



CHICAGO PRIZE 2022 FINALIST

Greater Grand Crossing: The Xchange

- **Total Budget:** \$27 million
- **Number of Projects:** 1
- **Project Type:** Commercial
- **Target Completion Date:** May 2024
- **Neighborhood:** Greater Grand Crossing



Executive Summary

Today's technology and tech workforce are catapulting our world forward at an exponential pace. Emerging, high-growth professions in diverse fields such as data analytics, digital health, and biosciences have enabled upward mobility through meaningful work for thousands.

Despite this progress, vast portions of Chicago's South Side have been left behind. Employment opportunities in high-growth, high-wage professions often are out of reach, contributing to multi-generational poverty and economic and health inequities that prevent many from competing and thriving in the modern economy.

"Greater Grand Crossing" is a movement of long-time community leaders and established local organizations. Our team has come together to embrace this challenge and seize the opportunity to dramatically alter this longstanding economic and health disenfranchisement. Anchored by our residents, we are driving new solutions with the development of the Xchange, a bold, integrated campus that creates a new model – one that catalyzes a dynamic ecosystem and enables the full power of innovation.

The Xchange is an ambitious real estate plan, a state-of-the-art building that houses four distinct Crossings, which connect to form a unique "Grand Crossing." The Xchange serves as an intersection where local talent meets work and wellness opportunities, creating a more inclusive economy where all residents can thrive. The initiative includes:

- **Crossing 1:** A tech workforce and employment engine operated by Bitwise Industries and the UChicago Data Science Institute to train residents and create hundreds of high-wage, fast growth jobs in IT, data analytics, and digital health
- **Crossing 2:** An entrepreneurship accelerator operated by P33 TechRise and Sunshine Enterprises, supported by investment partners to create local businesses and jobs
- **Crossing 3:** A digital health and wellness collaborative operated by Medical Home Network to address critical last mile needs tied to social determinants of health
- **Crossing 4:** A bioscience training and discovery incubator operated by Millennial Beacon, charged to deliver solutions for traditionally underserved therapeutic needs

The Xchange team brings the best of Greater Grand Crossing together with new partnerships to reshape how our city and country invite deserving communities to play and win in the global innovation economy of tomorrow.

Project and Anticipated Impact

The 50,000-square-foot Xchange Grand Crossing building will be sited on an entire city block on South Chicago Avenue (7327-7369 S. South Chicago Ave). It will be adjacent to the Comer Education Campus, which consists of the Gary Comer Youth Center, a high school and middle school, an urban farm, and 60 affordable homes. By integrating the Xchange with the campus, the project leverages current development, expands the footprint of community-focused investments, and makes it easy and routine to connect high school students, graduates, and families to all the facilities.

The Xchange's intermediary outcomes include upskilling residents for tech jobs, placing residents in high-growth jobs, launching and/or expanding local ventures, providing capital to local ventures, connecting residents with health coaches, and increasing diversity in health and tech startups and innovations.

Long-term Outcomes (10 years):

- **# of people trained:** 6,700
- **# of apprenticeships:** 1,690
- **# of permanent jobs resulting from Xchange programs:** 3,150
- **# of associated jobs created in local area:** 5,700
- **Businesses created/expanded:** 1,150
- **Capital invested in businesses:** \$26 million
- **# of residents with improved health:** 2,500
- **# of wellness coaching sessions:** 20,000

Reinvigorate the local economy with 450 new jobs and more than 40,000 square feet of medical office and retail space, reducing leakage to other neighborhoods.

Build community wealth through a new community investment fund.

Contact

Rhonda Hopps

Executive Director

Comer Education Campus | rhopps@comercampus.org



Meet the Team

Greater in Grand Crossing is organized around three primary teams of residents, community-based organizations, and business and real estate leaders – all working together to further develop and invigorate the community. Senior leadership includes **Rhonda Hopps** (Executive Director of Comer Education Campus), **Sam Binion** (Founder of Operation Neighborhood Safety), and **Greg Mooney** (President of Comer Science and Education Foundation).



Community

Greater Grand Crossing was established as a neighborhood in the mid-1800s around the area's competing train crossings. The neighborhood's solid housing stock, easy access to transportation, and other strong community assets offer current and future value to its residents. This moment is a critical one in Greater Grand Crossing's history. New developments are emerging nearby. Well-planned, targeted economic development improvements that complement these enhancements offer an opportunity to significantly improve Greater Grand Crossing's stability.



CHICAGO PRIZE 2022 FINALIST

Back of the Yards: Rooted & Rising

- **Total Budget:** \$61 million
- **Number of Projects:** 1
- **Project Type:** Residential, community office space, health care, public library
- **Target Completion Date:** December 2024
- **Neighborhood:** New City/Back of the Yards



Executive Summary

The Back of the Yards: Rooted and Rising campaign is proposing a radical reimagination of a neighborhood that has been neglected and starved for investment since the last stockyard closed more than 50 years ago. In the ensuing five decades, our neighborhood has lost jobs, residents, and businesses. We are at a tipping point – if we fail to invest, we will fall backward. Our residents will abandon the neighborhood and move west in search of safer communities, better jobs, and more amenities.

Instead, we have an opportunity to tip forward. Our neighborhood's elementary schools consistently score among the best in the Chicago Public Schools system. Our Mexican ballet dance troupe has won six national championships. Our restaurants are destinations on the Southwest Side, and our parents actively organize to create a safer, more connected community. We are proud that our neighborhood has a rich, diverse history and an engaged citizenry eager to reclaim our future.

Building on these assets and following the voice and vision of the community, Back of the Yards: Rooted and Rising is launching a \$61 million mixed-use development at 4630 S. Ashland Ave. and 4615 S. Marshfield Ave. that will transform an abandoned space into a thriving, welcoming community hub.

The development will be a one-stop shop and include the first new all-affordable housing construction in the neighborhood in decades; a performing arts center; three community-based service providers; and potentially a new Chicago Public Library branch and Federally Qualified Health Center.

Built along gang-neutral Ashland Avenue, this development will provide a haven to 3,000 residents and visitors weekly. It focuses on reversing the neighborhood's economic decline by creating hundreds of local jobs and providing wraparound services to develop highly employable community members who create wealth in our backyard. Rooted and Rising will revitalize a long-abandoned commercial corridor and catalyze private and public investment across Back of the Yards, recreating the bountiful neighborhood of generations past and fulfilling our vision for the future.

Back of the Yards: Rooted & Rising

Project and Anticipated Impact

Back of the Yards: Rooted and Rising is a mixed-use development at 4630 S. Ashland Ave. and 4615 S. Marshfield Ave. that will convert an abandoned commercial space into a modern community hub. The new construction and resulting development will include affordable housing and space for six new community amenities. The amenities will allow residents to live, learn, heal, work, play, create, and thrive in one place. Building off the community's plan for transformation, the new community hub will feature:

- 99 high-quality, affordable, and low-income one-, two- and three-bedroom rental housing units
- Offices for three community-based service delivery organizations (Back of the Yards Neighborhood Council, Chicago Commons, and Precious Blood Ministry of Reconciliation)
- A 150-seat performing arts space
- A new Chicago Public Library branch
- A Federally Qualified Health Center

The initiative proposes that three core activities will catalyze Back of the Yards into a brighter future: (1) community-driven commercial development, (2) community-building interventions that reduce violence and increase neighborhood cohesion, and (3) service delivery focused on residents' full lifecycle.

The community hub will anchor the 47th and Ashland commercial corridor, create 450 construction jobs and 40 permanent professional jobs, and serve 3,000 residents a week.

Long-term outcomes include economic revitalization of the area that builds neighborhood wealth without displacement, creation of a nationwide blueprint for corridor transformation centered by community vision, and an increased sense of community, safety, and collective power.

Contact

Craig Chico

President and CEO

Back of the Yards Neighborhood Council | cchico@bync.org



Meet the Team

The Back of the Yards Neighborhood Council (BYNC) and Park Row Development have assembled an experienced, committed, and energetic team to build and operate the initiative according to the community's vision. The organizations and firms associated with this initiative are led/owned by people of color and/or certified as a Minority-Owned Business. The leadership team represents the diversity and culture of the community, and includes **Craig Chico** (BYNC), **Luis Puig** (ALL Construction Group and Park Row Development), **Matt Mosher** (Park Row Development), **Phaedra Leslie** (ALL Construction Group), **Juan Moreno** (JGMA), Agustin Gomez-Leal (Wallin-Gomez Architects), **Edgar Ramirez** (Chicago Commons), and **Nyla Diab** (Chicago Commons).



Community

The history of Back of the Yards represents the best of Chicago: a melting pot of working-class, ethnic immigrants who raised families and created vibrant communities on the outskirts of the Union Stockyards. While the neighborhood's economic potential has changed dramatically since the stockyards closed in 1971, that spirit of camaraderie and connection remains. The neighborhood primarily identifies as Latino (62% of residents are Hispanic), with 23% of residents identifying as Black and 12% as White or other.



Far South: Bringing Communities Back

- **Total Budget:** \$132.8 million
- **Number of Projects:** 5
- **Project Type:** Residential, commercial, community office space, health care
- **Target Completion Date:** 2022–27
- **Neighborhoods:** Washington Heights, Roseland, West Pullman, and East Morgan Park



Executive Summary

Far South Community Development Corporation is embarking on a bold “Bringing Communities Back Initiative” (BCBI) to repurpose nearly 1 million square feet of blighted community areas into thriving community anchors that will spur economic growth and repopulate communities on Chicago’s Far South Side that have experienced decades of chronic disinvestment.

This initiative will focus on three goals:

1. Building impact-driven community assets through equitable strategic real estate development projects that will provide new housing options to increase population density and improve commercial corridors
2. Increase community wealth with targeted investments in minority contracting opportunities, homeownership, and grants to residents and businesses derived from profits gained from development and management activities
3. Providing education and holistic support through Far South CDC’s existing small business and housing support services

BCBI is comprised of five catalytic projects that will spur economic development, create sustainable growth, and become the foundation for a thriving community.

The project will focus on three themes:

1. **Home** – Increase population density through the development of stable, diverse housing options. Our Morgan Park Commons, Marshall Walter Taylor Homes, and Single-Family Home Renovation projects will build diverse housing stock, including new apartments, and infill single-family homes while renovating existing residences to reverse depopulation trends.
2. **Health** – Improve community services by creating a health care and professional service hub. Our Jackie Robinson Mixed-Use Office Center project will bring in new health- and health-care-focused tenants tenants, including a Comprehensive Health Center, along with Habitat for Humanity Chicago and other professional service providers to ensure residents have access to the amenities they need in the community.
3. **Entertainment** – Increase commercial space for community amenities. Located close to I-57, the Fernwood Entertainment District (“the FED”) will provide commercial space to experience-based services and products, acting as a gateway to the entire Halsted Corridor.

Projects and Anticipated Impact

BCBI is comprised of five catalytic projects that will spur economic development, create sustainable growth, and become the foundation for a thriving community.

- **Morgan Park Commons** – Residential mixed-use project on 115th and Halsted
- **Marshall Walter Taylor Homes** – Infill housing project in the West Pullman, East Morgan Park, and Washington Heights neighborhoods along the Major Taylor Bike Trail
- **Single Family Home Renovations** – Purchase and renovation of homes within service area
- **Jackie Robinson Office Center** – Commercial office center with health, offices, and coworking space
- **Fernwood Entertainment District** – Mixed-use district with focus on entertainment amenities, including restaurants, performance theaters, and art galleries

BCBI will generate individual and community wealth for current and new residents in the community in the following ways:

- Provide \$97.1 million in construction contracts for minority-owned contractors, specifically Minority Business Enterprises and Women Business Enterprises, resulting in more than 1,200+ construction jobs
- Develop 50 new affordable single-family homes, bringing 200 new residents
- Create 51,000 square feet of new retail storefronts along the South Halsted Corridor, providing affordable rents to local small business owners
- Contribute \$130,000 annually in property management operations to the “Down Payment Fund” for renters within the projects to be used toward a new business startup or purchase of a home
- Add 130 new mixed-income apartment units, resulting in 500+ new residents
- Reinvest \$7.7 million from development activity toward community service grants for small businesses, local home improvements, food insecurity programs, contributions toward public infrastructure, and early childhood public education programs

Contact

Abraham Lacy
President and CEO
Far South CDC | lacy@farsouthcdc.org



Meet the Team

Far South CDC, a community-based, BIPOC-led nonprofit organization, has a team with more than 100 years of construction and community development experience and has completed more than \$1 billion in projects across the United States. In addition to **Far South CDC** serving as team lead, the team also includes **DL3 Realty Group** (horizontal developer), **POAH, Inc.** (vertical developer), and **Kinexx Modular Construction** (single-family home developer and manufacturers).



Community

Over the past 30 years, Chicago's Far South Side has suffered from chronic disinvestment and devastating population loss. Data shows that local residents travel longer distances to get to basic services and higher-paying job opportunities than other Chicagoans. Despite these underwhelming statistics, the Far South Side is in the midst of a transformation being ushered in by the work of Far South CDC and municipal agencies around Chicago.



CHICAGO PRIZE 2022 FINALIST

South Shore/South Chicago: Thrive Exchange

- **Total Budget:** \$100 million
- **Number of Projects:** 6 total, 3 funded by Chicago Prize
- **Project Type:** Residential, commercial, health care
- **Target Completion Date:** 2025
- **Neighborhoods:** South Shore & South Chicago



Executive Summary

Thrive Exchange Initiative is a \$100 million placemaking investment that builds on the City of Chicago's INVEST South/West community process and award to Thrive Exchange Partners. Investments in health care, housing, and community wealth-building are designed to revitalize the long-neglected Cheltenham neighborhood, which straddles the 79th Street border between South Shore and South Chicago.

Three transformational projects are at the core of this initiative:

1. A new Federally Qualified Health Center that the Chicago Family Health Center (CFHC) will operate
2. Development of a new, 33-unit, mixed-use apartment building offering upscale, affordable workforce housing that addresses the need for "missing middle" housing and complements a nearby 43-unit, mixed-use apartment building that is fully funded by an INVEST South/West award
3. Formation of a new community development corporation, ReExchange CDC, to acquire and reposition the Star Plaza retail center, launch a community investment fund, and provide long-term stakeholder engagement

Based on extensive community engagement, these projects are designed to address social determinants of health in housing, health care, and household stability. Investment at scale is needed to break the cycle of disinvestment and move the community toward a brighter future. Together, the three projects, INVEST South/West, and Chicago Department of Transportation streetscape improvements will create a vibrant sense of place at 79th and Exchange Avenue, and initiate a positive impact across the broader community to catalyze additional investment in surrounding housing stock, retail storefronts, and anchor institutions.

These projects will have impacts beyond bricks and mortar – kids growing and playing in a healthy and safe environment; families building careers and savings; and community members empowered through their investment decisions. Anchored by the Cheltenham Metra station, this equitable transit-oriented development initiative will drive investment and accelerate equitable development and job opportunities along the 79th Street corridor. The Initiative also will provide a vibrant eastern bookend to the corridor and complement the revitalization seen in exciting new investments in the Regal Mile Studios (79th and Stony Island), Gift of Hope's repurposed Independence Bank Building (79th and Cottage Grove), and the Always Growing, Auburn Gresham development (79th and Halsted), which received the 2020 Chicago Prize.

South Shore/South Chicago: Thrive Exchange

Projects and Anticipated Impact

Thrive Exchange Partners is building a neighborhood that combines health care, workforce housing and training, and thoughtfully selected commercial uses to create a safe, vibrant node that will build wealth, create a pathway to homeownership, and improve residents' life expectancies.

- **Chicago Family Health Center - South Shore** will open a Federally Qualified Health Center in the renovated, historic Charles Ringer Bank Building at 7913-7933 S. Exchange Ave. The 23,700-square-foot building will be converted into a state-of-the-art primary care medical center.
- **Thrive Exchange North Apartment Building**, at the northwest corner of 79th and Exchange, will be a mixed-use building with 4,800 square feet of ground floor retail and 33 modern, affordable workforce apartments (including live-work lofts for entrepreneurs).
- **Exchange Crossing** is a redevelopment of Star Plaza, an 8,500-square-foot retail strip on the southwest corner of 79th and Exchange. It will be a community wealth-building and investment asset that newly created ReExchange CDC will own. Workforce training programs and local community-owned businesses will retain Exchange Crossing.

The initiative's anticipated impacts include:

Health:

- Serve 15,000 unique patients per year through comprehensive, affordable access to primary health care for families to reduce disparities in health outcomes.

Housing:

- Address the broken housing market by providing high-quality housing options for 100 new households.
- Support more than 500 prospective homeowners per year with financial/credit education and prepurchase homebuyer counseling.

Wealth:

- Reinvigorate the local economy with 450 new jobs and more than 40,000 square feet of medical office and retail space, reducing leakage to other neighborhoods.
- Build community wealth through a new community investment fund.

Contact

Sherry Pace

CEO

Chicago Family Health Center
space@chicagofamilyhealth.org



Meet the Team

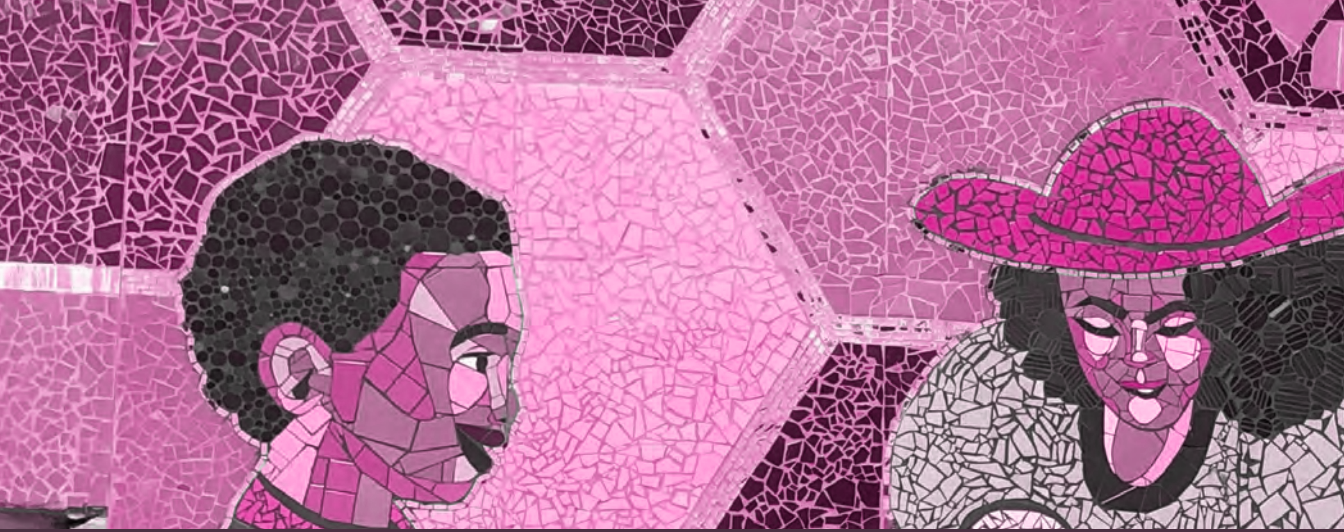
Thrive Exchange Partners emerged from the INVEST South/West competitive RFP process with a shared commitment to reversing the population loss and disinvestment in the greater Cheltenham neighborhood. Black executives with deep roots in the South Shore and South Chicago neighborhoods lead the partner organizations. They include **Chicago Family Health Center** (led by CEO Sherry Pace), **DL3 Realty** (led by Managing Principal Leon I. Walker), **Neighborhood Housing Services** (led by President and CEO Anthony Simpkins), and **Revere Properties** (founded by Lee Reid).



Community

Historic 79th Street is one of the longest retail corridors in Chicago, and the 79th Street bus is the city's busiest. With concentrated investments being made at key transit nodes along the corridor, an unprecedented opportunity exists to revive this important retail artery on the South Side. The South Shore/South Chicago communities face three persistent challenges that this initiative addresses: equitable access to health care, lack of quality workforce housing, and residents' financial instability.







Chicago Prize **Community**



Thank you to Advisory Committee Members

Thank you to our advisers who contributed to the Chicago Prize process and without whom this work would not be possible.

MarySue Barrett

Chicago TREND

Ciere Boatright

Real CRG

Kim Cassel

CasselView Advising

Gloria Castillo

We Rise Together

Allison Clark

John D. and Catherine T.
MacArthur Foundation

Cecilia Conrad

Lever for Change

John Cooke

Los Angeles County

Gillian Darlow

Polk Bros. Foundation

Mike Davidson

The Chicago Community Trust

Ja'Net Defell

Community Desk Chicago

Evelyn Diaz

Heartland Alliance

Michael Fassnacht

World Business Chicago

Sean Garrett

United Way of
Metropolitan Chicago

Helene Gayle

Spelman College

Christopher Hall

SOM

Evan Hochberg

Crown Family Philanthropies

Calvin Holmes

Chicago Community Loan Fund

Craig Howard

John D. and Catherine T.
MacArthur Foundation (Former)

Richard Klawiter

DLA Piper

Vickie Lakes-Battle

IFF

Molly Leonard

JPMorgan Chase

Rod Miller

Invest Puerto Rico (Former)

Saurabh Narain

National Community
Investment Fund

Carlos Nelson

Greater Auburn Gresham CDC

Kedra Newsom

BCG

Heather Parish

The Albert Pick Jr Fund

Courtney Pogue

Metropolitan Nashville
and Davidson County

Matt Reilein

National Equity Fund, Inc.

Andrea Saenz

The Chicago Community Trust

Juan Salgado

City Colleges of Chicago

Robin Snyderman

BRiCK Partners

Julia Stasch

Corporate Coalition of Chicago

Joanna Trotter

JPMorgan Chase

Pete Vilim

Waterton

Christen Wiggins

We Rise Together

Andrea Zopp

Cleveland Avenue

Honorable Mentions

The following teams received planning grants in recognition of the strength of their proposals. We're proud to help advance their plans.

Austin United Alliance

Team: Heartland Housing, Oak Park Regional Housing Center, Bauer Latoza Studio, Applegate & Thorne-Thomsen, Latent Design, Valero Dewalt Train Associates, and site design group

Austin United Alliance will redevelop the historic Laramie State Bank site as part of the City of Chicago's INVEST South/West initiative. The project will transform a vacant, blighted block into a new residential and community-driven commercial campus that will catalyze future growth, financial independence, and enhance the social aspect of the community.

Building Bronzeville Together

Team: Urban Juncture Foundation, BMA Resources, and Gumbo Media

Urban Juncture Foundation seeks to establish a critical mass of enterprises on the 51st Street commercial corridor to build local ownership, commerce, culture, wealth, and health. The initiative includes five capital projects: Boxville 2.0, Bronzeville Cookin', Soul City Kitchens, beautifying the 51st Street corridor, and rehabilitation of the Forum on 43rd/Calumet.

Imani Village: A Rising Tide Lifts All Boats

Team: Trinity United Church of Christ, Endeleo Institute, inherent I3c, Phil Johnson

Imani Village seeks to create a "model village" by developing 30 acres into a mixed-use, green intergenerational community that will include housing, commercial, hotel, recreation, and manufacturing components.

Vacancy to Vibrancy: Building Community and Individual Wealth

Team: Emerald South Economic Development Collaborative, XS Tennis, and Urban American City

Vacancy to Vibrancy will repurpose three closed Chicago Public Schools buildings – Overton, Attucks, and Ace Tech – into creative office and community spaces; expand Emerald South's Terra Firma program, a land care program for vacant South Side lots; and develop a community investment vehicle to enable resident investment in associated properties.

Chicago Prize 2022 Proposals

The Pritzker Traubert Foundation sincerely thanks all Chicago Prize 2022 applicants for their leadership and commitment to their communities. Chicago is better because of you.

AMx

3Degrees

Bedrock - Unlocking the Intrinsic Value of Our Communities

Neighborhood Housing Services of Chicago Inc.

Blueprint for Equity: Woodlawn 2030

YWCA Metropolitan Chicago

Bronzeville Trail Task Force

Bronzeville Trail Task Force

Definition's Theater, Community Center, and Entrepreneur Incubator in Woodlawn

Definition Theatre Company

Expansion of the Pilsen Housing Cooperative

Pilsen Housing Cooperative

Far South Chicago: One Band One Sound

Chicago Neighborhood Initiatives

Grow Our Own Lawndale

Latinos Progresando

Humboldt Park Health: Beyond Survival to Advancing Health Equity

Humboldt Park Health

Innovation Pipeline

mHUB

Live Work and Play on MLK

Sunshine Enterprises

MAHA Modular Affordable Housing Accelerator

P3 Markets LLC

Now is the Time 2.0: Advancing North Lawndale Together

New Covenant Community Development Corporation

Project H.O.O.D.'s Leadership and Economic Community Center

Project H.O.O.D. Communities Development Corporation

Project Vital Revival

Lake Effect Community Development

Puerto Rico Town

Puerto Rican Cultural Center

Reclaiming 69th Street

Southwest Organizing Project

South Shore Entrepreneurship on the Rise

South Shore Chamber Community Development Corporation

South Side Center for Black Dance and Creative Communities

Deeply Rooted Productions Inc.

St. Vitus Innovation Project

The Resurrection Project

The Altus Lifelong Health and Learning Community Center

Altus Academy

The Bronzeville Renaissance Project

Lillian Marcie Legacy Co.

The DuSable Museum Arts & Culture District

DuSable Museum of African American History Inc.

The Sustainable Square Mile in West Woodlawn

Blacks in Green, NFP

United Yards

Celadon Construction Corp., NFP

Woodlawn Central

Apostolic Church of God

About the Vendors



Cocina Fusion // Food & Beverage

Cocina Fusion is a full-service Chicago catering company based in the Austin neighborhood with over 10 years of experience and specializing in a wide array of culinary expressions. Founded and operated by a husband-and-wife team, Cocina Fusion was opened by Anaxi & Juliana Barrientos to bring their love of food to the Chicago community.

Contact Cocina Fusion: Juliana Barrientos // juliana@cocinafusionchicago.com // 773-430-4328



Eméché Cakery & Cafe // Dessert

In the fall of 2019, Emeche opened their first brick-and-mortar store, Eméché Cakery & Cafe, in the historic Bronzeville neighborhood. The product offerings include Eméché infamous dessert Jars, a variety of pastries including vegan options, and their specialty alcohol-infused sweet treats.

Contact Emeche: emechecupcakes@gmail.com // 312-265-1249



LUSH
FLOWER BAR

LUSH Flower Bar // Florals

LUSH Flower Bar bloomed in 2021 and was created by floral enthusiast and event designer Bretagne Lenox. Located on Chicago's West Side, Bretagne brings more than 10 years of experience in delivering quality florals that are creative, memorable, and affordable.

Contact LUSH: Bretagne Lenox // lushflowerbar@gmail.com // 312-772-3729

About The Hatchery

The Hatchery is a nonprofit food and beverage incubator dedicated to helping local entrepreneurs build and grow successful businesses. Through cutting-edge commercial kitchen facilities, robust entrepreneurship curriculum, and partnerships with generous corporate sponsors and foundations, we support local food and beverage entrepreneurs, cultivate local job opportunities, and accelerate local economic growth.

The Hatchery's vision is a prosperous West Side of Chicago that is home to successful and dynamic food and beverage entrepreneurs, who are creating wealth and opportunity for their families and communities.

About Pritzker Traubert Foundation

Pritzker Traubert Foundation believes all Chicagoans should have equal access to economic opportunity. We partner with visionary leaders to implement their bold plans to connect talent to jobs, build an inclusive and growing economy, and strengthen communities in Chicago. Only when all our neighbors and neighborhoods thrive can Chicago reach its full potential.

About the Chicago Prize

The Chicago Prize invests in community-led plans for neighborhood change. The Chicago Prize is based on a simple premise: Black and Brown communities on the South and West Sides are home to entrepreneurs, residents, community organizations, and leaders who have the visions and talents to strengthen their communities. They are, and have been, diligently working on bringing their visions to life, but they do not always have enough access to the capital and resources that can enable their most ambitious plans to become realities. We believe these barriers not only keep each community from realizing its full potential – they also undermine the strength of Chicago. Chicago's neighborhoods deserve better. Chicagoans deserve better.

Chicago Prize 2022 will provide \$10 million in capital to a collaborative community-led

initiative that uses real estate development to produce significant economic impact – creating quality jobs, growing businesses, and increasing wealth for Black and Brown workers, entrepreneurs, and residents. Initiatives should have the catalytic potential to stimulate investments that can improve economic opportunity in and for the community. Chicago Prize 2022 will also invest up to \$5 million in planning, capacity-building, and other awards to help more teams move their projects forward.

Pritzker Traubert Foundation is proud to announce Chicago Prize 2022 as part of a larger \$40 million commitment to community development on the City's South and West Sides over the next five years, and as part of our \$100+ million commitment to increase access to opportunity for more Chicagoans.

A Letter of Gratitude

As President of the Pritzker Traubert Foundation and on behalf of the Trustees – Penny Pritzker, Bryan Traubert, and Kevin Poorman – I want to thank all of you who care deeply about Chicago and are willing to invest in our leaders and their ideas.

As we continue to partner with and in communities through the Chicago Prize, I would like to extend my gratitude to the many organizations and individuals for their continued support throughout the process. We are extremely grateful for our many partners who continue to help build this initiative, especially the community leaders who applied for the Prize and the many public and private funding partners who have invested in their ideas. We want to give a special thank you to We Rise Together, who funded 2020 proposals and has committed additional funds to help advance the work of the 2022 finalists.

We are honored to have partnered for the last two years with Chicago Prize 2020 teams from Auburn Gresham, Englewood, Austin, South Chicago, North Lawndale, and Little Village.

We look forward to partnering with the six neighborhoods involved in the Chicago Prize 2022:

- Back of the Yards
- Garfield Ridge
- Greater Grand Crossing
- Pullman/Roseland
- South Shore
- West Garfield Park

The Chicago Prize process requires a lot of expertise, and we want to thank our reviewers who contributed their time and talent. Some were involved since the inaugural 2020 process and others joined for Chicago Prize 2022. All are listed in this playbill. A special thanks to Andy Zopp of Cleveland Avenue, Helene Gayle and Andrea Sáenz of the Chicago Community Trust, and Juan Salgado of City Colleges of Chicago for their participation as members of the Selection Committee.

Of course, Chicago Prize would not be possible without the stellar work of the PTF team: Andrew Beideman, Noemi Garcia, Kenya Merritt, Melissa Ponce, and Ayana Wilson. We also deeply appreciate the continuing support and true partnership of our diligence experts at RW Ventures and Chicago TREND; our communication partners at H/Co, Leverette Weekes, M. Harris & Co., and ESP Presents and Jim Hock and Danielle Marburgh at PSP Partners.

Thank you all for not just showing up but for also enthusiastically embracing the ideals of the Chicago Prize and the critical work being done on Chicago's South and West Sides.

With gratitude,



Cindy Moelis

President

Pritzker Traubert Foundation



Always Growing, Auburn Gresham

Design: Green Star Movement

#ChicagoPrize @ptfound ChicagoPrize.org