
THE RESURRECTION PROJECT

COMMUNITY MEETING.

1850 S. RACINE
DEVELOPMENT PROJECT

Veronica Gonzalez

Vice President of Real Estate Development

The Resurrection Project

Alma Silva

Community Organizer

The Resurrection Project



Approach to Development

- 2017 Quality of Life Plan: 4 Housing Goals
 - Increase the development of affordable housing;
 - Accelerate the preservation of affordable housing;
 - Assist property owners in preserving affordable housing stock;
 - Provide outreach to homeowners and renters about available housing resources
- 2018 Paseo Planning Initiative
- Engaged stakeholders to develop a roadmap to increase affordable housing



Approach to Development

What we heard:

- Longtime residents fought to rebuild this community
 - No sidewalks
 - Vacant lots
 - Deteriorated buildings
- Advocates for investment not gentrification
- Affordable means targeting families who earn 30%, 40%, and 50% AMI (\$17K-\$50K)
- Targeting community means family units, not studios and 1 BRs



Approach to Development

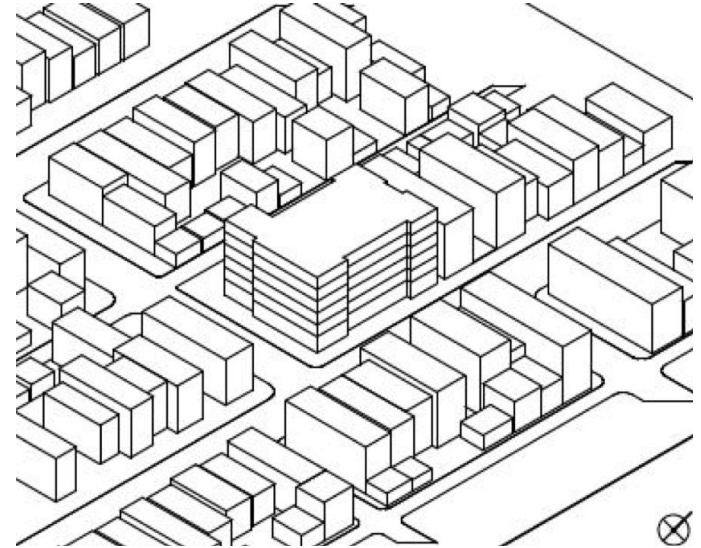
- Provide supply/preservation solutions that will meet demand within 10 years
- Displacement narrative is felt by business/industry
- High distrust of industrial modernization plans
- No current CBAs; beneficial?
 - Hard to push out a business that employs locally
- Concerns that Paseo is used as marketing tool to promote high end sales with no up front partnership
- Establish standard of what community partnership/engagement looks like
- New developments should transparently define community benefit



1850 S. Racine

Project Concept:

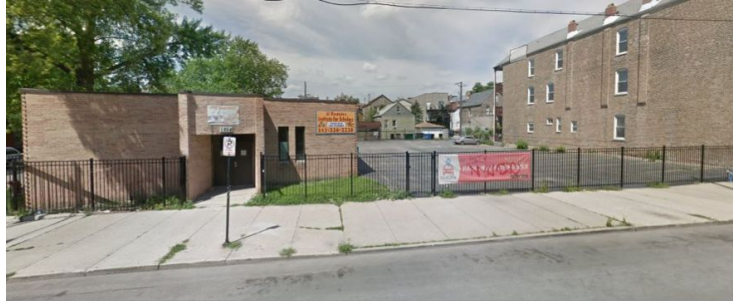
- Develop 45 permanently affordable rental units
 - One, two, and three bedroom apartments
- Green new construction elevator building
- 3,100 sf of amenity space on Racine avenue
- Bike and tenant storage space
- 31 parking spaces for residents



 **Skender**

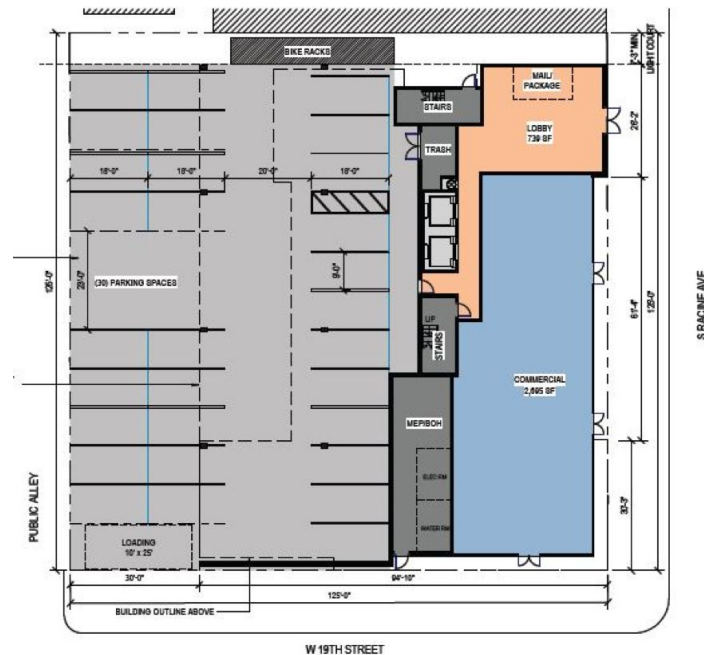


Site Photos



Ground Floor & Parking

- 3,100 sf of amenity space on Racine avenue
- Bike and tenant storage space
- 31 parking spaces for residents



SRACINE AVE



THE RESURRECTION PROJECT
Building Relationships! Creating Healthy Communities!

Breakout Session 1

- Do you understand the scope of the project?



Breakout Session 2

- Now that you've seen the presentation, what do you think of the concept?
- Are there any areas of this concept that could be improved?
- How can we improve the concept to better reflect the needs of the community?
- How do you see yourself participating in the planning process?
- Who may be missing from the table? How can we get broader input?
- What was not discussed today that remains unresolved?



Anticipated Timeline

- July 2019 and ongoing - Collaborative Community Engagement Process
- Summer 2019 - Seek rezoning necessary for units proposed
- Fall 2019/Feb 2020 - Apply for funding
- Targeted start of construction no sooner than December 2020
- Target Leasing of units no sooner than Spring 2022

