



Elevated Chicago

Asset Maps

September 10, 2018



The background is a light green grid representing a city street layout. A solid vertical line runs through the center. Two overlapping circles, drawn with a dashed white line, are centered on the vertical line. The top circle is partially cut off by a dark green horizontal bar. The text '51st' is centered on this bar.

51st

Sources:
City of Chicago
Cook County
Esri
SB Friedman

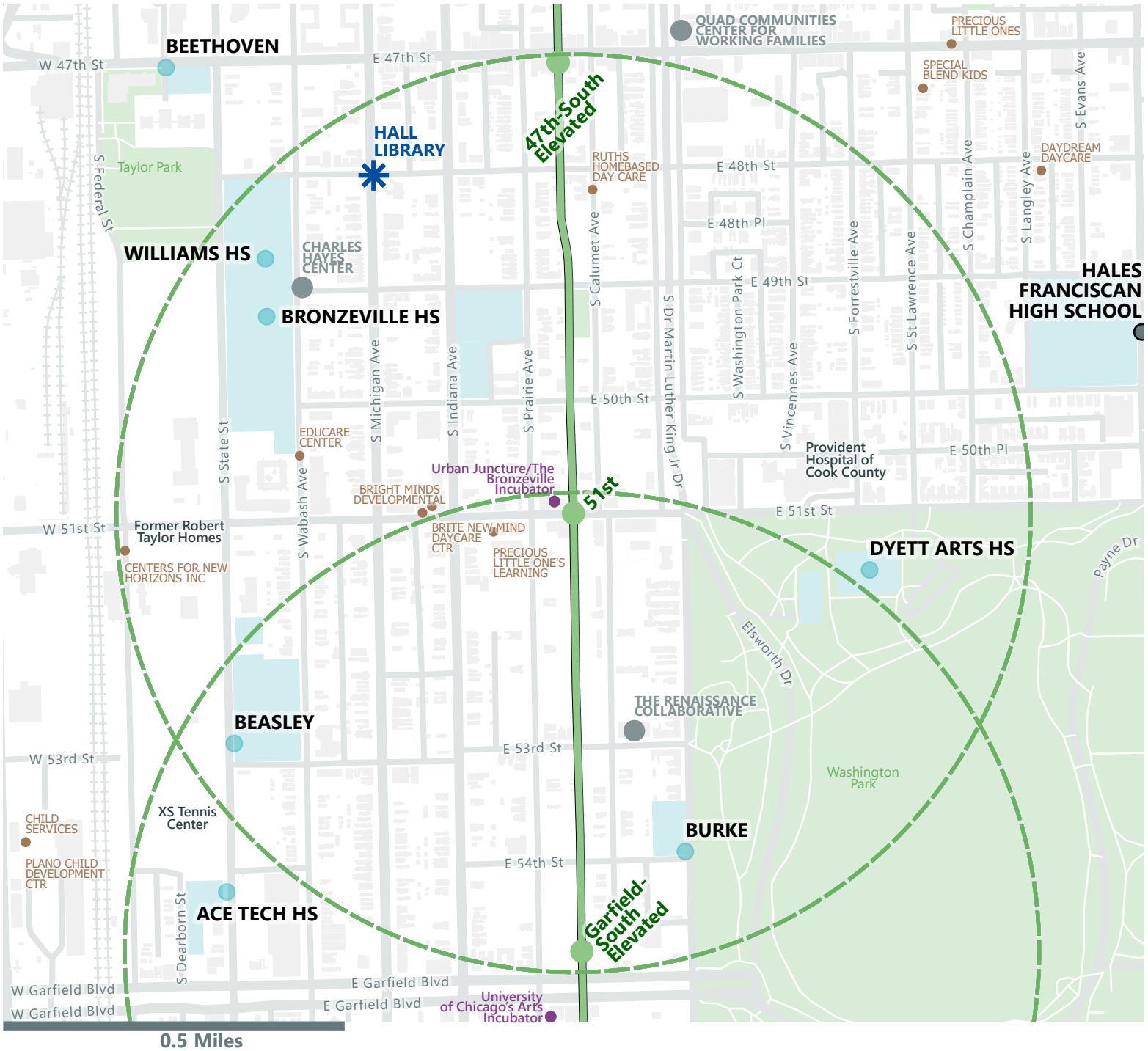
Key Issues and Strategies by eHub

Key Issues			
Concentration of Vacant Land	Potential for Green Infrastructure	Limited Availability of Public Funding	Overall Conclusions
<ul style="list-style-type: none"> 75 acres (17% of land area) Concentrated along commercial and CTA corridor 36 acres City-owned 	<ul style="list-style-type: none"> School buildings may be suitable for solar Vacant parcels along CTA line may be suitable for stormwater infrastructure Washington Park 	Smaller geography eligible for NMTC, Opportunity Zone	<ul style="list-style-type: none"> Displacement vulnerability [1] Lower value parcels and vacant land concentrated along Green Line ROW High availability of affordable housing Concentrated long-term homeownership

[1] Displacement Vulnerability sourced from DePaul University Institute for Housing Studies, as presented in the Center for Neighborhood Technology's (CNT) EcoDistrict Feasibility Scan

Key Strategies							
Community Land Trust	Community Land Bank	Limited Equity Housing Cooperative	Neighborhood Opportunity Fund	Opportunity Investment Fund	Renewable Energy Credit Trading	Impact Investment	Long-term Homeowner Assistance
X	X	X	X		X		X

Education + Workforce Asset Map



September 10, 2018

Sources:

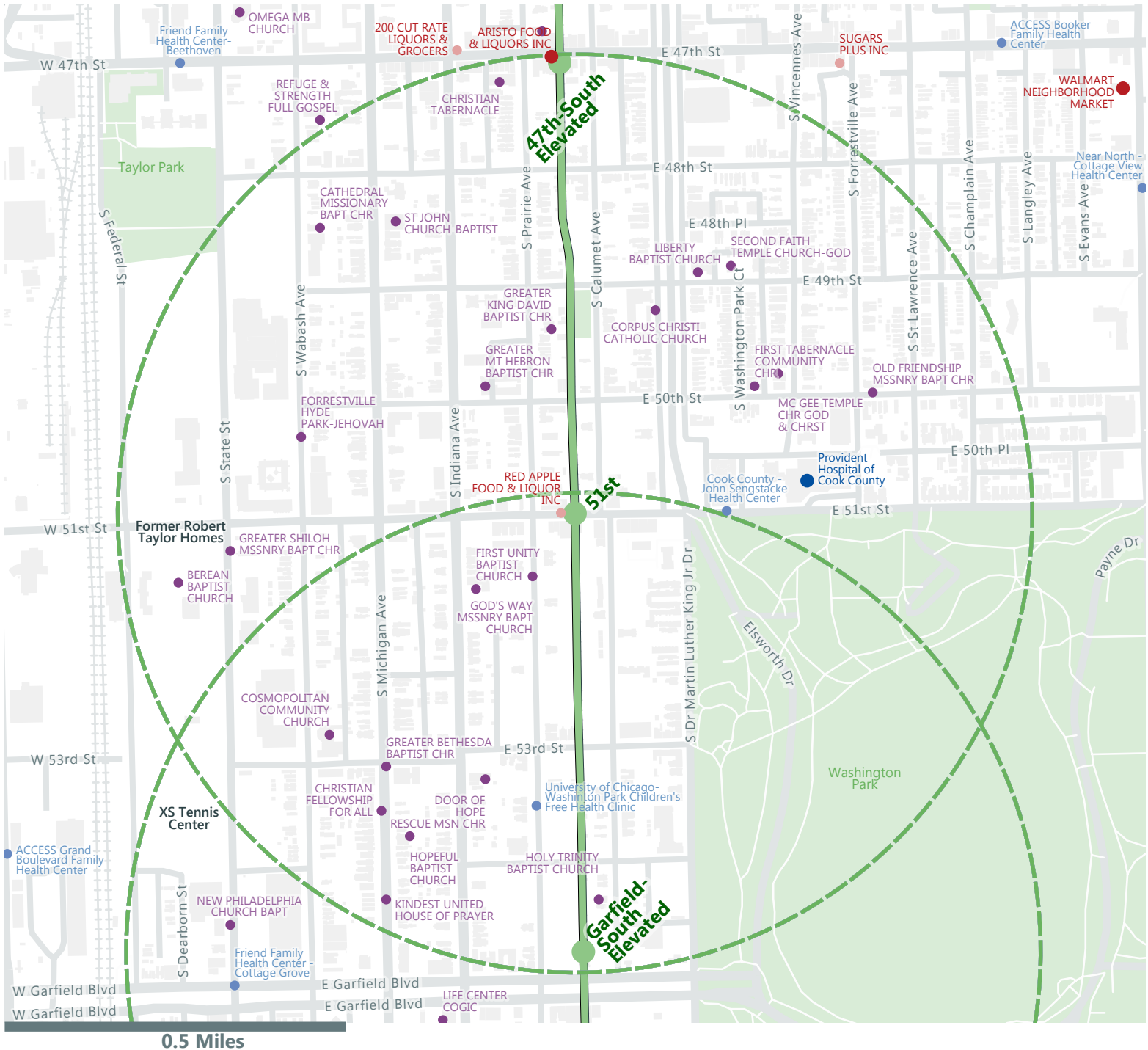
Chicago Inno
City of Chicago
Cook County
Esri

National Center For Education Statistics
SB Friedman

- Elevated Chicago eHub 1/2 Mile Buffer
- Public School
- Connect Chicago Location
- Shared Workspaces
- ✳ City of Chicago Library
- City of Chicago Library
- Private School
- School Grounds
- Postsecondary Institution
- Childcare Services



Other Community Anchors Asset Map



0.5 Miles

September 10, 2018

Sources:
 American Hospital Directory
 City of Chicago
 Cook County
 Esri
 SB Friedman

- Elevated Chicago eHub 1/2 Mile Buffer
- Hospital
- Religious Institution [1]
- Grocery Store [2]
- Chicago Primary Care Community Health Clinic
- Corner Store [2]

[1] Data from Info USA via Esri Business Analyst. Records with the NAICs designation "Religious Organizations" were included.
 [2] Data from InfoUSA via Esri Business Analyst. Establishments with the NAICs designation "Supermarkets and Other Grocery (except Convenience) Stores", were classified as either a (1)Grocery Store" or (2)Corner Store. Establishments with recorded sales greater than or equal to \$5 million were classified as Grocery with all others classified as Corner. Reclassifications and omissions were made selectively for accuracy and clarity.

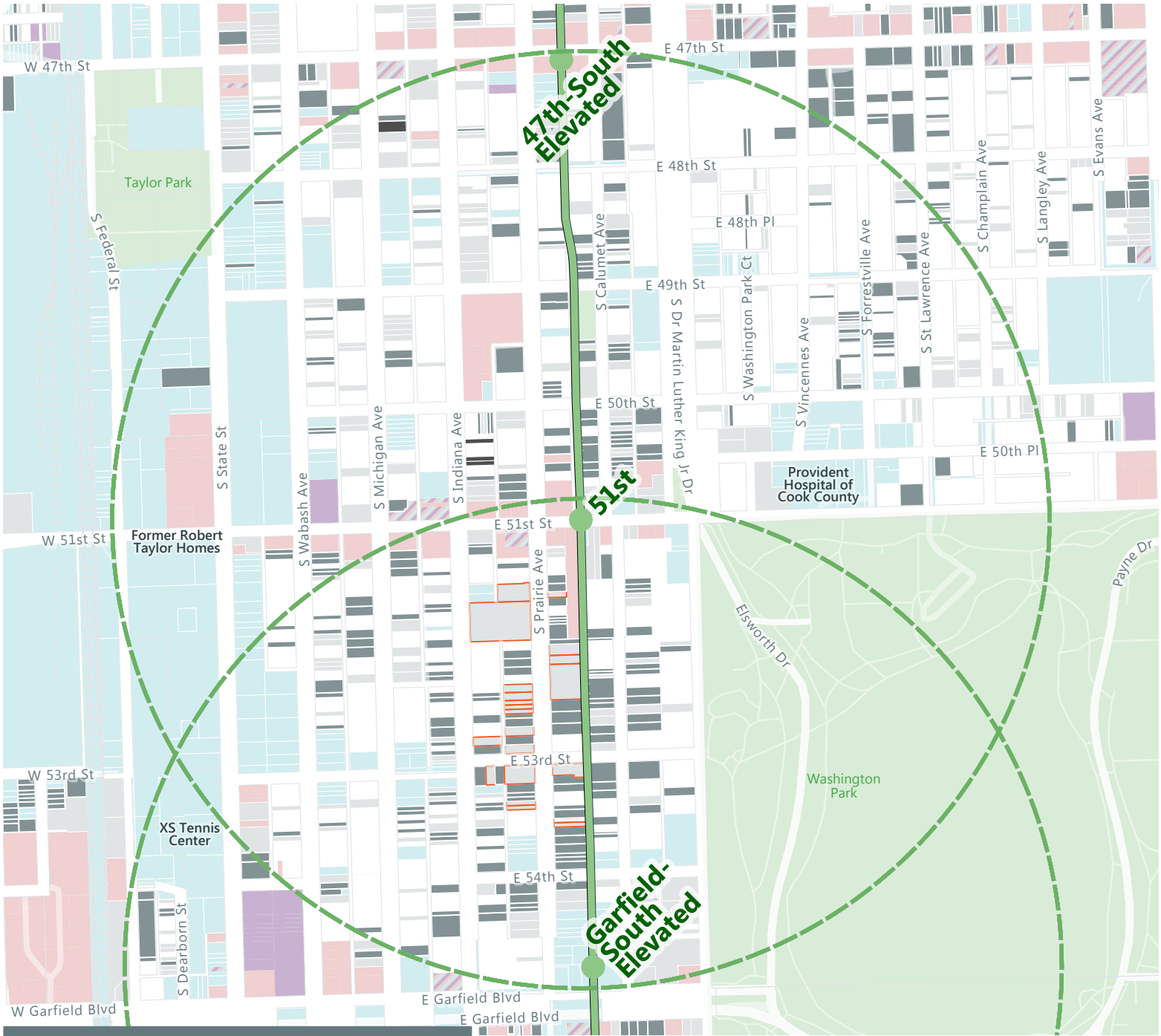


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Sites Susceptible To Change Based On Land Use/Ownership Asset Map

Vacant Land Inventory - 51st eHub

Cook County Land Bank-Controlled	ACRES 0.5 0%	PARCELS 4 0%
City of Chicago-Owned	ACRES 36 8%	PARCELS 250 15%
Privately-Owned Vacant Land	ACRES 32 7%	PARCELS 213 13%
Total	ACRES 75 17%	PARCELS 487 29%



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- Elevated Chicago eHub 1/2 Mile Buffer
- Vacant Cook County Land Bank-Controlled [1]
- Vacant City of Chicago-Owned
- Local Organization-Controlled [2]

- Land Use**
- Commercial
 - Exempt / Not For Profit
 - Industrial
 - Multiple Uses
 - Privately-Owned Vacant
 - Residential
 - Parks

Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman
 Washington Park Development Group

[1] Primarily properties for which Cook County Land Bank has acquired the tax certificate and has the option of taking the property to deed; also includes properties-owned by the Land Bank.
 [2] Includes property that is vacant or planned for redevelopment

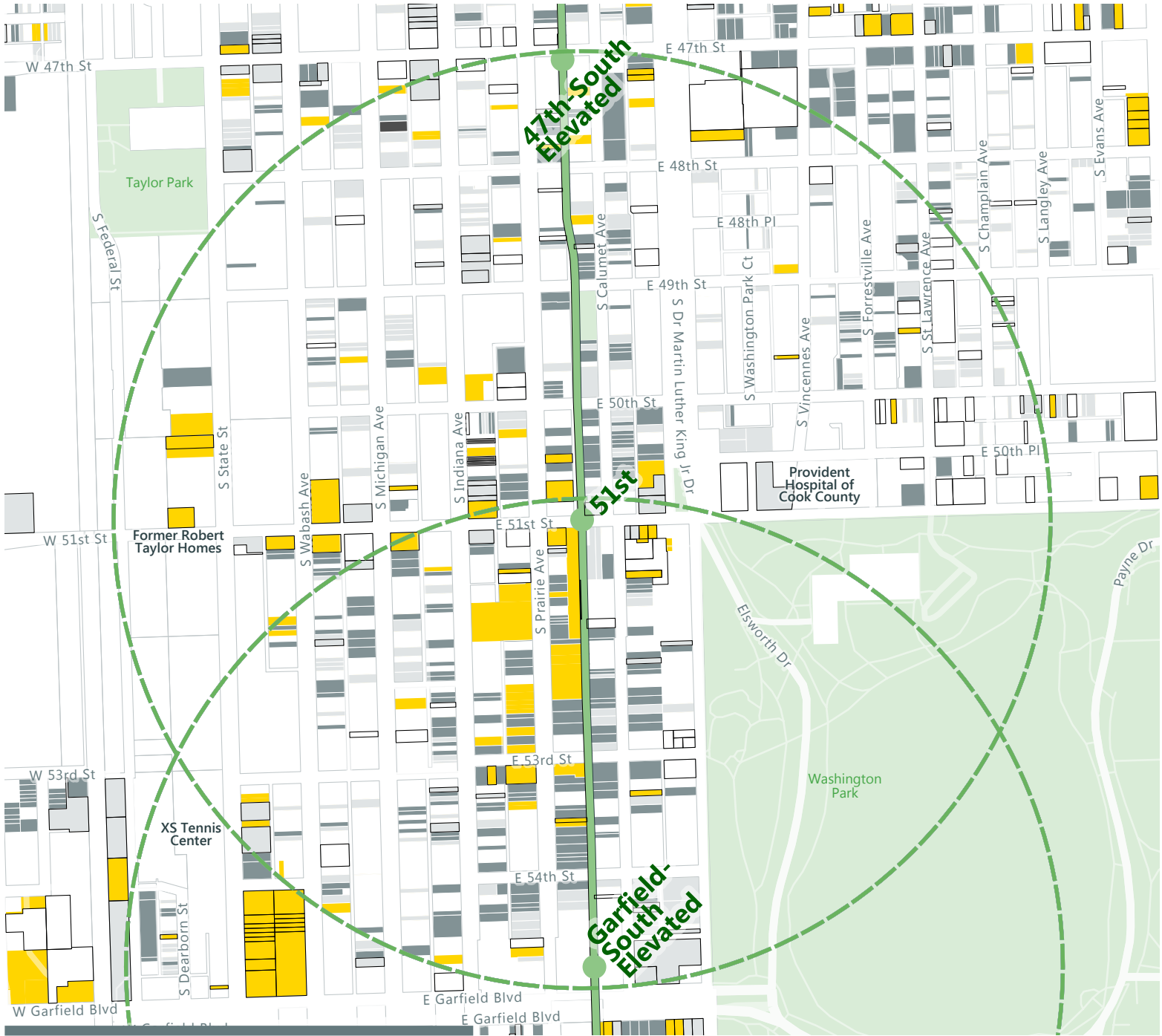


Sites Susceptible To Change Based On
Building Value
 Asset Map

Underutilized Land [1]

ACRES **12** 3%

PARCELS **54** 3%



- Elevated Chicago eHub 1/2 Mile Buffer
- Property Value Grew By Less Than Inflation Between 2000 and 2016
- Underutilized Land [1]

- Vacant Land**
- Cook County Land Bank-Controlled [2]
 - City-Owned Vacant
 - Privately-Owned Vacant

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Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman

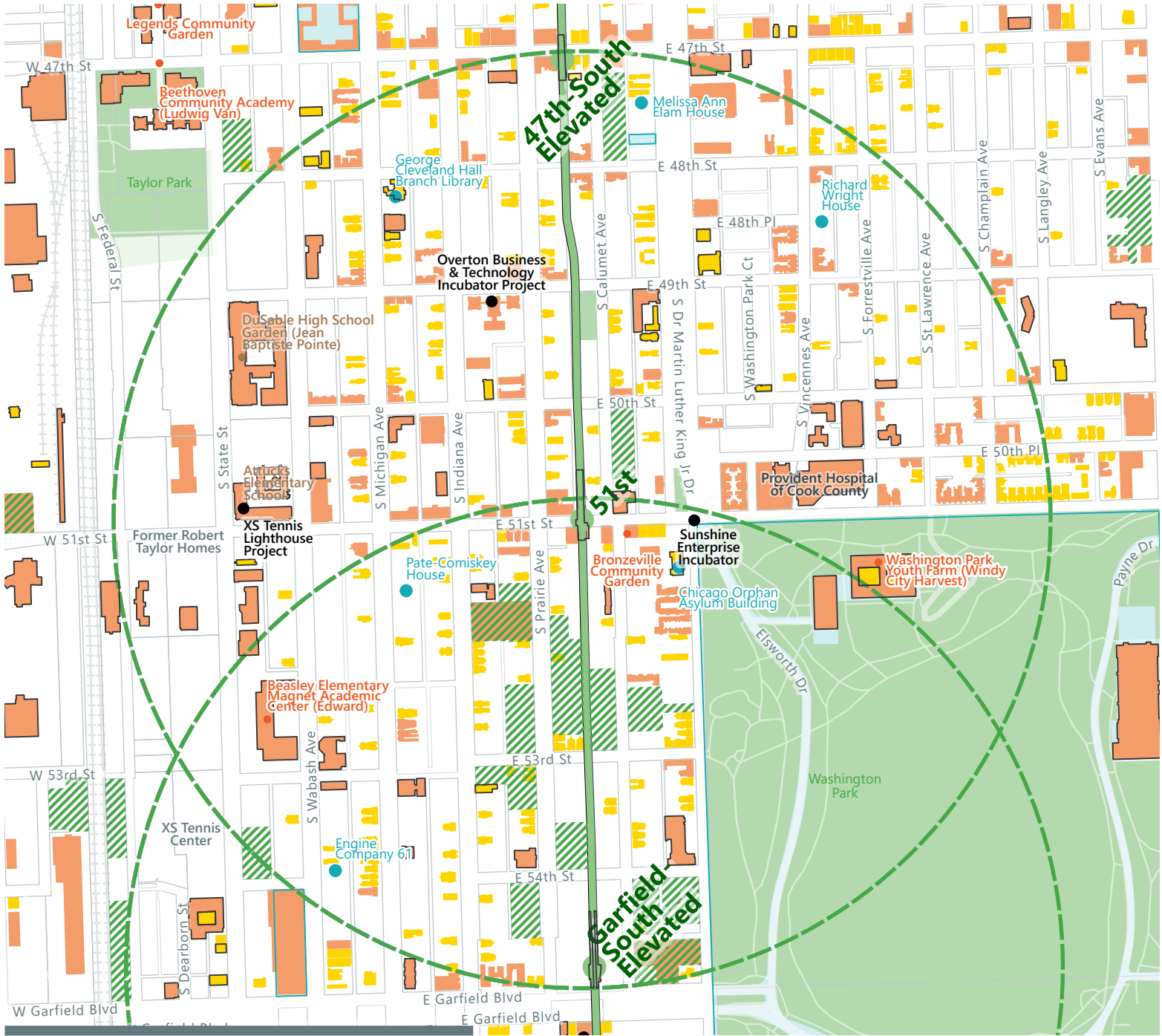
[1] Defined as non-residential improved property for which building value is less than land value for Tax Year 2016 per the Cook County Assessor. Single-family residential properties are excluded.

[2] Primarily properties for which Cook County Land Bank has acquired the tax certificate and has the option of taking the property to deed; also includes properties-owned by the Land Bank.



Ecodistrict Opportunities

Asset Map



0.5 Miles

- Elevated Chicago eHub 1/2 Mile Buffer
- Historic Landmarks (National Register)
- Historic Landmarks (City)

Community Gardens

- Food-Producing
- Not Food-Producing/Unknown

- Parks
- Contiguous Vacant Parcels Suitable For Stormwater Infrastructure (>1 acre)

Solar Capacity By Building Or Site [2]

- 25-99 kW
- 100-999 kW
- 1-4.99 MW
- 5+ MW

- Exempt Building/Site Suitable For Solar
- Proposed Elevated Chicago Capital Project

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Sources:
 American Hospital Directory
 Chicago Urban Agriculture Mapping Project (CUAMP)
 City of Chicago
 Cook County
 Elevate Energy
 Elevated Chicago
 Esri
 SB Friedman

[1] Excludes residential buildings
 [2] From Elevate Energy: Estimate of technical potential for PV, i.e. the maximum feasible capacity of a PV system based on available area at site, accounting for shading, obstructions and other site features. We assume PV capacity at 1 kW per 10 square meters or approximately 1 kW per 100 square feet.

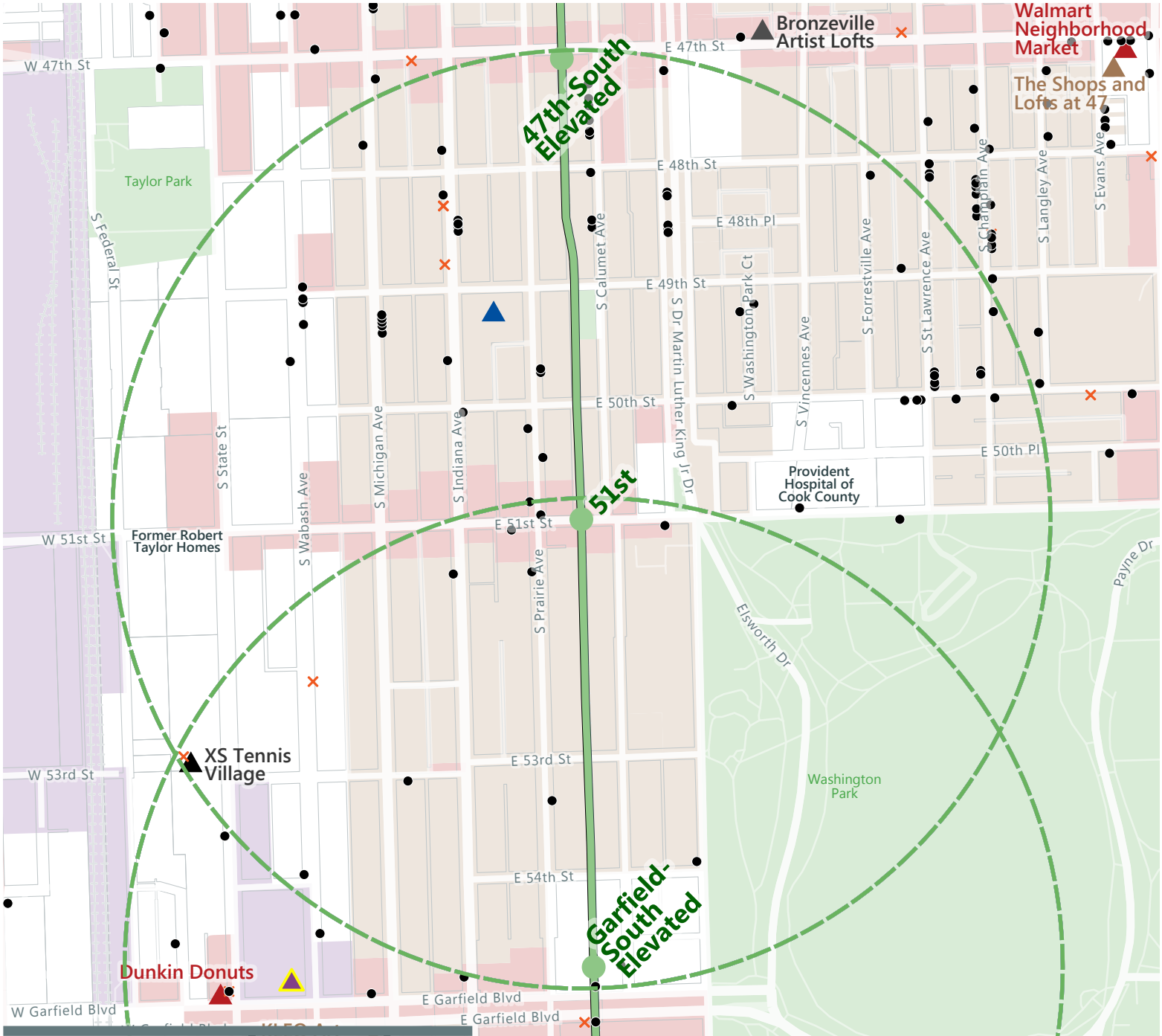


Development Activity Asset Map

Market Conditions - 51st eHub

New/Proposed Development (Since 2013)

Multifamily	PROJECTS 0	UNITS 0
Retail	PROJECTS 0	SF 0
Industrial/Flex	PROJECTS 0	SF 0
Office	PROJECTS 1	SF 148,104



0.5 Miles

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Selected Zoning Districts

- Commercial
- Industrial
- Multifamily (Medium to High Density)

New/Proposed Development Since 2013

- Industrial/Flex
- Retail
- Multi-Family
- Office
- Specialty
- Sports & Entertainment

Proposed Development

Permits

- Demolition
- New Construction/Renovation > \$100,000

Elevated Chicago eHub 1/2 Mile Buffer

Parks

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman



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Development Incentives Asset Map

New Markets Tax Credits Eligible

84%
by population

91%
by acreage

Neighborhood Opportunity Zone

57%
by population

64%
by acreage

TIF Summary

TIF District	EXPIRES	FUND BALANCE
Washington Park TIF	2038	\$0.1M
47th/State TIF	2028	\$11M
47th/King TIF	2026	\$-3.6M
49th/St Lawrence TIF	2020	\$1.2M

*As of 2016. Existing obligations may use a portion of TIF fund balance.



0.5 Miles

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Elevated Chicago eHub 1/2 Mile Buffer

Neighborhood Opportunity Zone

New Markets Tax Credits-Eligible

TIF Districts

- 43rd/Cottage Grove
- 47th/Halsted
- 47th/King
- 47th/State
- 49th/St Lawrence
- Washington Park

Sources:
CDFI Fund
City of Chicago
Cook County
Esri
SB Friedman



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Housing Asset Map

Housing Statistics - 51st eHub

Affordable Housing^[1]

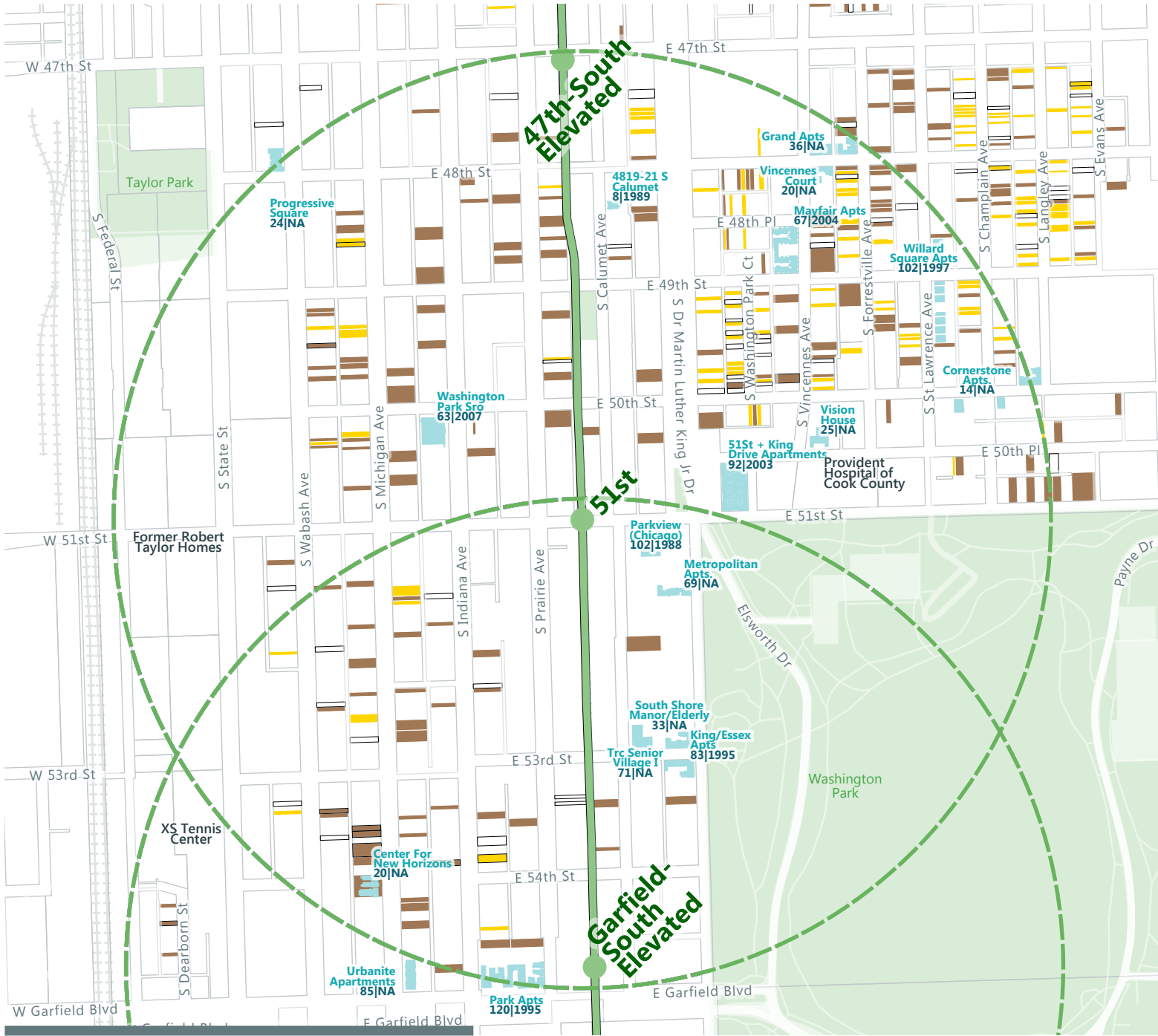
DEVELOPMENTS **15**
APPROXIMATE UNIT COUNT **727**

Low-Income Senior Homeowner^[2]

PARCELS **42**
3% OF ALL PARCELS

Long-Term Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
69	137
4% OF ALL PARCELS	8% OF ALL PARCELS



0.5 Miles

- Elevated Chicago eHub 1/2 Mile Buffer
- Affordable Residential Development | Units | Year Placed In Service [1]
- Low-Income Senior Homeowner [2]
- Long-Term Homeowner [3]
- Single-Family Residential
- All Other Residential (Up To 6 Units)

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Sources:
CHA
City of Chicago
Cook County
Esri
IHDA
HUD
SB Friedman

[1] Data consolidated from Chicago Housing Authority, City of Chicago, HUD, and IHDA databases. Additional information on building location and unit counts was obtained from the Cook County Assessor/Recorder of Deeds, AffordableHousingOnline.com, Apartments.com, Corporation for Affordable Housing, Logan Square Neighborhood Association, Volunteers of America, and the developers of individual projects. Affordable residential developments outside eHubs are not shown.

[2] An owner received a senior freeze exemption in 2015; senior owners with annual income less than \$55,000 are eligible for the exemption as of Tax Year 2016.

[3] An owner received a homeowners exemption and the last property sale occurred before 2009.

