

delta
institute



LVEJO 

*CREATING ECONOMIC EQUITY AND
ENVIRONMENTAL JUSTICE IN LITTLE VILLAGE*

LITTLE VILLAGE



THE COMMUNITY'S STORY

Little Village is also one of the densest Chicago communities, with 17,000 people per square mile. Along with that density, Little Village has the least amount of green space per capita in Chicago. Little Village continues to provide over \$900M annually in tax revenue to the City of Chicago—second only to the Magnificent Mile.

82%

Identify as Latinx*
U.S. Census

47%

Of residents are foreign-born*
Little Village Quality of Life Plan

150

Local restaurants

60%

Of all Chicago's street food vendors

* These figures underestimate the percentage of residents who are immigrants or refugees, because many of these residents in the community are undocumented.

Little Village is a prime example of how traditional urban planning and economic development practices have been harmful to communities of color, who far too often bear disproportionate pollution burden and lower local economic investment while being excluded from planning.

Our efforts directly confront and address these legacy EJ concerns.



The Little Village Environmental Justice Organization (LVEJO) and Delta Institute will create a new community hub, called the **Centro de Solidaridad Mi Villita**, at 2358 S. Whipple that will provide the local neighborhood with the means to create a robust local economy based on solidarity and self-determination.

We will offer more than 100,000 Chicagoans an expanded local and fully inclusive/democratic economy to spur equitable upward mobility and increase household incomes in a community beset by decades of environmental racism and systemic injustice.



ENACTING CHANGE: OUR PILLARS

La COMIDA

Create a closed loop sustainable food economy in Little Village supporting all parts of the food chain which ties into existing programs and elevates opportunities for local food businesses.

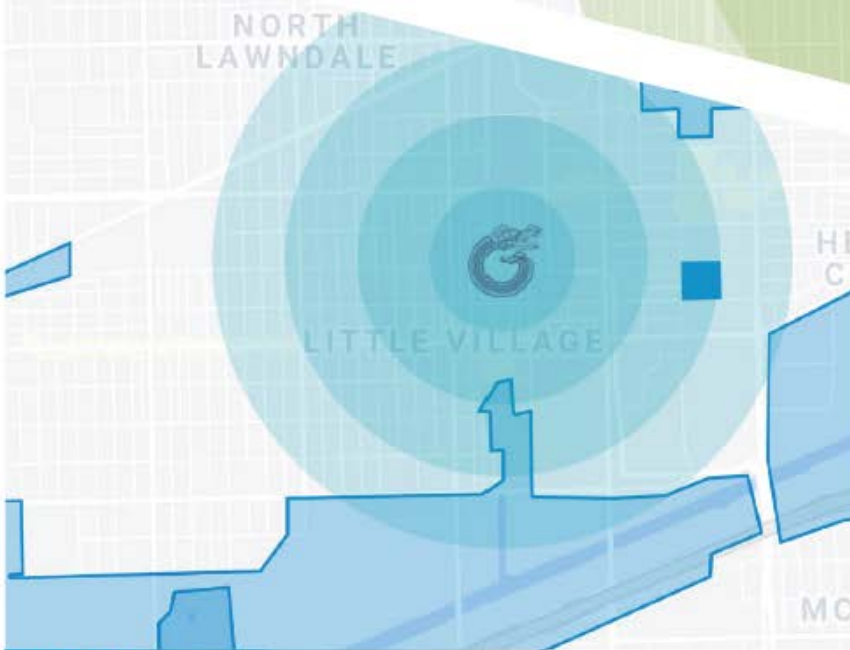
EI CLIMA

Increase employment rate and average income of Little Village through the creation of a bilingual Workforce Development Agency to anchor Little Village energy democracy. Increase amount of energy independence and renewable energy generated throughout the neighborhood.

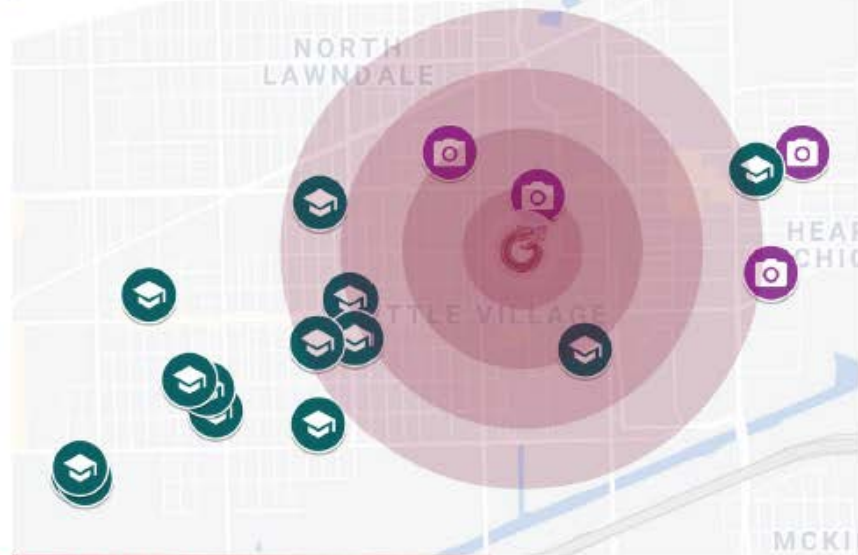
La CULTURA

Preserve and enhance the role of Local Artists through support and education programming. Enhance and evolve the cultural voice of Little Village and protect its role in exposing environmental, economic, and social injustices.

La COMIDA
(Parks & Restaurants)




EI CLIMA
(Industrial Zones)



La CULTURA
(Schools & Art Galleries)



 *The perimeter of each colored circle marks an additional .25 mile from the project site.



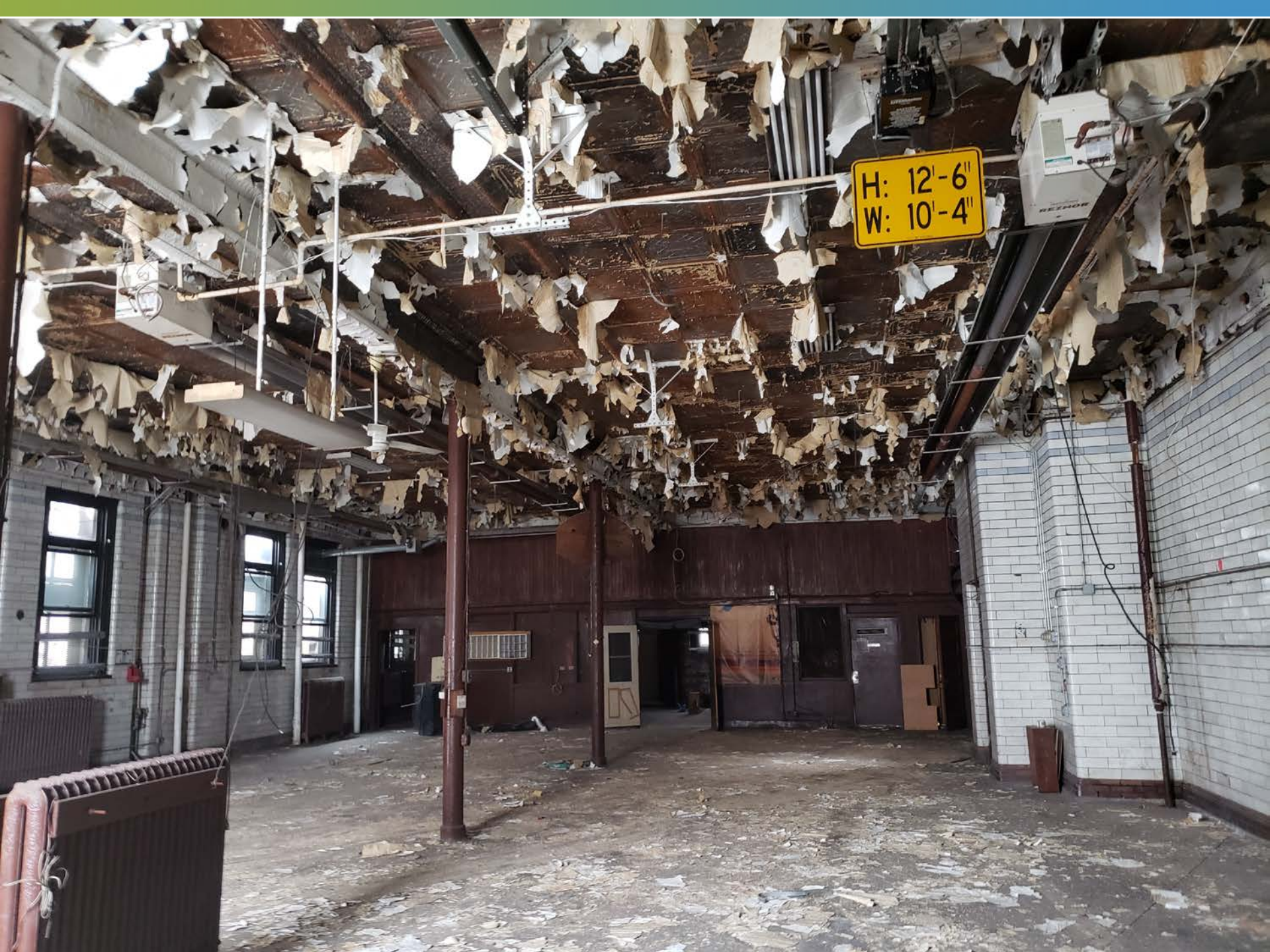


24th ST
S WHIPPLE ST

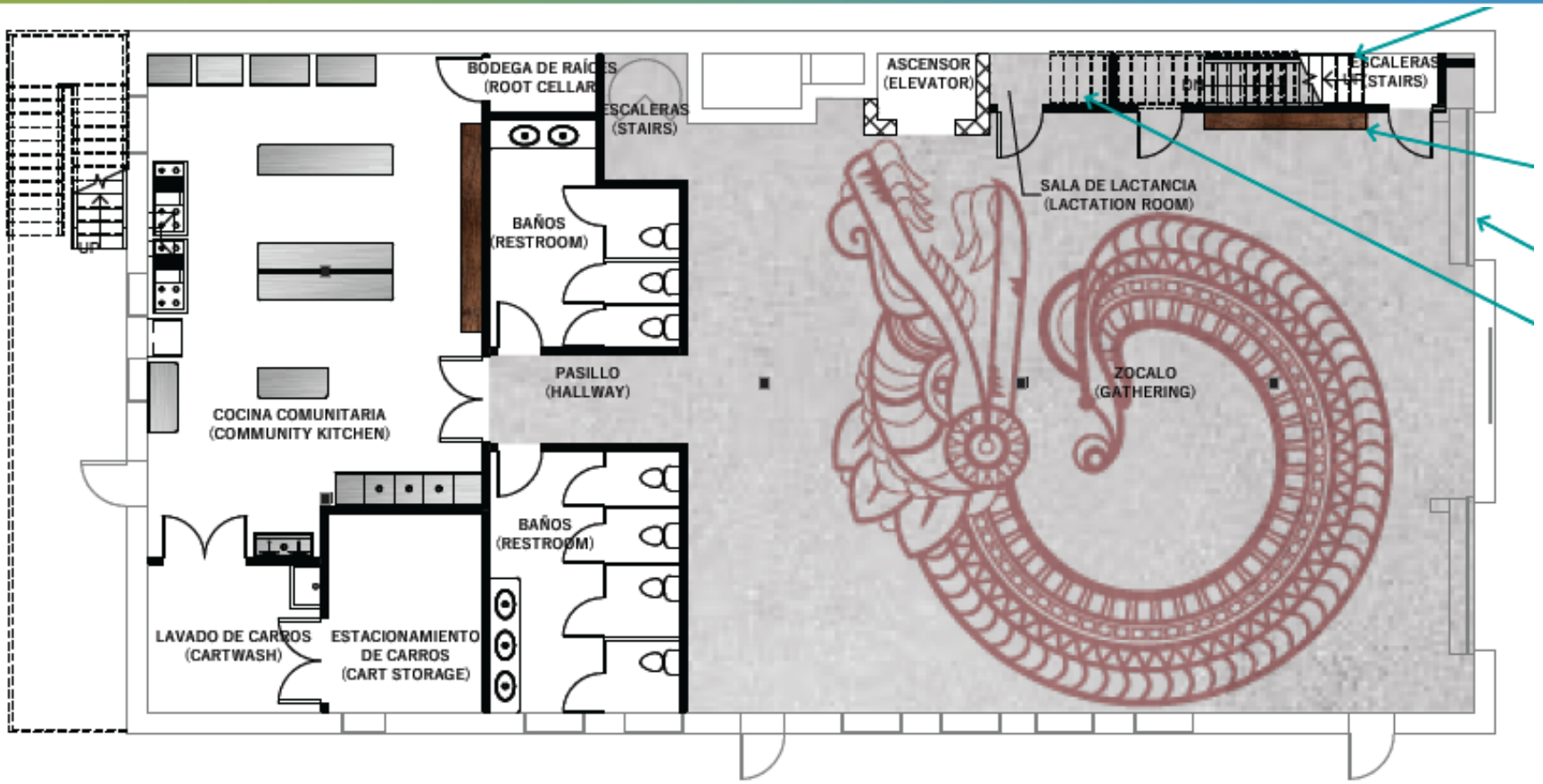
24th St

S Whipple St





H: 12'-6"
W: 10'-4"



CONDICIONES EXISTENTES (EXISTING CONDITIONS)



- **PEOPLE ENGAGED** (number value): Inclusive of all persons directly involved in programming.
- **ECONOMIC SOLIDARITY** (dollar value): Financial impact via new and increased revenue, jobs, and businesses within the neighborhood.
- **NEIGHBORHOOD STRENGTHENING** (number value): Activities that strengthen social fabric to create new partnerships and connections, inclusive of EJ curriculum, meeting, and voice-amplification activities for Little Village.

Impact	Short-Term	Mid-Term	Long-Term	Total
	YR 1-3	YR 4-7	YR 8-10	
PEOPLE ENGAGED	4668	6224	6224	17115
ECONOMIC SOLIDARITY	\$ 2,826,120	\$ 3,768,160	\$ 3,768,160	\$ 10,362,440
NEIGHBORHOOD STRENGTHENED	1197	1596	1596	4389

COMBINED SOURCES AND USES BUDGET FOR THE ENTIRE INITIATIVE

The following table summarizes the major revenue and expense categories for the renovation and five-year programming for the Centro de Solidaridad Mi Villita.

Income Categories	
Chicago Prize	\$ 10,000,000
Grant and Philanthropic Support	\$ 3,650,000
Programmatic Revenue	\$ 2,374,800
Total Income	\$ 16,024,800
Expense Categories	
Acquisition	\$ 315,000
Planning & Predevelopment	\$ 20,940
Development & Closeout	\$ 4,494,321
Building Operations and Maintenance	\$ 1,396,333
Programming	\$ 8,971,690
Evaluation and Assessment	\$ 516,141
Total Expenses	\$ 15,714,425

CAPITAL PROJECT DEVELOPMENT COSTS DETAIL BUDGET

Costs were provided by
Oslo Builders and
JustDesign.

Phase	Expense Category	Amount
Acquisition		
	Legal Review	\$ 5,000
	Environmental Analysis	\$ 10,000
	Purchase Price and Fees	\$ 300,000
Planning		
	Conceptual Design	\$ 2,790
Predevelopment		
	Schematic Design	\$ 4,000
	Design Development	\$ 4,000
	Bidding	\$ 5,000
	Permitting	\$ 5,150
Development		
	Remediation & Demolition	\$ 219,950
	Construction Documents	\$ 6,400
	Construction	\$ 2,331,897
	Administration	\$ 323,833
	FF&E	
	Kitchen Equipment	\$ 250,000
	AV/Tech/Furniture	\$ 150,000
	Developer Fees	\$ 458,975
	Construction Contingency	\$ 536,671
Closeout		
	5% of Construction Cost	\$ 116,595
	Facility Reserve Fund	\$ 100,000
Total		\$ 4,830,261

WHY NOW?

- We're fighting Goliaths in our own backyard.
- The COVID-19 Pandemic exacerbated previous economic and health injustices.
- The threat of gentrification in Little Village is real.
- The Centro de Solidaridad Mi Villita Project is rooted in community strength and will be sequenced based on community needs.
- We are challenging the fundamental exclusion built into redevelopment processes.

La Villita



Little Village Environmental Justice Organization (LVEJO)

Published by Karen Jacqueline [?]

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"Yo soy de Iguala, Guerrero, llegue en el 88' aquí, pero empeze hace como 20 años a trabajar en esto de la frutas. Escogí este barrio en especial por la gente, anduve en varios lugarcitos. Mi parte favorita de La Villita es la 26, porque hay muchos paisanos. Aquí se topa uno de donde quiera. Es mi trabajo durante 6 meses, en tiempo de invierno me voy a la fábricas a trabajar. Pero en el verano este es mi trabajo, en Abril empezamos con flores, plantas de los chiles, jitomates, todo eso. Pero hace tiempo atrás no estaba la parada aquí, estaba del otro lado, así que me ponía en la esquina. La movieron paraca y pues yo tambien me moví. Cuando estaba en la esquina, si se vendía más pero es lo mismo casi. Lo que debe de venir a La Villita es más comercios, porque se están yendo muchos de aquí, algunos locales están cerrando. E visto un poco de diferencia aquí en mi negocio. En los últimos 3 años si bajo un poquito el negocio. Yo ase tiempo vendía 1200 docenas de elote y ora vendo como unas 800." 1/2

#GenteDeLaVillita

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