

Thriving Youth

Stronger Communities



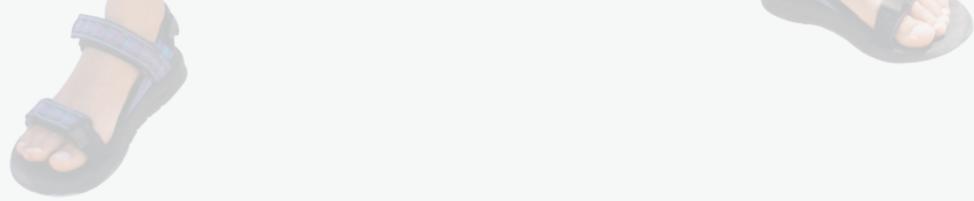
LOHENGRIN
FOUNDATION

**A Youth and Community Center
Capital Investment Initiative**

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Letter from our Board Chair and CEO

We started ***Thriving Youth, Stronger Communities*** to create a safe community space for young people and their families, in a Chicago neighborhood that would be inviting, welcoming, and needed.

We began with a listening tour with community leaders who recently established youth and community centers, funders who have supported them, and youth themselves. From our participatory grantmaking process through the community advisory council, to the development of a technical assistance network and the need for early-stage capital funding, we incorporated community voices and feedback into all aspects of the initiative.

In October of 2024, the Foundation launched a call for letters of inquiry setting out to find ideas for youth and community centers. We were inspired by the responses and grateful to the 73 groups who passionately shared their visions with us.

Our Review Committee prioritized seven groups to submit full applications, and advanced three finalists with the greatest potential for impact. These are organizations that, with up to \$15 million in support from the Foundation, could bring a youth and community center to life within 3-5 years.

We acknowledge and thank the community leaders, peer funders, technical assistance partners, and youth whose insight and experience helped to shape the Lohengrin Foundation's initiative.

Special thanks are due to the Foundation staff, Community Advisory Council members, SB Friedman, and our Board of Directors, who were crucial thought partners throughout all aspects of this process. We would also like to acknowledge the City of Chicago, Department of Planning and Development and DLA Piper for their ongoing partnership and support.

We also want to pay special tribute to Lucy Ascoli, who believed in the power of listening, in the wisdom of communities, and in investing where and when it matters most. Her vision helped bring this initiative to life.

Finally, we invite you to learn more about the applicants and finalists featured in this booklet and get involved as a volunteer, donor, or funder. Only through collective action can we ensure our youth can thrive to build stronger communities for generations to come.

With gratitude,

Elizabeth Ascoli **Mark Rodriguez**
Board Chair CEO

About the Initiative



Chicago's youth—nearly 450,000 strong—make up about 17% of the city's population, with more than 320,000 enrolled in public schools. They represent not only the future of our city, but also its potential.

Yet, many Chicago young people are facing increased exposure to violence. According to the city's Violence Reduction Dashboard, the percentage of youth ages 0-19 impacted by shootings or homicides has grown—nearly 1 in 5 young person has experienced heightened exposure to violence in 2023 alone.

There is some progress: violence overall and that among 20-29-year-olds has decreased. However, this trend has not extended to our youngest, who remain the most vulnerable. This does not reflect the promise we see in young people across every neighborhood in Chicago.

To help address this trend, the Foundation launched, Thriving Youth, Stronger Communities—a youth and community center capital investment initiative focused on investing in the development of a new youth and community center that could serve as a safe and empowering space for growth, connection, and opportunity.

The Foundation seeks to be an early investor in the development of a new youth and community center that is a safe, empowering space for growth, connection, and opportunity.

Rooted in Community

Thriving Youth, Stronger Communities didn't begin with a plan—it began with listening.

Aligned to the Lohengrin Foundation's philanthropic vision, *Thriving Youth, Stronger Communities* was built with community at its core. Every step of the initiative—from design to implementation—has been shaped by a data-informed approach and deep community engagement. We knew that lasting change requires more than good intentions; it demands partnership, data, and a willingness to let community voices lead the way.

We Started by Asking Questions

Before drafting guidelines or opening applications, we embarked on a listening tour. We sat down with community leaders who had built youth and community centers from the ground up. We talked with funders who had walked alongside them. And most importantly, we listened to community leaders and young people themselves, the experts on what youth need to thrive.

What emerged from these conversations wasn't just feedback; it was a blueprint.

The insights we gathered shaped every dimension of the initiative:

Deep Community Engagement – We held more than 40 listening sessions with community and youth leaders, grantee partners, peer funders, and collaborators to help us design the initiative.

Data-Driven Strategy – We layered in youth-focused research and community quality-of-life plan data from across Chicago, ensuring what was prioritized through the call for proposals addressed documented needs.

Rooted in Community

Shared Decision-Making – An Advisory Council of community leaders, funders, youth advocates, and developers didn't just advise—they informed our selection process and guided our choices.

Practical Peer Support – We assembled a network of nonprofit leaders with hands-on experience in center development to provide peer mentorship and support.

Technical Assistance and Coaching – In addition to the peer support network, we launched a call for technical assistance providers with expertise supporting capital development projects and direct experience in the communities our applicant projects were based in. This tailored network provided all applicants with targeted support access to a cadre of technical assistance providers through a day-long convening and up to twenty hours of consultative support.

Youth Engagement Sessions – Three organizations emerged as finalists and moved to final presentations and site visits.

But we added a crucial step: each finalist, supported by a consultant, hosted youth and community engagement sessions.

This wasn't a formality—it is an opportunity for young people to weigh in on the projects designed for them. Youth offered candid feedback on site designs, proposed activities, and how they'd want to participate once the doors opened.

Participatory Grantmaking in Action

The Lohengrin Foundation established a Community Advisory Council to help review letters of interest and full applications, advise the Foundation's Board of Directors at each phase of the application review process, and make recommendations for applicants advancing to the full application and finalist stages. The Foundation provided the Council with training and resources to introduce participatory grantmaking, support equitable application evaluation practices, and prevent implicit bias.

The Foundation brought together youth and community leaders, developers, and capital funders. This diversity of perspective, experience, and expertise ensured that decisions reflected the lived realities and priorities of those closest to the communities.

We designed the Council intentionally: one-third were community developers with direct experience in the neighborhoods our top applicants call home, one-third were capital funders who have led and supported major capital investments, and one-third were youth and youth leaders—the voices at the center of it all.

We are grateful to each of them for their support, guidance and partnership.

“Collaborating with diverse voices from a variety of sectors, communities, and lived experiences made the process more authentic and credible.”

- Advisory Council Member

Community Advisory Council



Kareeshma Ali
Pritzker
Traubert
Foundation



**Kristian
Armendariz**
Little Village
Community
Council



Zahara Bassett
Life is Work



**Cynthia
Cornelius**
Cabrini Green
Legal Aid



Chris Eagan
Stearns Family
Foundation



Sol Flores
Knight Impact
Partners



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VOCEL



**Stender Von
Oehsen**
Mayor's Office,
Department of
Family and
Support
Services



**Christen
Wiggins**
Chicago
Community
Trust

Peer Support from Community Champions

Thriving Youth, Stronger Communities applicants were also supported by a network of Community Champions - leaders who've walked this path before, each of whom successfully led youth and community center projects from concept and fundraising to construction and occupancy.

Champions became mentors, sharing hard-won wisdom with applicants advancing to the full application stage. At a panel discussion, they offered candid insights: what supports would have made their own journeys easier, what unexpected challenges they faced, and what lessons proved most valuable.

Champions also met with applicants one-on-one, providing targeted guidance and encouragement as organizations prepared their applications. It was advice grounded in experience—from leaders who understood exactly what applicants were embarking upon.

We thank them for their guidance and support in the Initiative.



Alexandria Cesario
Breakthrough



Yolanda Fields
Breakthrough



Luis Gutierrez
Latinos Progresando



Lisa Gwin
Breakthrough



Ashley Howard
Rusu-McCartin Boys
& Girls Club



Ryan Santos-Leslie
North Austin
Community Center



John Smith
Breakthrough

Technical Assistance & Coaching

The Foundation hosted a full-day Technical Assistance Convening for all Applicants that advanced to the full application stage. The convening was a crucial opportunity for Applicant Teams to gather in-depth information about the application review process and criteria, as well as to gain invaluable knowledge about how to navigate the complexities of developing a youth and community center from breaking ground to opening doors to welcome the community.

The convening featured breakout sessions with technical advisors, based on topics identified by Applicants, such as “Working with and Understanding the Role and Responsibilities of Your Architect” or “Construction Contracts and Contract Law.”

After the convening, Applicants selected technical advisors they felt could best support their project needs. Based on their preferences, they were paired and the Foundation allowed them to schedule up to 10 hours of one-on-one consulting time across topics of their choosing. Sessions were confidential. There was 100% utilization of technical support resources by all Applicants.

“This convening was very thoughtful and very thorough, extremely helpful with the application process and resources that would be needed now and to the end of project - the grand opening.”

- Applicant Organization

Youth Engagement Sessions

Organizations that advanced to the finalist stage of our application process facilitated an in-person presentation and open dialogue session, either through roundtable or small-group discussions for young people.

The goal was for Applicants to create a public forum during which youth and community members could provide feedback on their proposed projects and hear directly from the young people in the communities they seek to engage through the proposed programming.

Hundreds of young people engaged in this step of the process. As a result of the sessions, Applicants were able to receive:

- Direct interaction with youth from their target communities.
- Real-time feedback and community input on their proposed project, building design, and program offerings.
- Insights into how the proposed project will support the most critical needs identified by youth in their community.

The Foundation provided a \$1,200 stipend to each of the three Finalists to offset the cost of space rentals or participation incentives and it also hired a consultant to support the Applicants with coordinating the youth and community engagement sessions.

Meet the Finalist

Community Education Network

Grand Boulevard
4929 S Langley Ave



Project Name
BronzeWell

Project Budget
\$26,870,000

Project Type
Renovation of Hales
Franciscan Campus

Description
14,000-SF community hub with an athletic field and outdoor space

Youth Served Annually
57,600

BronzeWell

Project Summary

BronzeWell is an adaptive-reuse development that transforms the former Hales Franciscan Campus into an eco-sustainable community hub in Bronzeville. Helmed by Anita Andrews Hutchinson and Nakisha Hobbs of It Takes A Village Family of Schools (ITAV), developed by Jasmine Michaels of the regenerative development firm OASES, and designed by architect Germane Barnes, BronzeWell reclaims a long-vacant landmark as a center for healing, innovation, and intergenerational growth.

Occupying 4.7 acres of ITAV's 8.1-acre, publicly-accessible property and adjacent to the Village Leadership Academy K-8 Campus, BronzeWell sits at the intersection of Cottage Grove and Langley, steps from the CTA Green Line and major bus corridors.

BronzeWell builds on a powerful legacy of creativity, resilience, and self-determination in the face of disinvestment. The data tells an urgent story: more than 40% of families with children in Bronzeville live below the poverty line, while a history of economic hardship, violence exposure, and limited access to safe spaces pose significant barriers to youth development and community wellbeing.

BronzeWell addresses these challenges through trauma-informed, culturally-aware, and holistic programs that honor the creative spirit and nurture youth, families, entrepreneurs, and aspiring changemakers. Building on evidence-based expertise, ITAV's 21 years of experience in community impact, and feedback from over 100 community members, programming is anchored into 10 Core Pillars:

Wealth

- Financial Literacy
- Entrepreneurship
- Workforce Development
- Home Ownership
- Community-Wide Economic Empowerment

Wellbeing

- Youth Mental Health and Wellness
- Athletics and Connection Through Movement
- Positive Multigenerational Gathering and Creative Expression
- Eco Sustainability and Nature
- Violence Prevention

BronzeWell offers 46 initiatives in these pillars, helmed by independent partners, including UI Mile Square, Chicago Scholars, and Chicago Urban League. The center will serve over 72,000 people annually, 70% of whom are under age 25, 50% of whom are under age 18, and 80% BIPOC. Core spaces include a Parent-Family Center, Café & Training Kitchen, Wellness Nexus, Entrepreneurial & Tech Hub, Access Art & Dance Studio. Outdoor spaces feature the Giving Garden, track and field, bike library, and food truck plaza. Slated for launch by June 2028, BronzeWell is a national model of regenerative, place-based transformation.

Meet the Finalist

Erie Neighborhood House

South Lawndale
2659 S Kildare Ave



Project Name

Floreciendo: La Villita Erie House Center

Project Budget

\$21,260,000

Project Type

New Construction

Description

22,000-SF community center with a gym, classrooms, and rooftop garden

Youth Served Annually

1,000+

Floreciendo: La Villita Erie House Center

Project Summary

Erie Neighborhood House is launching their Floreciendo project to create the La Villita Erie House Center—a new, intergenerational, youth-focused space designed to meet the urgent and long-term needs of families in Chicago’s Little Village. Rooted in the voices and visions of local residents, the Center will be a vibrant, culturally affirming place that fosters healing, opportunity, and belonging.

The Floreciendo project (which means blooming or growing) responds directly to priorities identified in the Little Village Quality of Life Plan, the Mi Chi, Mi Futuro participatory youth research project, and Erie House’s extensive community engagement efforts. Residents consistently voiced strong demand for immigration legal support, violence prevention, mental health care, youth enrichment, job training, and essential resources like food, housing, internet access, and childcare. They also emphasized the need for a safe, welcoming environment that reflects their culture, language, and traditions.

For more than 150 years, Erie Neighborhood House has served immigrant and working-class communities in Chicago. With deep roots and a decades-long presence in Little Village, Erie House is trusted by families and known for delivering culturally responsive, holistic care. As an Illinois Welcoming Center and the only HUD-Certified Housing Counseling Agency based in the neighborhood, Erie House brings both capacity and credibility to meet community needs with dignity and care.

The 22,000-square-foot, five-story Erie House Center will include a full-size gymnasium, flexible classrooms, a studio classroom for the arts, private counseling, and therapeutic offices, teen and tech lounges, a community kitchen, gym, and outdoor green spaces—including a rooftop playground and children’s garden. Every space has been shaped by community input and is designed to be safe, accessible, and reflective of the neighborhood’s identity.

The Center will serve more than 7,000 people annually and become a vital anchor for the neighborhood, supporting families from nearby schools and across the broader community. In addition to its programming, it will create jobs and expand workforce access through equitable construction and community-based hiring practices.

Meet the Finalist

North & South Lawndale
3933 W Ogden Ave

Lawndale Christian Development Corporation



Project Name

One Lawndale Recreation Center

Project Budget

\$38,000,000

Project Type

New Construction

Description

125,000-SF recreational sports complex with six multi-use courts, two indoor turf fields, a boxing gym, wrestling room, and fitness center

Youth Served Annually

6,000+

One Lawndale Recreation Center

Project Summary

The One Lawndale Recreation Center isn't just a building. It's a statement. It declares what's possible when neighborhoods are seen, heard, and trusted to lead their own transformation. It reflects what happens when Black and Brown communities come together—not in crisis, but in purpose. One Lawndale will be a place to play and a platform to grow for North Lawndale and Little Village.

The Center is a bold community-led initiative developed by Lawndale Christian Development Corporation (LCDC), an anchor in North Lawndale for nearly 40 years. This indoor facility will address a longstanding gap in year-round recreational infrastructure and serve as a visible bridge between North Lawndale and Little Village (South Lawndale).

The Center is the first of its kind on the West Side: a recreational sports complex featuring six multi-use courts for basketball, volleyball, and pickleball; two indoor turf fields adaptable for soccer, football, and baseball; a boxing gym, wrestling room, and fitness center. A flexible event space will allow for community gatherings. Building murals will reflect local pride and inspire young athletes. Concession offerings will reflect local favorites like Soul Food Lounge, Lou Malnati's, and community-based taquerías. A dedicated lounge will offer space for parents and spectators. The Center will have nearly 100 parking spots and is just blocks from two CTA Pink Line stations and sits along major bus routes.

North Lawndale and Little Village are home to tens of thousands of young people, yet neither has a full-scale indoor recreation facility. In North Lawndale, over 26% of residents are under age 18, with youth unemployment surpassing 48%. Little Village, home to over 71,000 residents, has one of the youngest populations in the city. Despite the need, local schools and community spaces lack suitable facilities for consistent, year-round programming.

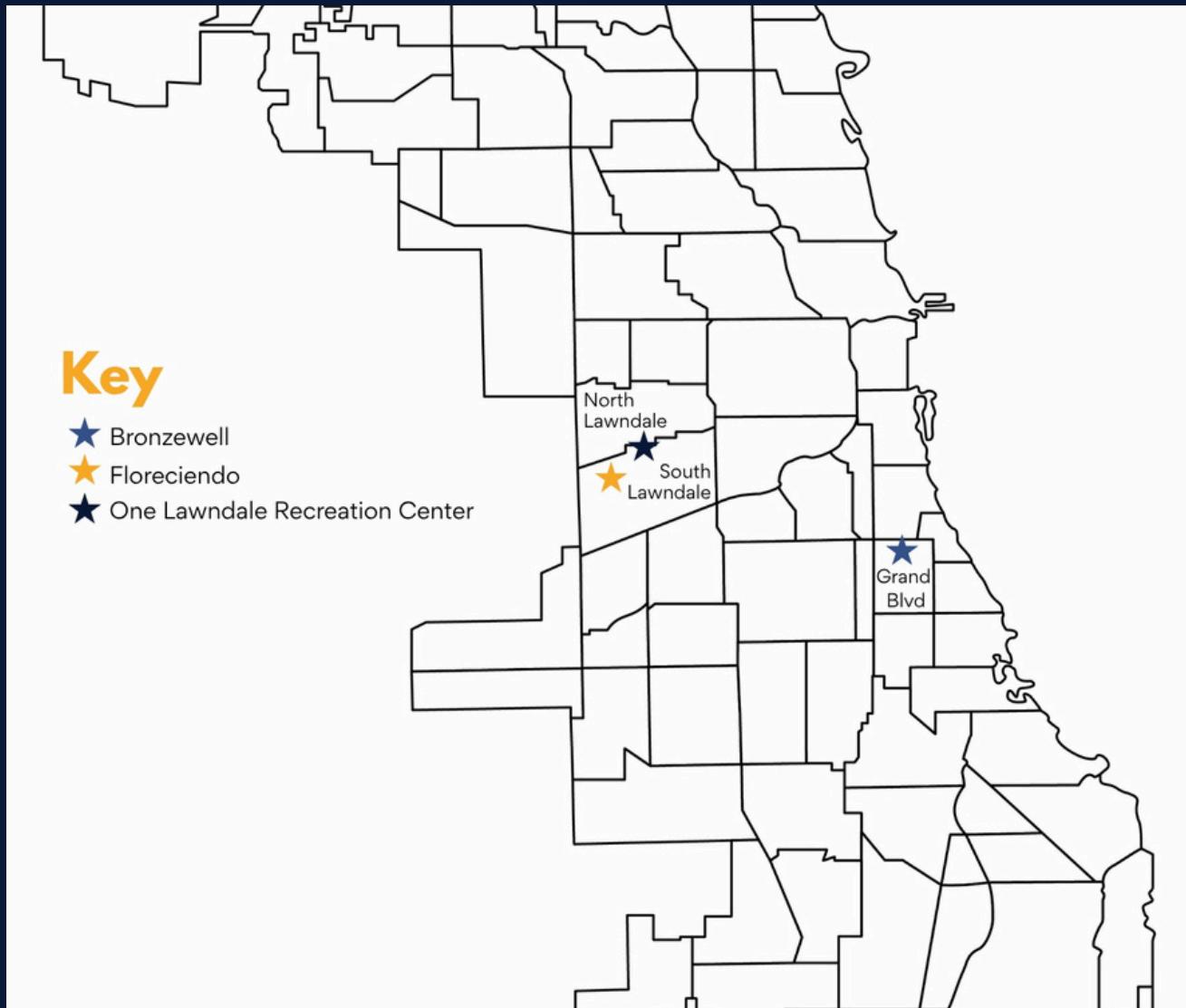
Programming will be delivered by partners A Ray of Hope on Earth, Chicago Prep Sports Academy, Enlace Chicago, New Life Centers, Building Brighter Futures Center for the Arts, Beat the Streets Chicago, and others. Partners will activate the Center's flexible spaces with sports leagues, mentoring, creative programming, and engagement rooted in trust and lived experience.

The Center is one of three cornerstone projects in LCDC's \$53 million capital campaign, alongside a new trade school and the 1600 Lawndale Business Hub. Together, they offer an ecosystem of opportunity and revitalization. It's a space co-created by people ready to move from surviving to thriving. It's a bold declaration that West Side communities deserve the best: places to grow, play, lead, and belong. One Lawndale isn't just a destination. It's a beginning.

Three Finalist Project Sites

The following map indicates the community areas where the three finalist projects are proposed to take place on Chicago's West and South Sides:

- BronzeWell - Grand Boulevard
- Floreciendo: La Villita Erie House Center - South Lawndale
- One Lawndale Recreation Center - North & South Lawndale



Semi-Finalist Applicant Listing

We appreciate and thank the Semi-Finalists for sharing their vision with us and for their dedication and commitment to supporting the young people and communities they serve.

Back of the Yards Neighborhood Council Prosper Center

Project Budget: \$34,930,000

Project Type: Renovation of historic Depositors Bank building

Description: 30,000-SQ community center with a multipurpose spaces, a rooftop garden, and an affordable housing component.

Youth Served Annually: 1,550

Phalanx Family Services GJS Youth Community Center

Project Budget: \$5,490,000

Project Type: Renovation of closed firehouse.

Description: 2,500-SQ community center with indoor and outdoor spaces, a STEM lab, and a commercial kitchen.

Youth Served Annually: 1,450

Marillac St. Vincent Calhoun Community Hub

Project Budget: \$33,090,000

Project Type: Renovation of former John Calhoun North Elementary School

Description: 75,000-SQ community center indoor and outdoor spaces for programs, recreation and events, and banking and health services.

Youth Served Annually: 550+

Think B.L.U.E. Foundation Blue Azul Center

Project Budget: \$7,060,000

Project Type: New construction

Description: 18,000-SQ community center with a mental health clinic, a fitness center, commercial kitchen, multipurpose space, and indoor and outdoor recreation space.

Youth Served Annually: 590

What's Next for the Selection Process?

Before making our final selection, we will visit the proposed sites and communities, learning more how the proposed projects can build on existing assets. We will also conduct additional due diligence in partnership with DLA Piper, a global law firm with local expertise in real estate development and beyond. Together, we will ensure our chosen partner has the foundation needed to succeed. We're committed to being an early investor—supporting our grantee through pre-development, construction, and occupancy—because that's when our investment matters most.

We will award one finalist up to \$15 million to bring their vision to life. But how did we arrive at this figure?

Our research revealed a critical gap: organizations needed support early in the capital development lifecycle, not just at the finish line. We also learned that for recently-built youth and community centers across Chicago, the largest project totaled just over \$30 million. Using this benchmark, we committed to being no more than a 50% investor in the selected project—significant support that still requires partnership and leverages additional funding.

Over the next three to five years, we'll walk alongside our partner through five equal installment payments tied to key milestones:

- **Partnership launch** – Early capital to get started
- **Construction begins** – Support when ground breaks
- **Construction milestone** – Investment at a mutually-agreed-to critical midpoint
- **Occupancy** – Funding as doors open
- **Post-occupancy** – Operational support to sustain impact

This phased approach ensures we're invested not just in building a facility, but in its long-term success.

Our Hope for the Future



Community Leaders

We hope this inspires community leaders to continue to dream big, seek support, and never give up their dedication to lifting up Chicago's young people for generations to come.

Philanthropic Sector and Peer Funders

Backed by research and driven by urgency, this initiative invites funders to be part of a bold vision to strengthen communities by investing directly in the environments where young people live and thrive. We hope it inspires other local public and private funders to support the various organizations and their projects directly, through either capital or operating support, after the facilities are built. We also encourage our peer funders to consider community-driven approaches to capital investments.

Our Youth



This initiative is a testament to the countless adults and leaders across the city who believe in our youth and want to see them succeed and realize their full potential. Together, we are committed to standing alongside our young people, meeting them where they are, and lifting them to dream big.

The Lohengrin Foundation welcomes the opportunity to share our learnings and insights to support other funders considering making capital investments in youth and community centers or other capital projects in Chicago and beyond.

To contact the Foundation about *Thriving Youth, Stronger Communities*, please reach out to thrivingyouth@lohegrinfdn.org.

About the Foundation



Lohengrin Foundation is a private family foundation established in 1963 and located in Chicago. We partner with and invest in organizations that guide transformational programs, advocacy, and policy initiatives to drive social impact and systems change. Our values are Equity, Opportunity, Justice, and Collaboration.

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Our **mission** is to advance equity, opportunity, and justice to eradicate systemic barriers and promote vibrant, safe, and thriving communities.

Acknowledgements

While it would be impossible to list all the individuals who contributed to this initiative, we would like to recognize the following people who provided ongoing support and critical guidance to Foundation staff and partner communities.

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Victoria Lakes-Battle, IFF
William Jeffries, City of Chicago
Yolanda Fields, Breakthrough
Zahara Bassett, Life is Work

