

FIFTH CITY: CHICAGO

A REPORT TO THE CONTINENT

1982

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INTRODUCTION

This report on Fifth City: Chicago is prepared for the North American Continental Council meeting September 3-6, 1982. It was prepared by the Core Leadership of the Fifth City Human Development Project and the Chicago House. Its purpose is two-fold: one, to apprise all movement colleagues of the present situation and advantages in Fifth City, and two, to initiate reflection on possible strategy implications for the movement across the continent as Fifth City launches its Third Decade. The report has two sections: first, an "in-house" briefing prepared for the Council, and second, a first draft of a 20-year "chronicle" of Fifth City. Your careful study of this report would be most appreciated and any comments on it should be directed towards the Fifth Citizens attending the Council

A. THE JOURNEY OF THE FIRST 20 YEARS

1. THE FIVE PREMISES UNDER WHICH FIFTH CITY IS MOVING TOWARD THE THIRD DECADE

PREMISE #1 - Fifth City is the best place to look for the long-term accomplishments of the Institute.

Fifth City now has 20 years of creating models and then testing them toward effective local development. The world is just starting to see the necessity of thinking globally and acting locally and therefore needs models of how effective local action might be done and what it will look like. One of the deep questions the Order is raising is the destinal significance of our work. It is too easy to get caught up in the latest event or the most recent squabble and lose sight of the long-range impact.

PREMISE #2 - Fifth City's model is fulfilled in the pentagon model which may lay at the heart of the theoretics of the Human Development Zone, i.e. the economic is fulfilled in "social demonstration", the wisdom in "functional eptitude", style in "historical engagement", symbol in "spirit prowess", and political in "primal community".

The original Fifth City model evolved into the five basic categories of the social process triangle as we began our turn to the world in the early seventies. Over the last 10 years we have done the practical campaigns that have allowed us to mutate this model into the categories of the pentagon model indicated above. These categories may allow us to now integrate and go beyond the current complex inter-relationships of forums, human development projects, training, and formation.

PREMISE #3 - Fifth City is now, has been, and will continue to be a crucial pioneering laboratory for the work of the Institute.

In a very profound way the whole strategic base of the Institute and the Order was formed and refined during our first 10 years in Fifth City. The move to the West Side was probably the most dramatic shift of the last 30 years in terms of impact on our style and strategy. In a community like Fifth City, innocent suffering is found in a very complex web of contradictions that has much of its base in the long history of oppression that Blacks have endured. Ramifications are present from our work in this laboratory for both the global urban scene and also other oppressed situations such as the American Indians.

PREMISE #4 - Fifth City is currently the clearest prototype of the emerging urban Human Development Zone.

Fifth City's tremendous investments and expenditure over the years have created a residue of learnings that make it a critical place to look for the emerging zone dynamics. Beside the direct Fifth City work, we now

have a 20 year track record of framing and development in Chicago, six years of experience with Training, Inc. and several years of both extensive (substantial work or contact in all 77 neighborhoods of Chicago) and intensive (McDonald and others) programmatic efforts.

PREMISE #5 - Fifth City's "Third Decade" is the public face for Chicago's entry into the Human Development Zone.

Fifth City's Third Decade begins in May, 1983. Although internally it is the HDZ, the public face of the Third Decade gives us a leverage point to do a radical manœuvre on the whole urban scene. We are down the road toward creating the tactics for the May event; next year needs to be a time of inventing the content of the Third Decade.

2. THE SIGNIFICANCE OF WHAT HAS BEEN DONE

The following is an elaboration of Premise #2 which describes how the past 20 years of Fifth City has laid the theoretical ground work for the Human Development Zone. The "pentagon model" and the original Fifth City social model are the basis for this section.

a. ECONOMIC towards "Social Demonstration"

In the last 20 years Fifth City has created a visible operating model of effective new inner-city structures. Working over against the overwhelming presence of structural decay in the urban ghetto, Fifth City has demonstrated locally controlled economic and social structures. Around the country, urban communities similar to Fifth City lay in waste with almost no private or voluntary structures in existence.

1) There exists today in Fifth City an intertwining set of economic and social structures which are owned and operated by local residents. Prominent among these is a locally owned and managed shopping center which includes a small supermarket, dry cleaners, laundry, currency exchange and take-out chicken restaurant. Nearby is a well-stocked hardware store, 24-hour restaurant, auto body shop and very fine lounge--all locally-owned and operated. In addition, Fifth City has an excellent preschool serving almost 100 children, an active block club association and a locally-based corporation which has rehabilitated 140 units of housing. A three-story building has been renovated and now serves as the Fifth City Community Center which includes an extensive elders' program (and nutrition site), a Youth Boosters program for older youth as well as an after-school program for elementary-age children, a craft program, retail shop, and a regular series of community events, celebrations and fundraisers. It also houses the Chicago Regional Training Center of the ICA.

2) Fifth City has pioneered in many arenas during the 20 years. The Preschool has been a model of innovative serious education since 1965. The

preschool faculty helped the Institute build the "Imaginal Education" curriculum and methods that led to the preschool being named one of the top ten in the nation during the sixties. The work of the Health Clinic as early as the sixties showed how locally-based clinics could be started across the city. The currently accepted image of preventative, comprehensive medicine was a basic part of the early Health Clinic work.

3) Fifth City has maintained economic ventures against all odds. Clearly aware of the need of technical and financial assistance, the Institute has helped the Shopping Center through difficult days of under-capitalization, early mismanagement and the ravages of the current economic scene. The Shopping Center is now in a position to profitably serve the West Side, and Fifth City has learned valuable lessons on how government and private sector monies can best be used to assist small urban businesses.

In the years ahead, Fifth City needs to move toward fully capitalized self-sustained economic structures which serve the community and help to support the social programs of the community. The completed construction of the new CTA bus garage (1983) and the new Bethany Hospital with 212 beds (1984) will greatly aid local businesses in the balance of the 1980's.

b. WISDOM towards "Functional Eptitude"

In the last 20 years Fifth City has created a demonstration of the capacity of local people to deal with any type of issue effectively. Struggling against the deeply in-grown dependency mindset of this type of community, Fifth City has demonstrated sophisticated management skills that enable people without middle class educational preparation to compete successfully in virtually any arena of endeavor.

1) There exists today in Fifth City trained local people who operate and manage their own community structures ranging from an extensive Community Center program to a \$300,000 Preschool program. In these cases residents administer complex federal and state contracts.

2) As a result of several different forces, although certainly supported by educational efforts in Fifth City over the 20 years, there are now seven schools (3 private and 4 public) in the Fifth City area which provide an educational experience equal to any around the country. These include John Marshall High School, which was featured in Life Magazine and on national television and is known for its Academic Olympics program. The two public elementary schools are superior to many urban and rural schools. Providence St. Mel High School--the private school President Reagan visited after hearing about their successful work in college preparation on the "Today" Show--is located in Fifth City. One of the finest special education schools in Chicago, Roentgen, is located here. Finally, in addition to the Fifth City Preschool mentioned above, there is the very highly rated entry-level clerical skills training program called Fifth City Business Careers (FCBC).

3) Numerous individuals have obtained GED or other advanced education through Fifth City related structures. Over 250 students have completed the 13-week FCBC program with 70% gaining employment. Over 100 new jobs have been supplied or created for Fifth Citizens over the last few years.

In the years ahead, Fifth City needs to move toward honing the management and methods skills that many Fifth Citizens have evidenced. Fifth City has shown that people of all types of backgrounds and skills can be equipped to operate effectively in today's highly complex arenas. These learnings need to be made available on a much broader scale both in Chicago and in the nation.

c. STYLE towards "Historical Engagement"

In the last 20 years Fifth City has been an example of an effective multisector cooperative effort. Working in the midst of neighborhood isolation where almost all services and businesses had left or were poorly administered at best, Fifth City has shown the power of effective catalytic forces when they work directly with the interests and residents of an urban neighborhood.

1) There exists in Fifth City today effective cooperation between public and private schools that demonstrated its effectiveness by commonly planning and executing "Spotlight on Education"--a day of interchange and visiting the seven schools in Fifth City.

2) Close to \$10,000,000 in both private sector loans and gifts, and special public sector grants and contracts have come into this community. Begun in the 60's with OEO monies to create the extensive preschool space, these include the State of Illinois matching grant to rehab much of the community center, an array of contracts for mini-zones (block club type organizations which have planted gardens and repaired curbs and sidewalks), business ventures, and state monies for housing rehab. From the private sector there are 40 companies which give an array of small annual gifts (about \$70,000) for general operations and special projects. A few private gifts helped begin and sustain the shopping center. Finally, Fifth City is currently repaying bank mortgages and loans of over \$500,000.

3) Fifth City and the Institute have clearly demonstrated the effective catalytic role of volunteer forces. Technical help including lawyers, architects, accountants, bankers, auditors and others has been provided free or at low cost. Over the 20 years a resident Institute staff and Fifth Citizens have worked closely to create a community laboratory where models for solutions to the vast urban ills could be extensively tested and where training of all forms could be undertaken.

In the years ahead, Fifth City needs to discern the appropriate catalytic undergirding for economic stabilization and social innovation. In today's world no community can finally make it on its own. The question facing neighborhoods is how can self-sufficiency, self-reliance and self-confidence be preserved while employing effective and bold catalytic presence?

d. SYMBOL toward "Spirit Prowess"

In the last 20 years, Fifth City has created a local sign of urban restoration that gives hope to both residents in this and other communities

in the City of Chicago of eventual turnaround in the whole city complex. Working in the milieu of community despair that pervades much of life in many cities today, Fifth City is an enduring hope-filled sign that new life can come in the midst of overwhelming odds.

1) Fifth City is an example of an urban community where new life-giving social and economic structures have now worked continuously for up to 18 years. Many attempts at action in the urban scene are either protest-oriented or very short-lived. Hope, and hence further action, flows out of seeing that over a relatively long haul, something can be done to deal realistically with the urban contradictions.

2) There exists in Fifth City a group of residents whose vision of their labor goes beyond their community boundaries in such a way that they see their local work as being done also as a model for other communities in Chicago--as well as other cities of the world. This sense of "on behalf of" also plays a role of remotivating those who act out of this stance.

3) Fifth City has created a selection of symbols and spaces that help to create a sense of coherent and meaningful community. These include the Iron Man Plaza, the Community Center, the name Fifth City itself, community trips to other states and nations, the street grid of the community, the community colors of red and black, the Fifth City songs, and the 5th City rituals.

In the years ahead, Fifth City needs to move toward more extensive cooperation with other West Side organizations. Forays in this direction have been made with the recent "Spotlight on Education" and the events of the Housing Module. For the next year this kind of probe is very possible and seems to be one of the best ways to continue to invent the HDZ.

e. POLITICAL towards "Primal Community"

In the last 20 years Fifth City has created an example of meaningful life engagement or involvement. Working in the midst of deadening personal apathy that believes no one can really do anything effective in the city, Fifth City has created a committed community core that stands in the tension between easy capitulation to old structures and aimless protest against the current situation. Fifth City has created the structures of care of the new city as it sees they need to be.

1) There is in Fifth City significant, regular volunteer participation in programs and structures by over 50 people with several 100 being involved on a periodic basis. These volunteers publish the 5th City Voice, operate the after-school program, assist in many elder activities, operate the craft shop, coordinate the block club activities, show children's movies, and administer a large number of community events, community meetings and board meetings. The Fifth City Commercial Corporation Board owns the Shopping Center land and building and manages the Center. The Fifth City Industrial Promotion Board owns a building which currently houses Fifth City Business Careers, a clerical training school, and has received a \$672,000 federal grant to build an "Auto Service Center". Other corporation boards oversee the pre-school, the Community Center, the rehabbed housing and local business interests.

2) There is a long-term identity over 20 years with the same community-- when, traditionally, this type of community has been highly transitory and uninvolved. Many residents have decided this is their home for the rest of their lives. Fifth City has pioneered a way of caring for human settlement that has become both an occupational and a vocational possibility for several people. Some people are in job positions for less than they could earn elsewhere because they see the great service to the community these jobs provide.

3) Fifth City is a long-term model of effective partnership and cooperation across racial lines and traditional class distinctions. This includes Boards that include top Loop lawyers and bankers working side-by-side with residents who never finished high school. For 18 years, workdays have regularly involved blacks and whites. Community festivals and celebrations have proven that a diverse group of people can be colleagues and celebrate their common human task.

In the years ahead, Fifth City needs to intensify the initial work done in creating stakes and block clubs that care for everyone in the neighborhood by creating both the sense as well as the structures of community for all people in Fifth City.

B. THE THIRD DECADE EVENTULNESS PLANS

Fifth City marks its beginning in 1963. Outstanding events have celebrated and marked the community's progress over the years. The most notable was the December, 1973, Decade of Miracles event which was highlighted by a visit by Mayor Richard J. Daley. No one who was there will forget this talk and Lela Mosley presenting him with an Iron Man.

What were the ingredients that made that event a real celebration? In addition to Mayor Daley, other notables were present including Senator Percy, George Sisler and the Lloyds. The Institute deeded over key Fifth City properties including the Community Center. The Continental Council's final feast that December had the audio recording and the video-tape of the whole event afterwards. It was a Movement event.

That even paved the way for Fifth City's next stage: the Shopping Center was opened, the Iron Man Plaza built, Pak II of the rehab housing completed and so on. It was a "framing event" even before we had coined the phrase. It positioned Fifth City for its next decade.

With 1983 only months away, it is not too early to begin thinking about how we launch Fifth City's Third Decade. The question is: What event(s) will position Fifth City for its future? This paper is an attempt to outline what this might mean - for Fifth City, for Chicago, for the Global Movement, for the ICA and for the Order.

Globally the gap between the 85/15% is becoming ever more evident to all people. Nationally, Reaganomics is propelling everyone to be even more concerned about the plight of the disadvantaged. The concern for the urban - its youth, its deterioration, its unemployment, its shrinking industrial base - is becoming a standard topic for problem-solving conferences. The possibility of the Enterprise Zone offers the only shred of a new beginning and it may be so geared to the large, already existing companies that its effect on small minority business and job creation will be nill. Within the Movement the enthusiasm around the IERD is building, yet some have felt there is need for a stronger urban relation to it. From the Fifth City point of view, there is clarity that a new day is upon it, but the shape of that day is still somewhat dim. The question of the Third Decade first is "How to capitalize on the research and development of the first 20 years of the local, comprehensive approach?" Second, it is not only a community-event - this Third Decade - but Fifth City is clear that it is a Chicago, a movement-event and possibly even a national-event. Thirdly, it is related to the Human Development Zone though the how is not clear. Fourth, the Auto Center, in the works since 1976, will be a part of the Third Decade festivities, just as the Shopping Center was in 1973. Lastly, we believe that the Third Decade is part of our 1980-1984 Movemental Strategy of Declaration, Manifestation and Formation.

There are four elements to the 3rd Decade eventfulness plans:

1. TO EXECUTE A MAJOR 1983 THIRD DECADE CELEBRATION EVENT

It will be an event celebrating the urban, the local approach, and the comprehensive approach. That's what Fifth City is; a Third Decade event couldn't be anything less. It will also be an event in Chicago; and therefore a Chicago-event - as some way of pulling together our programs, frame, contacts, etc. Fifth City has become a part of a couple of "networks" over the recent years as part of the overall strategy of linkages. These structures and organizations would be involved in this event. It will be a movement-wide event to celebrate the blood, sweat, tears, not to mention money and anxiety that in the past 20 years have been poured out on Fifth City's behalf. The event also could signal a launch into the Human Development Zone. If so, then perhaps the event would be comprised of a two or three day training, planning dynamic to prepare other urban areas on the "how to" of a Human Development Zone. The most important reason for having a Third Decade event is Fifth City itself. Every community must have a way to mark its journey of care. If there were no Third Decade on the horizon, we'd have to invent something like it for the community needs this as much as the world, Chicago, or anybody else.

Finally the Fifth City; Third Decade event needs to be a part of the Movement's Summer 1983 GRA/Council.

2. TO CREATE A "THIRD DECADE HOST COMMITTEE"

If this event is to have a Chicago-wide, Movement-wide, urban appeal, it will need a frame large enough to highlight such an event. At least one member or family of the Chicago Elite needs to endorse Fifth City. Perhaps Mrs. Lloyd's historic relations with Fifth City could be utilized. Also, this event could be a way to re-activate and broaden the Chicago Program Series "Board of Advisors" put together two years ago. Fifth City's connections with the private sector would certainly be involved. This event could be a way we could go back to the numerous public sector contacts we made in doing the 'FCBC framing manœuvre and give them a means to engage in the broader Fifth City picture. This is a way to reach the established Black VIP of the city, a weak point in our over-all frame. Lastly, to the degree this is a major nation-wide event, a good cross-section of concerned people would be tapped. Some have suggested that this is the way to formalize and engage a national IERD committee.

3. TO IMPLEMENT A PUBLIC IMPAGE CAMPAIGN

Recently we asked an official, from Continental Bank's Trust Dept and an advisor to the ICA on its funding needs, "What was our biggest challenge toward breaking loose major funding?" He said, without taking time to think, "Your PR stinks!" If we are in fact wanting to capitalize and take advantage of the Third Decade for its funding and framing possibilities (for both Fifth City and the ICA) then we will need to take much more seriously our public image.

Possible tactics are:

(1) Publish a Fifth City Chronicle - a journal of what others have written about Fifth City over the last 20 years, pulled from newspapers, magazines, and letters. Already Helen Eskridge has put together a scrap book of Fifth City Voices to get us along on this.

(2) Produce a Fifth City visual media presentation. We first thought of producing a 30 minute film. We have had some conversations with Channel 11 people already. We're now thinking however of a Slide Show, something a little easier and less expensive to produce than a film.

(3) Create a Third Decade Event Brochure/Piece. Whatever event we come up with will require a brochure that is worthy of the event. It needs to come out four months in advance as a "recruitment" piece to draw attention to Fifth City's Third Decade.

(4) Campaign to be recognized as a Model Community. Probably here we're talking about being selected by TRUST at their annual community awards luncheon. TRUST is recognized as the group in Chicago concerned with urban issues and if we were to be selected by them, we would receive major attention on the Third Decade.

4. TO CONDUCT A SERIES OF SECONDARY EVENTS

Though we are planning one major Third Decade event, there will be other events during this period that will point to the 20th Year Celebration as well. The CTA Bus Garage will open in Spring of 1983. The Bethany Hospital will open in the Winter of 1984. The Fifth City Auto Center should be constructed during this same period. The Education Guild is planning to build on last year's success and are thinking of hosting a West Side Educational Symposium. The community itself will continue its calendar of events such as the Festival, the Homecoming and other seasonal celebrations.

C. THE THIRD DECADE CAPITALIZATION CAMPAIGN

THE NEXT 10 YEARS

Fifth City stands at the verge of its Third Decade. Simultaneously, there is a renewed interest in development on the West Side. The Chicago Transit Authority is building a new \$17 million Bus Garage which will employ 700 people. The Evangelical Hospital Association is building a new \$24 million, 212 bed Bethany Hospital which will employ 500 people. The new programs and projects being designed by the citizens capitalize on the research and development of the first 20 years. The leadership of Fifth City is strongly committed to the critical importance of launching the following projects:

Automotive Service Center - With an equity grant of \$672,000, committed by the Economic Development Administration (EDA), an additional \$265,000 is needed to construct and equip and then lease an auto center, housing a service garage, car wash and parts store. The tenant, a new minority-owned business, will create 40 new local jobs and provide a much needed service.

Shopping Center Expansion - Taking advantage of the existing facility which grosses over \$2,000,000 annually and employs over 40 community people, the market surveys show a strong demand for an additional 40,000 square feet of rental space for 16 new stores. Projected total cost is \$2.5 million.

New Housing Project - A development of 200 units of new "scattered site" (or "in-fill") housing on three model blocks including individual and co-op ownership and rentals is planned. Estimated cost is \$9 million. Financing is being sought through a combination of tax-exempt bonds, UDAG and private mortgages.

Housing Co-op Conversion - The tenants of the Fifth City, HUD-sponsored, rehab housing projects are forming a "co-op" in light of HUD's decision to liquidate the property. To get this conversion project initiated a financing scheme to assist the tenants to buy shares in the co-op will require \$50,000.

Community Learning Center - Taking advantage of the computer training currently underway at Fifth City Business Careers, a Community Learning Center, would provide after-school and evening training, and hands-on computer experience to neighborhood residents. The acquisition of additional hardware and software capabilities would also allow training in small business management, currently inaccessible to inner city businesses.

ASSESSMENT OF NEED

There are two inter-related problems hindering Fifth City moving aggressively into implementing its Third Decade projects. The first is the high debt service payments currently sapping the limited developed monies. These include the loan for the renovation of the Community Center (current balance

\$40,000), the mortgage and SBA loan on the Industry Center (current combined balance of \$44,000) and the mortgage on the Shopping Center (with a balance of \$260,000). These properties, acquired and improved during the Second Decade, have a combined monthly debt service of \$5,000. In 1981, for example, Fifth City raised nearly \$70,000 of which nearly \$50,000 went to this debt service, leaving only \$20,000 for supplementing other Fifth City projects.

The second challenge is the limited access to conventional financial resources necessary to capitalize the major new projects described above. For example, Fifth City has already been awarded \$672,000 by EDA to construct the Auto Center. However, several banks have already turned down an SBA 502 loan guarantee request for the remaining \$256,000 required. If a grant for a similar amount were designated for this purpose, the \$70,000 annual income generated from the facility's lease could be recycled in the community enabling its programs to be self-supporting or for launching other new projects.

PROPOSAL OBJECTIVE

What is called for is the establishment of a community-owned, income-generating resource base. This could take three forms:

The first is a large pool of capital that Fifth City would "lock-up" in an investment program whose yield could be used to either stabilize the existing debt service burden or to seed new program ventures. Either way the intent would be accomplished of providing enough resources to then leverage other new sources of capital. Such a pool could include large grants or long-term no-interest loans allowing for Fifth City to be the primary beneficiary during its term.

The second is a gift or gifts totalling \$345,000 which would allow Fifth City to retire the total debt load balance. This would amount to a savings of \$60,000 each year. Altogether it would save over \$750,000, computing the interest and terms of the various notes. One dollar would allow Fifth City to reinvest two dollars into its future.

The third is the development of a community-owned asset such as the Auto Center, in such a fashion that the lease payments from its business tenant could be recycled into other community projects. A grant of \$256,000 would mean the construction of a \$928,000 community-owned asset, which would in turn support much needed social programs of the capitalization of other economic development projects.

In order for Fifth City to remain at the cutting edge of human development around the world, it needs the private sector's participation in building innovative self-supporting financial schemes towards successfully launching in into its Third Decade.

	Prelude: 5th City to No. Am.	ACT I FORMATION	ACT II MANIFESTATION	ACT III DECLARATION	Postlude: No. Am. to 5th City
	D E C A D E I M A G E C A M P A I G N		V I S I B L E B R I C K & M O R T A R C A M P A I G N		P U B L I C I M A G E C A M P A I G N
1 ^o Event	SEPTEMBER 25th PLANNING COUNCIL	OCTOBER 23rd 3rd ANNUAL HOMECOMING	AUTOMOTIVE CENTER BEGINS	EDUCATION SYMPOSIUM OPEN HOUSE	5th CITY "MOVIE" PREMIER
2 ^o Events	Elder's Florida Trip	Community Thanksgiving Feast	Quarterly Planning Council	Elder's Fashion Extravangaza	PreSchool Graduation
	Back-to-School Picnic	Children's Christmas Party	Bus Garage & Hospital Under Roof	Spring Environmental Campaign	Annual Spring Festival
Continent	North American Continental Council Planning	Human Development Zone Strategy Practicum	Hosting Area Chicago Council	5th City HDZ Think Tank and Documentation	Hosting IERD National Steering Committee Meeting
Local	Financial Grant Research and Projections	Basic Skills Training Push	Major Facility Facade Improvement	Geo-Social Program Extension	Youth Engagement Program Started
3rd Decade	Twenty Year Symbology Creation Sept	Political Frame Positioned Oct Dec	Major Public Recognition Jan Mar	Third Decade "Red Book" Published Apr May	Endowment (Capitalzt Fund Launched June

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FIFTH CITY HUMAN DEVELOPMENT PROJECT

PROFILE

Name: Fifth City Human Development Project (FHDP)
a fraternity of local associations and neighborhood development corporations working in a coordinated fashion to do comprehensive socio-economic development in a 40-square block area in the Chicago West Side neighborhood of East Garfield Park

Address: 3350 West Jackson Blvd., Chicago, Illinois 60624

Telephone: (312) 265-1902

Directors: Mrs. Lela Mosley and Mr. Verdell Trice

Background: Lela Mosley: a local resident for over 30 years; professional beautician; an originator of the Fifth City Project; current President of the Fifth City: Chicago Reformulation Corporation; formerly with Model Cities/CCUO in early childhood education and Metropolitan YMCA youth coordinator.

Verdell Trice: a Chicago West Side businessman for 25 years; service station proprietorships, grocery store owner, former CTA operator; currently President of the Fifth City Business Association.

Legal Entity: Fifth City Human Development Project, Inc., a non-profit corporation registered in the State of Illinois as a tax exempt 501(c)(3) organization established in 1980; serves as the "umbrella" organization for Fifth City Human Development Project for received donations.

Board of Directors: Nine community resident members.

Size of Staff: Thirty full-time salaried residents serve various capacities throughout the community's programs; one-half serve in the Preschool. Numerous volunteers serve specific programs and projects.

Consultant: The Institute of Cultural Affairs, a not-for-profit group concerned with the human factor in world development, with a staff of 1500 located in 100 cities and villages in 32 nations. 15 staff are located and reside in Fifth City, 5 of whom consult on a full-time basis to the various programs.

FHDP Organizational Objectives: 1. Development of a comprehensive, socio-economic demonstration model of local reformulation, founded on local self-initiative and self-help with minimum outside assistance.

2. Local participation in the actual transmittal of learnings to other communities through the development of replicable methods of self-sufficiency, self-reliance and self-confidence, based on experience in Fifth City.

Impact Area: Approximate 40-square block area on Chicago's West Side bounded by: Madison Street on the North, Kedzie Avenue on the East, Eisenhower Expressway on the South, and Independence Boulevard/Hamlin on the West. Population: 8,000.

Annual Budget: For non-contracted purposes: \$55,000 in 1980. For specific program budgets refer to the Major Programs section.

Sources of Support: Corporations - 40%; Foundations - 22%; Individuals - 20%; Revenue from: Leases - 12%; Special Events - 6%.

Major Programs:

1. Fifth City Citizens Redevelopment Corporation I and II, and Fifth City Citizens Property Management, Inc.
Established in 1967, 1972 and 1976 respectively; twelve (12) large apartment buildings (142 units) rehabilitated and managed by local staff. Financing sources included: Illinois Housing Development Authority (\$380,000 non-interest loan for start-up), private mortgages (totaling \$3.2 million) insured and subsidized under FHA 221(d)3 and FHA 236 programs, and HUD Section 23 rent supplement programs. Combined annual operating budget of housing programs is approximately \$515,000 (1980); employs 8 full-time workers, 4 part-time, and numerous local repair and service contractors.
2. Fifth City Commercial Corporation.
Established in 1971; developed, built and owns the 10,000 square foot Fifth City Shopping Center housing 6 small independently and minority-owned businesses; Board of Directors comprised of tenant-businessmen in the center. Financed entirely with private capital and contributions (\$440,000). Combined gross sales of businesses in 1980 exceeded \$2,000,000; approximately 40-45 people employed in the businesses which include: a superfoods, a dry cleaner, a laundramat, a liquor store, a currency exchange and a fast-food restaurant.
3. Fifth City Preschool Institute.
Established in 1965; licensed as a day-care center; has 120 children in 10 classrooms (2 buildings); facilities remodeled in 1972 under demonstration grant of \$320,000 from U.S. Office of Economic Opportunity; Management Team and teachers all from neighborhood (21 employed); annual budget is \$160,000 (1980) with financial support from Illinois Department of Children and Family Services, Department of Public Aid, and U.S. Office of Education. Ranked Number 4 Preschool in the United States by an independent firm hired by H.E.W. in 1972.

4. Fifth City Community Center.

Established in current location in 1973 resulting from donated 11,400 square foot union hall building; owned and operated by the Fifth City: Chicago Reformulation Corp.; wide variety of programs housed including: summer youth employment program; monthly publication of community newspaper The Voice; community assemblies, celebrations, discos, weddings, etc. Housed the three-week Fifth City Human Development Training School in 1979 with participants from 14 states and 6 nations. Ground floor recently remodeled to house the Elders Action Center. The Center also provides office and living quarters to the staff of the ICA. Annually funded through rentals.

5. Fifth City Industrial Promotion Corporation.

Established in 1976; rehabilitated and operates a 8,000 square foot facility Fifth City Industrial Center housing Fifth City Business Careers, a 13-week office procedures and clerical skills program funded by C.E.T.A; an environmental and building maintenance company; provides business management and training services through a grant from the Chicago Dept. of Planning. Annual budget is \$147,000 through rentals. Developed and beginning construction of 11,000 square foot Automotive Service Center to house a 10-bay service garage, automated car wash and parts store employing 40 people, financed through grant from U.S. Dept. of Commerce: EDA and private bank totalling \$840,000; to be leased to a newly formed community-based stock corporation. The Fifth City Industrial Promotion Corporation has been certified as a "Local Development Company" by the Small Business Administration.

Community Associations:

1. Fifth City Business Association.

Meets every Wednesday night in the Industry Center; focusing on the development of the Fifth Avenue business strip; sponsored fund-raising events, management seminars, guest speakers, community festival.

2. United Community Block Club Association.

Meets every Thursday night in the Community Center; focusing on the development of Block Clubs throughout the community; works with Chicago Dept. of Housing Mini-Zone program to foster block development including fencing, gardening, painting, etc.

Other Community Agencies:

1. Garfield Community Service Center.

Located at 10 South Kedzie and known as "little City Hall" serves the whole West Side housing job service, post office, scouting, elders programs, etc.

2. Marshall High School.

Under the Principalship of Robert Sadler, Marshall has "turned around" according to March, 1981, edition of Life Magazine and

NBC Nitely News. Stresses discipline and "back to basics".

3. Providence-St.Mel High School.

Targeted to be closed by the Archdiocese of Chicago, Principal Paul Adams, staff and students operated the school as a self-supporting program by serving as janitors, cooks, security (Adams sleeps in the school at nights). Current college placement rate is 95% due to Adams' no-nonsense approach to education.

4. Leif Erickson Elementary.

Principal Marjorie Branch has also received national recognition due to her innovative educational approach to inner city grade school children.

5. Faraday Elementary.

Principal Edward Hegarty and the school sends their nationally famous band to musical competition programs around the country every spring.

6. Chicago Transit Authority (CTA) Bus Garage.

To be rebuilt on former city-block location, this \$17 million dollar facility when completed will house 230 buses and 700 operators and service employees.

7. Bethany Hospital.

To build a new facility on former site this \$20 million plus health center will have 212 beds and 500 employees.

Future FHDP Goals:

1. Shopping Center Expansion.

40,000 square foot addition to existing shopping center to house 16 new stores including expanded superfoods. Projected cost: \$2.5 million. Financing sought through private sources.

2. New Housing Project.

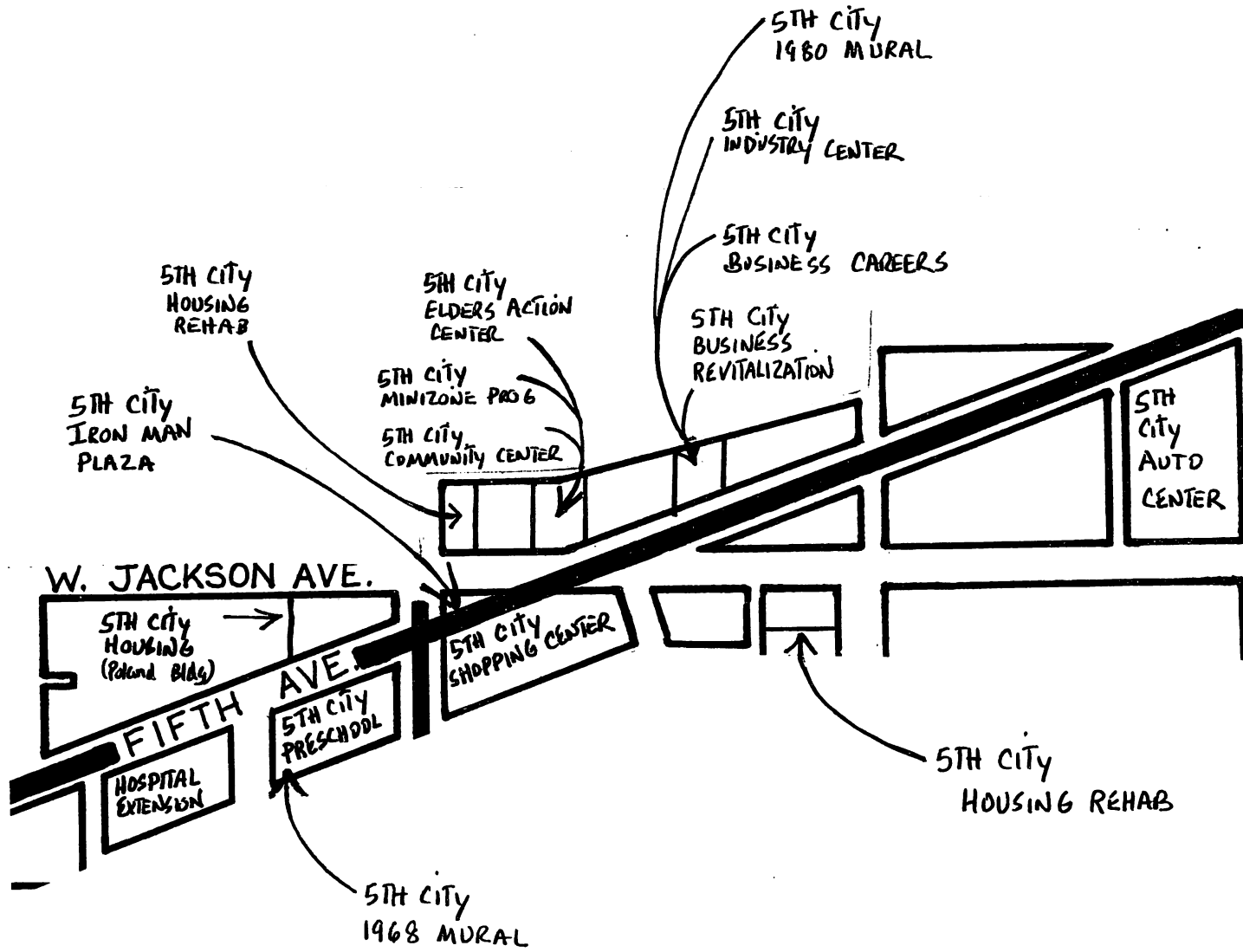
200 unit new "scattered site" (or "in-fill") housing development on three "model blocks" including individual and condominium ownership and rentals. Estimated cost: \$9 million. Financing sought through combination of tax-exempt bonds, UDAG and private mortgages.

3. Industrial Complex Project.

20,000 square foot industrial building to house ancillary industries (i.e. joint venture with major private companies) in order to create 60-80 additional jobs. Estimated cost: \$700,000. Financing projected through SBA 503 debenture program under Fifth City Industrial Promotion Corp.

4. Recreational Center.

To meet a much needed area of youth involvement and capturing the attention drawn to the West Side's reputation for producing basketball talent (First and Second NBA draft choices in 1981), and meeting the absence of swimming opportunities.



THE HEART
OF THE
5TH CITY COMMUNITY

SELF-HELP, NOT DESTRUCTION

Huge Mural Is Symbol Of Revitalized City Area

By Donald M. Schwartz

On the side of an old brick building at 5th and Trumbull there is a three-story-tall mural — a brilliant burst of color and dynamic shapes amid drab surroundings.

Six black figures reach from the ground to the roof in attitudes of exaltation — as though they were reaching for the sky — and beside them a huge sun glows with warmth and energy.

This wall painting appeared virtually over night, like that unclothed female figure on a mountainside in California that created a hubbub some months ago.

Something Happens

One day this week two Negro boys walked past the wall painting, eyed it quickly and walked on.

A lone Negro boy followed, and he stopped to talk about the huge art work — he wanted details about how it was done. Three Negro girls followed. They giggled at the mural, assigning each others' names to the towering figures.

Something was happening at 5th and Trumbull.

And while the passersby eyed the mural, a man who is helping to make it happen, Joseph Pierce, a former radio announcer from Texas, described what was going on.

The Ecumenical Institute of the Church Federation of Greater Chicago has moved into a West Side area which includes 5th and Trumbull and is trying to revitalize it.

But it is no mere paint-up-fix-up mission the institute is pursuing, Pierce made clear.

This religious endeavor — a kind of missionary work at home — aims at nothing less than a revitalization of spirit in 4,560 Negro residents in the area bounded by 5th, Congress Pwy., Kedzie and Independence.

The institute is a theologically based enterprise. It publishes reams of complex, abstract discussion of human issues. But Pierce put the essential mission in a sentence when he said: "What we try to do is to change the relationship of a person to himself, so that he feels he's a person of worth, not a victim."

Pierce made that observation as he set out with a visitor on a short walk in the institute's neighborhood.

What Has Been Done

There were plenty of physical signs of the revival effort.

First the headquarters of the institute itself, the grounds and buildings formerly owned by Bethany Seminary, at 3444 W. Congress, purchased by the institute in 1963.

Next, a line of boys and girls, Negro and white, came trooping along the sidewalk headed for a summer program at the institute.

They were the Jets, an institute-sponsored youth group.

The white boys and girls were children of parents who are studying both theology and urban action programs at the church federation's West Side venture.

Six hundred adult students from across the nation are spending a month in a course aimed in part, as Pierce said, "at middle-class whites doing something in the inner city."

Elements Of Job

As the transplanted Texan walked north on Trumbull he noted the building where he lives on the third floor; an all-day nursery school for some 25 neighborhood children on the first floor, and a newly painted back stairway — all elements of the institute's job.

The stairway was painted last Saturday, Pierce said, by a team of 20 out-of-town students and local residents. He added that while the stairway is on an institute-owned building — projects are also done on property owned by others — abandoned furniture carted out of an alley, an old garage torn down, disclosing some 75 rats.

Keep At It

Pierce, who said the institute began physical renewal work in 1965, was asked whether the individual clean ups last.

"No, heavens no," he said. "The people in the neighborhood even laugh — 'It will be dirty again.'"

"But the idea we're trying to get across is — you don't leave your living room dirty because it will just get dirty again. In the meantime, they will get images of possibility from our work which they wouldn't get until we came in, and they pick it up."



Boys play ball under the mural at 5th and Trumbull. (Sun-Times Photo by Pete Peters)

"The idea is that you're cleaning up for the sake of showing you care about life, care about that which gives you the possibility of feeling, 'I am somebody.'"

Pride Instilled

The cleanup projects, the nursery schools, and much more, are all in one way exteriors symbols of what the institution hopes to accomplish inside the residents — a revitalization of how they feel about themselves.

like one planned for Saturday night.

This latest festival will celebrate the heritage of the Negro, complete with African drummers. West Side youths dancing Afro-Cuban numbers, American Negro gospel music, and a play about the Negro in this country.

While all these and other activities have a reality of their own, they are seen by the institute as symbols of the over-all job, and the project itself operates under a symbolic name—5th City.

The name is based on a sociological evaluation of the big city, and 5th City stands for people who take the multiple problems of the inner city as part of their responsibility.

The institute hopes to work out a successful model for application to other U.S. cities and even abroad. And it conceives the project as part of the revitalization of the church itself.

\$1.9 million renovation for West Side buildings

FINANCING for a major rehabilitation project involving \$1,985,000 of modernization work on eight West Side buildings in the area of Van Buren Street and Homan Avenue has been arranged by Salk, Ward & Salk, Inc.

The redevelopment work, one of the last FHA-insured mortgage approvals arranged under terms of Section 221 (b) (3) of the National

Housing Act, is being done as a community enterprise initiated by neighborhood leaders and implemented under the direction of the Fifth City Citizens Redevelopment Corp. organized in part by the Ecumenical Institute.

ALL THE BUILDINGS to be totally modernized from roof to basement are two and three-story structures dating

back 40 to 90 years. Purchased from private owners with the aid of loans from the Illinois Housing Development Authority, the buildings have a total of 95 apartments and seven commercial stores.

The mortgage loan insured by FHA will be for 40 years at 3 per cent interest, according to James Davidson, head of the insured loans and multi-family division of Salk.

Work to be done by Banner Tuckpointing and Contracting Co., includes new roofs, dry-wall, painting, plumbing and heating.

ALL NEW KITCHEN equipment will be installed in the apartments, which will rent from \$125 to \$204 monthly when completed.

The eight buildings have 15 one-bedroom units, 26 two-bedroom apartments, 32 with three bedrooms, 15 with four bedrooms and 5 apartments with five bedrooms.

"These apartments are specially suited for larger families, of which there are many in the area. More than 20 per cent of the units have either four or five bedrooms," noted Davidson.

The buildings are located at 3518 W. Congress St., 3531 and 3505 W. Fifth Ave., 3303 W. Jackson Blvd., 3357, 3359 and 3309 W. Adams Street and 3437 W. Madison Street.



Looking over plans for rehabilitation work at apartment building at 3518 W. Congress St. are (from left) Neil R. Vance of the Ecumenical Institute, cosponsor of the redevelopment project; Allyn Adams and Mary Brown of Fifth City Citizens Redevelopment Corp.; James Davidson and Erwin A. Salk of Salk, Ward & Salk, Inc., mortgage bankers.

September 5, 1971



The Iron Man (a miniature is in foreground) is an important symbol for the staffers at Fifth City Community Corporation. His spirit is broadcast to the people of South Lawndale with songs and slogans.

4 agencies that 'do' without the dole With no help, they give help

By Glenda Sampson

IN LAWNSDALE a 30-year-old woman gets the first medical examination of her life—free.

In West Garfield a father of six children lands a good job after being unemployed for 18 months.

In Englewood a 5-year-old gets excited about learning in one of the few Montessori schools not in middle-class suburbia.

And in Palatine a 25-year-old with an IQ of 62 proudly takes home to his family the first real paycheck he's ever earned.

While television and public transit advertisements shout the praises of major charity organizations, while federal self-help projects pass quickly from the drawing board to the street to the files of a past administration, hundreds of small community agencies and organizations work consistently, unaided or unhindered by most of their fellow citizens, to alter the quality of life for all of us who live in the city.

Here are the stories of four such agencies:

Fifth City Community Corporation, 3425 W. Fifth Av: In a ramshackle building with boarded up windows sits the nerve center of a 16-block area encompassing some 4,200 people. They live in the middle of one of the city's most desperate ghettos—South Lawndale.

It was almost a decade ago—1962—when the people of Fifth City started getting themselves together. Neighborhood parents met to find a pre-school for their children and gradually expanded their discussion of neighborhood concerns until they had a list of 3,200 specific problems.

They divided these problems into three areas of "underlying causes" and set out to find funding for what was to become, with help of the Ecumenical Institute, the Fifth City Community Corporation.

The three causes they listed were: [1] the victim image of the black man, imposed on him by the white-dominated society; [2] the absence of local structures which are needed to make any community vigorous, and [3] the lack of means a poor ghetto dweller has to participate in the decision-making process that determines his destiny.

Today the corporation coordinates nearly 100 individual projects within its overall structure: a health center, a legal aid clinic, education and recreation programs for every age group from infancy to retirement, a credit union, art and theater groups, a family services bureau . . . the list goes on and on.

With no help, they give help

An example of a particular project was the securing of federal loans for rehabilitation of both residential and commercial structures in the community.

"An attempt was made to include moderate as well as low-income housing," says Mrs. Lela Mosley, the motherly looking, energetic woman who directs Fifth City operations. "When families start doing better financially we don't want that to be a cue for them to leave Lawndale."

Residents decided to tackle community problems as a whole rather than concentrate in one area because "ghetto problems reinforce one another," Mrs. Mosley says. "In order to move one problem toward significant solution it is necessary to move them all."

She considers the problem of self-image the most crucial, however. "We work on this in every age group. One little example is what we teach the pre-schoolers about saying grace at meals. Instead of teaching a child the old ritual—'Thank you, Father, for this food for the nourishment of our bodies, Amen'—we ask him to say both to God and to his mother who prepared the meal—'Hey, this food is really good, right? Life is good, right? Thank you.' And his optimism and faith spread to the whole family."

Fifth City also believes in the importance of symbols. There are Fifth City colors, Fifth City songs, and most important, there is the Iron Man. His sculptured image stands in the courtyard at Fifth City headquarters, and his spirit is broadcast with songs and slogans. "What is the Iron Man?" Mrs. Mosley is asked, and she frowns thoughtfully. "Why, I guess he is just Man Who Endures—and who keeps grinding away at his problems."



left, Mrs. Lela Mosley of Fifth City explains that her organization tackles community problems as a whole rather than separately because "ghetto problems reinforce one another."

"From A Grateful City"

Remarks of

Mayor Richard J. Daley Of Chicago

On The Occasion Of

The 5th City "Decade of Miracles" Celebration

December 15, 1973

Dean Joseph Mathews, Distinguished clergy, Lela Mosley, Mr. David Wood, Mr. Floyd Stanley, Aldermen Ray and Washington and Cross, Senator Simms, Commissioner Hill, Mr. Quigley, Mr. Livermore, the associates of the Ecumenical Institute, associates of the 5th City Renewal Project, banking officials, residents and businessmen of the community, and friends. After listening to the remarks of Dean Mathews, Mrs. Mosley and the other speakers, I can understand why we're celebrating ten years of achievement in the opening of the shopping center, as well as the Community Center, here on the West Side of Chicago, today.

I'd like to congratulate all the banking officials and all the people who played a part in cooperating with the people of this community to do something for themselves. We all thank the Lord for this day, but we also thank you who worked with Him in what you call dreams or plans or programs put together by men and women who had vision, and who had imagination, but above all who had great determination. This is a day in our city and in this community for gratitude, a day to be proud, and a day for us to thank so many.

Ten years ago, The Ecumenical Institute was established here, as the Dean said, in this community, and as Mrs. Mosley has so well recorded, as history. It was established by men and women of all religious faiths who had a deep social passion and an intense desire to put their religious principles into action. The men and women of the Ecumenical Institute have been dedicated to opening opportunities for the people of this community, toward helping the children with one of the finest pre-school programs in the nation, by operating a Health Clinic, by making available this building as a community center for 5th City, and by supporting the 5th City Shopping Center.

In carrying out these programs there's been conscientious enlightened backing from generous private donors and many of the leaders in our city's banking community. We all know that this kind of involvement and commitment by the financial community and private citizens have been essential in carrying out these programs.

But most of all the pride and determination of the business man and women and the residents of the community have been the most important element in these successes and achievements. I want to thank and commend Mrs. Mosley and all of the members of the 5th City Board of Managers and Mr. Stanley and all of the local businessmen and the political leadership

of the community: Alderman Ray and Alderman Washington, Alderman Cross, Senator Simms, Committeeman Quigley. Because of the work and determination of all of the men and women who are in this great community center today, there are many more units of decent housing. There's going to be a fine new supermarket and, as we heard, a drug store and a barbershop, and a currency exchange and a laundromat and cleaning shops, all owned and operated by the businessmen in this neighborhood and in this community.

The city government will continue to do everything it possibly can to be of assistance and to aid in helping in this project. We propose as a part of the improvement program, as has been requested by the people who are leading the shopping center, to close to traffic a portion of 5th Avenue, near Jackson, so that it can be used as a part of a shopping center mall.

This building, which is now the Community Center of 5th City, has a great history. It once was the home of the Sheetmetal Workers Union, an organization which is very close to me. My Dad, God love him, was one of the organizers of Local 73 of the Sheetmetal Workers. It was in this place where working men banded together to try to improve their lives and the lives of their children. That same tradition is being carried on here today by you, the leadership of this community, the men and women who live here have come together and have worked to bring about the shopping center and to bring about the Community Center. This building and the Men's Service Club, and the Pre-School Facilities have all been conveyed by the Ecumenical Institute to the community. This is a great way to celebrate the Institute's tenth anniversary.

Everyone here has accomplished much, that is why I say, we thank the Lord and thank you for this fine day. And hope . . . with the help of God, that what you are doing here will be emulated, and imitated and repeated in every neighborhood in our city. Because when we improve the neighborhood and we improve the communities, then we improve the city. And there's no reason why we can't do what you've done, in ten years, in the next ten years to remove every slum and every blight in Chicago and to have a decent home and a decent school and a decent park and decent medical attention, to be of service to all people in our great city.

Congratulations again from a grateful city to fine, hard-working people who had a dream. And Dean, may we dream and have visions because a country without vision and without dreams would be lost. And I think, as you said, no time in the history of our country do we need wholesome and good dreams of what the future should be of our cities and our country than we need today. Good luck to all of you, and thanks again from a grateful city to each and every one of you.



The 5th City project has acquired 12 such building shells and rehabilitated them using private and federal money. It has spent up to \$14,000 redoing three-bedroom apartments.

5th City assumes responsibility for rebirth of area

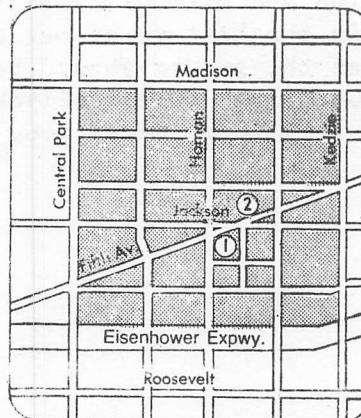
By Alan Merridew

IRON MAN, a 10-foot-high sculpture, stretches skyward from a small lot near Fifth Avenue and West Jackson Boulevard.

Like the three-story mural west of him, Iron Man was executed by local tradesmen and amateur artists.

He is the symbol of 5th City, which seems a state of mind as well as a geographic area and a plan.

Geographically, 5th City is that part of the West Side that was torn apart by the 1968 riots. It is the southwestern corner of East Garfield Park—bounded by West Madison Street, Kedzie Boulevard, the Eisenhower Expressway, and Central Park Boule-



5th City construction in the riot area: 1. Shopping center. 2. Health clinic.

area's deterioration and create a "new" humanistic city.

"Grassroots people know they have 10 strikes against them before they start," said Mrs. Lela Mosley, 5th City's program coordinator. "It could take 40 years to rebuild the inner city. We have the model and a long-time line."

Her office looks down on Jackson and Homan Avenue, where a \$400,000 shopping center is being fitted out for its opening, scheduled for later this month.

The center contains a grocery store, a currency exchange, a drugstore [the only one in 5th City], a barber shop, a laundrette, and a dry cleaning store—all owned and operated by local black businessmen. Fifth City also operates a health clinic nearby.

Not so long ago the shopping center site was nothing but burned-out buildings and empty lots strewn with litter.

"BY AND LARGE, we haven't used professionals," said Mrs. Mosley, whose formal education ended at high school. "We're trying to show that local people can solve their own problems.

"Professionals would have come in here with fixed professional ideas, ideas that really might not apply here," she said.

FIFTH CITY does not derive its name from Fifth Avenue, which cuts almost directly across the area. Rather its name is derived from the residents' decision to build a new kind of city different from the existing four sociogeographic "cities:" downtown, inner city, neighborhoods, and suburbs.

What they are building, they say, is not based on geography, but on the "sheer decision of its citizens . . . a 5th City built to bring hope and renewal to cities everywhere." They have even named 53 other cities on the globe which they believe they will help.

A 5th City brochure says it is designed "to weave a new social fabric . . . to reverse the trends by reshaping the structures of society," a claim which draws snickers from some professional urbanologists.

Its origins lie in the Ecumenical Institute's desire to help create a model urban area, thru "integration in reverse" in a core of the city.

THE INSTITUTE, founded in the wake of the 1951 World Council of Churches assembly in Evanston, moved into an old semi-

tenants unions, and block clubs. Within a year or so, about 200 community residents were taking part in its weekly basement sessions, discussing local problems.

The community members eventually listed about 3,200 problems, which they systematically studied until they had crystalized complex organizational and social models.

In early 1964 the residents adopted a covenant, the Iron Man—"any man who has decided to drive his very life, like a stake, into the ground of the city and take responsibility for its rebirth"—and songs and rituals.

In 1965, a preschool opened in what was once an abandoned metal working shop. Today about 240 children attend classes there daily.

The 1968 riots cudgeled but did not kill the 5th City project. The Ecumenical Institute was fire-bombed and its white members sought refuge in a hospital during the riots. Some were told not to come back into the community again. Since then the number of whites at the West Side branch of the institute has more than halved and white members of the institute have a much lower profile in 5th City.

RICKEY REED, a 28-year-old black development worker with 5th City, says, "Today a white man in any inner city black situation is present only as a guest. There is no other way."

Since 1968, 5th City has developed its rehabilitation projects, acquiring 12 abandoned buildings and restoring them. Its development corporation, using federal and private funds, spends an average \$14,000 on a three-bedroom apartment. So far about 160 family units have been restored.

Development director Bruce Donnelly notes that "anyone can rehabilitate the shell of a building, of course. The critical thing is care and upkeep after the people move back in."

LAST MONTH, the embryo Youth Development Guild organized its first annual benefit extravaganza "in an effort to curb one of our most serious social confrontations—fratricide, the killing of one's brother or sister."

Mrs. Mosley seems especially troubled by 5th City's inability so far to make much contact with area youth. "We can't promise them things that are out of our reach," she said. "We want to work out how to begin shifting images for youth."

State lends funds to restore inner city

By Scott Jacobs

The Illinois Housing Development Authority will make its first attempt to rehabilitate abandoned buildings in Chicago's inner city through a \$1.2 million low interest loan to an East Garfield Park community group.

The loan, announced Thursday by the authority, is the first state funding for restoration of moderate-income housing. State funds in the past have been channeled into new construction projects, especially in suburban and Downstate communities.

The loan will be used by the Fifth City Citizens Redevelopment Corp. to restore four abandoned apartment buildings clustered at the corner of Homan and Jackson. When completed, in February, 1975, the community group will begin offering the 58 three- and four-bedroom apartments to East Garfield residents at rental rates subsidized by the Federal Housing Administration.

In 1972, East Garfield Park

was ranked just below North Lawndale, Englewood and the Near West Side in areas with the most abandoned housing units in the city. At that time, the Chicago Reporter identified 174 of Chicago's 2,446 abandoned structures in the neighborhood, mostly large apartment buildings deserted by absentee landlords.

The Fifth City group, named because the neighborhood does not fit into the convenient Gold Coast, Loop, suburban or blue-collar ethnic categories, acquired the properties through housing court battles to strengthen code enforcement.

Irving M. Gerick, IHDA director, said he believes the restoration will "prove conclusively that rehabilitation can be a viable option for salvaging" some of the abandoned structures.

The restoration plans were drawn up by the architectural firm of Swann and Weiskopf, with Renewal Builders acting as the general contractor. The mortgage will be financed by the federal government under the FHA 230 program.

Chicago Tribune, Thursday, May 2, 1974

State to aid Fifth City in rebuilding

By Alan Merridew

THE ILLINOIS Housing Development Authority [I.H.D.A.] will finance the rehabilitation of four abandoned buildings in East Garfield Park on the West Side, the authority announced last week.

The move represents the state's entry into housing rehabilitation in the inner city, according to Irving M. Gerick, director of the authority.

The authority will provide a \$1.2 million grant, insured by the Federal Housing Authority,

to the Fifth City Citizens Redevelopment Corp., 3350 W. Jackson Blvd.

The buildings are at 225, 251-257, and 422-24 S. Homan Av. and at 3401-11 W. Jackson Blvd. When rehabilitated, they will have 58 three- and four-bedroom units.

FIFTH CITY has "shown ability and determination to rebuild in one of the most downtrodden communities in the city," Gerick said.

"If rehabilitation works here, it can be put to use ef-

fectively in many other places."

The development "will prove conclusively that rehabilitation can be a viable option for salvaging some of the decaying inner-city communities in Chicago and other Illinois cities," he said.

The project is the second phase of a Fifth City program, which will include three other rehabilitation projects. The community organization, founded 10 years ago, already

has restored about 160 family units.

MRS. LELA MOSLEY, Fifth City program coordinator, said rehabilitation would be less costly if abandoned buildings were acquired as early as possible. "There would be much less damage and so much less work to do," she said.

I.H.D.A. raises capital by issuing tax-exempt bonds and notes, and has authority to raise up to \$500 million. Until now, its loans have been for new construction.

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**REMARKS BY SENATOR CHARLES PERCY
FIFTH CITY'S ANNIVERSARY CELEBRATION**

**Chicago, Illinois
June 17, 1978**

There is a poem called *A Dream Deferred*. A line in that poem, if I can remember it, is: "When a dream is deferred, does it sag like a heavy load . . . or does it just explode?" The question about whether or not alot of men's and women's dreams have ever come true is answered in Fifth City.

At one time this was an area of tremendous despair. Yet today is a day of great nostalgia for myself and I know for Loraine. When I was defeated for Governor 15 years ago we founded an organization called the New Illinois Committee, and among the things we started was a program called *Call for Action* which is still a very important program in our city of Chicago. We came out to the 29th Ward, Loraine, Valerie and Sharon, our daughters, myself, and my mother, Elizabeth Percy, with her violin. We opened up a neighborhood center with the help of a great many people from the business and banking community and that neighborhood center was a forerunner of Operation Headstart in Chicago—a year ahead of it. We had 50 children in a headstart program; we counseled their parents. We got to know the area now known as Fifth City very well indeed as we worked out here and I just want to pay tribute to Loraine for all the work she did with our children at that time and the wonderful people in the community who worked with us.

There came along an organization not called the CIA but the ICA and it's not at all controversial. I don't know anyone who's ever said anything against it. It's the Institute of Cultural Affairs and it had an idea. It saw that despair could be dealt with. It saw that what you needed to do was to work with and listen to the community and *not* have something come from the top to be imposed down on it, because just showering a community with money doesn't work. I've seen it just go to utter waste and confusion many, many times. What is needed is local leadership and then a greater community of concerned people. I wonder if all the men and women from business, labor and the banking community who are here today who have taken an interest in Fifth City would just stand along with Tom Coulter, Jim Kemper and George Meyers. Let's have them all stand up and give them a big hand.

I want to certify that I lived in the Chicago business community for 25 years as a businessman and now I live in the heart of Washington, D.C. It's vital that those of us who can help the cities show that we give a damn about the cities and the people here today have for years shown that they give a damn. The Chicago Association of Commerce & Industry has for years dedicated itself to building every part of this city; not just the Gold Coast and not the suburbs but every part of this city, and its President is right here today. Our banks care about the city. But what they had to have was a spirit. They had to make an investment in the human resources that also care about their own community. And that is what is so unique here.

That is why Fifth City, in its fifteenth year of celebration today from the conception of an idea is now important in 20 countries and important in communities across the nation. We had problems of burned out buildings, unemployment, skyrocketing crime, transiency in the neighborhood, and utter despair. Now we have replaced those words with growing employment, more investment, more fine people coming in, buildings that are being fixed up, and an area of the city with a future that has been created by the Iron Man. And let me tell you, I've been ten feet tall since a few months ago a group of Fifth City's leaders came into my office and made me an Iron Man. Everytime any group from anyplace comes into my office there are two things I show them: the picture of our grandchildren and the Iron Man. It gives me a great chance to tell them about the spirit of Fifth City.

A year ago I came out here and planted a garden in one of the vacant lots. As Bill will remember, the oldsters and youngsters all came out to help me. We planted tomatoes, beans and lettuce and we bought fencing from Montgomery Wards. I am proud to say that not one item from that garden was stolen. It just goes to show that the community spirit which is present today was present then and it is an honor for me to share it with you now.

Fifth City is a living example of how this can all work, so let's get behind the new projects and help this dream to grow. The private and public sector cooperation needs to continue.

Again, I am proud of your success and honored that, at least in a small way, I can associate myself with it. You have become a ray of hope for many people throughout the world.

And we thank you for it.

RESPONSE

CLEARINGHOUSE ON CORPORATE SOCIAL RESPONSIBILITY

1850 K Street, N.W. Washington D.C. 20006

November 1978—Vol. VII, No. 6

WHAT THE COMPANIES ARE DOING

Institute of Cultural Affairs Receives Insurance Support for Inner City, Rural Development and Town Meetings.

More than a dozen life insurance companies are supporting the work of an international civic group whose programs include inner-city and rural development projects as well as the sponsorship of town meetings in all parts of the United States.

The Institute of Cultural Affairs (ICA) is a non-profit organization operating in 29 nations that engages in research, training and demonstrations concerned with human and social problems. It originated 15 years ago as a program division of the Church Federation of Greater Chicago.

The work of ICA ranges from management seminars for executives to comprehensive community development projects around the globe. Its town meetings program, launched in 1974 with 149 pilot meetings, had expanded to more than 2,000 meetings in the United States by the end of 1977 and 420 in 21 other countries. Bankers Life Nebraska and The Hartford Group helped sponsor town meetings last year, and Mutual of Omaha, Lincoln National Life and Indianapolis Life helped sponsor the town meeting program in their respective states this year.

ICA's initial community and human development project 15 years ago was called the "Fifth City" in Chicago, a 16-block area with some 5,000 black residents. Over the past decade and a half, this project has initiated an industrial and commercial center with 16 new businesses now employing 100 persons and with a potential for up to 500 new jobs. Environmental improvement has included construction of a shopping center, several major beautification projects and the rehabilitation of some 150 apartment units.

More than 30 "Fifth City" local residents have been trained in neighborhood health care and a community health clinic has been refurbished. Educational programs include a commercial school, apprenticeship training programs and a nationally-recognized demonstration preschool for community children.

Allstate Insurance Companies, CNA Financial Corporation, Combined Insurance Company of America and Empire General Life Insurance Company in Cleveland are among the supporters of "Fifth City."

Three large-scale projects that draw upon the experience of Fifth City were later initiated in the United States—Delta Pace in Pace, Mississippi; Ivy City in Washington, D.C.; and Inyan Wakagapi in Cannonball, North Dakota. In all, ICA is sponsoring a total of 48 human development projects on the local level, 16 of them in the United States. Most are two to four-year projects on a neighborhood or small town level.

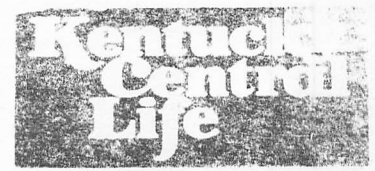
In addition to CNA Financial Corporation, a major sponsor of ICA and the Ecumenical Institute has been Kemper Insurance Company. In 1971, Kemper donated to the Ecumenical Institute its eight-story, \$1 million Mutual Insurance Building in Chicago, which now serves as ICA's headquarters and International Training Center Building. At the time, President James S. Kemper, Jr., said: "The Institute is a vital social force in countering urban crises not only in Chicago, but throughout the country. We believe this building provides an excellent center for the Institute's operations."

Other life insurance supporters for various projects and programs include Aetna Life & Casualty, Assumption Mutual Life Insurance Company in Canada and North American Company for Life and Health.

James S. Kemper, Jr., chairman, Kemper Insurance, accepts "Iron Man" symbol of Fifth City's 15th anniversary celebration from Berna Pinkston, owner of a food store in inner-city area assisted by ICA.



UPBEAT



Newsletter published for the entertainment and enlightenment of policy owners of the University Key Division of Kentucky Central Life Insurance Company, Kentucky Central Building, Lexington, Ky. 40507

March 1979

Chicago's 5th City... a neighborhood reborn

In the 1950's, Chicago's near West Side had become one of the most depressed, deprived, and desolate inner-city areas found anywhere in the United States.

Buildings were decaying and falling down. The population was declining and whites were rushing to the suburbs. From 1952 to 1962, the black population of the area increased from 18 to 70 percent. Many observers thought the situation was hopeless.

In 1962, a small group of concerned citizens got together to try and figure out what could be done. From their meetings came a new spirit. These people decided they didn't just want to revitalize their neighborhood, they wanted it to be reborn.

They wanted their "city" to be different from the four socio-economic cities that make up the modern urban complex: downtown, inner-city, neighborhoods, and suburbs. It would be called the "5th City."

The decision to build a 5th City gave birth to songs, rituals, and "The Iron Man." "The Iron Man" is any man who has decided to drive his very life, like a stake, into the ground of a city, and be responsible for its rebirth.

One of the first steps taken by the citizens was to define a 16-block area as the 5th City, in order to have a designated area in which to work. A preschool became the first 5th City structure.

The movement suffered a serious setback in 1968 when the Rev. Martin Luther King, Jr., was assassinated. In Chicago, as in other large cities, riots, burnings, and even killings followed the April 6 slaying. It is estimated that on Chicago's near West Side, fires alone caused \$10 million damage.

Physical development was slowed considerably after the King murder, as the 5th City first had to be cleaned up. The citizens group kept the spirit alive, however, and formulated long-range plans.

The planning resulted in a social model. Growth and development would be in three main areas—economic, social, and cultural—with many programs within these areas.

In 1972, the boundaries of the 5th City were expanded to include 40 square blocks and 20,000 inhabitants, of which 98 percent were black.

The 5th City is on the southwestern corner of East Garfield Park, bounded by West Madison Street, Kedzie Boulevard, Central Park Boulevard, and the Eisenhower Expressway.

One of the prime concerns from the beginning was to improve housing. This has been done gradually under the supervision of the 5th City Redevelopment Corporation.

Most of the work has been renovation, but there are plans for construction of new single-family homes and apartment buildings, which is almost unheard of in this area.

The major economic development in the 5th City is probably a shopping center, which was completed in 1974. It was the first commercial construction in the area in many years, and plans call for its size to be tripled in the next year or two.

The Iron Man Plaza was completed in 1977. It features a 15-foot statue of "The Iron Man", which was a gift from the city of Chicago.

A number of beautification campaigns have been held during the past two years.

On some days, as many as 500 citizens were engaged in clean-ups, fix-ups, and paint-ups. The campaigns resulted in three new baseball diamonds, several mini-parks, and new sod in more than 200 yards.

Last June, the "Festival of New Beginnings" was held, celebrating the 15th anniversary of the birth of the 5th City concept. It was attended by numerous political and business leaders, including U. S. Senator Charles Percy, and Congresswoman Cartiss Collins.

Future projects include a new automotive center, expansion of a mini-industrial park, and renovation of the Community Center, which includes a health outpost.

In the 5th City, the people feel that human development is as important as economic development, so there are also a number of programs in this area.

There are currently 38 separate programs in the 5th City. While most of the funds come from the government and private industry, the boards that run the programs are made up almost entirely of local citizens.

Mrs. Lela Mozley was one of the citizens who got things started in 1962. She has worked on virtually every program since then and is currently working with a Human Development Training School.

"It could take 40 years to rebuild the inner-city," Mrs. Mozley says, "but we have a model and we are making progress."

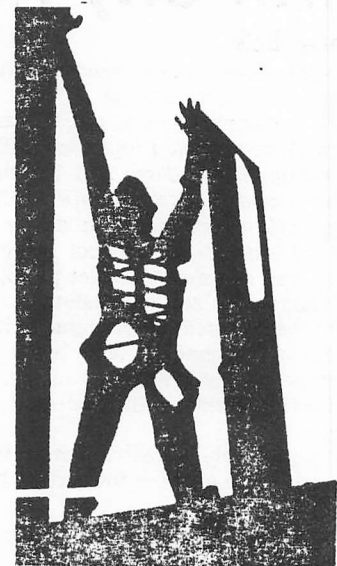
The future of young people in the 5th City is a major concern of Mrs. Mozley and the other community leaders.

As part of one of the youth programs, hundreds of high schoolers have been sent away to live for a year with suburban families in other states. Wardell Brent, one of the very first emissaries, earned a law degree and returned to the 5th City to offer legal aid.

Chicago's 5th City has advanced to the point where its concepts are being used by other cities throughout the world.

During the first decade of its existence, the 5th City was more a state of mind, or an ideal, than anything else.

There have been noteworthy achievements in the last few years, however, and the future looks bright. The 5th City has a long way to go, but the dreams which a few concerned citizens had 17 years ago may someday come true.



Iron Man of Fifth City

Symbol of the strength of Chicago residents in breathing new life into their neighborhood

Quiet upgrading saves a city area

By Diane Balk

An inner-city store without vandalism, a vegetable garden in what was once a vacant lot.

These are accomplishments, not fantasies, for the Fifth City Human Development Project, a 40-block Near West Side area centered at Adams and Kedzie, that has been quietly upgraded and renovated since 1963.

In Fifth City, volunteers joined to define community needs and goals and started a preschool center, business association, health fair, community street patrol and housing association to channel citizen complaints.

Fifth City was formed to counteract flight to the suburbs, according to staff member Mark Welch. Its name springs from a term coined by a French sociologist who said all urban areas include commercial, residential, suburban and outlying areas.

"The fifth city is the decisional city," Welch said. "People could live in any one of those four areas, but made a decision to stay in this area."

Participation was the key, according to Lela Mosley, program co-ordinator of the Fifth City Assn. "The only time you have negative response is when people are not involved."

The project began as a combination of community effort

and an outgrowth of the Ecumenical Institute, founded in 1954 by the World Council of Churches to train lay leaders for community work. In 1973, the institute became the non-sectarian Institute of Cultural Affairs, dedicated to encouraging small businesses and promoting local economic growth, whether in an inner-city area or a small mining town.

Progress was gradual. Fifth City organizers tried to recruit local business, and in 1975 their work paid off. A small shopping center opened with a grocery, liquor store, coin laundry, dry cleaner, currency exchange and fast-food chicken outlet.

Vernon Trice, president of the Fifth City Business Assn., said the center is an important beginning. "It shows the neighborhood can support business here where people thought it couldn't."

According to Bertha Pinkston, manager of Fifth City Super Foods, at 3355 W. Fifth St., the grocery in the center, residents really care about the store.

"They have pride. This is their store," she said. "We don't have any burglaries or broken windows."

In 1977, dedicated outside the store was Iron Man Plaza, so called because of the metal statue in the center. To Kenneth Patton, 23, the plaza was a symbol that Fifth City had arrived.

A Fifth City flourishes on Near West Side

By Diane Balk

An inner-city store without vandalism, a vegetable garden in what was once a vacant lot.

These are accomplishments, not fantasies, for the Fifth City Human Development Project in a 40-block Near West Side area centered at Adams and Kedzie that quietly has been upgraded and renovated since 1963.

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It happened in one of Chicago's more classic "ghettos". Fifth City is on the rise.

On Chicago's westside, at Jackson and Hamilton is the hub of a neighborhood called Fifth City. Once the last place in Chicago anyone would have wanted to go on a hot summer day. But last week, a whole lot of folks were there. a whole lot of white as well as Black folks were there. Enjoying themselves. It was the Fifth City Summer Festival.

There were games and goodies for the kids. Entertainment for the adults, performed by local talent in the "hood" to help make this day a happy one for the young people like the little girl on the right.

Above, the crowd lines up for free candy and pop. Below, in front of the ghetto sculpture that signifies Fifth City, the balloon, fun and games are the order of the day.

WSJ Staff Photo

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5TH CITY FEST



Strengthening Block Associations

*Chicago Mini-Zone Program
Fifth City Human Development Project
410 South Trumbull Street
Chicago, Illinois 60624
(312) 722-3444*

Block associations—small groups of residents working together to upgrade their neighborhoods—can greatly help local governments improve city life. Traditionally block clubs have performed many good deeds such as helping new arrivals, organizing clean-ups and winning improved government services. They are usually informal organizations, generating virtually all of their funds from the donations of members.

Recognizing these inexpensive and ready-made resources, some city governments are beginning to make full use of block clubs. Showing the way are cities like Chicago, Illinois. There, in 1977, city officials developed a "Mini-Zone" Program aimed at bolstering efforts by block associations to spruce up their neighborhoods.

Administered by the city's Department of Human Services and funded by the Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program,* the Mini-Zone Program strives to bring housing in low-income areas up to city code standards and teach residents how to economically improve their own homes.

The government-citizen partnership has led to housing rehabilitation, community gardens and resident pride in their communities. At the heart of the activity is the neighborhood block club, sponsored by the community organization.

One Success Story

The success of one community association, the Fifth City Human Development Project, operating in the low-income, predominantly black section of East Garfield on Chicago's West Side, shows how well the Mini-Zone Program can work. Fifth City, active for the past 15 years in a 40-block area of East Garfield, enjoys private and government funding and sponsors an array of housing, education and other programs to help area residents. Fifth City's Mini-Zone Program, which began in 1977, has prompted the creation of five neighborhood block clubs, each covering a one or two block area.

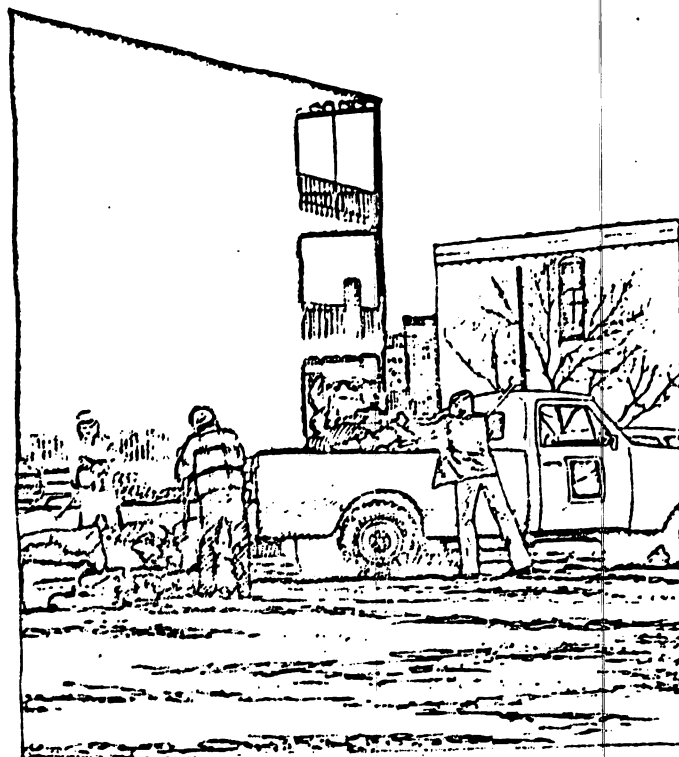
One of Fifth City's greatest successes is the 3500 Van Buren Block Club. Lee Haley, a resident of Van Buren Street since 1963, speaks of the change: "I would say, I think anyone familiar with the block before the Block Club started operating can see the improvement. Some have put sod in front of their homes. And trees, nice flowers and quite a few lights have been installed."

"It wasn't so presentable before," he continues, "I have to admit that. But we cleaned up the whole thing—the garbage, the sidewalks, the streets and the alleys. The vacant lots were bad—abandoned cars and all different kinds of debris. Most of them we cleared away and we put in garden lots."

Here's how the Mini-Zone Program works:

Criteria

A community organization applies to the city for Mini-Zone status. The area under consideration must be eligible for CDBG funds and the community group must agree to sponsor and help form at least one block club. Moreover, a majority of the residents in the targeted area must be willing to join and participate in the activities of the club.



Chicago residents clean up their neighborhood.

Benefits

Once approved, each sponsoring organization is eligible to receive up to \$30,000. The money is used to hire a city-approved and trained professional to serve as liaison between block club members and the city. That person's responsibilities include leading residents to other government and private funding sources for help in improving their homes and neighborhoods.

The Mini-Zone Program offers city-sponsored workshops to teach residents how to make minor home repairs. And a technician, such as a plumber or electrician, can be hired to hold how-to workshops for more difficult repairs. Since it was established about \$500,000 of the city's CDBG dollars have been pumped into the program, with 11 community organizations actively participating.

Achievements of Van Buren Block Club

Fifth City's Van Buren Block Club members began their spruce-up campaign by preparing a land-use map of their area and deciding what changes they wanted. Club members then set to work. First, they planted 25 trees donated by their area's political ward. Then, working with the city-trained staffer, the Club members persuaded the city to contribute most of the funds needed to repair sidewalks, picking up about one-fourth of the expense themselves.

A new pride was in the air. More changes took place as each Saturday became clean-up day. Squads of volunteers, armed with brooms, shovels and trash cans swept the streets and vacant lots.

Enthusiasm Spreads

The Mini-Zone Program has the added effect of stimulating the birth of new block organizations and also serves as an inspiration to existing club members to do more.

For example, nine families in the 3500 Van Buren Club—encouraged by the neighborhood's new look—have asked for help in financing major home repairs. In addition to CDBG funding, assistance is available from HUD's Rehabilitation Loan (Section 312) Program* and the Department of Energy's (DOE) Weatherization Assistance Program.* An additional boost to eager families comes from the city's Neighborhood Rehabilitation Services, which

receives funds from the Department of Labor's Comprehensive Employment and Training Act (CETA) Program* to hire and train workers to repair homes that do not meet city code requirements.

Expansion

Block clubs like 3500 Van Buren are spreading to nearby streets. Other neighbors see their achievements and, with the help of Fifth City, they too are learning how to organize their own block associations. With the \$20,000 in Mini-Zone funds targeted for Fifth City in 1980, the group hopes to organize five more block clubs.

Moreover, the city government has been so impressed with the work of Fifth City's block clubs that it is providing CDBG funds and CETA workers to help area residents launch a maintenance corps to insure that local improvements are kept up.

The Fifth City group expects the block club concept to spread around the country. The Chicago model, they believe, can also work for other areas.

Other Improvement Efforts

Some citizen groups are organizing to improve the appearance of their cities. For instance, in Iowa City, Iowa Project GREEN (Grow to Reach Environmental Excellence Now), a nonprofit, loosely structured group of local residents, contributed \$200,000 in planting materials, volunteer labor and other services to Iowa City between 1968 and 1979. Working with the city and county governments and local schools, hundreds of Project GREEN volunteers have spruced up the city by planting trees along major streets, beautifying unused downtown lots with mini-parks and other landscaping projects. Funds are raised from Project GREEN's annual plant sale as well as from donations by individuals, local groups and businesses.

Project GREEN
Civic Center
410 East Washington Street
Iowa City, Iowa 52240
(319) 354-1800

* Groups applying for Mini-Zone status must be nonprofit and licensed to do business within the state of Illinois. The Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program* funds are limited to city designated Community Development areas, which are mostly low-income neighborhoods with one to two grade houses.

* State and/or local government agencies are frequently responsible for administration of Federal programs listed. For further information, see Appendix I under appropriate Federal agency.

CLEARINGHOUSE ON CORPORATE SOCIAL RESPONSIBILITY

RESPONSE

1850 K Street, N.W., Washington, D.C. 20006

July 1981, Vol. X, No. 4

WHAT THE COMPANIES ARE DOING

Insurance Companies Join Institute of Cultural Affairs to Bring Medical Assistance to Inner-City Neighborhoods

A combination of funds from Aetna Life & Casualty and other resources from the Chicago-based Institute of Cultural Affairs have brought health care and education programs to an inner-city community in Washington.

A "health advocate" program has been established in Ivy City—a small, minority community in the District of Columbia—bringing basic medical care and health information to its 3,000 residents. The program, started last year, began by training certain residents in basic medical skills. These "health advocates" then went door-to-door, assessing the health needs of families and providing them with information on nearby health centers.

What made it possible was a \$10,000 grant from Aetna and the organization work of the Institute of Cultural Affairs

a non-profit organization operating in 29 countries and engaging in research, training and demonstrations concerned with human and social programs, said James Troxel, ICA spokesman.

"The program has now grown substantially in Ivy City," Mr. Troxel said. "We have child inoculations and an annual health fair." Included in the health fair are simple screening tests, baby weighing, vaccinations, and free health care information.

But that's not all the program has done for Ivy City residents, Troxel said. What began as a "health advocate" program has now turned into a system in which volunteer health care professionals—including doctors—are on call 24 hours a day. These professionals keep in touch with residents through the area's pre-school services and an "Elder's Program" for the aged.

The "grandmother" of projects for the ICA has been its "Fifth City" development project in a 16-block inner-city Chicago neighborhood. During the past decade and a half, the project has initiated an industrial and commercial center with 16 new businesses that employ hundreds of residents and have a potential for 500 more jobs.

More than 30 "Fifth City" residents have been trained in neighborhood health care, and a community health clinic has been refurbished.

Allstate Insurance Company, CNA Financial Corporation and Combined Insurance Company of America are among the supporters of "Fifth City."

The Aetna also provided \$10,000 for a series of community meetings and workshops in rural Mississippi towns. The purpose of these meetings, said Mr. Troxel, is to generate community interest in improvement projects—like the 'Fifth City' in Chicago and the Ivy City program in Washington, D.C.

Other recent contributors to the ICA include Indianapolis Life Insurance Company and Lincoln National Life Insurance Company.

The Fifth City Preschool has been able to offer quality care to children of low-income parents thanks largely to Federal Title XX subsidies. These subsidies are now threatened.

I t is a testament to the coping abilities of working mothers that the crisis of child care rarely surfaces.



From Chicago Magazine, October, 1981, article "The Arrangement" by Mary O'Connell

"The Fifth City Preschool, a community-run center in the Garfield Park area, regularly draws 30 or 40 parents to its monthly meetings, and parents commit a certain number of workdays each year to keeping the center in shape. The results are dramatic: The people of Fifth City have transformed an abandoned sheet-metal factory in a poor black neighborhood into a pleasant, airy space for 100 children. The factory's skylight, cleaned and restored, brightens cheerful classrooms decorated with reminders of black struggles and achievements."

The Allstate Foundation

Urban Affairs — Fifth City Creates The Future NOW!

The Allstate Foundation continues to support those organizations committed to urban development. One such group is Chicago's Fifth City, a 40 block area west of the Loop. Almost two decades ago, this location became a pilot program for socioeconomic development. Senator Charles Percy referred to "burned out buildings, unemployment, skyrocketing crime, transiency, and utter despair. Now," he says, "we have replaced those words with growing employment, more investment, people coming in, buildings being fixed up, and an area of the city with a future . . ."

This year's Foundation grant is earmarked for the Fifth City Business Careers Computer Center Expansion and Scholarship Fund which will provide additional and necessary job training for the employment of minorities, low income, and disadvantaged people of the City of Chicago.

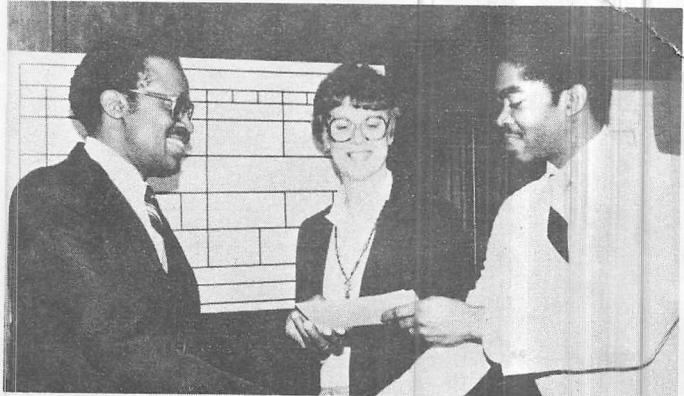
A letter written by a recent graduate of this program best expresses our pride in being a part of this organization's success story . . .

Dear Sponsors:

I am writing this letter to thank you for your support of this program. I have learned more in thirteen weeks than I have in one school term. Before attending Fifth City Business Careers I was just another street person trying to survive. I had no skills at all, now I have many (typing, accounting, office-procedures, business math, business English). I didn't even have a high school education, but now I have my GED and a chance to do anything that I want to do and be anybody I want to be. I recommend this program to others because it gives them a better chance in life.

*Sincerely,
Lamont Pridgeon*

Editor's Note: We are happy to share Lamont's good news with you . . . effective Nov. 16, he accepted a position with a Chicago bank!!!



President of Fifth City Business Association Verdell Trice and Director of Fifth City Business Careers Shirley Mueller accept a Foundation check from Senior Personnel Assistant Bill Wilborn.



FIFTH CITY CITIZENS REDEVELOPMENT CORP.

(Fifth City) Founded: 1967

Boundaries: N-5th Avenue, S-Congress Expressway,
E-Kedzie, W-Central Park

Henry Fox-President, William Glover-Vice President,
Carrie Neff-Treasurer, Mark Welch-Secretary, Lillie Fox-Manager

Community Profile

Fifth City is a forty-square block area in East Garfield Park on Chicago's Westside. Situated some four miles from downtown, the area sits in the midst of an old, decaying ghetto that is 99% Black.

Approximately 23% of its adult population is functionally illiterate. While nearly 50% of its housing stock is owner-occupied, 85% of its population is on some form of tax-funded monetary assistance.

History

Fifth City Citizens Redevelopment Corporation grew out of a comprehensive community development project sponsored by the Institute for Cultural Affairs, a worldwide technical assistance agency which provides staffing and resources to impoverished communities to develop local leadership. While Fifth City's early efforts in the area emphasized social development, the riots of 1968 which devastated the community caused the organization to take a new look at other development activities.

The rehabilitation of existing housing became a priority concern of Fifth City's community board of directors. This led to the development of two rehab development packages involving a dozen buildings totalling over 130 units. Pack I was completed in 1972, Pack II was finally finished in 1976.

Current Programs

Once the rehab work had been completed, Fifth City's role as a local sponsor did not end. In its attempts to find capable managers for the project, the corporation utilized three different management companies with little success. This led to the establishment of an in-house management staff resulting, among other things, in rent collection rate increase from 65% to 96%.

More recently, Fifth City has increased, at HUD's urging, its technical capacity in its management program by bringing on staff a full-time licensed real estate broker.

Fifth City also maintains an extensive block club organizing program which assists homeowners in neighborhood clean-ups, community gardens, weatherization workshops, and loan/grant applications. More recently, it facilitated its local Men's Club in obtaining a multifamily rehab grant from the city to rehab a six-flat building. It also attempted to start up a rehab employment training program, but could never get the CETA allocations necessary to make the program fly.

One unique project Fifth City operates is a revolving working capital fund. Utilizing grants received from private and public sources, this fund has been used to provide small, no-interest loans for block club projects or buildings under rehab. Capitalized in early 1979 at just over \$8,000, the re-

volving fund has made loans to date totalling over \$19,500. Fifth City is currently exploring ways to increase the fund's assets to capitalize other Fifth City projects.

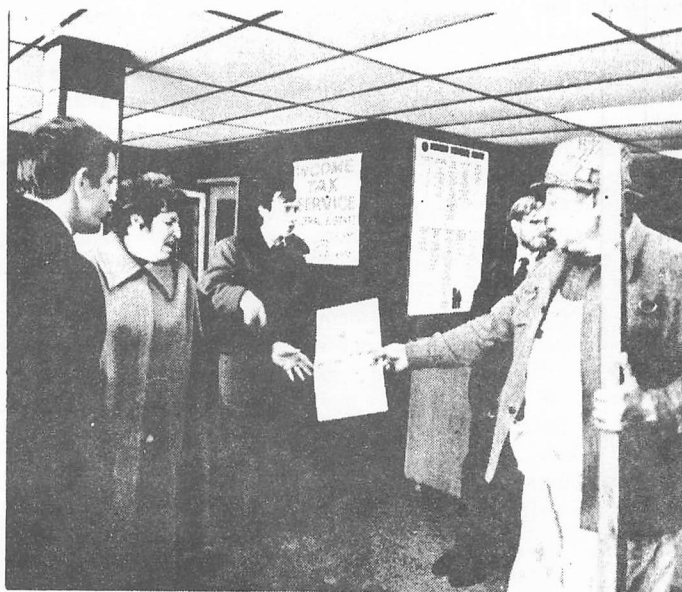
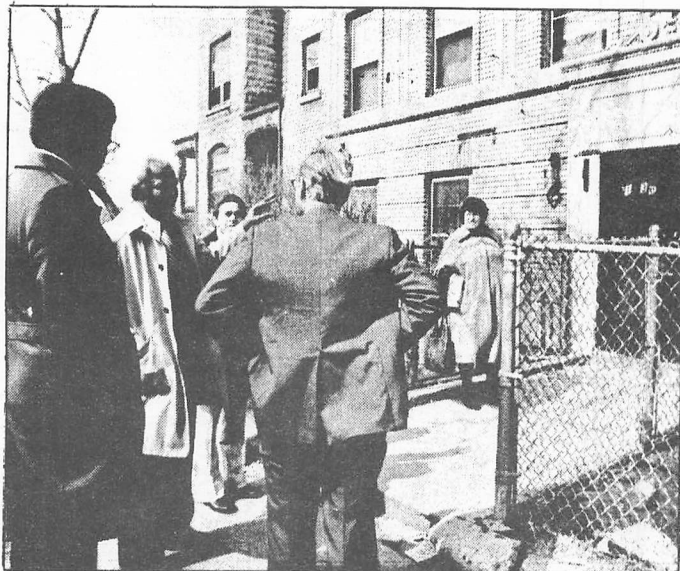
Future Indications

Fifth City has made several attempts in recent years to fund an in-fill housing new construction program. Its latest effort, in concert with other neighborhood groups in Chicago, is to apply through the city for a UDAG grant to help write down the construction costs of such a project.

In addition, plans are being made to develop a third Pack of buildings for substantial rehab, now that the corporation has proven itself to the federal government. A number of other smaller projects are also on the drawing boards.

Benchmarks

- Substantial Rehab of 140 units in 12 buildings.
- Ongoing Management of 140 units.



from The Chicago Rehab Network Reports
December, 1981, pg 22

Unsung Heroes

Six Chicagoans who have worked tirelessly and quietly to help others

by Alfredo Lanier



Lela Mosley



Sidney Epstein



Carlos Delgado

The City That Works traditionally has worked better for white neighborhoods than for depressed black communities. To prevent their black West Side neighborhood of East Garfield Park from becoming yet another abandoned area, Lela Mosley and others in 1963 formed the Fifth City Community Organization. Since then, the organization has grown into a well-oiled machine that can effectively pressure city, state, and federal officials into providing needed services or, when that fails, can rally the neighbors to take care of their own problems. The group runs a senior-citizen center that provides recreation and hot meals, a training program for unemployed youths, a preschool to provide quality day care, and a housing program that rehabilitates buildings owned by low-income families. Fifth City also has a tractor and a dump truck, which the members use for cleaning streets, removing snow, clearing empty lots, or hauling manure for the area's many small gardens. "We remind the city when we need some services, like snow removal," Mosley explains. "But we go ahead and do it ourselves when the city doesn't do enough, or the job is not done the way we want it."

Topnotch medical care—and an extraordinarily effective public-relations and fund-raising apparatus—have made the Children's Memorial Hospital on Fullerton near Lincoln one of the city's strongest magnets for attracting corporate donations. Now, thanks to the efforts of Sidney Epstein, president of Allied Van Lines, philanthropists may soon begin to notice Chicago's "other" children's health-care institution, the 220-bed facility at Cook County Hospital. Only slightly smaller than the one at Children's, County's unit serves young patients whose ailments are often compounded by poverty and neglect. Last year Epstein began donating toys and gifts that his sales agents normally used as premiums. "I am 58 years old and I have never been as shattered as I was when I visited that hospital," Epstein says. "Some of these children had never received anything new. Some had never even received a present in their lives." Epstein will try to drum up additional corporate donations but adds, "I know I will continue to give even if no one else does."

"You'd make a splendid lawyer" was an odd compliment to pay Carlos Delgado. He was 49 years old, and for the previous 18 years had been a heroin addict. During that period his life had consisted of menial jobs and stints in jail, mostly for dope pushing, which was his chief means of support. In 1969, he was arrested once more and convicted on three counts of possession of heroin. But this time he agreed to enroll in a drug rehabilitation program. After 22 months at the Gateway House, where he experienced harrowing withdrawal symptoms, Delgado conquered his habit. Two years later he decided to pursue his "insane dream to become a lawyer" and enrolled at Roosevelt University, graduating with honors. He was later accepted by De Paul University, where he received his law degree last February. Delgado readily passed the bar exam and began practicing law at a small firm in Evanston late last year. Not surprisingly, he would like to specialize in criminal law, particularly concerning drug offenses. He also would like to work for the decriminalization of marijuana and stiffer penalties for traffickers in hard drugs, who, he says, "do nothing but profit from the misery of other people."

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If you know of other articles on or about Fifth City please forward them to P.O. Box 24181, Chicago, IL 60624.