

Elevated Chicago Asset Maps

September 10, 2018

The background is a light purple grid representing a city street layout. A large, dashed white circle is centered horizontally. A solid white horizontal line passes through the center of the circle, with three small white dots marking its intersection with the circle's edge. A dark purple horizontal band is positioned across the middle of the image, containing the text 'California-Douglas'.

California-Douglas

Sources:
City of Chicago
Cook County
Esri
SB Friedman

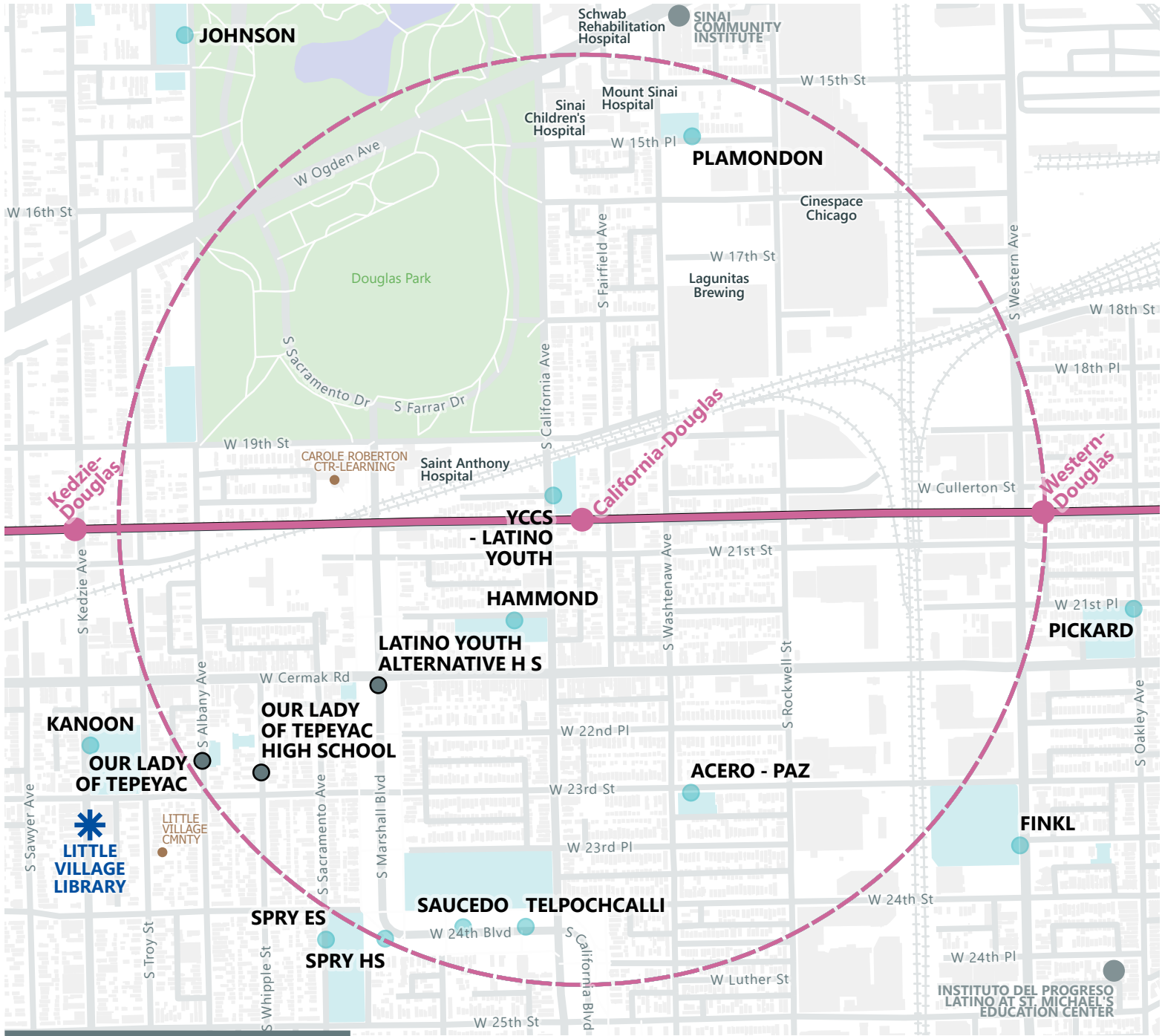
Key Issues and Strategies by eHub

Key Issues		
Potential for Green Infrastructure	Limited Availability of Public Funding	Overall Conclusions
<ul style="list-style-type: none"> ▪ Institutional and industrial buildings may be suitable for solar ▪ Douglas Park 	TIF districts overlay industrial and park areas, not residential areas	<ul style="list-style-type: none"> ▪ Displacement vulnerability [1] ▪ Large non-residential land uses ▪ Concentrated long-term and low-income senior 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

Education + Workforce Asset Map



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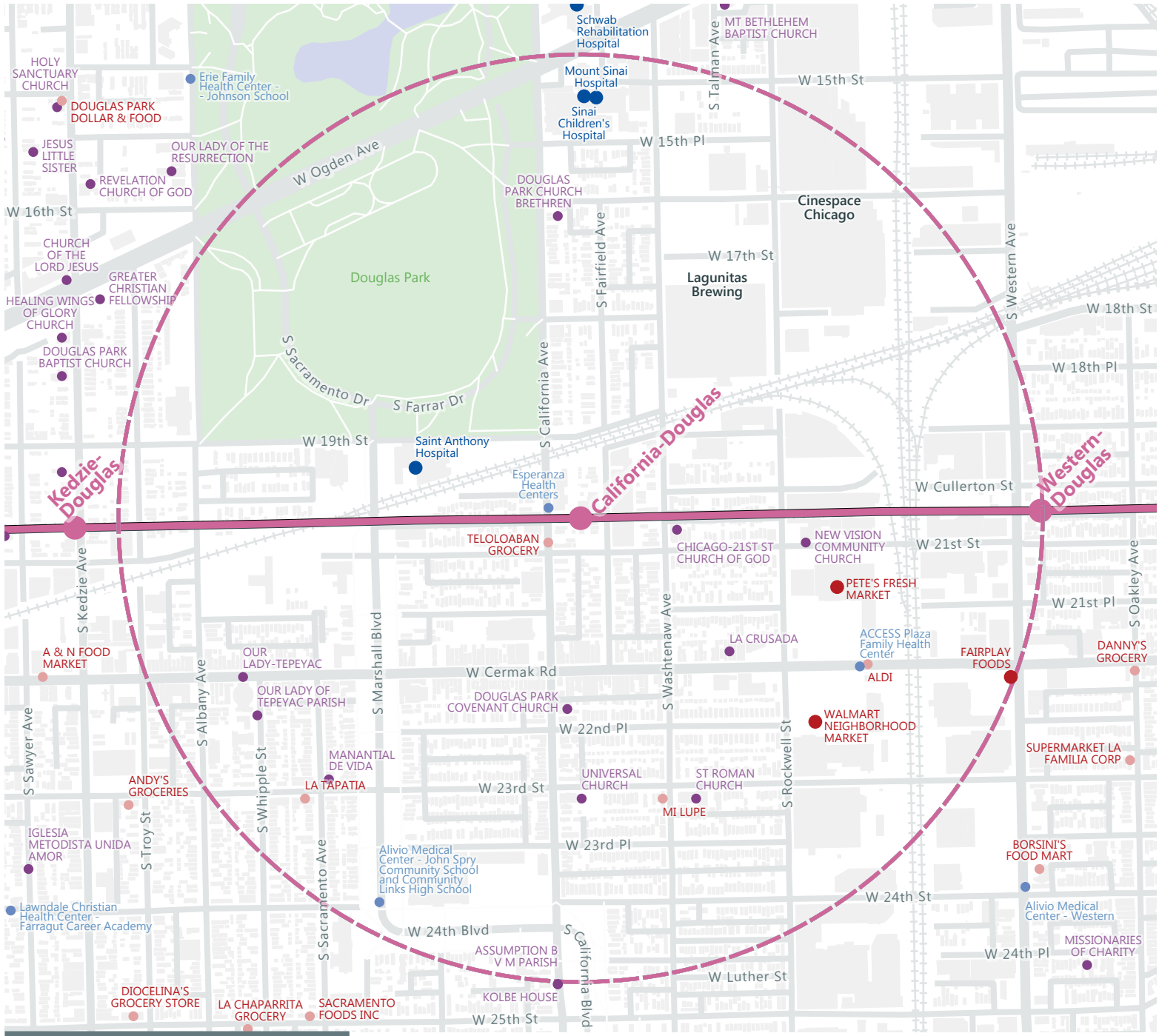
Sources:
Chicago Inno
City of Chicago
Cook County
Esri

National Center For Education Statistics
SB Friedman

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

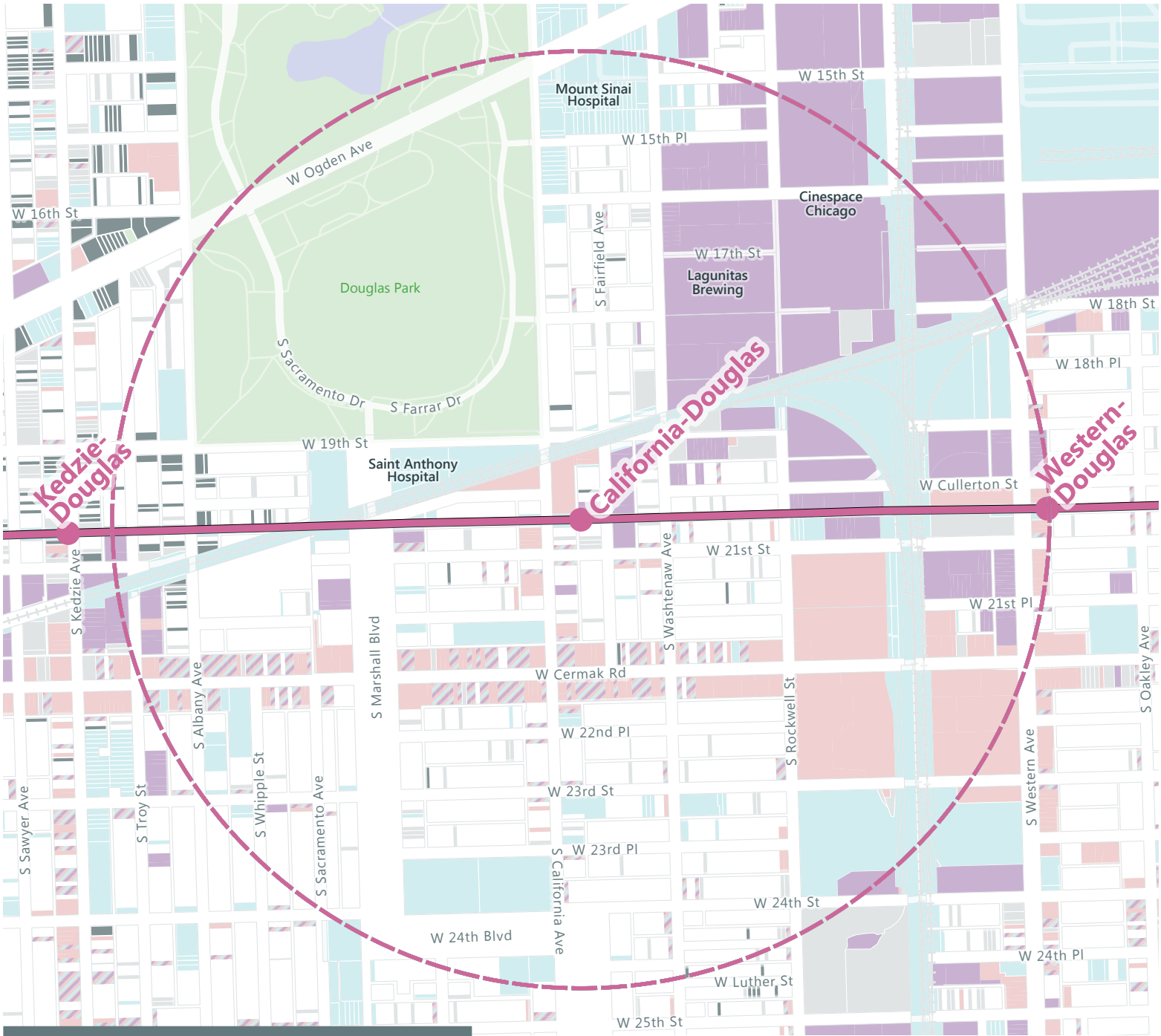


California-Douglas

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

Vacant Land Inventory - California-Douglas eHub

Cook County Land Bank-Controlled	ACRES 0	0%	PARCELS 0	0%
City of Chicago-Owned	ACRES 3	1%	PARCELS 37	2%
Privately-Owned Vacant Land	ACRES 11	3%	PARCELS 100	5%
Total	ACRES 14	4%	PARCELS 137	7%



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Sources:
City of Chicago
Cook County
Esri
SB Friedman

- Elevated Chicago eHub 1/2 Mile Buffer
- Vacant City of Chicago-Owned

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

[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.



Sites Susceptible To Change Based On

Building Value

Asset Map

Underutilized Land ^[1]

ACRES **30** 8%

PARCELS **130** 6%



- 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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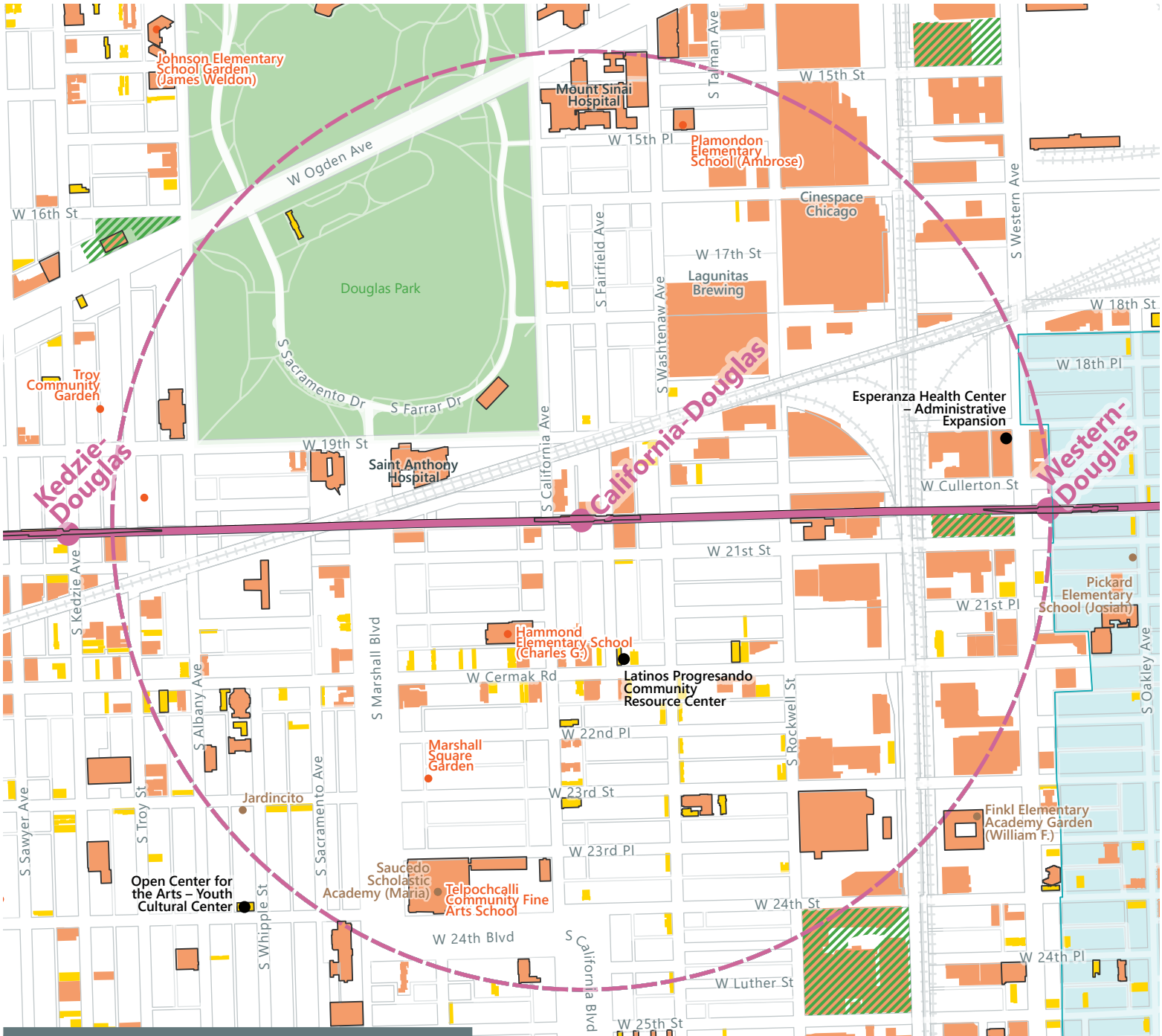
Sources:
City of Chicago
Cook County
Esri
SB Friedman

[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

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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

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.

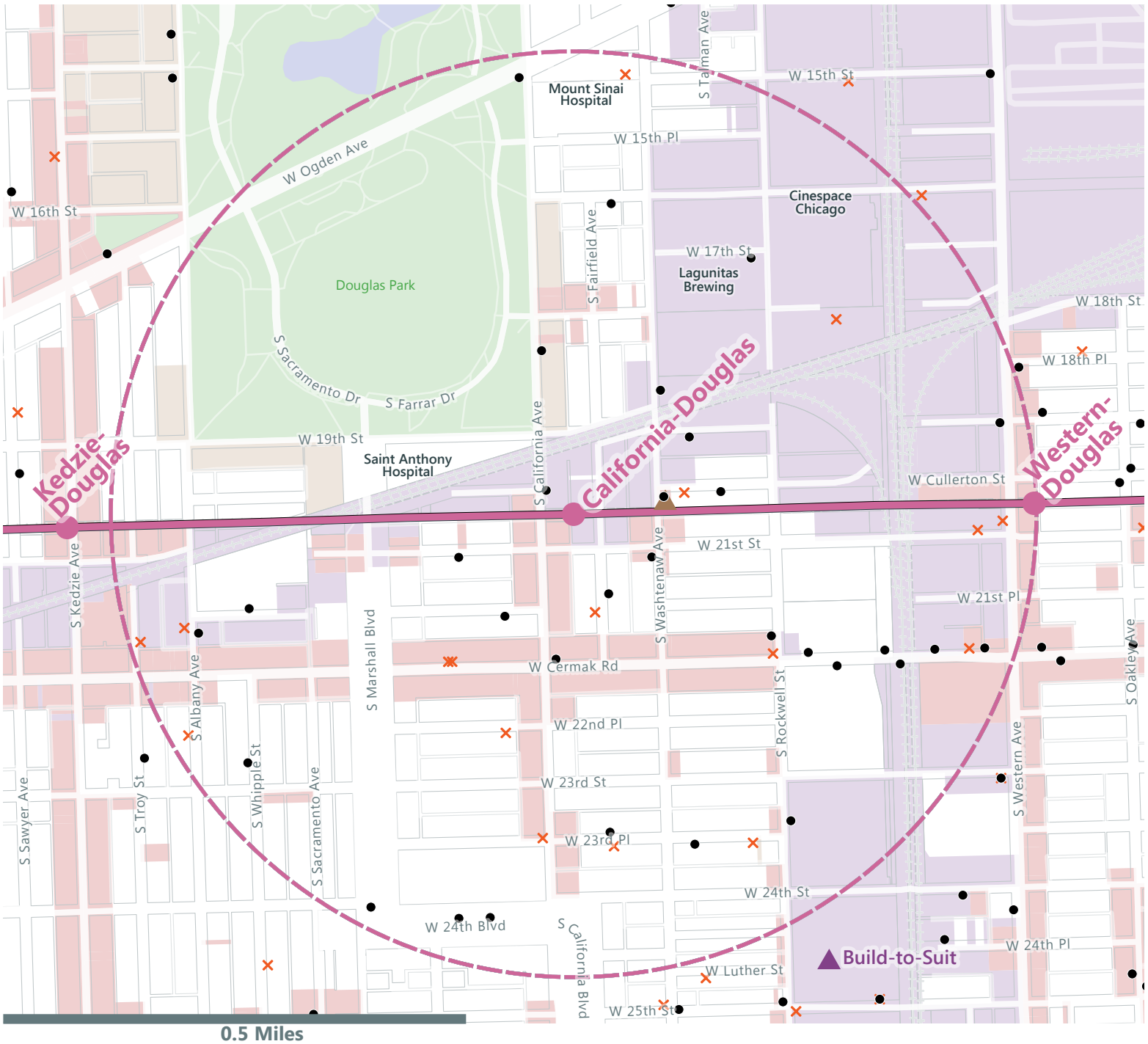


Development Activity

Asset Map

Market Conditions - California-Douglas eHub
New/Proposed Development (Since 2013)

Multifamily	PROJECTS 1	UNITS 5
Retail	PROJECTS 0	SF 0
Industrial/Flex	PROJECTS 0	SF 0
Office	PROJECTS 0	SF 0



Selected Zoning Districts

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

New/Proposed Development Since 2013

- Industrial/Flex
- Multi-Family
- Proposed Development

Permits

- Demolition
- New Construction/Renovation > \$100,000
- Elevated Chicago eHub 1/2 Mile Buffer
- Parks

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Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman



Development Incentives Asset Map

New Markets Tax Credits Eligible

100% by population **100%** by acreage

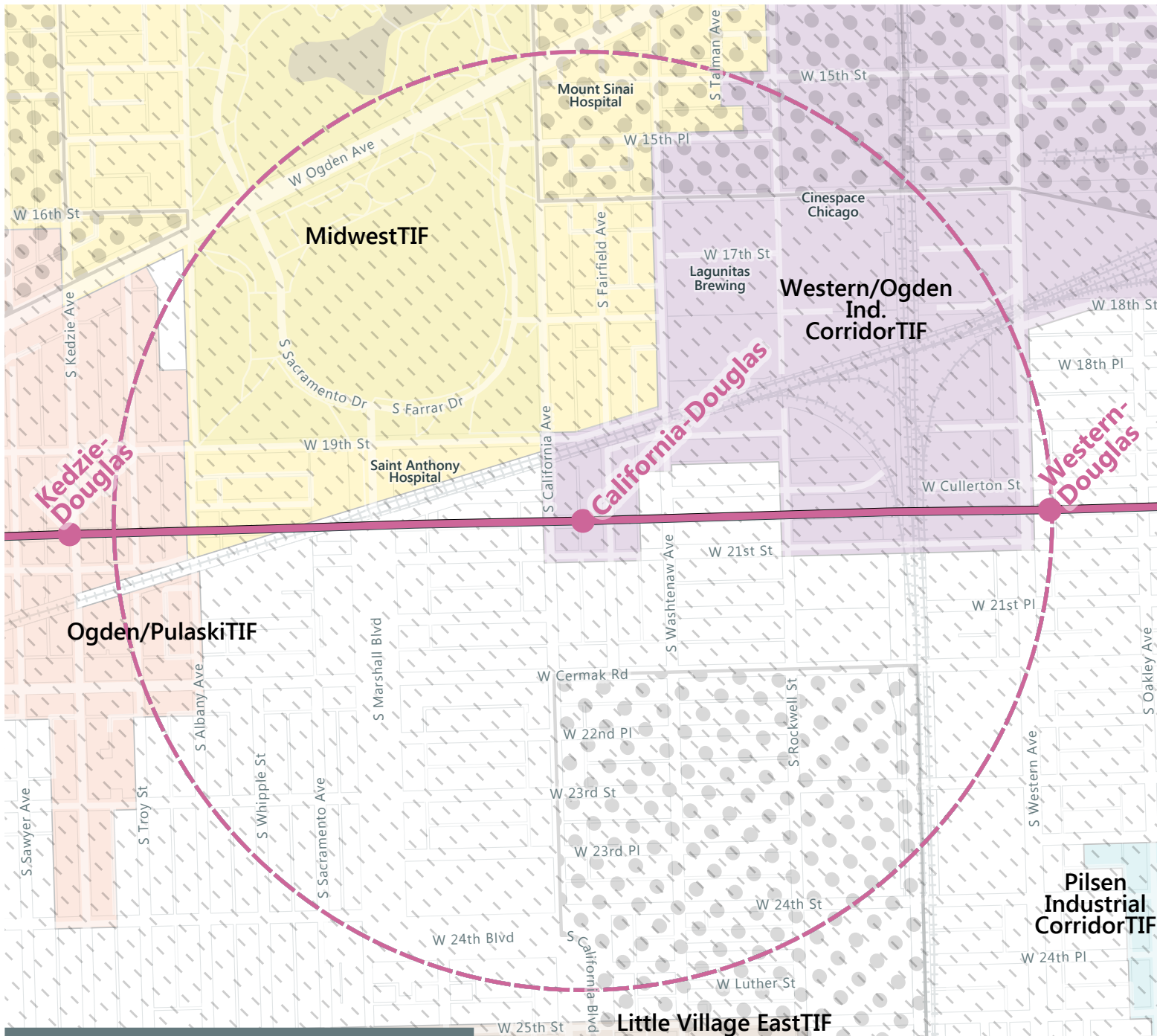
Neighborhood Opportunity Zone

27% by population **20%** by acreage

TIF Summary

Ogden/Pulaski TIF	EXPIRES	2032
	FUND BALANCE	\$3.4M
Midwest TIF	EXPIRES	2036
	FUND BALANCE	\$39.6M
Western/Ogden Industrial Corridor TIF	EXPIRES	2021
	FUND BALANCE	\$32.2M

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



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Elevated Chicago eHub 1/2 Mile Buffer

Neighborhood Opportunity Zone

New Markets Tax Credits-Eligible

TIF Districts

- Little Village East
- Midwest
- Ogden/Pulaski
- Pilsen Industrial Corridor
- Western/Ogden Ind. Corridor

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



Housing Asset Map

Affordable Housing^[1]

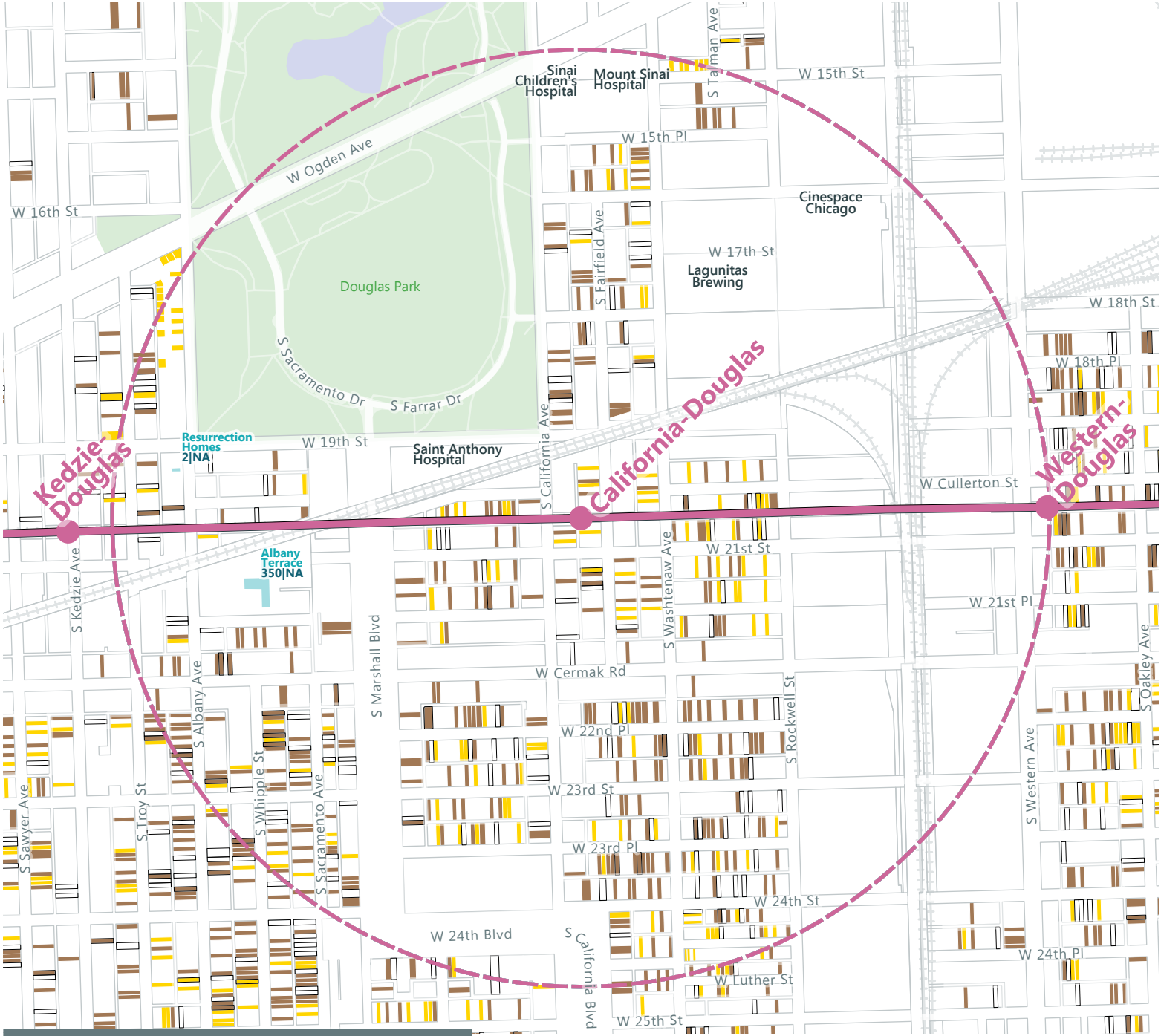
DEVELOPMENTS **2**
APPROXIMATE UNIT COUNT **352**

Low-Income Senior Homeowner^[2]

PARCELS **118**
6% OF ALL PARCELS

Longterm Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
128	303
6% OF ALL PARCELS	15% 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.

