

Illinois



Academy For Global Citizenship

Chicago, IL (2023)

At the corner of 44th Street and Laporte Avenue on Chicago’s southwest side, a rebirth is underway. On a six-acre brownfield site where a portion of the Chicago Housing Authority’s LeClaire Courts complex stood for more than 60 years, a new learning, sustainability, and wellness hub anchored by the K-8 Academy for Global Citizenship (AGC) is now being built. It’s a project that’s redefining the catalytic role schools can play in economic and community development, how education can prepare children to thrive in the 21st century, and the many ways the built environment can support a more sustainable future – with the goal of establishing a replicable model from which communities all around the world can draw.

FINANCING

NMTC Financing: IFF, BMO Harris New Markets Fund, The Rose Urban Green Fund, DV Community Investment, HEDC New Markets: \$42.5 million
Equity Investor: U.S. Bancorp Impact Finance
Total Project Cost: \$53.1 million

IMPACT

- 100 construction jobs
- 100 permanent jobs
- 80% of recipients of services are low-income

COMMUNITY

- Median Income: 63.9% of the AMI
- Unemployment Rate: 21.1%
- USDA Food Desert
- Brownfield

“We are thrilled to receive Phius Certification for our new facility,” said Sarah Elizabeth Ippel, Founder and CEO of AGC. “This achievement underscores our mission to cultivate global citizens who are equipped to address the complex challenges of the 21st century while stewarding our planet’s resources responsibly.”

A new model of environmental campus drives community development on the Southwest Side of Chicago

AGC has transformed a 6.2-acre former brownfield site into a Living Building campus that includes K-8th and early childhood Head Start education, an urban farm, a Minority-Controlled FQHC, and a produce market.

The project was financed by five CDEs and US Bank as the NMTC investor and a bridge lender. NMTC allocations were provided by IFF, BMO Harris CDE, the Rose Urban Green Fund, Dudley Ventures, and HEDC New Markets.

The cutting age facility brings lasting impacts to the community, remediating a former Brownfield and turning a vacant site into A Living Building campus. There are only a handful of Living Building projects in the world. AGC is raising new generation to incorporate Net Zero living into everyday life. The facility was built using environmental materials and processes, and the AGC programming includes teaching kitchens, urban farm, water recycling, solar energy, and other sustainability features. The school produces 105% of energy it is consuming.