HERMOSA AND LOGAN SQUARE WEST
HERE TO STAY
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Marla Bramble
Joyce Brody
Sonia Caban
Alexis Canalos
Daniel De Los Reyes
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## Focal Project:
- Hermosa Here To Stay
- Armitage Avenue Welcoming Corridor

## The Planning Process

## Credits & Data Sources
We are sounding the alarm. We see the tidal wave of gentrification building just at the horizon to the east. An old story, playing out at the edges of our community. Locally owned businesses are replaced by trendy boutiques and bars. Homes long occupied by generations of working families are being bought, gutted and flipped. Families are given 30 days to vacate long-occupied apartments before the rents are increased. There’s a threat at our doorstep. We are rising to meet it.

Our community—a cultural refuge and home for immigrants, generations of Latinx families, and working men and women—has come to the attention of powers and systems that regard it simply as a market, a series of commodities to be bought and sold. Long an affordable and accessible sanctuary in the city, Hermosa and Logan Square West has not been a perfect place, but it has been ours. We see ourselves in the stores along Armitage Avenue, the food in the grocery stores, the music and dance that fills backyard gatherings. We are a beautiful and sometimes messy mosaic of peoples, cultures and traditions.

This Quality-of-Life Plan is the result of attending to signals. From the demolition of the Mega Mall, to the high-rise development along Milwaukee Avenue, Logan Square East is neither affordable nor accessible for our families. In Logan Square East, especially along Milwaukee Avenue, we often reflect that it feels as if any evidence that Latinx families once existed there has been erased.

When the front of gentrification advanced, heralded by the redevelopment of the Macy’s warehouse, the big box additions at Belmont and Pulaski, and the announced redevelopment of the Metra Healy station at Fullerton and Pulaski, we knew we must act. This plan works on both sides of the border of two Chicago community areas, Logan Square and Hermosa, which we acknowledge but do not validate. There is no border when it comes to impact of gentrification on Hermosa and Logan Square West or when it comes to who benefits and who is harmed when whole communities are treated as commodities.
What has made Hermosa and Logan Square West a community that can sustain working families is precisely what makes it a valuable market and investment opportunity to the powers and structures. Our scenic residential blocks are filled with well-maintained housing stock, a mix of two- and four-flats and single-family homes, much of it built before WWII, and our main streets are robust retail corridors with train and transit options. We’re flanked by industrial corridors, which still include working factories and distribution centers, providing well-paying jobs.

Our community has the building blocks of a strong and organized resistance to these forces of gentrification. We know our neighbors and have strong local institutions that work across the community. The Logan Square Neighborhood Association (LSNA) has worked west for years, perhaps most notably with youth leaders at Kelvyn Park High School who first raised the alarm when their school experienced significant divestment and an irresponsible amount of leadership transition. In addition to Kelvyn Park High School, LSNA also works with Segundo Ruiz Belvis Cultural Center and En Las Tablas, organizations that foster Latinx arts and culture in our community, schools like McAuliffe and Nixon Elementary, and churches such as New Hope and Grace and Peace, which welcome families from across the two communities and beyond.
It’s not a coincidence, it’s a system

The forces behind gentrification—a speculative and opportunistic set of housing developers hunting for relatively inexpensive housing, including stock that can be bought cheaply and flipped for profit, and the public and private systems and structures that collude to accommodate those developers—have already transformed Logan Square East. Banking and lending policies prioritize more affluent, white households, and the Cook County tax assessment system has a proven systemic racist bias.

Both the demolition of family public housing units and the City of Chicago’s transit-oriented development ordinance that creates smaller units that appeal to younger, richer tenants, engender smaller, more expensive units of housing stock. And yet the City won’t consider an ordinance to mitigate displacement by taxing teardowns of existing housing or to encourage property tax relief proximate to public assets, like the 606, that drive up property values at a rate that outpaces income or wage gains. From when the 606 trail broke ground in 2013 to 2016, property values nearby increased by 48.2 percent in our planning area (compared to just 13.8 percent on its eastern section, where the market had already become more expensive). The opening of charter schools in the community has led to divestment from neighborhood schools, which have gone on to experience significant cuts.

When taken together it becomes clear there is an implicit preference for gentrification and displacement in our city. The preference is not policies and systems that benefit working class families. Over the last decade or more, at an accelerating pace, the results of the City’s preference significantly impact the lived experience of our families. Housing prices have skyrocketed, while the incomes of long-term residents remained nearly flat. Logan Square lost more than 19,200 Latinx residents from 2000 to 2014, more than a third of its Latinx population. Small family businesses have closed, many of them owned by Latinx families, and the enrollment is dropping at our local schools.

Demographics of the Hermosa and Logan Square West Planning Area

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<thead>
<tr>
<th>RACE</th>
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<th>PERCENT</th>
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<tbody>
<tr>
<td>WHITE OR CAUCASIAN</td>
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<td>OTHER</td>
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<tr>
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<td>NOT HISPANIC OR LATINO (OF ANY RACE)</td>
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<td>TOTAL POPULATION 25 YEARS AND OVER WITH AT LEAST A HIGH SCHOOL DIPLOMA OR EQUIVALENCY</td>
<td>32,099</td>
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<td>CITY OF CHICAGO</td>
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<td>83%</td>
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Source: U.S. Census LEHD Origin-Destination Employment Statistics
Youth are actively involved leaders in LSNA and this plan. They played a prominent role in organizing the “Here We March, Here We Stay March for Racial Equity” among other key events and projects.

As a neighborhood experiences gentrification, it loses its schools, businesses, churches, local institutions, history and culture. Housing instability disrupts children’s academic lives, causes stress and depression and weakens the social networks that provide a sense of belonging and connection. Many of those who moved into Hermosa and Logan Square West over the last 15 years are from the east, having already lost their homes and their community in the most profound sense of both of those words.

The trauma of loss and erasure is accentuated by a political climate and set of actions that have immigrants feeling increasingly anxious and isolated. A quarter of the residents in Logan Square in 2009 were born outside of the U.S., more than a third of the population of Hermosa, and a much higher percentage of families have both immigrants and U.S.-born citizens. Immigrants have been and will continue to be leaders in our community, and we are proud to have a history of protecting and advocating for issues that impact the immigrant community. Yet the current atmosphere and federal policies leave non-citizen immigrants more vulnerable and fearful, with little political voice or clout.
We built this great community, we are here to stay

Displacement and erasure may be looming over Hermosa and Logan Square West, but we have a plan. Current residents and other stakeholders have invested in this community, and we will be the ones to shape its future. We have solutions to stem the tide of gentrification, promote policies and practices that benefit working families and local residents, and make our neighborhood stronger.

In this plan we outline strategies that can explicitly resist our displacement: clear support and programs to support immigrants, plans to protect current homeowners and add new affordable housing, ways to foster local businesses owned by residents, immigrants and people of color. We also are ready to help residents improve their own quality of life, so they are more able to stay—improving education by strengthening neighborhood schools, bringing in more jobs and training residents for better-paying work, and improving health care, including mental health services.

We know this can work because we’ve done it and we’ve learned from it. For instance, the 606 “Neighbors against Displacement” campaign, led by LSNA, garnered a pledge of $1 million from the city for forgivable loans that help working-class home owners repair and upgrade their one-to-four unit buildings. The programs and policies that can protect our community and improve the lives of our residents exist—we must build the relationships and power to make them a reality.

We refuse to concede that our future and fate should be determined by markets, systems and structures unwilling to consider what benefits the community or even the city as a whole. We assert that community control and the will of the people who live here, centering those most affected by displacement and divestment, should dictate what happens in our community. We know that Hermosa and Logan Square West’s assets—its streets, homes, accessibility to the rest of the city—make it desirable to investors. But until they value our most important assets—our people, our leaders, our youth, our sense of community, our history, and our culture—it will be up to us to protect and guard each other against the impending tide.

While we created this plan, we strengthened our community and our connections. “Six O’Clock on the Block” events by Opera-Matic were a low-key way for neighbors to have fun and enjoy each other’s company.
Hermosa and Logan Square West will remain a cultural refuge and place-based sanctuary for immigrants, generations of Latinx families and working people: a celebrated and connected mosaic of peoples, cultures and traditions that comprise our beautiful/hermosa neighborhood on Chicago’s Northwest Side.

We are here to stay. We will defend and support our immigrant neighbors, promote health and connection within the community, create and sustain affordable and stable housing, preserve and grow locally-owned businesses, prepare and empower our workers, and ensure our young people are equipped for careers and for life.

We are here to stay. Working together, we will shape the change coming to our community and direct the political and civic processes to ensure community ownership and accountability. We will build on the strengths and assets of our community, born of our histories, our past successes and failures, our commitment to each other, and our capacity to build the relationships and power needed to succeed.
We are here to stay. We believe that improvements in our quality of life are possible without displacement; that our communal lives together can be shaped for the better without the wholesale turnover of a community’s residents. We believe that we have the answers on how to improve our community without sacrificing the character and composition of what we have already built ourselves.

We are here to stay. We believe that it is possible to move forward while honoring the past. Hermosa means “beautiful” in Spanish, and our histories, cultures and stories are a beautiful composition made up of, among a great many things, soccer games on makeshift fields, the horns of eloteros, impromptu block club meetings on the stoop, and the smell of sofrito and tortillas. That heritage can and will continue.

We are here to stay, but we will continue to change. We welcome partners and neighbors, new and old, who are moved by this vision. Should you share our commitment to build our future on, not over, our histories and cultures, we look forward to adding your strengths and assets to our mosaic. Together, we can build a neighborhood that remains a part of the Latinx Northwest Side, an asset to the City of Chicago and an hogar hermoso.
HOUSING GOAL:

We will improve affordable housing opportunities for residents so they have the stability in their lives to establish a home, build wealth, be healthy and achieve their fullest potential.

Many factors play a role in gentrification, but none is more important than the cost of housing. As new, wealthier residents turn their attention to a community, rising prices to buy and rent homes are the levers that force long-term residents out.

We understand that the process is not simple or one dimensional. Outside speculators have an enormous influence, as do public policies and procedures like rising property taxes and unfair assessments, zoning decisions, and choices about where and how much to invest in subsidized affordable housing. In some communities in Chicago, the housing challenge is to attract investment and retain residents. For Hermosa and Logan Square West, our need is to defend against the over-investment that is coming our way.
MEASURES OF OUR SUCCESS:

1. Creation of 50 permanent affordable homes for purchase and at least 75 affordable family-size rental apartments

2. Change in Cook County property tax assessments to become more equitable, reducing the need for individual homeowner appeals

3. Community residents empowered to make decisions on zoning and land use decisions in their neighborhood

4. Housing policies centered on protecting community residents against displacement and preserving the rich history of the neighborhoods.

Logan Square had the most tear downs in the city in 2017.

Hermosa is ranked as Chicago’s third most overassessed community in property value assessments for property taxes.

Nearly one in ten residential properties in Hermosa that sold between 2011 and 2015 were assessed at more than double their market value.
**Resident Displacement Pressure: Hermosa and Logan Square**

Data prepared for LSNA by DePaul Institute for Housing Studies.

*Sources: 2011-15 ACS estimates, Cook County Recorder of Deeds, Cook County Assessor*
Key local factors

New housing development in Hermosa and Logan Square West does not serve current residents and is pushing them out.

Logan Square shows how real estate speculators and investors change a community when unchecked capitalism and public policy puts the needs of developers, banks and the affluent over the needs of long-term community residents. From 2012 to 2018, Logan Square’s housing prices rose 106 percent while income for long-time residents increased by just 4 percent. In 2017, Logan Square had the most demolitions of existing housing of any neighborhood in Chicago.

We see the same forces turning their attention to Hermosa and Logan Square West, such as the new development of the massive Macy’s properties at Pulaski and Diversey. In Hermosa, 23.3 percent of single-family home sales in 2016 were to business buyers not families, much higher than the citywide average of 18.2 percent. In Palmer Square last year, dozens of long-time residents were evicted with no legal option to stay when an investor bought their building. And buyers in our community paid a 22 percent price premium for properties within a fifth of a mile of the new 606, equaling more than $100,000 of the area’s average 2015 sales price.

Decisions by local government and our elected officials can have a critical impact on these changes. Aldermen have discretion over zoning changes that allow developers to build new housing that leads to displacement. This discretion can be used to promote community process and benefit, or discourage it. For example, The Fields was able to secure a zoning change to allow 125 micro studio...
and one bedroom apartments to replace the initial agreement for 85 live-work spaces, and rents range from $900 to $2200 per month. These apartments are not accessible for families living in the community in terms of size or price. On the other hand, if an alderman has a community-driven zoning process in place, it gives us an opportunity for input and negotiation over proposed development. For the Grace Furniture building, for example, neighbors pressed for local hiring and fair wages.

Residents in our community pay more than their fair share because of a biased property tax system.

As documented in research papers and a lawsuit against the Cook County Assessor, Cook County’s property tax assessments have a systemic racist bias, where people of color pay disproportionately high taxes, overburdening the family with housing costs. Between 2011-2015, properties in Hermosa were, on average, 24.4 percent over-assessed while properties in the predominantly white Lakeview neighborhood were 11.3 percent under-assessed. In Logan Square, as the demographics in the neighborhood changed to become whiter and more affluent, property values became under-assessed.

### Property Tax Assessment Disparities 2011-2015

<table>
<thead>
<tr>
<th>COMMUNITY AREA</th>
<th>AVERAGE % OVER- OR UNDER-ASSESSED</th>
<th>% OVER-ASSESSED BY AT LEAST 20%</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOGAN SQUARE</td>
<td>-14.5%</td>
<td>9.77%</td>
</tr>
<tr>
<td>MAJORITY LATINO TRACTS IN LOGAN SQUARE</td>
<td>-9.3%</td>
<td>15.75%</td>
</tr>
<tr>
<td>HERMOSA</td>
<td>24.4%</td>
<td>46.09%</td>
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</table>

Source: Chicago Lawyers’ Committee for Civil Rights, from 2018-03-19 BPNC v. Berrios
Many local homeowners and renters have a high housing cost burden, creating stress on their family just to afford a place to live.

There is a wealth gap in Chicago. White households have an average annual income of $70,960, compared with $41,188 for Latinos, $56,373 for Asians, and $30,303 for African Americans. Citywide, more than half of black and Latino homeowners are “cost-burdened” by their homes (defined as spending more than the federal guidelines of 30 percent of income monthly on housing payments and utilities), compared with only 36 percent of whites. Renters have it even harder, with a housing cost burden for 63 percent of African-American households, 56 percent of Latinx and 49 percent of Asian-American.

Families in Hermosa and Logan Square West know the gap between income and the cost of housing. In our community, 48 percent of homeowners are cost burdened—regardless of race—and 58 of renters are as well. Even without a rising real estate market, we need more options to ensure families have a safe, affordable place to live based on our current incomes.
Strategies

STRATEGY 1
Create new and preserve existing affordable housing options in Hermosa and Logan Square West

Owning a home can allow a family to remain in Hermosa and Logan Square West, even as our community faces a changing marketplace. We will establish Hermosa Here to Stay, a local land trust that will purchase and rehab properties and then sell them at affordable prices to first-time homeowners in exchange for a commitment to maintain affordability at resale. Rapidly rising property taxes can force a family out of their home, so we will work with other organizations in the city at the systemic level to reform the property tax assessment system to make it progressive and fair. We will also work at the grassroots level, helping local residents conduct property tax appeals and identify eligible exemptions.

We will fight to build affordable rental housing on the Emmett Street lot near the Logan Square Blue Line station and purchase vacant lots along Armitage Avenue and other local commercial corridors for affordable housing and mixed-use development while they are still available and before the prices skyrocket. All these programs will be structured with options for mixed-status families too.

STRATEGY 2
Increase the capacity of the community to have a say in and impact our housing market

Because zoning decisions play such an important role in how a neighborhood evolves and grows, we will establish Community Driven Zoning in all wards in Hermosa and Logan Square West to ensure the community’s voice is front and center in these decisions. We will collect and disseminate data and information about local housing, and collaborate with and leverage resources from partner community-based organizations.

STRATEGY 3
Change policies to protect the housing of current residents and allow them to remain in our community

Much of our efforts to maintain and create affordable housing in Hermosa and Logan Square West are focused directly on the homes on our blocks. We will also join with allies, however, to change city and state policies that are a barrier to a better housing market in our community. Together, we will pass a Just Cause for Evictions ordinance to protect renters and establish the 606 Affordable Residential Area Preservation Ordinance, which would create a local impact fund to preserve naturally occurring affordable housing in the area.

Studies of other cities show that rent control keeps rents from increasing in gentrifying neighborhoods—just a quarter of the rise compared to unregulated units in New York in the 1990s, for example—and significantly lowers mobility rates for residents. We will help the Lift the Ban Coalition’s campaign to allow municipalities in Illinois to legislate rent control so that Chicago has the option to rent-stabilize units.
| Strategy 1: Create new and preserve existing affordable housing options in Hermosa and Logan Square West |
|--------------------------------------------------|-------------------------------------------------|------------------|
| 1.1 Establish the Hermosa Here to Stay Community Land Trust for Affordable Homeownership | LSNA | Center for Changing Lives (CCL), LUCHA, Spanish Coalition for Housing | Short |
| 1.2 Build affordable housing on the Emmett Street lot | Bickerdike Redevelopment Corporation | Medium |
| 1.3 Join with other organizations to reform the property tax assessment system | LSNA | Chicago Lawyers Committee on Civil Rights, Brighton Park Neighborhood Council, South Suburban Housing Center | Medium |
| 1.4 Help local residents conduct property tax appeals | LSNA | LUCHA, Spanish Coalition for Housing | Short |
| 1.5 Gain site control on vacant lots on local commercial corridors for affordable housing and mixed-use development | LSNA | Ongoing |

| Strategy 2: Increase the capacity of the community to have a say in and impact our housing market |
|--------------------------------------------------|-------------------------------------------------|------------------|
| 2.1 Establish Community Driven Zoning in all wards in Logan Square and Hermosa | LSNA | Short - Medium |
| 2.2 Collect and disseminate data about local housing and collaborate with partner community-based organizations | LSNA | Medium |

| Strategy 3: Change policies to protect the housing of current residents and allow them to remain in our community |
|--------------------------------------------------|-------------------------------------------------|------------------|
| 3.1 Help lift the state ban on rent control options for municipalities | Lift the Ban Coalition | Short - Long |
| 3.2 Work to pass a Just Cause for Evictions ordinance to protect renters | Lawyers Committee for Better Housing | Short - Medium |
| 3.3 Pass the 606 Affordable Residential Area Preservation Ordinance | LSNA | LUCHA, CCL, Grassroots Illinois Action (GIA) | Short |

**NOTE:** Short-term: one year  Mid-term: two to three years  Long-term: three to five years
IMMIGRATION GOAL:

Hermosa and Logan Square West will retain and strengthen our immigrant identity through programs, projects and policies that protect and celebrate the immigrants in our community. We will fight for national and state immigration practices and policies that unite, not separate, families.

Immigration might be the most contentious, hottest issue in the country today, but in Hermosa and Logan Square West, we have long been fighting to ensure immigrants feel welcome, are supported and have the opportunities to build a new life in our community. Immigrants are the lifeblood of America and of Chicago. We’re honored that thousands of immigrant families have made this neighborhood their home and where they have launched a business.
MEASURES OF OUR SUCCESS:

1. Strong local networks for connecting to immigration resources, celebrating our heritage and a strengthened sense of place and belonging

2. Perceptible shift in public narrative locally about the benefits of immigrants and immigration

3. Illinois continues to be a leader nationally in electing officials at local, state and national levels that are supportive of pro-immigrant legislation and the move towards comprehensive immigration reform

Since 2000, Logan Square lost more Hispanic residents than any other area of the city.

More than a third of the residents of Hermosa are first-generation immigrants

Nationally, Hispanic residents feel more worry or stress on a daily basis after the 2016 election.
Hermosa and Logan Square West are immigrant communities. Since 2000 Logan Square has lost more Hispanic residents than any other area of the city. Two-thirds of the neighborhood was Latinx in 2000, falling to 45 percent in 2016—a drop of 36 percent. During that same period, the community’s immigrant population fell as well, from 28 percent in 2000 to 18 percent in 2016. This is the result of sweeping gentrification.

Without our strong and organized resistance to these forces, Hermosa can suffer the same fate. Hermosa’s population is 87 percent Latinx—one of the highest percentages of any neighborhood in Chicago—and our foreign-born population is 35 percent, a slight increase (from 32 percent) since 2000. These numbers only tell some of the story, however. The mosaic of immigrant cultures of Hermosa and Logan Square West can be seen in the storefronts on our streets, heard in the classrooms of our schools and tasted at the tables in our restaurants.
Immigrants in our community and across the country feel increasingly worried and isolated. After the 2016 election, national polls showed Hispanic respondents were more likely to report feeling worried or stressed on a daily basis after the 2016 election compared to before. In our community, immigrants can feel isolated from their neighbors, concerned about detention and deportation, and hearing inaccurate information about their status and rights. In Illinois and Chicago, which have policies in place to limit interaction between local police and Immigration and Customs Enforcement (ICE), federal immigration officers have started to use new strategies to arrest and detain people, which has in turn made local residents uncertain where or when they might be confronted.

Residents and organizations in Hermosa and Logan Square West and have been strong leaders around immigration issues. Our community has been a leader pushing for protection and support for immigrants. LSNA led a “Sanctuary School” movement in Chicago in 2017, culminating in a district-wide commitment from the Chicago Public Schools to keep ICE out of schools. Local leaders have made significant contributions in pushing state legislation, such as the Temporary Visitor’s Driver’s Licenses Act, which allows undocumented individuals to drive legally. We have influenced federal actions as well, such as meeting with legislators from both sides of the aisle to discuss the issue and sending a delegation to the border to witness and protest the conditions there.
Strategies

**STRATEGY 1**
Decrease feelings of isolation for our immigrant neighbors and support their full integration into our community and country

We will expand and add programs in Hermosa and Logan Square West that break through the fear and disinformation that many immigrants experience. We will participate in the New Americans Initiative, which helps immigrants become U.S. citizens and navigate the DACA process, and create a Community Navigators program that teaches local leaders how to use workshops and house meetings to provide immigrants with know-your-rights information. We will educate residents about existing services that are dedicated to supporting the immigrant community, such as the CityKey Initiative and the Immigrant Family Resource Centers.

We will welcome immigrants to our country and to our community. Hermosa and Logan Square West will have programs and a framework that continues to make our schools a place of safety and belonging for all, as noted in the Education section, and we will pilot a “welcoming corridor” along Armitage Avenue that connects our immigrant community, other residents and our business community. We will display the immigration butterfly symbol widely in our businesses and visibly celebrate Latinx/immigrant artists and businesses through public art such as banners, murals and street art. Through students and youth-led initiatives we will continue to reach out to local business owners to hear their hopes and their concerns. As discussed in the Economic Development section, strengthening local businesses owned by and catering to immigrants builds a healthier community for businesses and residents.

**STRATEGY 2**
Maintain a social media presence that highlights immigrant stories and contributions

Social media, at its best, can connect and comfort people who feel isolated or beleaguered, and it can be a platform to show people who are rarely portrayed in the mainstream news. Working with local artists and youth, we will create a Photo Project that documents the stories and lives of immigrants who live in Hermosa and Logan Square West and use LSNA’s Facebook page and website to disseminate this work and other information and stories, too. This includes a focus on working with the efforts outlined in Economic Development to highlight immigrant business owners in the community.

**STRATEGY 3**
Participate in local efforts that advocate for better immigration laws nationally and at the state and local levels

Elected officials in other states and at the national level hold much of the responsibility for today’s anti-immigrant environment and policies. Our city and state can and should be in the fight against this trend. We will hold Illinois’ elected officials accountable to support better immigration laws and encourage citizens in our community to vote for pro-immigrant candidates through the LSNA Democracy Ambassadors model, which empowers local residents to educate friends, family and neighbors on local issues and encourages them to vote if they are eligible.

We will advocate for improved state laws by expanding the Campaign for a Welcoming Illinois, which includes legislation that further restricts communication between local law enforcement and ICE, the Safe Zones Act, which keeps ICE out of sensitive locations like hospitals and courthouses and the Student Access Bill, which expands eligibility of scholarship opportunities to undocumented Illinois residents. We will strengthen ordinances that impact immigrants in Chicago, like the Welcoming City ordinance that carves out exceptions to immigrant protections based on an unreliable and unregulated “gang database” held by the Chicago Police Department.
## Strategy 1: Decrease feelings of isolation for our immigrant neighbors

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<thead>
<tr>
<th>Project</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
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<tbody>
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<td>1.1 Participate in the New Americans Initiative</td>
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<td>1.2 Create a Community Navigators program</td>
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</tr>
<tr>
<td>1.3 Continue to make our schools a place of safety and belonging for all</td>
<td>LSNA</td>
<td>local schools</td>
<td>Ongoing</td>
</tr>
<tr>
<td>1.4 Educate residents about services for the immigrant community</td>
<td>LSNA</td>
<td>Humboldt Park United Methodist Church, ICIRR</td>
<td>Ongoing</td>
</tr>
<tr>
<td>1.5 Establish a welcoming corridor on Armitage Avenue</td>
<td>LSNA</td>
<td>Segundo Ruiz Belvis Cultural Center, En Las Tablas</td>
<td>Medium</td>
</tr>
<tr>
<td>1.6 Disseminate the immigration butterfly motif throughout the neighborhood</td>
<td>LSNA</td>
<td>The Corner Project</td>
<td>Medium</td>
</tr>
<tr>
<td>1.7 Visibly celebrate Latinx/immigrant artists and businesses through public art</td>
<td>Segundo Ruiz Belvis Cultural Center</td>
<td>LSNA, En Las Tablas</td>
<td>Medium</td>
</tr>
<tr>
<td>1.8 Reach out to local business owners through youth-led programming</td>
<td>LSNA</td>
<td></td>
<td>Short</td>
</tr>
</tbody>
</table>

## Strategy 2: Maintain a social media presence that highlights immigrant stories and contributions

<table>
<thead>
<tr>
<th>Project</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Create a Photo Project that documents the stories and lives of immigrants in our community</td>
<td>LSNA</td>
<td></td>
<td>Medium</td>
</tr>
<tr>
<td>2.2 Highlight immigrant business owners in the community</td>
<td>LSNA</td>
<td></td>
<td>Medium</td>
</tr>
<tr>
<td>2.3 Use LSNA's Facebook and website to disseminate information and stories</td>
<td>LSNA</td>
<td></td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

## Strategy 3: Participate in local efforts that advocate for better immigration laws nationally and at the state and local levels

<table>
<thead>
<tr>
<th>Project</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Hold Illinois' elected officials accountable to fight for better immigration laws</td>
<td>ICIRR</td>
<td>LSNA</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.2 Use the LSNA Democracy Ambassadors model to encourage local voters to support pro-immigrant candidates</td>
<td>LSNA</td>
<td></td>
<td>Short</td>
</tr>
<tr>
<td>3.3 Advocate for improved state laws by organizing to pass pro-immigration legislation</td>
<td>ICIRR</td>
<td>LSNA</td>
<td>Ongoing</td>
</tr>
<tr>
<td>3.4 Strengthen immigrant ordinances in Chicago</td>
<td>ICIRR</td>
<td>LSNA</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

**NOTE:**
- **Short-term:** one year
- **Mid-term:** two to three years
- **Long-term:** three to five years
ECONOMIC DEVELOPMENT GOAL:

Our neighborhoods will be economic hubs for true prosperity and vibrant small, local, long-time, aspiring and/or immigrant-owned businesses. We will prepare job seekers for well-paying careers and connect them to equitable local jobs.

The local economy of Hermosa and Logan Square West shines in many ways. Unemployment is relatively low. Nearby industrial sites and other businesses offer jobs. Even in today’s increasingly difficult retail environment, our corridors offer residents good options for shopping and eating.

There are clear opportunities to bolster our local economy, however. We can help long-time local business owners compete in a changing economy. Many workers in our community can improve their skills and move into better paying jobs. New businesses can become part of the existing community, rather than ignoring or overtaking it, by hiring local residents and working with other local businesses.
MEASURES OF OUR SUCCESS:

1. Long-time small business owners are able to stay in the community if desired by adapting to changing market conditions.

2. Local jobs and local workers have effective mechanisms for connecting to one another.

3. Local residents are able to take advantage of emerging living wage jobs due to increased training and access.

43% of workers in our community earn less than $40,000 a year.

“You can tell the community is changing by how hard it is to find a taco for $1.50 anymore. That’s how you know we’re being priced out.”

— participant at a planning meeting

From 2011 to 2015

UNEMPLOYMENT IN HERMOSA: 9.6%
UNEMPLOYMENT IN CHICAGO: 12.1%

Median Income

$39,289

HERMOSA
IN 2016

$63,597

LOGAN SQUARE
IN 2016
**ECONOMIC DEVELOPMENT**

**Key local factors**

Our residents work hard, but many find it difficult to find a well-paying job. Hermosa and Logan Square West is a working-class community, in many senses of the term. It’s a hard-working population. The unemployment rate for the community was below the rate for Chicago from 2011 – 2015, with many residents employed in accommodation and food services, health care and social assistance, education and public administration and manufacturing.

Yet many local workers have a skill gap for higher-paying jobs. More than a third of our residents over age 25 do not have a high-school degree, nearly twice the city average. Almost two out of every three workers in Hermosa and Logan Square West earn less than $40,000 annually—and 25 percent earn less than $15,000.

**Jobs in Hermosa/Logan Square West**

<table>
<thead>
<tr>
<th>Industry</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>3,279</td>
<td>39.5%</td>
</tr>
<tr>
<td>Retail</td>
<td>1,214</td>
<td>14.6%</td>
</tr>
<tr>
<td>Accommodation, Food Services</td>
<td>444</td>
<td>5.3%</td>
</tr>
<tr>
<td>Education and Public Administration</td>
<td>113</td>
<td>1.4%</td>
</tr>
<tr>
<td>Health Care, Social Assistance</td>
<td>1,067</td>
<td>12.8%</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation</td>
<td>76</td>
<td>0.9%</td>
</tr>
<tr>
<td>Information</td>
<td>100</td>
<td>1.2%</td>
</tr>
<tr>
<td>Finance, Insurance</td>
<td>114</td>
<td>1.4%</td>
</tr>
<tr>
<td>Professional, Scientific, Technical Services</td>
<td>214</td>
<td>2.6%</td>
</tr>
</tbody>
</table>

Note: The remainder of jobs in the area are spread out among other industries, including construction, transportation, and professional services.

Our commercial corridors are a community asset, with many retail, office and restaurant options. Hermosa and Logan Square West is well served with places to shop and eat out. Fullerton Avenue is our major commercial corridor and Armitage Avenue is a walkable, attractive center of the community. We are still able to find local grocery stores that sell hand-made food in the back and bakeries with Mexican sweets, clothing stores for special occasions and stores that makes it easy to send money internationally.

Immigrant owned businesses have been the lifeblood of our corridors, and now are vulnerable. Many established small businesses in Hermosa and Logan Square West have been in the community for decades. Small, independent businesses serve the needs of our diverse neighborhood and are entrepreneurial opportunities for immigrants and people of color. As we have seen to the east, though, as a community gentrifies, these types of businesses have a hard time competing. Rents are rising in the community for commercial properties as the local real estate market is heating up. Final decision on worthwhile to cite here. Businesses that are owned by and cater to new, more affluent residents have greater access to resources, connections and social capital.
ECONOMIC DEVELOPMENT

Strategies

STRATEGY 1
Support small businesses, particularly those owned by local residents, immigrants and people of color

Keeping our community culture and spirit and supporting local resident and immigrant business owners is a priority in our economic planning. We will research and identify existing policies, best practices and anti-displacement incentive programs in other communities and cities that can help us in this goal. To best serve existing and aspiring owners, we will develop and maintain a database of property, business owners and market conditions along target corridors, as well as businesses looking to locate there. We will offer tailored financial and small business coaching services and access to resources.

In addition to direct service, we will build a welcoming, supportive environment for these businesses, such as the “butterfly banners” described in the Immigration section, which show that our community is a place for immigrant owners and customers. We will advocate for local policy changes that would support local, long-term businesses, such as creating ward-based community zoning and taxes for empty storefronts at their market value.

STRATEGY 2
Help local job seekers find employment in the area and meet the training and hiring needs of local businesses

New firms entering the community should prioritize local residents for hiring. We will establish anti-displacement community standards for businesses to hire locally, and coordinate directly with small businesses and growing local industries to prepare and place local job-seekers with opportunities. For our neighborhood shopping districts, we will create policies and programs that increase local control and input, such as zoning review and community benefits agreements.

STRATEGY 3
Create a pipeline for local workers to large and growing economic sectors on the Northwest Side

Many local residents, particularly but not exclusively immigrants, are employed but lack the skills and education to advance in well-paying careers. We will develop a survey to determine the gap between local hiring needs and residents’ qualifications to build a deeper understanding of what strategies and programs will have the greatest impact for our residents. With this information, we will create partnerships with workforce agencies in the City of Chicago to train interested residents toward the skills gap and then place graduates in jobs.
**Strategy 1:** Support small businesses, particularly those owned by local residents, immigrants and people of color

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Research and identify existing policies, best practices and anti-displacement incentive programs</td>
<td></td>
<td>Center for Changing Lives (CCL)</td>
<td>The Corner Project</td>
</tr>
<tr>
<td>1.2</td>
<td>Offer tailored financial and small business coaching services and access to resources</td>
<td></td>
<td>CCL</td>
<td>Medium</td>
</tr>
<tr>
<td>1.3</td>
<td>Develop and maintain a business and market database along target corridor</td>
<td></td>
<td>Logan Square Chamber of Commerce, The Corner Project, CCL</td>
<td>Short</td>
</tr>
<tr>
<td>1.4</td>
<td>Install “butterfly banners” on light poles in select target areas</td>
<td></td>
<td>The Corner Project</td>
<td>Early Action</td>
</tr>
<tr>
<td>1.5</td>
<td>Advocate for local policy changes that would support local, long-term businesses</td>
<td></td>
<td>The Corner Project</td>
<td>Economic Development Committee</td>
</tr>
</tbody>
</table>

**Strategy 2:** Help local job seekers find employment in the area and meet the training and hiring needs of local businesses

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Establish anti-displacement community standards for businesses</td>
<td></td>
<td>CCL</td>
<td>Economic Development Committee</td>
</tr>
<tr>
<td>2.2</td>
<td>Create policies and programs that increase local control and input in neighborhood shopping districts</td>
<td></td>
<td>CCL</td>
<td>Economic Development Committee</td>
</tr>
<tr>
<td>2.3</td>
<td>Prepare and place local job-seekers with job opportunities</td>
<td></td>
<td>CCL</td>
<td>Short</td>
</tr>
</tbody>
</table>

**Strategy 3:** Create a pipeline for local workers to large and growing economic sectors in the Logan Square/Hermosa area

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Develop a survey on local hiring needs and residents' qualifications</td>
<td></td>
<td>CCL</td>
<td>Logan Square Chamber of Commerce</td>
</tr>
<tr>
<td>3.2</td>
<td>Create partnerships with workforce agencies</td>
<td></td>
<td>CCL</td>
<td>Medium</td>
</tr>
</tbody>
</table>

**NOTE:**
- **Short-term:** one year
- **Mid-term:** two to three years
- **Long-term:** three to five years
Wellness and Recreation Goal:

We will address mental health issues that are triggered and exacerbated by poverty, broken immigration and criminal justice systems, housing segregation, and other injustices. We will promote wellness through formal supports like mental health clinics and informal networks of relationships, cultural and community programs.

Wellness and health are tightly tied to where a person lives. For residents of Hermosa and Logan Square West, that includes too few opportunities for healthy outdoor activities and stress from threats of displacement. Immigrants have a harder time becoming connected to the healthcare system, and all our residents are underserved for mental health services.

We will work with a coalition of partners and existing healthcare providers—from local clinics and hospitals to promotoras—community health workers—to spread the word on what is available and to bring in more resources, as well. Our vision is built on culturally relevant, tightly targeted efforts that will be effective for our community and our residents.
MEASURES OF OUR SUCCESS:

1. New Community Mental Health Center provides increased mental health services regardless of income or immigration status
2. Promotoras increase connections to health, wellness and other resources for underserved populations
3. Residents are well-informed and take advantage of their health care options
4. Established cultural and play options throughout the community in public spaces

The closest public mental health center to our community is in North Park, more than five miles from Hermosa and Logan Square West.

ADULT OBESITY IN HERMOSA: 42.9%

40% HIGHER THAN THE CHICAGO AVERAGE OF 30.8%
Hermosa and Logan Square West residents do not have equitable access to mental health and general wellness programs.

The Northwest Mental Health Center, which served Logan Square, Hermosa and Avondale, was one of six public mental health centers closed by the City of Chicago in 2012. Today, only one public mental health center in the city is located north of Roosevelt Road, at 5801 N. Pulaski. Despite hospitals and other health care organizations and programs that offer behavioral and mental health services in our community—such as Healthcare Alternative Systems (HAS), PrimeCare Community Health and the socio-emotional program at Nixon Elementary School—research has shown that our community experiences mental health care shortages for residents.

There is a need for assistance with accessing and navigating medical care, preventive services and other resources.

In Hermosa, 30 percent of adults age 18 to 64 had no health insurance coverage as of 2016 — about three times higher than the city average. Considering the federal government’s attempts in 2017-2018 to undo the Affordable Care Act (ACA), that number is likely worse today. In addition to allowing access to medical care, insurance can provide preventative services, an important issue for our community. More than 47 percent of adult residents in Hermosa are obese, and a third reported that they did not get any physical exercise outside of work in the past month.
Immigrants are less likely than the general population to be connected to the health care system, due in part to language and cultural barriers and in part to their concerns stemming from rising anti-immigrant policies and rhetoric. In addition, health care insurance from the ACA is unavailable to undocumented immigrants. To help address issues such as these, Centro San Bonifacio runs a promotora program in our community, where residents conduct outreach and education to their neighbors, and several schools have parent education programs around health care, as well.

Gentrification has been shown to lead to social isolation and increased health disparities for long-time residents.

When families are displaced and forced to move, long-time neighborhood residents lose their deep social ties and social support networks, creating a pervasive sense of anxiety and stress—mental health issues that impact physical health as well. The federal Centers for Disease Control and Prevention has noted that displacement has many health implications that contribute to health disparities among people living in poverty, children, and members of racial/ethnic minority groups. These include fewer healthy food choices and increased levels of stress, violence and crime, and an impact on mental health.

### Health Behaviors Contributing to Obesity

#### Every day:

- **38%** eat less than 1 serving of fruit
- **25%** eat less than 1 serving of vegetables
- **27%** drink 1 or more soda

- **19%** report excessive alcohol use in the past month
- **21%** smoke

- **34%** report no physical activity outside of work in the past month

Strategies

STRATEGY 1
Expand mental health efforts that are accessible to all regardless of documentation, insurance status or culturally specific needs
The Community Expanded Mental Health Services Act is a law that allows any Chicago community to create a community-centered model of mental health care. Through a binding referendum, voters in a community area can raise funds to establish a facility that is focused on and directed by local residents and operated by a health care provider chosen by the community. We will work through this process to create a new center in Hermosa and Logan Square West that is culturally attuned to our population and ready to serve the needs of Hermosa, Logan Square and Avondale.

STRATEGY 2
Expand the local promotora model to encourage residents to take advantage of mental health and other services
The promotora model of community health worker/peer educators is an important resource in Hermosa and Logan Square West, particularly because immigrant families may be more comfortable working with trusted neighbors who can present information in their own language, in their own homes. We will strengthen and develop a mental health component to the current promotora programs and develop a system that will allow these health workers to link people to comprehensive resources beyond health care, such as assistance with housing, immigration status, domestic violence and other important issues.

STRATEGY 3
Increase knowledge of and access to affordable quality health care
In addition to serving their patients, health care providers typically offer programs for community health education and information on comprehensive coverage. By creating a network with groups working directly with residents, local health providers can expand their efforts to help community members learn about health care coverage and how to access local services. Social service agencies and school-based social workers, for example, often create deep relationships with residents and hear about issues that could be addressed through the health care system.

STRATEGY 4
Promote personal and communal physical activity through culturally relevant programs and spaces
Hermosa and Logan Square West is underserved by parks and open space, with 0.6 acres of open land per 1,000 residents (the citywide average is 3.9 acres). We need more places and ways to exercise and be together outside. To help create a healthier lifestyle for our residents and build a sense of community and connection, we will establish programs and places that preserve and embolden the existing community’s sense of belonging. We will research how other communities threatened by gentrification have used cultural arts programming to strengthen a sense of belonging and resolve to stay. For example, we will develop a community-wide playing project of free workouts that visibly reclaims places marked by violence and crime.
### Strategy 1: Expand mental health efforts that are accessible to all regardless of documentation, insurance status or culturally specific needs

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Open a community-based mental health center in the community</td>
<td>Coalition to Save our Mental Health Centers</td>
<td>Logan Square Ecumenical Alliance, LSNA</td>
<td>Medium</td>
</tr>
</tbody>
</table>

### Strategy 2: Expand the local *promotora* model to encourage residents to take advantage of mental health and other services

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Strengthen and develop a mental health component in the <em>promotora</em> program</td>
<td>Centro San Bonifacio</td>
<td>LSNA</td>
<td>Short</td>
</tr>
<tr>
<td>2.2</td>
<td>Develop a resource navigation system for promotoras to link people to comprehensive resources</td>
<td>Centro San Bonifacio</td>
<td></td>
<td>Medium</td>
</tr>
<tr>
<td>2.3</td>
<td>Mentors to support families engaged with a school-based IEP processes</td>
<td>LSNA</td>
<td></td>
<td>Medium</td>
</tr>
</tbody>
</table>

### Strategy 3: Increase knowledge of and access to affordable quality health care

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Facilitate the creation of a network of health care organizations with other groups working with residents</td>
<td>PrimeCare</td>
<td>HAS, YWCA, LSNA, CSB</td>
<td>Medium</td>
</tr>
</tbody>
</table>

### Strategy 4: Promote personal and communal physical activity through culturally relevant programs and spaces

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Develop a community-wide playing project of free workouts that visibly reclaims places marked by violence and crime</td>
<td>PrimeCare</td>
<td>Opera-Matic, En Las Tablas, Quilombo Arts, LSNA, LUCHA</td>
<td>Short</td>
</tr>
<tr>
<td>4.2</td>
<td>Research how other communities threatened by gentrification have used cultural arts programming</td>
<td>LSNA</td>
<td></td>
<td>Short</td>
</tr>
</tbody>
</table>

**NOTE:**
- **Short-term:** one year
- **Mid-term:** two to three years
- **Long-term:** three to five years
EDUCATION GOAL:

By investing in our public neighborhood schools, we will strengthen our community and ensure all of our students are life, college and career-ready. Our schools will work together as a campus of learning, with a welcoming culture that celebrates everyone’s unique strengths, and community members will lead and participate in our schools.

Our neighborhood schools are a critical part of Hermosa and Logan Square West. They teach our children, bring us together, connect parents to their children’s education and offer important resources to families.

Yet our local schools are under siege—losing students and resources by displacement, competition from charter schools and shifting demographics. We can and will do better. We will continue to work in and with our neighborhood schools so every student in our community is in an educational environment that nurtures their success. And we will demand that the resources and policies are in place to support our schools to reach that goal.
Nixon and Mozart elementary schools are dual-language academies.

In two years, due to enrollment and budgetary pressures, Kelvyn Park High School lost more than 40 staff positions.

Since 2010, public schools in our planning area have lost $32.8 million in funding.

MEASURES OF OUR SUCCESS:

1. A supportive community school network that is welcoming to students, parents and community members

2. A responsive community-driven elected school board that empowers students, parents and community to become leaders in their schools

3. Increased academic performance by providing stability in education through anti-displacement strategies

4. Culturally affirming curricula and extra-curricular activities that celebrate students’ cultural heritage

5. Neighborhood schools using restorative rather than punitive disciplinary techniques
**Key local factors**

**Community-based organizations and schools in Hermosa and Logan Square West have a deep and robust history of community organizing and partnerships.**

Early learning ambassadors work with neighborhood schools, YMCA, the parks and childcare centers to lay the groundwork for pre-K children and their parents to start kindergarten with confidence. LSNA has operated its Parent Mentor Program in elementary schools throughout the community for more than 20 years. A leadership base of 120 parents volunteer daily in the classrooms, reaching more than 2,500 students and building relationships with teachers. More than 2,000 parents have graduated from the program, and many graduates and their children are still involved with LSNA and their schools.

Most elementary schools in Hermosa and Logan Square West have decades of experience with community-led School Community Learning Centers, which are operated through partnerships of LSNA, Family Focus and other local organizations. These centers keep schools open late for adult education, family engagement and enrichment and social-emotional learning for students. Students in Kelvyn Park High School and Schurz High School are involved with innovative social justice projects with LSNA, connecting students to real neighborhood issues such as immigration, housing, education equity and healing. In total, LSNA has hired and trained more than 1,300 youth to work in social justice based internships since 2007.

**Our local schools have been impaired by disinvestment and gentrification.**

Six out of the seven local elementary schools that cover Hermosa and Logan Square West have fewer students in 2017 than 2007; in some cases, enrollment has dropped by about a quarter of the student population. Changing local demographics plays a role—newer households are often single residents or young couples, and many of those who do have children send their kids to schools outside the community. Another factor is Chicago Public Schools budget cuts and a school funding formula that ties dollars to students, which has drastically lowered educational spending in Hermosa and Logan Square West. Six charter or specialty charter schools have opened within a one-mile radius of Kelvyn Park High School, draining dollars, attention and students from our neighborhood schools.

In this environment, the schools are working hard to help our students reach academic success. Monroe, Mozart and Avondale-Logandale are all ranked by

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**Public school attendance change 2008-2018**

<table>
<thead>
<tr>
<th>School</th>
<th>Attendance 2007-08</th>
<th>Attendance 2017-18</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>BARRY</td>
<td>950</td>
<td>718</td>
<td>-24%</td>
</tr>
<tr>
<td>FUNSTON</td>
<td>578</td>
<td>464</td>
<td>-20%</td>
</tr>
<tr>
<td>LOGANDALE</td>
<td>323</td>
<td>716</td>
<td>122%</td>
</tr>
<tr>
<td>MCAULIFFE</td>
<td>787</td>
<td>732</td>
<td>-7%</td>
</tr>
<tr>
<td>MONROE</td>
<td>1256</td>
<td>825</td>
<td>-34%</td>
</tr>
<tr>
<td>MOZART</td>
<td>767</td>
<td>640</td>
<td>-17%</td>
</tr>
<tr>
<td>NIXON</td>
<td>1051</td>
<td>833</td>
<td>-21%</td>
</tr>
<tr>
<td>KELVYN PARK HS</td>
<td>1559</td>
<td>451</td>
<td>-71%</td>
</tr>
<tr>
<td>SCHURZ HS</td>
<td>2278</td>
<td>1739</td>
<td>-24%</td>
</tr>
</tbody>
</table>

Source: Chicago Public Schools, Illinois State Board of Education
CPS as Level 1, while Funston and McAuliffe are level 2+ and Nixon and Kelvyn Park are Level 2. All of our local elementary schools are under the district average for students meeting or exceeding state standards for reading, and six of seven are below for math. Three schools have less than half of the CPS average for percentage of students meeting or exceeding these measures.

Hermosa and Logan Square West needs support for our neighborhood high schools so they can better serve our students.

Since 2012, Kelvyn Park High School, which serves 7th – 12th grade, has lost close to $10 million in funding, and the school has turned over seven principals and administrations since 2010. Enrollment at Kelvyn Park fell 60 percent from 2012 to 2017, and just 16 percent of the CPS high school students who live in its attendance area have chosen to go to the school. Schurz High School’s enrollment has dropped by as much as 35 percent over the last five years and the school lost more than $1 million of its budget due to enrollment loss in 2015.

Only 5 percent of Kelvyn Park students met or exceeded the state standards for math, compared to 24 percent across the district. For reading at Kelvyn Park, 7 percent of students met or exceeded the standards, with the CPS measure at 27 percent. A “Save Kelvyn Park HS Work Group” consisting of students, school administrators and teachers, and local and state elected officials is working to secure resources that students identify as being crucial to improving their learning. A new Sustainable Community School Initiative has recently funded an LSNA-Schurz partnership that will bring more community resources into the school, particularly around the areas of housing, immigration, health and social justice.
Some of our schools celebrate the diversity of our students, but not every student has this experience. All of the CPS neighborhood schools in Hermosa and Logan Square West except for one have a student population that is more than 90 percent Latinx (and that school, Funston, is at 88 percent). When students see their culture respected and as part of the curriculum, they feel that their school is a welcoming place and understands them. Students who know their culture and history are grounded and more prepared for life.

Nixon and Mozart are dual-language academies, and many teachers in other schools in the community work hard to make their classroom attuned to Latinx culture and Spanish language. This is not a uniform situation across our community, however—many other children in Hermosa and Logan Square West have limited connection in the classroom to the language and culture of their families.

### Public school student demographics 2017-2018

<table>
<thead>
<tr>
<th>School</th>
<th>Grades</th>
<th>Attendance</th>
<th>% Hispanic</th>
<th>% Limited English</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barry</td>
<td>PK, K-6</td>
<td>718</td>
<td>94.7%</td>
<td>50.1%</td>
</tr>
<tr>
<td>Funston</td>
<td>PK, K-6</td>
<td>464</td>
<td>87.9%</td>
<td>46.3%</td>
</tr>
<tr>
<td>Logandale</td>
<td>PK, K-8</td>
<td>716</td>
<td>91.8%</td>
<td>35.8%</td>
</tr>
<tr>
<td>McAuliffe</td>
<td>PK, K-8</td>
<td>732</td>
<td>92.5%</td>
<td>39.3%</td>
</tr>
<tr>
<td>Monroe</td>
<td>PK, K-8</td>
<td>825</td>
<td>95.0%</td>
<td>32.5%</td>
</tr>
<tr>
<td>Mozart</td>
<td>PK, K-8</td>
<td>640</td>
<td>94.6%</td>
<td>42.0%</td>
</tr>
<tr>
<td>Nixon</td>
<td>PK, K-6</td>
<td>833</td>
<td>95.4%</td>
<td>50.6%</td>
</tr>
<tr>
<td>Kelvyn Park</td>
<td>7-12</td>
<td>451</td>
<td>91.3%</td>
<td>33.0%</td>
</tr>
<tr>
<td>Schurz</td>
<td>9-12</td>
<td>1739</td>
<td>81.1%</td>
<td>20.3%</td>
</tr>
</tbody>
</table>

Source: Chicago Public Schools
Many students in our community are facing circumstances that make it harder to succeed in school.

Schools in our community must help children and youth clear hurdles, including trauma and trouble. Twenty-two percent of households in Hermosa are living below the poverty line, and more than 90 percent of the students at our neighborhood schools come from low-income households. From a third to half of the students at our schools are English language learners. Too many students carry generational trauma and/or have encountered violence in the community, and some have family members enmeshed in the criminal justice system: 31 percent of adult males in Hermosa have been in jail, prison or on probation.

Schools continue to invest in punitive discipline like police presence, disproportionate detentions, suspensions and expulsions for students of color. For example, Kelvyn Park’s budget for Counseling and Guidance Services dropped from about $227,000 in FY2017 to $123,000 in the proposed budget for FY2018. Meanwhile, spending on school security personnel stayed steady, from $247,000 in FY2017 to $265,000 in 2018—more than twice as much projected spending for security over counseling.
Strategies

**STRATEGY 1**
Connect our schools to each other and to the community
We will expand our current collections of community schools, opening the doors to residents and providing afterschool programs for students and services for families. Staff at our current community schools are connectors—connecting the whole family to the school, connecting the school with the culture of the diverse community, and connecting families to health and wellness. We will find and create opportunities for the collection of schools in our community to work together and excel, covering students from kindergarten through high school graduation.

In all our schools, we will work with parents, teachers and staff to create programs and procedures that give children the best opportunity for an authentic, well-rounded education. Our schools will limit the use of and preparation time for standardized tests. In local early childhood programming, we will emphasize language and literacy for our children.

**STRATEGY 2**
Establish strong community leadership for strong community schools
We will continue to be deeply involved in building the best neighborhood schools we can. Our residents will advocate for a community-driven elected school board that will be responsive to neighborhoods like Hermosa and Logan Square West. Because of the importance of leadership in schools, we will educate local principals about the community and school history and build relationships for long-term success. We will empower residents to run for Local School Councils and to become leaders in their children’s schools and create active student councils at our schools to ensure student voice in decision making. Through the Parent Mentor Program and LSNA Youth Leadership Institute, we will create new opportunities for parent and youth leadership growth.

“LSNA makes my work as a principal much easier. The collaboration between teachers, staff, families and the community ensure we provide the best educational experience possible for our students.”

—Ryan Bellville, Principal, McAuliffe Elementary School
**STRATEGY 3**
**Fight displacement of residents through our schools**
When students are forced to change schools, research shows it affects their academic performance. We will connect schools and the parent community to housing resources so they can stay in Hermosa and Logan Square West and to anti-displacement campaigns so they can help advocate for changes that allow their neighbors to stay, as well. We will advocate for state and city revenue solutions that do not punish schools for a drop in student population, ensuring the resources to create safe and sustainable neighborhood schools for our children.

**STRATEGY 4**
**Create La Cultura Cura: culturally and historically relevant schools and a transformative curriculum**
Hermosa and Logan Square West will have an academic and school culture that celebrates and emphasizes students’ own language and culture. Across the local campus of schools, programs will shift from Transitional Bilingual Education to Dual Language, emphasizing the value of Spanish within schools, and prioritize students from Spanish-speaking families for seats in dual-language programs. We will recruit educators who connect with and have relationships with our students and their families through the Grow Your Own Illinois Teacher Preparation Program and Early Childhood Cohorts, which create structured support for people getting their degrees in education.

Each school will invest in and integrate culturally affirming curriculum into its Continuous Improvement Work Plan. Students will experience schools that celebrate their cultural heritage through extracurricular programming, festivals and events.

**STRATEGY 5**
**Use restorative justice in our schools to support the emotional needs of students and parents and to welcome and involve all members of the community**
When Chicago Police Department officers are embedded in our schools as school resource officers the receive no specialized training for working with adolescents or in a school environment other than they Chicago Public Schools (CPS) Code of Conduct. We will develop a base of parents and youth interested in developing alternative solutions of this practice within our schools. We will establish a Restorative Justice Cohort in our schools to deeply dive into restorative justice philosophy and practice and promote restorative/transformational justice training and support in schools. For those who are interested, students, teachers and staff will be trained in mindfulness, de-escalation and other conflict resolution practices, as well.
### Strategy 1: Connect our schools to each other and to the community

<table>
<thead>
<tr>
<th>Project</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.1</strong> Work to create strong neighborhood schools that are seen as an attractive option by parents and students</td>
<td>LSONA</td>
<td></td>
<td>Long</td>
</tr>
<tr>
<td><strong>1.2</strong> Find and create opportunities for our K-12 schools to work together and excel</td>
<td>LSONA</td>
<td></td>
<td>Short - Long</td>
</tr>
<tr>
<td><strong>1.3</strong> Establish more community school centers in our neighborhood, opening the doors to residents and providing afterschool programs for students and services for families</td>
<td>LSONA</td>
<td>Schurz HS, McAuliffe Elementary, Mozart Elementary</td>
<td>Short</td>
</tr>
<tr>
<td><strong>1.4</strong> Limit the use and preparation time for standardized tests</td>
<td>LSONA</td>
<td>Chicago Teachers Union (CTU)</td>
<td>Long</td>
</tr>
<tr>
<td><strong>1.5</strong> Emphasize language and literacy in early childhood programming</td>
<td>LSONA</td>
<td></td>
<td>Short</td>
</tr>
</tbody>
</table>

### Strategy 2: Establish strong community leadership for strong community schools

<table>
<thead>
<tr>
<th>Project</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1</strong> Advocate for a community-driven elected school board</td>
<td>LSONA</td>
<td>CTU, KOCO, BPNC</td>
<td>Medium</td>
</tr>
<tr>
<td><strong>2.2</strong> Educate local principals about the community and build relationships</td>
<td>LSONA</td>
<td>CTU</td>
<td>Long</td>
</tr>
<tr>
<td><strong>2.3</strong> Empower residents to run for Local School Councils and to become leaders in their children’s schools</td>
<td>LSONA</td>
<td>CTU</td>
<td>Short</td>
</tr>
<tr>
<td><strong>2.4</strong> Create active student councils at our schools to ensure student voice in decision making</td>
<td>LSONA</td>
<td>CTU, Mikva Challenge</td>
<td>Short - Medium</td>
</tr>
<tr>
<td><strong>2.5</strong> Create new opportunity for parent and youth leadership growth through the Parent Mentor program and LSONA Youth Leadership Institute</td>
<td>LSONA</td>
<td></td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

### Strategy 3: Fight displacement of residents through our schools

<table>
<thead>
<tr>
<th>Project</th>
<th>Champion</th>
<th>Potential Partners</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.1</strong> Advocate for state and city revenue solutions to create safe and sustainable neighborhood schools</td>
<td>LSONA</td>
<td>CTU, Grassroots Collaborative, Advance Illinois</td>
<td>Long</td>
</tr>
<tr>
<td><strong>3.2</strong> Connect schools and the parent community to housing resources and anti-displacement campaigns</td>
<td>Spanish Coalition for Housing</td>
<td>LUCHA, LSONA, Schurz HS</td>
<td>Short</td>
</tr>
<tr>
<td>PROJECT</td>
<td>CHAMPION</td>
<td>POTENTIAL PARTNERS</td>
<td>TIMEFRAME</td>
</tr>
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</tr>
<tr>
<td><strong>Strategy 4: Create La Cultura Cura: culturally and historically relevant schools and a transformative curriculum</strong></td>
<td>Grow Your Own Illinois</td>
<td>LSNA, Truman College</td>
<td>Short</td>
</tr>
<tr>
<td>4.1 Target teacher recruitment through Grow Your Own Illinois Teacher Preparation Program and Early Childhood Cohorts</td>
<td>Grow Your Own Illinois</td>
<td>LSNA, Truman College</td>
<td>Short</td>
</tr>
<tr>
<td>4.2 Shift from Transitional Bilingual Education to Dual Language across campus schools</td>
<td>LSNA</td>
<td>Schurz HS, Mozart Elementary, Nixon Elementary</td>
<td>Long</td>
</tr>
<tr>
<td>4.3 Prioritize students from Spanish-speaking families for seats in dual-language programs</td>
<td>LSNA</td>
<td>local schools</td>
<td>Long</td>
</tr>
<tr>
<td>4.4 Invest in and integrate culturally affirming curriculum with each school’s Continuous Improvement Work Plan</td>
<td>LSNA</td>
<td>local schools</td>
<td>Short</td>
</tr>
<tr>
<td>4.5 Celebrate students’ cultural heritage through extracurricular programming, festivals and events</td>
<td>LSNA</td>
<td>En Las Tablas, Segundo Ruiz Belvis Cultural Center</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

**Strategy 5: Use restorative justice in our schools to support the emotional needs of students and parents and to welcome and involve all members of the community**

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>CHAMPION</th>
<th>POTENTIAL PARTNERS</th>
<th>TIMEFRAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Develop a base of parents and youth interested in developing alternative solutions to School Resource Officers in our schools</td>
<td>LSNA</td>
<td>Community Justice for Youth</td>
<td>Short</td>
</tr>
<tr>
<td>5.2 Establish a Restorative Justice Cohort in our high schools</td>
<td>LSNA</td>
<td>Community Justice for Youth</td>
<td>Medium - Long</td>
</tr>
<tr>
<td>5.3 Train students, teachers and staff in mindfulness, de-escalation and other conflict resolution practices in schools</td>
<td>LSNA</td>
<td>Schurz, Community Justice for Youth, CTU</td>
<td>Short</td>
</tr>
<tr>
<td>5.4 Promote restorative/transformational justice training and support in schools</td>
<td>LSNA</td>
<td>Community Justice for Youth, CTU</td>
<td>Short</td>
</tr>
</tbody>
</table>

**NOTE:** Short-term: one year  Mid-term: two to three years  Long-term: three to five years
In creating this Quality-of-Life Plan, we considered projects that would tie together some of the key strategies and goals: stopping displacement, and making the neighborhood more affordable and welcoming to immigrants and long-time residents. By combining goals from all parts of this plan, the Hermosa Here To Stay housing program and targeted corridor development along Armitage Avenue will demonstrate how Hermosa is a beautiful community where we and our neighbors can stay for years to come.

**Hermosa Here To Stay**

Over the last decade or more, housing prices have skyrocketed at an accelerating pace, while the incomes of long-term residents remained nearly flat. In response, we propose Hermosa Here To Stay (HHTS), an innovative, multi-pronged initiative to develop homeownership opportunities for low- and moderate-income buyers who are at risk of displacement during to rising rents and sharp increases in home prices.

HHTS will create a fund to acquire properties on sale or at auction in the target area, create a pool of homebuyers who are ready to purchase, and provide subsidies for families earning between 60 and 120 percent of the area median income. We will work with local contractors and developers to rehab these homes and ready them for sale to community residents who have worked with local financial coaches and housing counselors. In exchange for the subsidy, the property will be placed in a long-term land trust or restricted deed. When the owners resell, they can realize some profit, but the property will remain affordable to future buyers.

Led by LSNA, LUCHA, The Spanish Coalition for Housing, and the Center for Changing Lives, Hermosa Here To Stay is a viable anti-displacement model that not only maintains affordable housing, it also allows residents an opportunity to benefit from an increasing market.
IDEAS

1. **Hermosa Here To Stay** will create a fund to acquire properties on sale or at auction in the target area.

2. Local developers will rehab the homes and ready them for sale.

3. Families earning 60-120% of the area median income will receive subsidies to purchase the homes.

4. When the owners resell, they can realize some profit, but the property will remain affordable to future buyers.
Armitage Avenue Welcoming Corridor

Armitage Avenue ties together Hermosa and Logan Square West, and it can become a welcoming, walkable, safe space for immigrants and our long-time residents to shop, gather, celebrate and simply see and talk with their neighbors. Improvements envisioned in planning charrettes with Teska Associates will demonstrate community ownership and pride in our neighborhood and be part of the fabric we weave to protect businesses and residents from development pressure.

Cultural and placemaking projects will include gateway signs, painted crosswalks, light-pole signage, murals, and mosaic seating cubes and planters. Spaces along the street can offer seating areas protected from the main corridor, electrical outlets, and special banners—making the spots a community gathering place for special events.

The urban design improvements will be coordinated with other key goals of the Quality-of-Life Plan. For example, there are currently eight vacant opportunity sites along Armitage Avenue between Lowell and Kedvale that could be available for either residential or mixed-use development with ground floor retail or nonprofit use with affordable housing above.
STREETScape ENHANCEMENTS

- Pedestrian Connections
- Neighborhood Gateway
- Opportunity Sites
  Retail on First Floor with Affordable Housing Above

MURALS
- Repair Sidewalk Condition
- Infill Street Trees
- New Roadway Banners
- Mosaic Planters/Seat Walls
- Painted Crosswalks

- Street Festival Opportunities
- Pedestrian Plazas
- Existing Arts Organizations
- Community Destinations
- Economic & Job Corridor
Over 300 community leaders from parents, families and teachers to business owners and local service providers came together in May 2017 to decide the focus areas of this plan. That September, 80 returned to form the five committees who created this plan after sharing the outline for final community feedback in May of 2018.

The Planning Process

This plan is from our voice united, built on the strengths of our community, the product of our histories and our commitment to each other. Thirteen years ago, the Logan Square Neighborhood Association (LSNA) released a comprehensive, community-driven Quality-of-Life Plan for the Logan Square neighborhood. In the years since, the community has accomplished many of its goals.

In 2016, LSNA was invited by the Chicago office of the Local Initiatives Support Corporation (LISC) to facilitate the development of a similar plan focused on Hermosa and Logan Square West. The process started with more than 50 one-on-one relational meetings with community residents and leaders from local organizations. Then, at the 2017 LSNA Congress in May, more than 300 residents and stakeholders from the planning area met in small groups to discuss changes in the community and come up with answers to this plan’s fundamental question: “What do we want for the next five years?”

A kick-off meeting for issue committees in September brought out 80 residents and organizational leaders from schools, churches, park councils and social service agencies. These committed stakeholders formed five committees, with youth participation and representation part of each one (Education and Housing were co-chaired by high school seniors). The committees met regularly through the winter and spring to brainstorm strategies and programs to meet their goals. Throughout, a steering committee of LSNA’s member action council and board, plus two designees from each issue committee provided insight and guidance.

In May 2018, one year after the first big meeting, we gathered again at McAuliffe Elementary School for the LSNA Congress. More than 300 attendees learned about the strategies developed by committees and gave feedback. That input guided the final direction of this Quality-of-Life Plan. It is from our community and it calls for our control. Those who live here will determine and decide the future of Hermosa and Logan Square West, and we welcome others who agree with these values to join us.
Lead Agency: LSNA

Logan Square Neighborhood Association (LSNA) is a community-based organization advancing diversity, leader development and models for engagement as the catalyst for social justice, and serves as the lead agency for the Hermosa and Logan Square West Quality-of-Life Plan as part of the New Communities Network. In this role, LSNA convened residents and stakeholders to create the plan, and facilitates implementation by the issue area committees.

LSNA began in 1962 as a committed group of neighbors motivated by the emergence of community redlining. Today, we are a multi-issue community organization, directly serving more than 6,500 residents across the Logan Square, Hermosa, and Avondale neighborhoods of Chicago, and impacting tens of thousands more through nationally-recognized issue campaigns and programs. LSNA represents 38 member institutions, including churches, schools, block clubs, and social service agencies. With our partners, we develop leaders, organize issue campaigns, and operate innovative programs. All of our work is integrated toward building a community in which mostly low-income, immigrant families have opportunities to be more engaged in the decisions that impact their lives, to connect with larger networks for greater impact, and to move toward prosperity.

LISC Chicago

With residents and partners, Local Initiatives Support Corporation (LISC) Chicago forges resilient and inclusive communities of opportunity across America — great places to live, work, visit, do business and raise families.

Embedded in LISC’s founding, and strengthened over the last two decades, we are committed to comprehensive community planning. This planning process is essential to building the local capacity to effectively connect to the right resources to achieve fundamental change and long-lasting results in our communities. In the late 1990s, LISC, with leadership support from the John D. and Catherine T. MacArthur Foundation, created the New Communities Program (NCP), a groundbreaking, bottom-up, comprehensive community planning effort in which LISC supports the development of Quality-of-Life Plans (QLPs) by community leaders and residents in Chicago neighborhoods.

In each neighborhood, a designated lead agency brings together a diverse group of organizations and residents to identify priorities ranging from better education, housing, broader job choices, safer streets, new economic opportunities and stronger personal finances. LISC invests in, coaches and champions each effort from the earliest building of local relationships, through plan creation, implementation and continual evaluation.

As of 2018, 27 QLPs have been created, garnering more than $872M in new investments aligned in support of community visions in neighborhoods across the city.
Data Sources & References

Our Community
606 Trail impact: Institute for Housing Studies at DePaul University
Latinx population: Rob Paral and Assoc., US Census
Immigrant population: Rob Paral and Assoc., US Census

Housing
Rental/ownership: US Census/ACS, 2015 five-year estimates
Property tax assessment: Chicago Lawyers’ Committee for Civil Rights
Housing price increase: Zillow Home Value Index (ZHVI), Monthly data, Jan 2012 to Jan 2018
Property sales: Institute for Housing Studies at DePaul University
606 Trail impact: Institute for Housing Studies at DePaul University
Wealth gap: Racial Wealth Divide Initiative, CFED
Housing cost burden: US Census/ACS, 2015 five-year estimates

Immigration
Hermosa first-generation immigrants: Rob Paral and Assoc., US Census
Logan Square Hispanic population: LSNA analysis of Rob Paral and Assoc. data
National stress: Gallup – Sharecare, Hispanics’ Emotional Well-Being During the Trump Era, 2017
Hispanic and immigrant demographics: Rob Paral and Assoc., US Census

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Median income: CMAP Community Profile Snapshots - ACS 2016 5-year estimates
Worker income: US Census, 2014
Unemployment: Heartland Alliance, US Census/ACS, 2015 five-year estimates
Resident education: US Census/ACS, 2015 five-year estimates

Wellness and Recreation
Hermosa health reporting: Sinai Community Health Survey 2.0
Obesity rate: Chicago Health Atlas, 2017 data
Insurance coverage: Sinai Community Health Survey 2.0
Physical exercise: 500 Cities Project
Parks and open space: CMAP, from 2013 Land Use Inventory

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English language learners: Generation All
Kelvyn Park High School staff loss: Generation All
Funding loss: Chicago Public Schools website
Parent mentor program: Logan Square Neighborhood Association
School enrollment and demographics: Chicago Public Schools, Illinois State Board of Education
Kelvyn Park High School budget: Chicago Public Schools website
Schurz High School: Chicago Teachers Union / CPS website
Budget: Chicago Public Schools
For more information:

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