

Lake Pulaski Transit Village



● Bethel New Life

- 26 year old faith based community development corporation on Chicago's low income, African American west side (EZ Community)
- Holistic approach to people & place based development
- Brought in over \$120 million new investment, developed over 1,200 units of affordable housing, placed over 7,000 people in jobs
- \$14.5 million budget, 345 employees
- Building a healthier, sustainable community

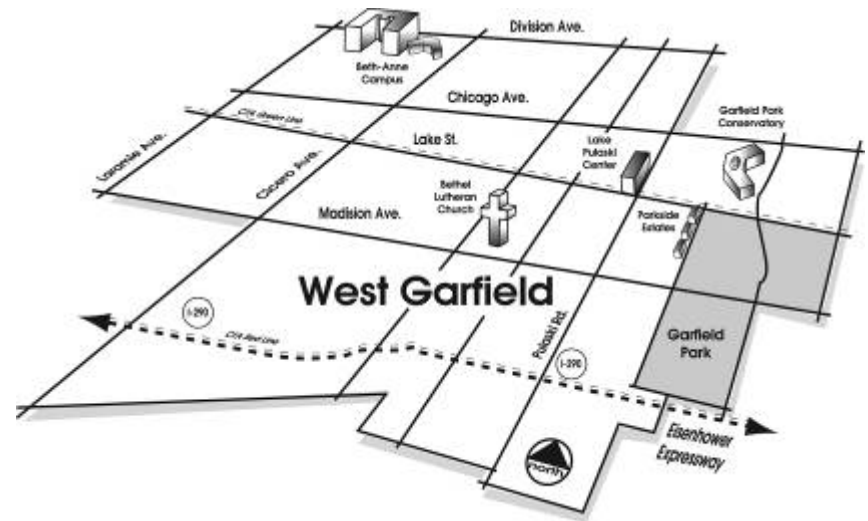


Bethel New Life, Inc.
www.bethelnewlife.org

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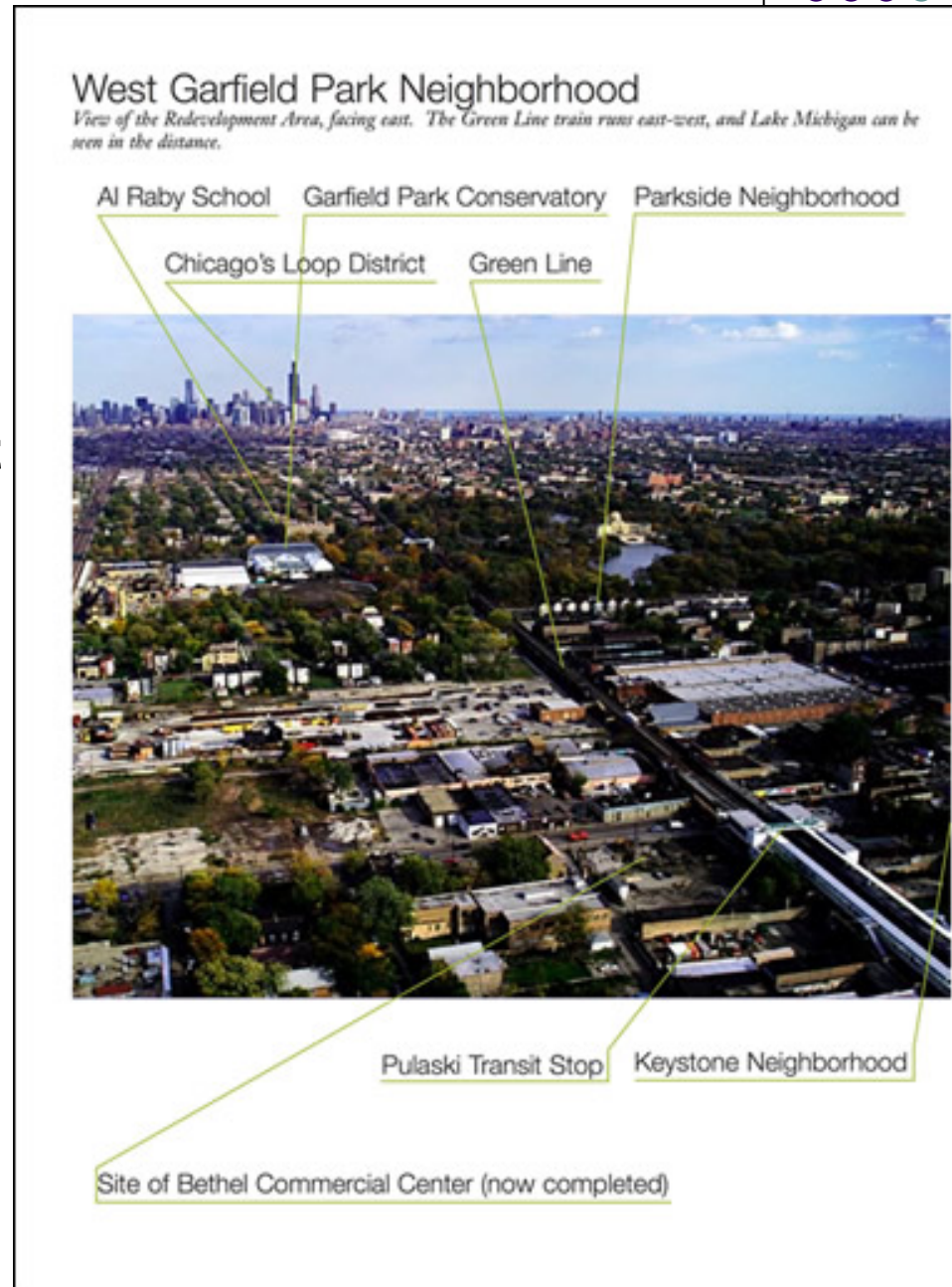


- **Origins of a Plan**
- Threat to close transit line struggle led to transit oriented development plan and seeing transit stop as an asset
- Struggle -partnering with other groups to save the Green Line-learned importance of transit; help of CNT and NCBG
- Successful protest led to Bethel's next steps of TOD development at a devastated corner in our community-saw it with new eyes as an asset and opportunity

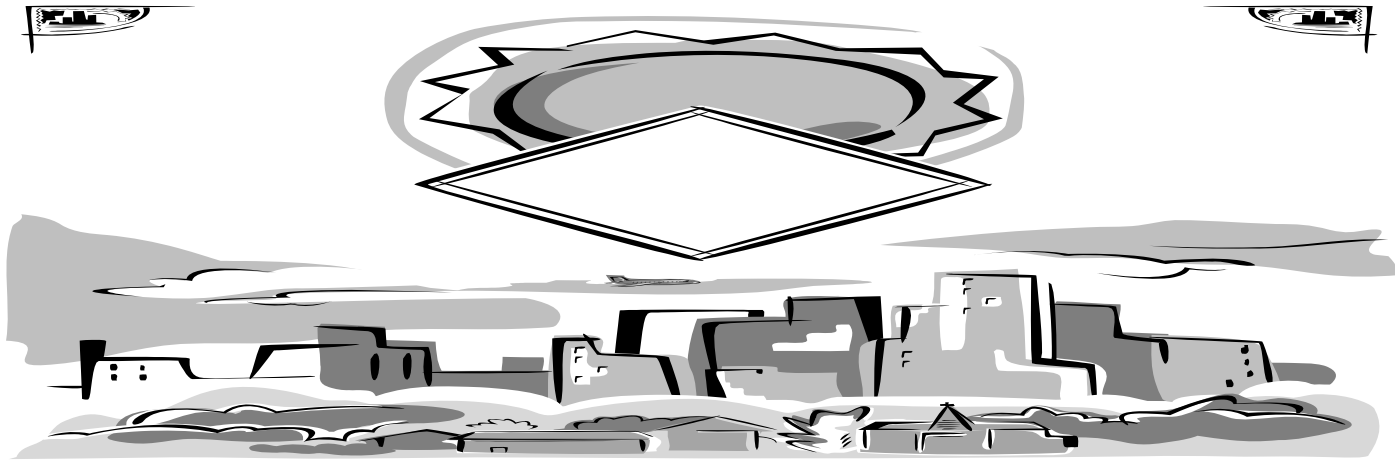


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- **Plan: Smart growth in an urban community context**
- Participatory planning
- Focused village concept
- Greening and parks
- Energy efficiency
- Traffic calming
- Affordable housing
- Brownfield redevelopment
- Commercial development
- Other (day care, schools, jobs, etc.)



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WHAT WE WANT IN A COMMUNITY

- Mixed income, diverse-community of choice
- Everything in walking distance (stores, schools, homes, churches, public transportation, offices)
- Sense of place and spaces/opportunities to meet neighbors

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- **Phase One: Housing**

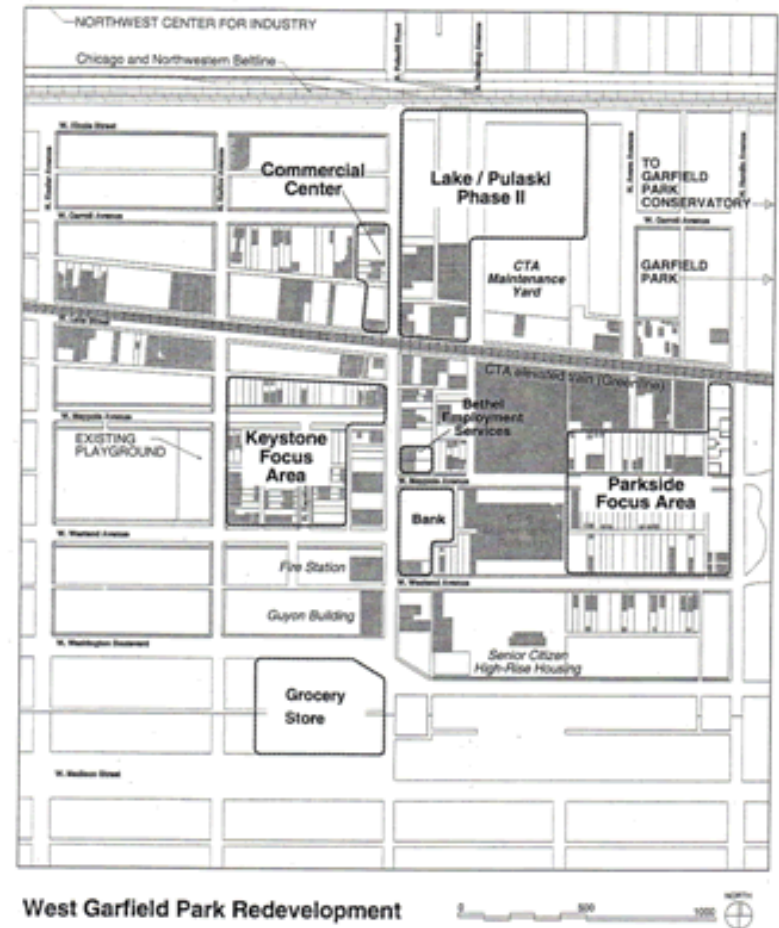
- Walking distance transit
- Energy efficient (\$200 a year heating costs)
- Focused area development
- Greening
- Affordable: design, subsidies, operations
- Hsg. Counseling, IDA's and workshops
- 70 built, 100 more planned





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- **The Plan, The Site**
- Major transit intersection
- Village with housing, commercial, industrial
- Heart of Bethel area
- Bethel buys up land on tax sales, market when available
- Location, location, location



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- **Affordable Housing Components**
- Design, energy efficiency
- Location, density, # built at one time
- Location efficient mortgages, energy efficient mortgages; in walking distance to transit stop
- Subsidies –construction, down payment



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- **Other Components**

- Traffic calming circles
- Pocket parks
- Bicycle racks
- Relationship to schools, jobs, shopping
- Energy efficient, location efficient
- Sense of community



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- **Transit Center**
- 100 child day care center
- Employment Center
- Community technology center
- Six commercial storefronts (1,000-16,000 s.f.) - Subway franchise, coffee shop (local owners), Attorney General's Office, Community Savings Center (bank branch, financial education, tax preparation)



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Economic Impact

- Three local small businesses (dry cleaners, Subway, Coffee Shop) started or expanded
- Attorney General's Office of Consumer Fraud
- Community Savings Center: Park National Bank, BNL, Thrivent- IDA program, new products, financial counseling, tax preparation
- Over 75 new jobs created

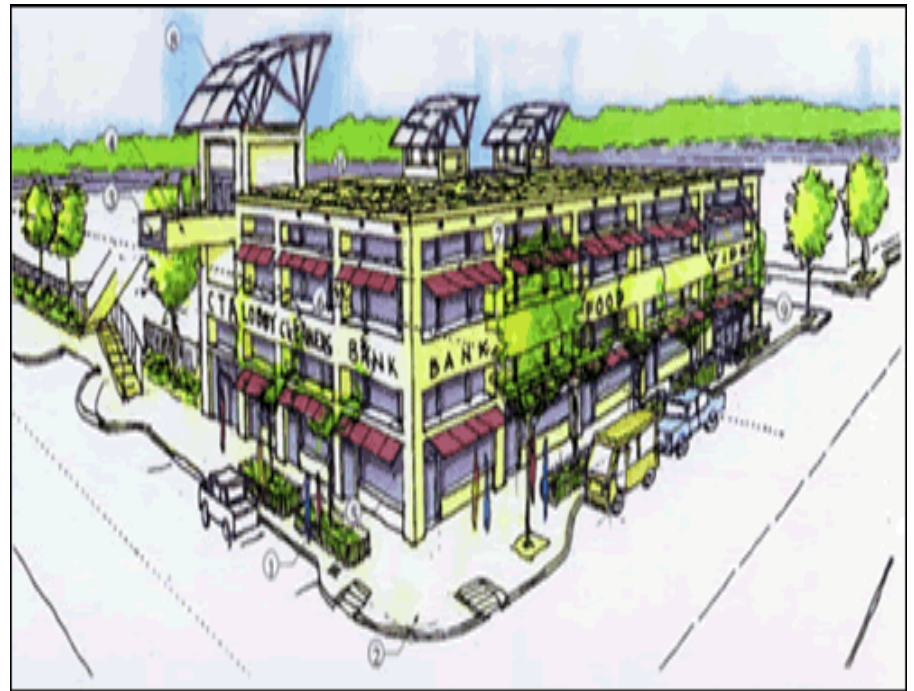


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- **Smart Green Building**

- Photovoltaic cells
- Green (living roof)
- Superinsulation
- Auto light dimmers, light wells, skylights
- HRU system, efficient HVAC
- Recycled materials
- Bridge to the transit platform
- LEED Gold rating applied for



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- **Partners - Funders**
- City Dept. of Environment
- Empowerment Zone
- State-DCEO, Senator, Environment
- Argonne Nat. Laboratory
- Illinois Clean Energy Fund
- Commonwealth Edison
- U. S. Bank
- New Markets Tax Credits
- Matanky Realty; Farr Associates



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- **Building Costs**
- \$4,886,000 million excluding the cost of the bridge to the train platform
- Used New Markets Tax Credits for low take out of construction financing.
- Environmental issues added costs to the building



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- **Challenges**

- UST's \$ of removal; water contamination
- Trade-offs: LEED benefits; costs, paperwork, time
- Timing - various parties build houses first to expand the "market" potential
- MBE/WBE/local - 51%
- Bank financing - risk quotient



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Partnering for Changing Financial Practices

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Advice

- Outside the box - more time and \$
- Long, hard struggle
- Community involved early-all aspects; be a stakeholder
- Community benefits - links to jobs (1st source hiring agreements)
- Government role, attitude important
- Give away the glory
- Eyes on the prize

