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For which project type are you applying? (Choose one – You may apply for more than one type of assistance by completing a separate application form.) Equitable Transit-Oriented Development Plan

Equitable Transit-Oriented Development Plan

Describe the proposed study area boundaries for your project using streets, geographic features, jurisdictional boundaries, etc:

In the West Pullman neighborhood, the project is bounded by 121st Street to the north between Halsted and Peoria; 122nd Street to the south between Halsted and Carpenter; Halsted Avenue to the east between 121st and 122nd Streets; And Peoria to the west between 121st and the Metra Electric line extending to Carpenter Avenue between the Metra Electric Line to 122nd Street. The area surrounds the West Pullman Stop on the Metric Electric Train line located on South Halsted Street, south of 120th Street.

Which existing transit services are in the study area? (Name rail station and/or bus routes)

Currently the following transit lines exist within the proposed study area:

1. Chicago Transit Authority Routes - 119, 108, 8A
2. Pace Pulse Route - South Halsted
3. Metra Electric Line - Blue Island Branch

Have there been any long-range plans (i.e., comprehensive plan, bicycle pedestrian plan, land use plan, transportation plan, etc.) created within the last 10 years that include the proposed study area? (Include link to plan)

Yes. The link to the plans can be found here:

https://farsouthcdc-my.sharepoint.com/:f/g/personal/florence_farsouthcdc_org/EpVV8gmukNIMk-9Asy90zUsBuYgIsLdURnzZWrlJ02LRVQ?e=WfR3xW and <https://www.pacebus.com/pulse-halsted-planning-study-reports>.

If yes, describe how the proposed project will build from, update, and/or implement recommendations from the previous plan:

The funds requested would be used to develop a full transportation plan for the project. Our new plan would build on the work started under the Major Taylor Trail Framework, which is a bike trail that connects to all of the aforementioned transit lines. This includes a ridership study regarding the Metra Electric-Blue Island Branch with a focus on understating what is necessary to increase ridership along the line. Additionally, this plan will implement the relevant recommendations identified in the Major Taylor Trail Framework to the extent that the implementation prepares the proposed site for add-on development.

What is the goal of this plan? What are you looking to accomplish?

This project seeks to create more than 300 units of mixed-income multifamily, single family and senior living homes with close proximity to the West Pullman station of the Metric Electric line. As the residential portion of this development will see an increase in population, the project will also include the development of complementary commercial and community spaces to house cafes, retail shops, and office space, along with the development of a community park with amphitheater, community welcome center and holistic health center. 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

The RTA strives to advance community empowerment and equitable opportunities for all residents through our program. If selected, do you commit to working with the RTA to ensure all residents have an opportunity to participate during the planning process and that plan recommendations will include equitable solutions to transportation, housing and development and policy?

Yes

Describe what areas in the planning process and the types of recommendations you're looking for that need to be centered on equity:

All too often programs are developed for a specific constituency without consideration of that constituency's goals. As quoted from a resident, "often times projects are done to for us but not with us..." This project not only seeks to educate but requires direct participation from those who will benefit from the development projects. Further, participants will gain more than a cursory knowledge of the projects and programs while having access to grants and ownership opportunities in the residences and businesses that will be developed as a result of the initiative. These projects aim to place the emphasis on "people-first" by increasing the quality of life for the residents and businesses within the area. The budget includes funding to be used toward community service grants for homeowners and small businesses in the targeted neighborhoods.

This project will provide homeownership options for qualified buyers seeking to make the targeted neighborhoods a destination to raise their families, and renters - who may not qualify for a mortgage yet - but need a high quality, transit-friendly housing near amenities that will provide supportive wrap-around educational services to help them achieve their goals of building self-sufficient revenue stream(s) and single-family homeownership.

This project is structured such that each phase of the project is catalytic and necessary for each successive phase to begin. Additionally, Far South CDC understands the power and impact that the community can have when resources are appropriately allocated and residents are genuinely engaged. As such, Far South CDC has a robust community engagement plan which cycles in concert with the phases of this project. Specifically, Far South CDC's plan to engage the community is organized by sections to match the stages of development within each phase.

Is there any additional information you want us to know?

There is no additional information to provide.

Closing Questions

How did you find out about the call for projects? (Select all that apply) RTA newsletter

What resources did you find helpful as you apply for the call? (Select all that apply) None

How difficult was it to fill out this application? Neither easy nor difficult
