



THE CHICAGO
COMMUNITY TRUST

EQUITY • OPPORTUNITY • PROSPERITY

Pre-Development Fund: Filling the Gap from Visions to Reality

For community-based developers working in challenging markets, pre-development is fraught with multiple competing deadlines that complicate an already precarious development outlook. The Pre-Development Fund at The Chicago Community Trust provides no-cost grant funding to Black and Latinx community developers to cover the costs of pre-development services for catalytic brick-and-mortar projects.

Why Pre-Development?

Pre-development services are non-administrative expenses incurred prior to site acquisition and construction and pertain to due diligence and preliminary plans and specifications. These include economic, market and other feasibility analyses, architectural services, site due diligence and community engagement. Grants from the Pre-Development Fund bring a welcome degree of certainty to community-centered projects and allow emerging developers to compete with more established regional and national developers that have the financial resources to navigate pre-development. Grant recipients are also eligible for technical assistance from Community Desk Chicago and Enterprise Community Partners, which serve as conduits between the projects and the resources and capital necessary to bring them to reality.

The Trust established the Pre-Development Fund to spur investment in disinvested communities, which is complex at the best of times. The disproportionate impact of COVID-19 on Black and Latinx communities exacerbates that complexity, but it also underscores the need to leverage real estate development as an economic recovery measure.

There are **multiple project opportunities** in Black and Latinx communities throughout the region. The Pre-Development Fund creates the opportunity to unlock **more catalytic developments**, creating economic opportunity and prosperity.

Support for the Pre-Development Fund will allow the Trust to:

1. Elevate the profile of projects with other capital providers.
2. Help Black and Latinx developers grow their businesses.
3. Restore vibrancy on the region's commercial corridors.

“So many development decisions are made well before groundbreakings occur. No-cost capital through The Chicago Community Trust Pre-Development Fund allows organizations like CNI to compete with large for-profit developers.”

*– Ciere Boatright, Vice President,
Real Estate & Inclusion, Chicago
Neighborhood Initiatives*

Catalytic real estate development projects are critical to our region’s recovery from the acute COVID-19 crisis and chronic urban disinvestment crisis in Black and Latinx communities. Consider supporting the Trust’s Pre-Development Fund to help the Chicago region build back better with real estate projects that incorporate racial equity, public health and the environment.

“This is a critical piece of the equation that prevents most of our new developers, even some veteran developers, from pursuing projects in historically disinvested communities. You need the pre-development capital to put that vision on paper, so that it can be shared with others and financed.”

- Leon Walker, Managing Partner, DL3 Realty



Since its launch in 2020, the Pre-Development Fund has supported a dozen catalytic projects with an estimated market value of \$300 million.

Pre-Development Fund Grant Partners Include PODER Learning Center

Redeveloping its Pilsen headquarters into community center for immigrant and job services

Allies for Community Business

Expanding The Hatchery Chicago, an innovative food business incubator in East Garfield Park

Urban Juncture Foundation

Restoring The Forum in Bronzeville into a modern hub for culture, community, and commerce

Urban Equities, Inc.

Developing Soul City Place, on 35,000 sq. ft. of vacant land in Austin, into family-size condominiums above ground-floor retail/commercial spaces

Obsidian Collection Archives

Rehabilitating the historic Lu Palmer Mansion and turning it into a museum, library, and archival space

Real Estate Technical Advisors



The pre-development component of the project tends to be one of the most complicated and you really need funding upfront to make sure that you are planning correctly, engaging everybody that needs to be involved in the project, and really getting the project off on the right foot.

- Luis Gutierrez, Founder and CEO, Latinos Progresando

Pre-Development Fund Quick Facts

- + Long-term fund to support catalytic real estate projects in disinvested Cook County communities
- + Grants up to \$100K
- + Benefits nonprofit and for-profit* community developers
- + Builds individual and community wealth

** For-profit developers must have a 501(c)3 fiscal sponsor. The Pre-Development Fund supports developers with maximum revenues of \$10M.*

The Pre-Development Fund advances the Trust's strategy to close the Chicago region's racial and ethnic wealth gap by catalyzing neighborhood investment.

For more information about the Fund, contact Michael Davidson, Senior Director of Community Impact, at mdavidson@cct.org.

If you are a Trust donor and would like to support the Pre-Development Fund, contact your Philanthropic Advisor.