

Call for Proposals: Equitable Transit-Oriented Development (ETOD) Pilot Projects

The City of Chicago seeks proposals for projects to take part in a demonstration program of the City's first-ever Equitable Transit-Oriented Development (ETOD) Policy Plan.

In partnership with the ETOD Working Group and through an open application process, the City will identify up to 10 pilot projects to begin testing and implementing aspects of the Policy Plan. There are three types of projects that could fall into this process:

1. Projects and teams that need support with overall and/or early planning stages
2. Projects and teams that need assistance navigating bureaucratic processes at the City and completing a community engagement process
3. Projects and teams that are seeking funding

If selected as a pilot project, applicants will receive technical assistance and connections to potential resources from the City. If selected, applicants will also receive equity micro-grants (between \$7,500 and \$15,000) through Elevated Chicago and Enterprise Community Partners. Equity grants can be used on community engagement processes or to fund a specific feature that will advance equity in the project; micro-grants are not intended for construction or hard costs associated with the project. Larger grants of up to \$20,000 are only available for ETOD projects that include a community ownership model. Additional resources include a network of support from City departments, Elevated Chicago, and other members of the City's ETOD Working Group. Sponsor organizations for community ownership ETOD projects will be expected to join a cohort managed by Enterprise Community Partners to receive additional technical assistance.

To be considered, submit your organization's answers to the following components by **July 21**:

- Background Information Questions
- Letter of Interest Questions
- Project Budget

For specific questions about the application process or materials, please contact:

ETOD@cityofchicago.org

Background on the Chicago ETOD Policy Plan

The [Chicago ETOD Policy Plan](#) outlines a comprehensive set of actions for the City to take to advance racial equity, wealth building, public health and climate resilience goals through equitable Transit-Oriented Development (ETOD). Recommendations were informed through a cross-sector engagement process and analysis of City programs, and an evaluation framework focused on outcomes, equity, and implementation criteria. In partnership with [Elevated Chicago](#), an ETOD Work Group was created to engage over 70 stakeholders representing numerous City departments, community-based organizations, the private sector, philanthropies, and regional non-profit and governmental partners.

What is Equitable Transit-Oriented Development?

Equitable TOD (ETOD) is development that enables all people regardless of income, race, ethnicity, age, gender, immigration status or ability to experience the benefits of dense, mixed-use, pedestrian-oriented development near transit hubs.

- ETOD elevates and prioritizes investments and policies that close the socioeconomic gaps between neighborhoods that are predominately people of color and those that are majority white.
- ETOD projects and processes elevate community voice in decision making processes and in realizing community-focused benefits such as affordable housing, public health, strong local businesses, and environmental sustainability, to name a few.
- When centered on racial inclusion and community wealth building, ETOD can be a driver of positive transformation for more vibrant, prosperous, and resilient neighborhoods connected to opportunities throughout the city and region.

ETOD Pilot Project Proposal

Background Information Questions

Project Name: Click or tap here to enter text.

Location of Project: Click or tap here to enter text.

Project sponsor/Developer: Click or tap here to enter text.

Project sponsor/Developer Contact Information: Click or tap here to enter text.

Other Stakeholders Involved: Click or tap here to enter text.

Description of Project: Click or tap here to enter text.

1. What stage is the project in?

Early stage

Mid stage

Late stage

Post-development

Below are illustrative examples to help you understand what stage your project likely falls in.

Early stage: Project is in pre-development, and some of the following activities may be planned: economic and market feasibility analyses, preliminary schematic designs, site due diligence, and community engagement and coordination.

Mid stage: Pre-development activities are in progress. These activities may include: economic and market feasibility analyses, preliminary schematic designs, site due diligence, and community engagement and coordination. The project is being prepared for steps like zoning approval and permit review.

Late stage: The project has already been submitted for zoning approval and permit review, and site acquisition and/or construction is in progress or is scheduled to begin.

Post-development: This project was completed as transit-oriented development, and there are plans to enhance the project to add an emphasis on equity.

2. Has your project secured any funding? Please share the amount of funding secured and describe the nature of the funding (e.g. grants, individual donations, sponsorships, in-kind donations, etc).

Click or tap here to enter text.

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3. Aside from funding, what types of supports will this project need from the City? Examples include zoning relief, permits, or licenses.
Click or tap here to enter text.

4. Please share key information about your project timeline, including when the project will be completed and any key milestones in your project's development.
Click or tap here to enter text.

5. What is the holding status of the site for the proposed project? Does the applicant currently own the site or does the applicant plan to partner with or lease from the existing owner? Is it city-owned or other publicly owned site? Click or tap here to enter text.

6. Is the project in the pipeline for City or other private or philanthropic support?
Click or tap here to enter text.

7. Has the project secured community support (such as local groups, residents, aldermen, or other elected officials)? Please specify which community based organizations, officials, and/or additional local stakeholders have expressed support for the project. Please also indicate if there are any community members who are actively opposed to the project, and why.
Click or tap here to enter text.

8. Who is your project for? How does the project meet their needs?
Click or tap here to enter text.

9. If selected as a pilot, your project will be awarded a grant specifically aimed at improving your project's focus on equity. Please explain how the grant would be used to create or enhance an element of equity in the project.
Click or tap here to enter text.

10. Which goals and strategies of the ETOD Policy Plan does your proposed project most closely align with? [Please find the ETOD Policy Plan linked here](#). The ETOD goals and strategies begin on page 15.
Click or tap here to enter text.

Letter of Interest Questions (2-pages maximum response for each priority area)

1. Provide a brief description of your organization’s mission, leadership and how the governance of the organization is accountable to community and neighborhood priorities?
2. Briefly describe your project and how it aligns with the four key categories of the ETOD pilot project selection rubric: feasibility, equity, alignment, and transit.
3. Outline the intended use of micro-grant funding. The narrative should be consistent and help explain the application budget.
4. Briefly describe why this work is critical at this moment and the outcomes you aim to achieve in the end of the grant period.
5. How have you gained feedback from the community about the vision and impact of your project?

Budget

Please provide a total budget outlining the sources and costs associated with the proposed project. Sources may include but are not limited to secured or potential funds in the form of grants, loans, or capital campaign funds. Costs may include acquisition, capital improvements, personnel, etc. Feel free to use the template below adding rows as necessary or attach a separate sheet, whichever is easier.

Please note:

- The total available grant pool is \$135,000 with typical awards ranging between \$7,500 and \$15,000. Larger grants of up to \$20,000 are only available for ETOD projects that include a community ownership model.
- The project budget must include information about both income and expenses
- If equipment is part of your grant request, the equipment must be directly related to the project.
- There is no requirement for matching funds.
- There is no requirement that you have already secured funding.

Funding Source	
Requested in this application	\$
Other funder (Secured/potential)	\$
Other funder (Secured/potential)	\$
Other funder / capital campaign etc.	\$
Total	\$

Costs	
	\$
	\$
	\$
	\$
Total	\$

Pilot Selection Criteria

Each application will be evaluated on four overarching criteria: feasibility, equity, alignment, and transit. Each criteria are described in detail below.

1. Feasibility

Overall question: Is the proposed project set up to be successfully implemented?

2. Equity

Overall question: Does the project advance racial, climate, and/or health equity?

Key criteria:

1. Does the organization center Black, Brown, Indigenous and other people of color in leadership, decision-making and strategy?
2. Was the project shaped through intentional community engagement?
3. Does the project maximize benefits to communities disproportionately facing racial, climate or health inequalities/disparities?
4. Does the project minimize burdens to communities disproportionately facing racial, climate or health inequalities/disparities?
5. Does the project explicitly and intentionally advance racial, climate, and health equity?
6. Does the project promote universal accessibility for people with disabilities?
7. Does the project advance equity in procurement and supplier diversity by ensuring that small and minority owned firms and Black, Brown, Indigenous and other people of color benefit from development?
8. Does the project proposed fulfill needs or desires identified by community residents?

Definitions:

Racial equity: The City of Chicago's working definition for racial equity emphasizes it as both a product and a process. As a product, racial equity is when race no longer determines one's socioeconomic outcomes; everyone has what they need to thrive, no matter who they are or where they live. As a process, racial equity is when those most impacted by racial inequity are centered and meaningfully involved in the planning and design of policies and practices that impact their lives. (from ETOD Policy Plan)

Climate equity: a product and process that allows all people the opportunity to attain protection from environmental hazards as well as access to environmental benefits for all, regardless of race, income, ethnicity, gender, ability or age. (drafted using ETOD Policy Plan language and language from UCLA Luskin Center for Innovation)

Health equity: a product and process that allows all people the opportunity to attain their highest level of health and differences in health outcomes between groups of people are eliminated. As a process: health equity is an on-going process of assurance and protection of the conditions of that lead to optimal health for all people, which requires at least three things: 1) valuing all individuals and populations equally; 2) recognizing and rectifying historical injustices and 3) providing fair distribution of resources according to need. (from ETOD Policy Plan)

3. Alignment

Overall question: Will the proposed project align with the ETOD Policy Plan and other city priorities?

1. Does the project clearly align with multiple priorities and goals of the ETOD Policy Plan?
2. Does the project clearly align with other City of Chicago priorities and initiatives?
3. Does the project intentionally address prevention of displacement (both by gentrification and by disinvestment)

Representative City of Chicago priorities and initiatives

- Solutions to End Poverty (STEP) Initiative
- C40 Reinventing Cities Competition
- CDOT Strategic Planning
- Community Wealth Building Initiative
- COVID-19 Recovery Task Force (RTF) Advisory Report
- CTA/CDOT Bus Priority Zone Program
- Healthy Chicago 2025
- Chicago Inclusionary Housing Task Force Report
- Racial Equity Impact Assessment (REIA) on a Qualified Allocation Plan (QAP)
- INVEST South/West
- Chicago’s Blueprint for Fair Housing
- We Will Chicago (Citywide Planning Initiative)

4. Transit

Overall question: Does the proposed project have a transit orientation?

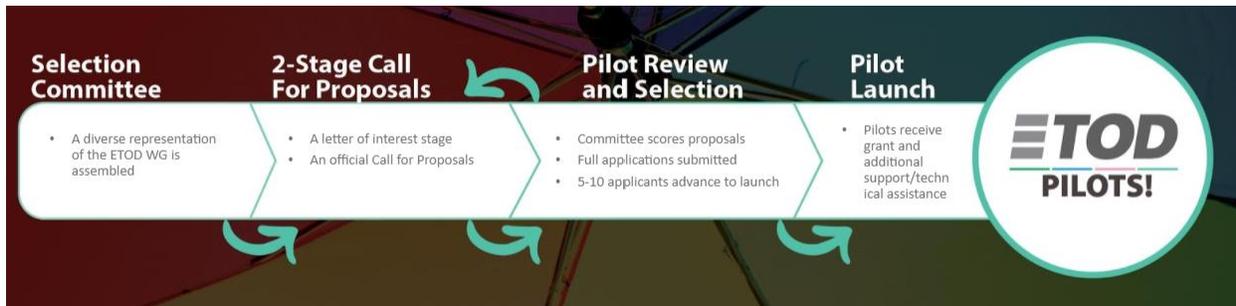
1. Is the project within the vicinity (1/2 mile radius) of existing or planned transit hubs (CTA train, select CTA bus corridors, Pace Pulse, Metra stations, or bicycle paths)?
2. Is the project designed to promote transit ridership?
3. Is the project designed to promote active transportation, including walking and bicycling?
4. Is the project designed to promote shared use?
Shared use mobility options refers to forms of infrastructure that support multiple transportation and recreation options, such as walking, bicycling, use of wheelchairs, and more.

Frequently Asked Questions

Who is evaluating applications?

Potential projects will be evaluated by a Selection Committee consisting of members of the ETOD Working Group. Members represent numerous City departments, community-based organizations, the private sector, philanthropies, and regional non-profit and governmental partners. A list of Selection Committee members will be posted on www.chi.gov/ETOD.

What does the application process look like?



The process includes a 2-stage call for proposals:

1. *Call for Proposals:* Anyone is invited to submit a proposal, which will be scored by the ETOD Pilot Selection Committee. The Committee will then invite a group of proposed projects to submit full application for funding.
2. *Full Applications:* The ETOD Selection Committee will evaluate full applications and will select between five and ten projects to take part in the ETOD Pilot.

How will applications be evaluated?

The ETOD Pilot Selection Committee will evaluate all proposals and applications according to the three criteria outlined above: Equity, Alignment, and Transit. The Selection Committee will score proposals and applications and the highest scoring applications will be selected as the pilot projects.

What resources are available for the pilot projects?

The City will provide technical assistance to selected projects, which will vary by project need. In addition, an initial grant pool of \$135,000 will be available for the pilot projects through partnership with Elevated Chicago. Additional resources include a network of support from other members of the ETOD Working Group.

Resources available from the City of Chicago include:

- Support in navigating and accessing funding streams managed by City agencies, such as an intake meeting with DOH underwriting team
- Support in navigating process to access City-owned vacant lots
- Support in accessing City department programs like CDOT’s Make Way for People Program

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- Support in applying a Health and Racial Equity Impact Assessment
- Support in reviewing or partnering on grant applications
- Other technical assistance

Resources available from Elevated Chicago include:

- Incorporation in the Elevated Chicago pipeline
- Access to resources managed by Elevated Chicago’s working groups: capital grants and loans from SPARCC, technical assistance from Enterprise Community Partners and IFF, advocacy and support in community and City council meetings
- Communications and data support including media and social media
- Support for and/or priority in accessing resources managed by Elevated Chicago members, e.g. CCT’s Predevelopment Fund, Section 4 grants, and more
- Support in fundraising for additional public and philanthropic funding

When is the proposal due?

Proposals are due on July 21, 2021. They should be submitted to ETOD@cityofchicago.org with the subject line “ETOD Pilot Proposal.”

What are the goals of the ETOD Pilot Projects?

The goals of the ETOD pilot program include promoting policy outcomes and test recommendations included in the ETOD Policy Plan, meaningfully advancing projects that demonstrate the values of ETOD (ranging from early-stage projects to those ready for financing), prioritizing community engagement and encouraging a variety of community-driven submissions, and developing a pipeline of future ETOD projects.

Who should applicants contact in case of questions?

In case of questions applicants can contact ETOD@cityofchicago.org.