Coalition for a
SOUTH WORKS
CBA

# Community Benefits Agreement Priorities for Housing Justice

**Adopted by the Renter's Focus Group on 09.03.25 and the Owner-Occupied Housing Committee on 07.25.25**

**Composed by the Coalition for a South Works CBA Housing Committee**

1. **Do No Harm:**
   **1.1** Acknowledge the depth and breadth of the impact the South Works redevelopment will have on South Shore, South Chicago (including The Bush), and East Side as it becomes "Quantum Shores." Hereafter, in this document, the term "community" refers to all three of these communities. The terms of this CBA will extend to all three of these communities with no one of these communities put into the position of competing for resources against the others.
   **1.2** Prioritize the needs of current residents in the community, which will all be impacted by the development, over newcomers, individuals and families moving into these communities during or after the development's construction.
   **1.3** Though no current residents are to be excluded from services or assistance, the Developer should prioritize the needs of senior citizens and long-term residents (those whose families have lived in the community for generations or for their whole lives) when providing supports, amenities, and assistance and/or making decisions that will impact their lives or potentially cause elders and long term residents to be displaced from the community.

2. **In-fill Housing and Vacant Lots:**
   **2.1** The community is riddled with numerous vacant lots and abandoned buildings, many of which are owned by US Steel or by the City of Chicago. The Developer will prioritize the sale of these vacant lots (with or without improvements and newly built in-fill housing) to neighborhood buyers (residents of South Shore, South Chicago, or East Side) over outside investors, absentee landlords, or to be held by a community land trust.
   **2.2** Sell rental properties to local residents, not to absentee landlords, or to be held by a Community Land Trust.
   **2.3** Set-aside 50% of the units for affordable housing (30% AMI) and 30% of units must contain 3 to 4 bedrooms to accommodate families, when constructing in-fill housing.
   **2.4** Create a fund with a $500,000 commitment (and with investment income, this fund should grow) to help South Shore and South Chicago tenants buy homes by providing subsidies for closing costs, home inspections, and down payments. ***[from Tenant Focus Group]***

3. **Establishing a Credit Union**:

**3.1** Support the establishment of a Credit Union in the community. The credit union would be geared for residents of the community, but workers in or for the development could also participate. The credit union would offer lines of credit, grants and loans with fix rates (no variable rate offerings).

**3.2** Home improvement grants would be restricted to owner-occupied properties of 6 units or less.

**3.3** The Credit Union would be overseen by a community board with decision-making authority.

**3.4** Credit counseling and financial education would be offered by the Credit union and by referral to other community partners. Residents with low credit scores would be able to apply for lines of credit and loans so long as they were currently working with a certified credit counselor.

**3.5** Lines of credit, grants or loans would be available for the following purposes (not an exclusive list): home repairs/remodels and accessibility modifications, new construction; small business capital; flood-proofing of basements or yards; tree trimming or landscaping; driveway repair; lead pipe replacement (not restricted by AMI or for only single family/duplexes as it is through existing government programs and would extend to owner-occupied buildings of 6 units or less).

**4. Solar Power**

**4.1** Fit all major buildings on the South Works campus, including IQMP and PsiQuantum, the anchor tenants, with renewable energy resources such as solar/wind/hydrothermal power in order to reduce the electrical demon on the community's power grid and to decrease the cost of power for residential rate-payers.

**4.2** Subsidize solar power installations for area residents, using up-to-date solar panels and technology, with new panels nor more than two years on the market. Since the high tech industries (quantum technology, artificial intelligence, data centers…) are large power consumers, providing solar power opportunities for residents helps off-set the power demands upon the community, diminishing potential blackouts or brownouts in residential areas that can result in serious harm to residents, particularly residents who are medically vulnerable and require powered medical equipment or refrigerated medications.

**4.3** A community board made up of residents will vet the solar vendors solicited for a bulk purchase agreement. They will also be charged with educating area residents about installation, operations, the process, renewable energy credits, etc.

**5. Public transportation access:**

**5.1** Work with local policy makers and the Chicago Transit Authority and to advocate for an 83$^{rd}$ bus, and for more public transit options from Jeffery to DuSable Lake Shore Drive, between 79$^{th}$ and 87$^{th}$ Streets.

**6. Essential retail vendors:**

**6.1** Work with local policy makers, investors, and vendors to support the restoration of grocery stores and pharmacies and other essential vendors (such as hardware stores, medical offices and clinics; full-service and dine-in restaurants) necessary for communities to thrive, to the commercial corridors and arterial streets to South Shore, South Chicago, and East Side and to eliminate food and medical deserts. The standard is for a grocery store or pharmacy to be located no further than one mile from every resident.