Lake Pulaski Transit Village

- **Bethel New Life**
  - 31 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
  - $11.5 million budget, 245 employees
  - Building a healthier, sustainable community

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

Origins of a Plan

- Threat to close transit line struggle led to transit oriented development plan; Line went through low income minority areas of west & south sides
- Realizing 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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

Transformation 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.)
Lake Pulaski Transit Village

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
Lake Pulaski Transit Village

- **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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

- **The Plan, The Site**
  - Major transit intersection
  - Village with housing focus areas, commercial, industrial
  - Heart of Bethel area
  - Bethel buys up land on tax sales, market when available
  - Location, location, location (not the location developers look for; cdc’s have a PLACE commitment)

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

- **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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

- **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)

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

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
Lake Pulaski Transit Village

- **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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

- **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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

- **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

*Bethel New Life, Inc.*
www.bethelnewlife.org
Lake Pulaski Transit Village

- **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

Bethel New Life, Inc.
www.bethelnewlife.org
Lake Pulaski Transit Village

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

Bethel New Life, Inc.
www.bethelnewlife.org