

## CHICAGO RESTORATION ZONES

*Overview for Phase II & III Implementation*

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### WHY CHICAGO LEADS THE NATIONAL BLUEPRINT

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Chicago is the capital of USBA because it contains one of the most complete and documented records of lineage-specific harm to Foundational Black Americans (FBAs). Across housing, labor, policing, public health, immigration, education, land use, and culture, Chicago shows how federal, state, and local systems produced concentrated harm—and how later “solutions” redirected benefits away from the harmed lineage.

Chicago’s neighborhoods also hold the clearest evidence base for repair.

They demonstrate the full **Six-Part Cycle**:

**Harm → Partial Repair → Category Expansion → Immigration Shift → Redirection → Rollback**

Restoration Zones convert that pattern into a measurable, enforceable framework for lineage-specific repair.

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### WHAT IS A RESTORATION ZONE?

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A **Restoration Zone** is a defined geographic area where:

- FBAs experienced concentrated, policy-driven structural harm,
  - present-day displacement and extraction pressures are measurable, and
  - lineage-specific repair can be documented, designed, and enforced.
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USBA prioritizes Restoration Zones using four criteria:

- 1. Lineage loss**

Declining or rapidly shifting FBA population.

- 2. Documented harm**

Legal, economic, housing, health, and policing records.

- 3. Active displacement**

Immigration shifts, mega-development, zoning, investor pressure.

- 4. Strategic value**

Ability to shift local systems and produce national precedent.

Zones are grouped into **Tier 1 (Highest Priority)** and **Tier 2 (Secondary Priority)**.

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## TIER I — HIGHEST PRIORITY RESTORATION ZONES

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These neighborhoods demonstrate the strongest receipts of harm, the clearest record of displacement, and the greatest potential for visible restoration.

### 1. Austin

One of the largest remaining FBA communities in Chicago. Its size and geographic position make it vulnerable to pressure from Oak Park and central-corridor redevelopment. Austin must be stabilized before speculative capital accelerates displacement.

### 2. Bronzeville (Protection Zone)

The historic heart of Black Chicago and a national cultural landmark. Institutional expansion and investor activity pose long-term risk. Bronzeville is designated as a **Protection Zone** to preserve, not rebuild, the lineage base.

### 3. Cabrini-Green / Near North Side

One of the most globally recognized examples of state-engineered FBA removal. The demolition of Cabrini-Green and redevelopment of the Near North Side caused permanent displacement, violated return promises, and transferred valuable land into private markets. This zone demonstrates the entire *Six-Part Cycle* in one location.

### 4. East Garfield Park

Decades of disinvestment paired with proximity to the Loop make East Garfield Park a major gentrification target. Without lineage-specific intervention, capital reinvestment will remove FBAs rather than restore them.

### 5. Englewood / West Englewood

A textbook example of structural abandonment—school closures, land vacancy, food instability, nonprofit extraction, and policing disparities. Its high proportion of vacant land makes it both vulnerable and promising for FBA-led redevelopment.

### 6. North Lawndale

Nationally documented as an epicenter of contract buying, redlining, and economic exploitation. Today, it faces medical-district expansion, demographic shifts, and rising land pressure. It is both symbolically significant and strategically essential for USBA restoration.

### 7. Roseland

Generations of disinvestment paired with new risks linked to the Red Line extension. Transit improvements without lineage protections will accelerate displacement. Roseland is a priority for stabilizing housing, rebuilding economic infrastructure, and restoring health equity.

## **8. West Garfield Park**

One of Chicago's most structurally harmed communities, carrying deep impacts across SSDH indicators—housing instability, economic deprivation, violence exposure, and infrastructure collapse. The zone also holds enormous potential for demonstrating the effectiveness of a comprehensive restoration model.

## **9. West Pullman**

A historic FBA homeownership base devastated by industrial collapse, environmental harm, mass foreclosures, and economic redirection. Nearby redevelopment generated jobs without creating ownership for FBAs. West Pullman is now a prime candidate for land stabilization, community-led development, and environmental repair.

## **10. Woodlawn**

The Obama Center and surrounding investment activity triggered rapid speculation, rising property taxes, and displacement pressures. Special loan programs and nonprofit frameworks have frequently redirected benefits away from the harmed lineage. Woodlawn is a frontline zone where repair must be proactive—not reactive.

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## **TIER II — SECONDARY PRIORITY ZONES**

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These areas are historically Black, face moderate but rising displacement pressure, and require ongoing monitoring and early intervention so that Tier I conditions are not repeated.

### **1. Auburn Gresham**

A long-standing FBA bungalow and homeownership base experiencing commercial corridor decline, investor buying, and growing cost pressures. Early restoration can protect legacy homeowners and stabilize the local economy before speculative displacement accelerates.

### **2. Avalon Park**

A historically Black, majority–single-family neighborhood facing increasing speculative buying and tax pressure. Stabilization here protects a key segment of Chicago's Black middle-class homeownership.

### **3. Calumet Heights**

An FBA middle-class anchor on the Southeast Side. While not yet at Tier I crisis, rising costs, aging housing stock, and nearby development corridors make early lineage-based protection essential.

### **4. Chatham**

A historic FBA middle-class neighborhood that has long symbolized Black stability and self-determination. Targeted support is needed to prevent further business loss, foreclosure, and quiet displacement of long-term FBA homeowners.

## 5. Greater Grand Crossing

Impacted by adjacent redevelopment in Woodlawn, Washington Park, and nearby corridors. Without intentional repair, Greater Grand Crossing risks absorbing spillover displacement while continuing to suffer from legacy disinvestment.

## 6. Morgan Park

A far South Side neighborhood with significant FBA presence, facing mounting cost pressures and uneven investment. Protection of legacy owners and cultural anchors can prevent another wave of lineage loss.

## 7. South Chicago

A historic FBA industrial and working-class area shaped by steel mill closure, environmental burdens, and shifting demographics. As new investment circles the lakefront and Southeast Side, South Chicago requires proactive restoration to prevent further FBA displacement.

## 8. South Shore

Experiencing rising investor activity, rent escalation, and property tax stress—particularly in the lakefront apartment stock. South Shore is a key defense line for FBA presence along the South Side waterfront.

## 9. Washington Heights

A majority-Black residential area where long-term homeowners face tax burden increases and aging infrastructure. Early support can protect FBA families before speculative acquisition escalates.

## 10. Washington Park

A historic FBA neighborhood directly impacted by university and park-adjacent development. Proximity to major institutional projects and cultural corridors makes Washington Park a critical site for lineage-specific protection and repair.

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## HOW CHICAGO'S ZONES CONNECT TO USBA 2025

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Restoration Zones are part of the phased USBA rollout:

- **Phase I** builds identity clarity, narrative power, and the legal foundation for repair.
- **Phase II** directs restoration investments and protections into designated Chicago Restoration Zones.
- **Phase III** builds covenant-based governance to sustain and enforce restoration over time.

Chicago's zones provide the *receipts*, the *roadmap*, and the *proof*. They show where harm was engineered, where lineage is at risk, and where targeted restoration can set a national standard for reparative design.

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## CLOSING

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Chicago shows the nation what harm looks like when it is engineered—and what restoration can look like when it is intentional. These Restoration Zones form the foundation for lineage-specific repair, community power, and the future of USBA governance. They are not symbolic labels; they are commitments to act where the record is clearest and the obligation is deepest.

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