



Community Wealth Building Initiative

\$15M Pilot Program – Feb 2023

Mayor's Office of Equity & Racial Justice (OERJ)

Mayor's Office of Business, Economic, and Neighborhood Development (BEND)

Department of Planning & Development (DPD)



CWB Definition

CWB Examples & Outcomes

\$15M Pilot Project Strategy

Individual & Household Wealth

Refers to the personal wealth of an individual or a household.

Often described as what you own minus what you owe. Impacted by strategies to increase an individual's income and asset ownership and/or to decrease an individual's expenses and debt.



One
Individual

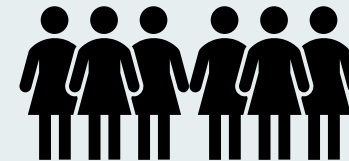


One
Household

Community Wealth

Refers to the shared wealth of a community, a connected group of people

It is the *shared* wealth, not the sum of wealth, of multiple households or whole communities. Defined by models of local, democratic, and shared ownership and control of community assets.



Collective of
individuals








Whole
neighborhoods



Community Wealth Building is an approach to economic development that promotes the **local, democratic, and shared ownership and control** of community assets



What do we mean by local, democratic, and shared ownership and control?

			
	LOCAL	DEMOCRATIC	SHARED
	In the hands of the residents of the neighborhood in which the development is built	Has a governance model that acknowledges power dynamics; facilitates equitable decision-making power	In the hands of many people; broad-based
	In the hands of residents in another Chicago neighborhood or in another city entirely.	Hierarchal and exclusive, prioritizing privileged voices over those most marginalized	Concentrated in the hands of just one person or a privileged few

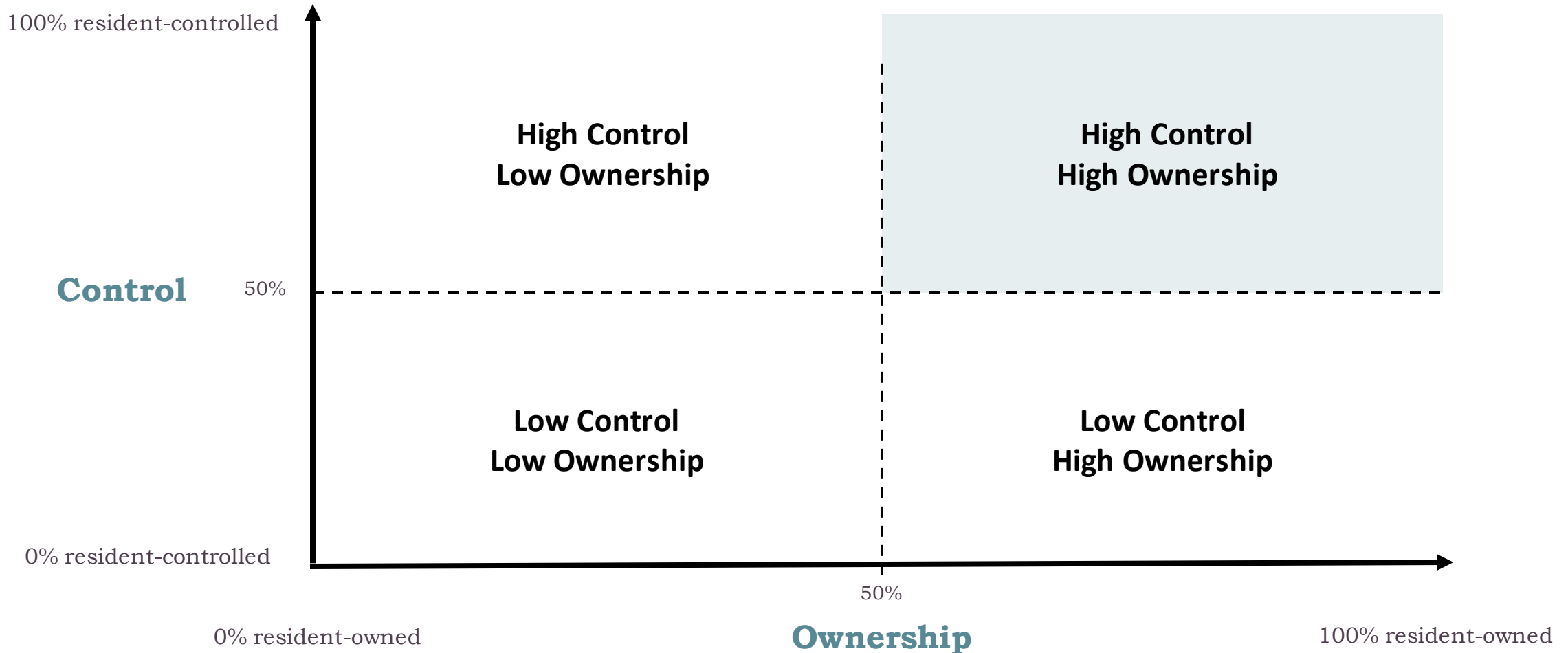


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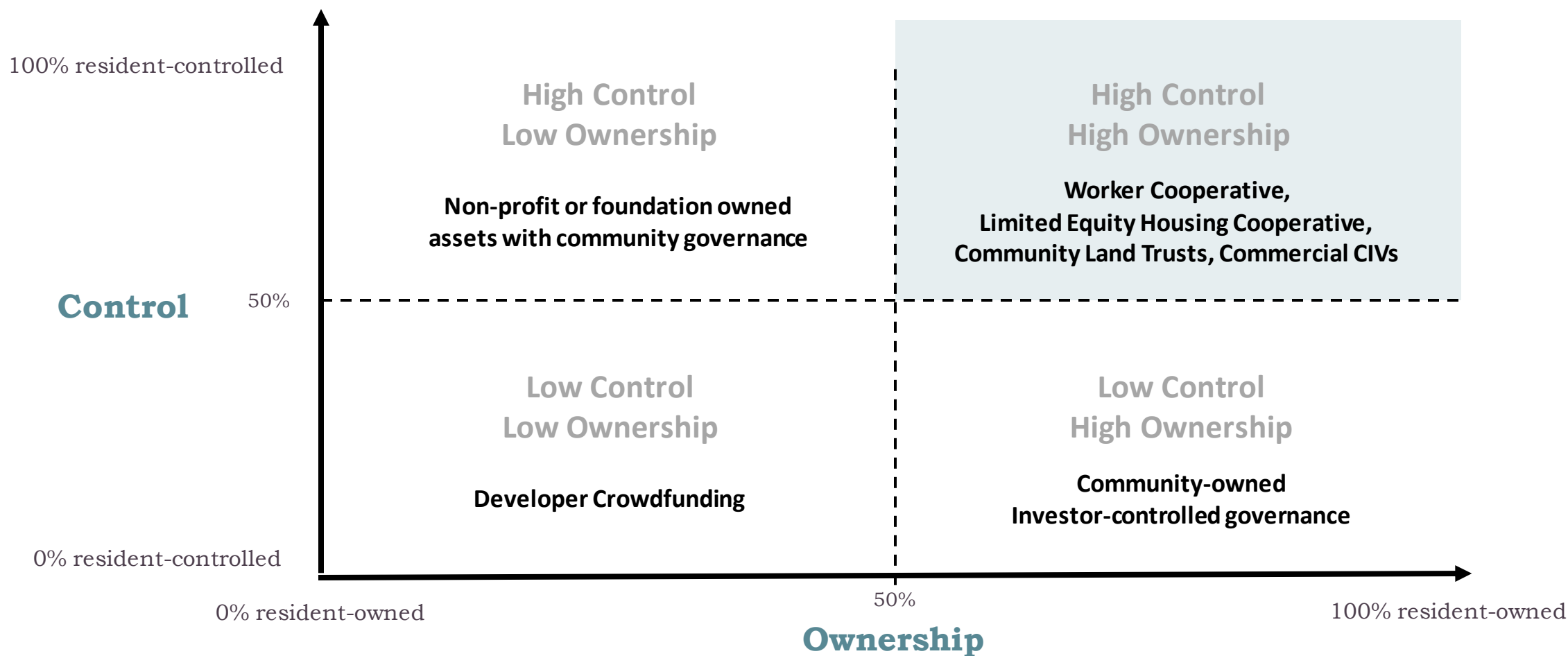
★ CWB models are majority-owned (51% or more) and majority-controlled by residents









CWB is unique in that it empowers residents* in both ownership & governance structures

*The City does NOT recognize nonprofit organizations as a proxy for residents. Trusts (e.g. community land trusts, perpetual purpose trusts) are an exception as they are often a nonprofit entity formed with the sole purpose of holding asset ownership on behalf of a community, rather than to conduct other programming



★ The City of Chicago is currently focused on four priority CWB models:

	Member-Owned (Direct)		Community-Owned (Indirect)	
				
	1	2	3	4
	Business Ownership	Home Ownership	Land Stewardship	Commercial Property
Priority Model	Worker Cooperative	Limited-Equity Housing Cooperative	Community Land Trust	Community Investment Vehicle
Model Definition	Business owned & controlled by its employees, rather than by one owner, several partners, or outside shareholders	Housing owned & managed by a cooperative made up of low-income members who each purchase shares at below-market	Organization governed by community owns land in perpetuity while residential and commercial tenants own the structures atop the land via a 99-year ground lease	A legal investment mechanism that provides collective community investment in neighborhood assets based on shared development goals
Local Example	Chi Fresh Kitchen	Pilsen Housing Cooperative	Here to Stay CLT	None

CWB Outcomes

Community Power
Self-Determination
Neighborhood Stabilization
Community Wealth
Individual & Household Wealth
Community Health & Safety
Community Education
Dignified Work Conditions
Civic Engagement
Circular Economy





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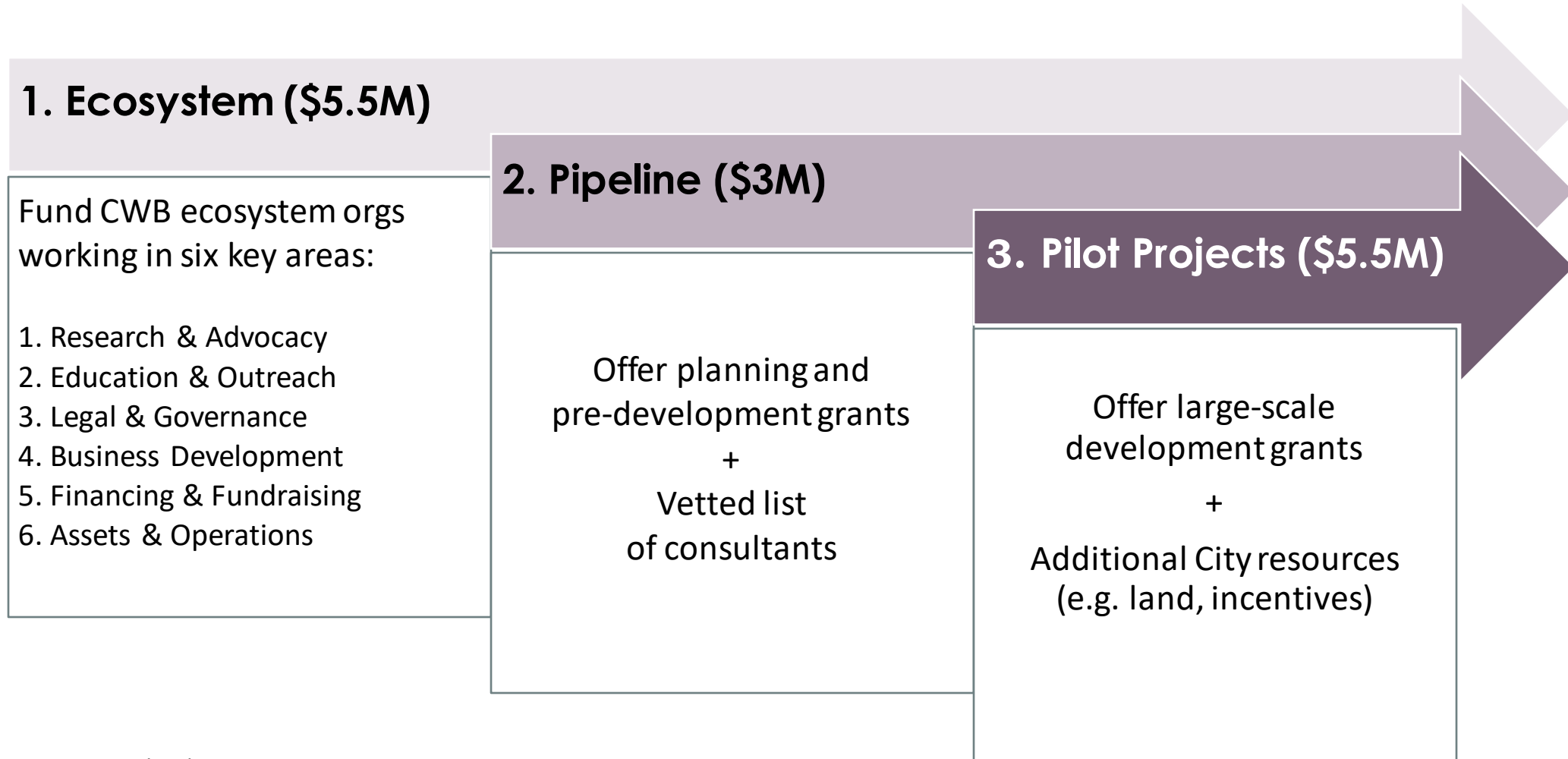
The City will invest \$15M from the Chicago Recovery Plan to accomplish 3 goals

Strengthen the **ECOSYSTEM**

Build the **PIPELINE**

Invest in **PILOT PROJECTS**

★ The \$15M Pilot Program has 3 phases

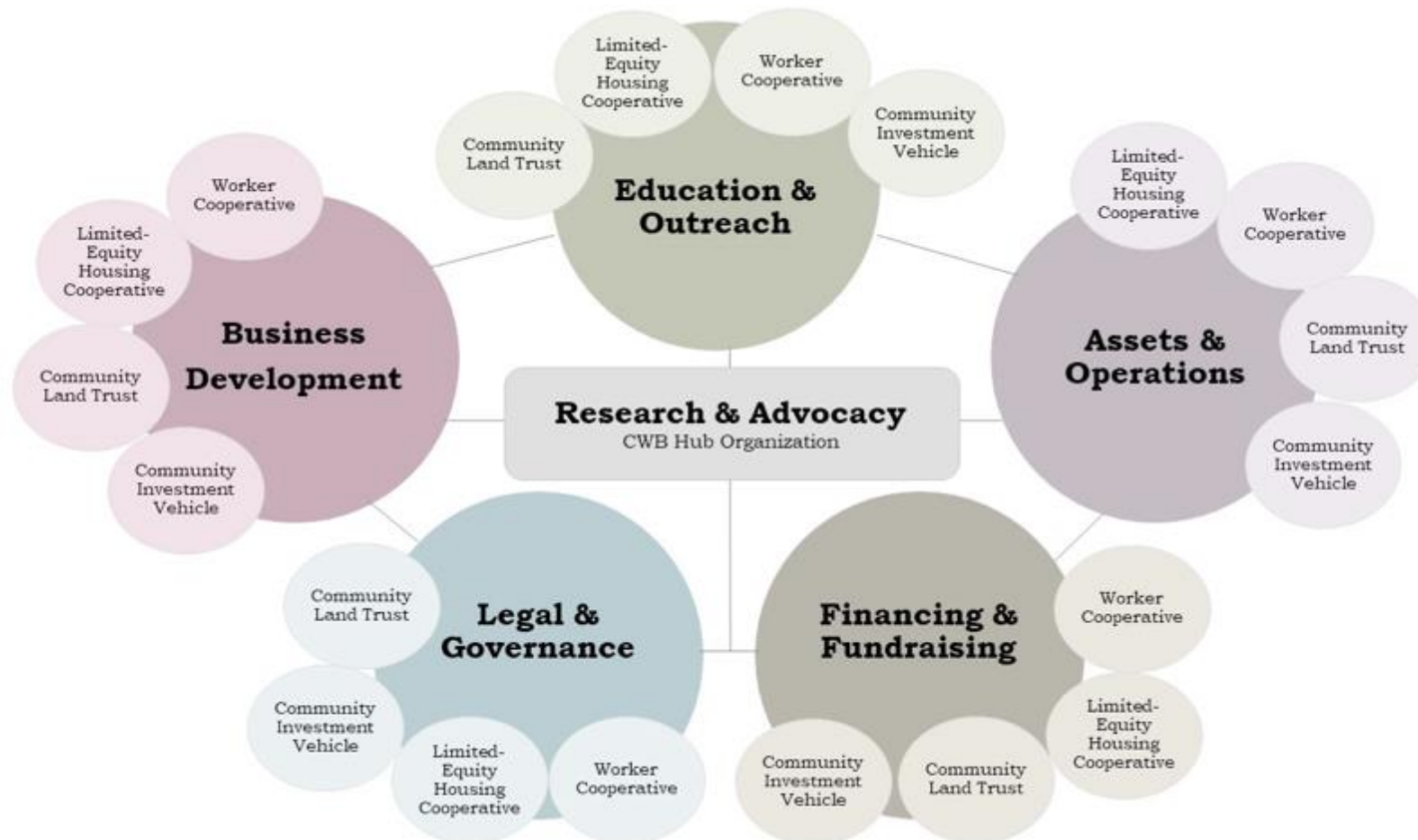


Remaining \$1M goes towards administrative costs



Phase 1 launched in September 2022:

The Community Wealth Ecosystem Building Program (The Community WEB)





CWB Advisory Council

- **Martin Unzueta** | Chicago Community and Workers Rights
- **Elizabeth Carter** | Elizabeth L. Carter, Esq., LLC
- **Genevieve (Gené) Moreno** | Center for Shared Ownership
- **Mike Strode** | The Kola Nut Collaborative
- **Iván Arenas** | UIC Institute for Research on Race and Public Policy
& Pilsen Housing Cooperative
- **Xochitl Espinosa** | Co-op Ed Center
- **Stacey Sutton** | University of Illinois Chicago
- **Kristin Horne** | Here to Stay Community Land Trust
- **James Yelen** | Enterprise Community Partners
- **Deborah Bennett** | Polk Bros Foundation
- **Ana Guajardo** | Centro de Trabajadores Unidos
- **Ja'Net Defell** | Community Desk Chicago
- **Calvin Holmes** | Chicago Community Loan Fund
- **Camille Kerr** | Upside Down Consulting, LLC / ChiFresh Kitchen LWCA
- **Micaela Alvarez** | Chicago Lawyers' Committee for Civil Rights
- **Erica Staley** | Manufacturing Renaissance
- **Mike Tomas** | Garfield Park Community Council
- **Whittney Smith** | Lawndale Christian Development Corporation
- **Renee Hatcher** | UIC School of Law Community Enterprise & Solidarity
Economy Clinic
- **Anton Seals** | Grow Greater Englewood