SECTION 4 RECIPIENT SPOTLIGHT
Chicago Neighborhood Initiatives, Inc.

Impact Summary
Redevelopment of historic buildings and a vacant site into affordable housing is an essential step towards neighborhood revitalization and economic growth.

Section 4 Outcomes
Development of 38 new multi-family live/work homes for low-income artists and their families.

How Section 4 Funds Were Used
Used for an architectural design that was essential for engaging with local residents and moving the project to and through community and city council meetings.

2016 Section 4 Grant
$33,950

Private Funds Match
$195,000 (5 to 1 match)

Technical Assistance from Enterprise
CNI received direct technical assistance and participated in Enterprise’s Equitable Transit Oriented Development (eTOD) collaborative and related training.

Restoring and Revitalizing Chicago’s Historic Pullman Community

The Pullman community, located on the far South Side of Chicago, has faced high foreclosure rates since the Great Recession, leading to a growing number of vacant properties. The neighborhood was once touted as “The World’s Most Perfect Town,” and its distinctive architecture has led to it being listed on the National Register of Historic Places and designated as a National Monument by the National Park Service. Nowadays Pullman is a diverse, low- to moderate-income neighborhood poised for transition. The area is in critical need of public/private partners able to take on challenging reinvestment projects while respecting the current community and its historic roots.

Chicago Neighborhood Initiatives, Inc. (CNI) is a community development nonprofit that coordinates resources, economic development and neighborhood revitalization efforts. Over the last five years, CNI deployed millions of dollars in high-impact Chicago projects, such as grocery stores in “food desert” neighborhoods. CNI is now collaborating with Artspace Projects, Inc. and Pullman-Arts to develop the Pullman Artspace Lofts, a $17.5 million mixed-use affordable live/work homes and 2,000 square feet of creative community space for low-income artists and their families.

In 2016, CNI used Section 4 Funds to complete the preliminary architectural design – essential for engaging local residents, and moving the project to and through community and city council meetings. This development will bring two of Pullman’s historic vacant buildings back into productive use, create a new iconic building on a vacant lot, and support local jobs and housing stability through 38 affordable live/work homes for artists and their families.

Section 4 Funds Turn Vacant Area into Iconic Buildings

The Pullman community, located on the far South Side of Chicago, has faced high foreclosure rates since the Great Recession, leading to a growing number of vacant properties. The neighborhood was once touted as “The World’s Most Perfect Town,” and its distinctive architecture has led to it being listed on the National Register of Historic Places and designated as a National Monument by the National Park Service. Nowadays Pullman is a diverse, low- to moderate-income neighborhood poised for transition. The area is in critical need of public/private partners able to take on challenging reinvestment projects while respecting the current community and its historic roots.

Chicago Neighborhood Initiatives, Inc. (CNI) is a community development nonprofit that coordinates resources, economic development and neighborhood revitalization efforts. Over the last five years, CNI deployed millions of dollars in high-impact Chicago projects, such as grocery stores in “food desert” neighborhoods. CNI is now collaborating with Artspace Projects, Inc. and Pullman-Arts to develop the Pullman Artspace Lofts, a $17.5 million mixed-use affordable live/work homes and 2,000 square feet of creative community space for low-income artists and their families.

In 2016, CNI used Section 4 Funds to complete the preliminary architectural design – essential for engaging local residents, and moving the project to and through community and city council meetings. This development will bring two of Pullman’s historic vacant buildings back into productive use, create a new iconic building on a vacant lot, and support local jobs and housing stability through 38 affordable live/work homes for artists and their families.

Section 4 Capacity Building

The Section 4 Capacity Building for Community Development and Affordable Housing program strengthens low-income urban and rural communities by providing flexible support to nonprofit organizations to develop affordable housing, finance small businesses, revitalize commercial corridors, and address community needs.

HUD Section 4 is the only federal program that exclusively focuses on increasing the effectiveness of local community development organizations.

Through direct financial assistance, training, and guidance, Section 4 helps these organizations to maximize their impact in communities and to provide essential, sustainable services to vulnerable families and individuals.

Contact: Petra Montague
pmontague@enterprisecommunity.org

Illinois

Historic Buildings Awaiting Redevelopment as Pullman Artspace Lofts
With Section 4, Community Designs a New Creative Space and Revitalizes Historic Neighborhood Buildings

With Section 4 funding, CNI and its partners undertook a rigorous architectural design competition, worked with the City of Chicago Historic Preservation Division to study the site, and completed the predevelopment phase of the Pullman Artspace Lofts. This early investment in thoughtful design for two historic buildings, which bookmark a vacant lot, was essential to helping shepherd the project through multiple community meetings. CNI gained the support of local residents, and then successfully moved the project through landmarks, planning, zoning and low-income tax credit (LIHTC) approvals.

CNI also grew its organizational capacity through Equitable Transit Oriented Development (eTOD) trainings provided by Enterprise. An eTOD approach prioritizes the preservation and creation of housing, schools, jobs, and health services around rapid bus and rail transit, while serving the needs of low-and moderate-income people. CNI staff used an eTOD Social Impact Calculator to examine and quantify the financial, social and environmental benefits of development projects in Cook County. This online tool was created by the Chicago-based Center for Neighborhood Technology (CNT) supported by Enterprise through Section 4. CNI used the tool to evaluate neighborhood amenities and jobs, as well as assess the impact of the project on neighborhood business and parking. These assessments helped them make a stronger case for the Pullman development and win critical financing awards and city approvals.

Impact of Section 4 Support

The Pullman Artspace Lofts project is the product of a multi-sector partnership that bridges affordable rental housing, economic development, community development, historic preservation, and the arts. It will provide 38 affordable homes for housing-insecure renters and will invest $17.5 million to preserve a historic landmark that will energize the community as an affordable creative space for low- and moderate-income artists.

Housing Security

By transforming two vacant buildings and an empty lot into new live/work homes for artists, CNI will create a new community gathering place, reduce crime, support the local art district, and provide a safe and stable place for low- and moderate-income families.

These 38 new permanently affordable rental live/work homes are reserved for low-income artists and their families, earning between 30 percent to 60 percent of the area median income.

Economic Impact

Redeveloping two historic vacant apartment buildings and designing a building on an adjacent vacant lot into 38 new family homes will create jobs, generate local revenue and contribute significantly to the local tax base.

Residents in the finished buildings will have an estimated purchasing power $1.6 million annually, much of which is projected to circulate back into the local economy and businesses.

The Pullman Artspace Lofts are located in Illinois’ Congressional District 2, where:

- 30% of people live in poverty
- 59% of renters pay more than 30% of their income on rent
- 25% of civilians are unemployed

From the American Community Survey 2015 data

Enterprise: A Trusted Partner and Advisor

Technical assistance and financial support from Enterprise has been instrumental in helping CNI move forward with the 38 unit Pullman Artspace Lofts. Beyond the grant dollars, participation in Enterprise-Chicago’s equitable Transit Oriented Development (eTOD) collaborative meetings and trainings, as well as additional support from Enterprise in person and over the phone, has helped build staff capacity at CNI. This support has helped CNI meet important milestones on the Artspace project. As CNI Project Manager Ciere Boatright said, “CNI and Enterprise’s partnership is accelerating the momentum and excitement building in Pullman while honoring the neighborhood’s legacy as a welcome space for skilled craftsmen and artists.”

Contact: Andy Geer, ageer@enterprisecommunity.org