

Elevated Chicago Asset Maps

September 10, 2018



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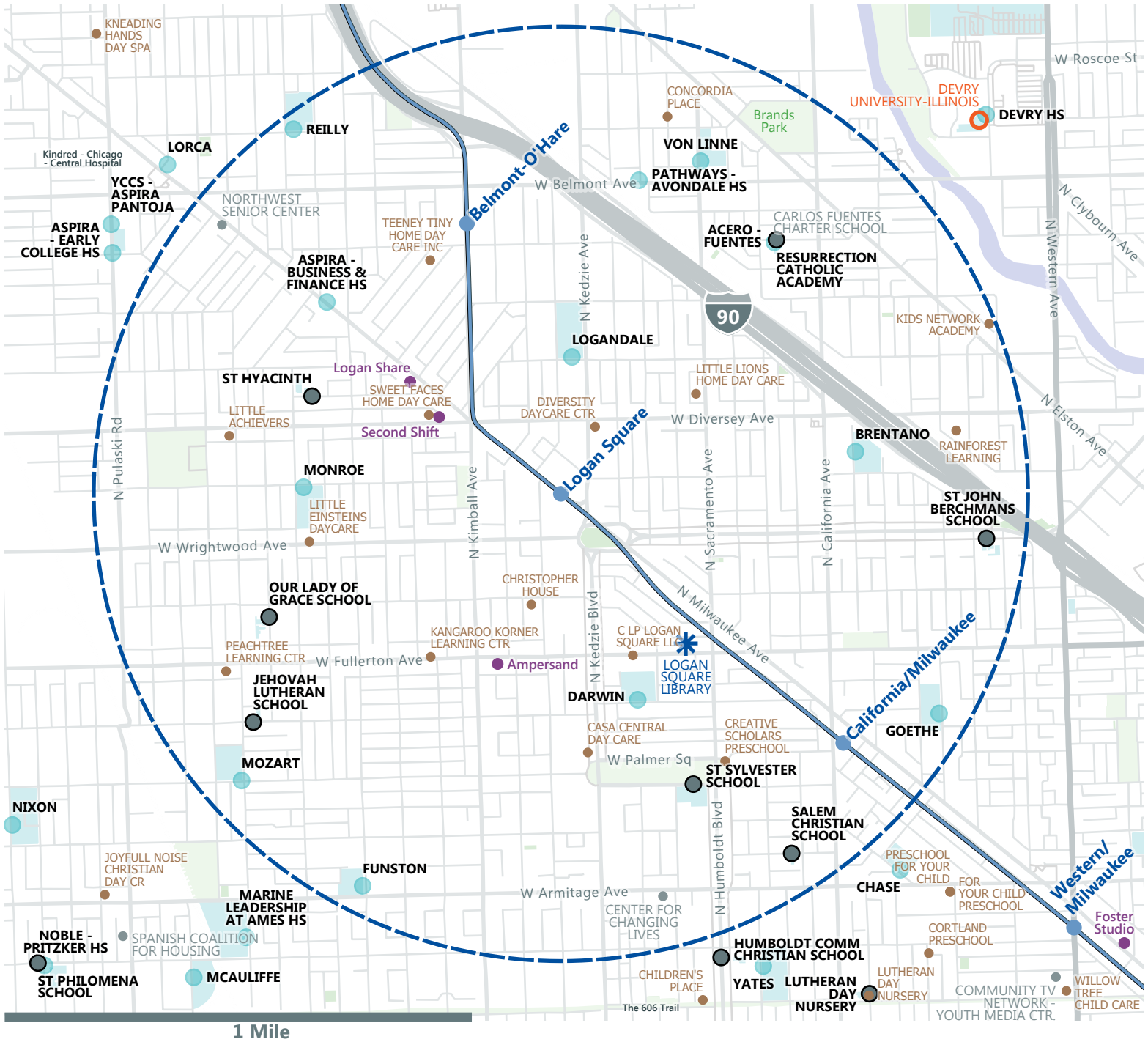
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Logan Square

Education + Workforce Asset Map



- Elevated Chicago eHub Mile Buffer
- Connect Chicago Location
- Shared Workspace
- ✳ City of Chicago Libraries
- Childcare Services
- Private School
- Public School
- School Grounds
- Postsecondary Institution
- Park

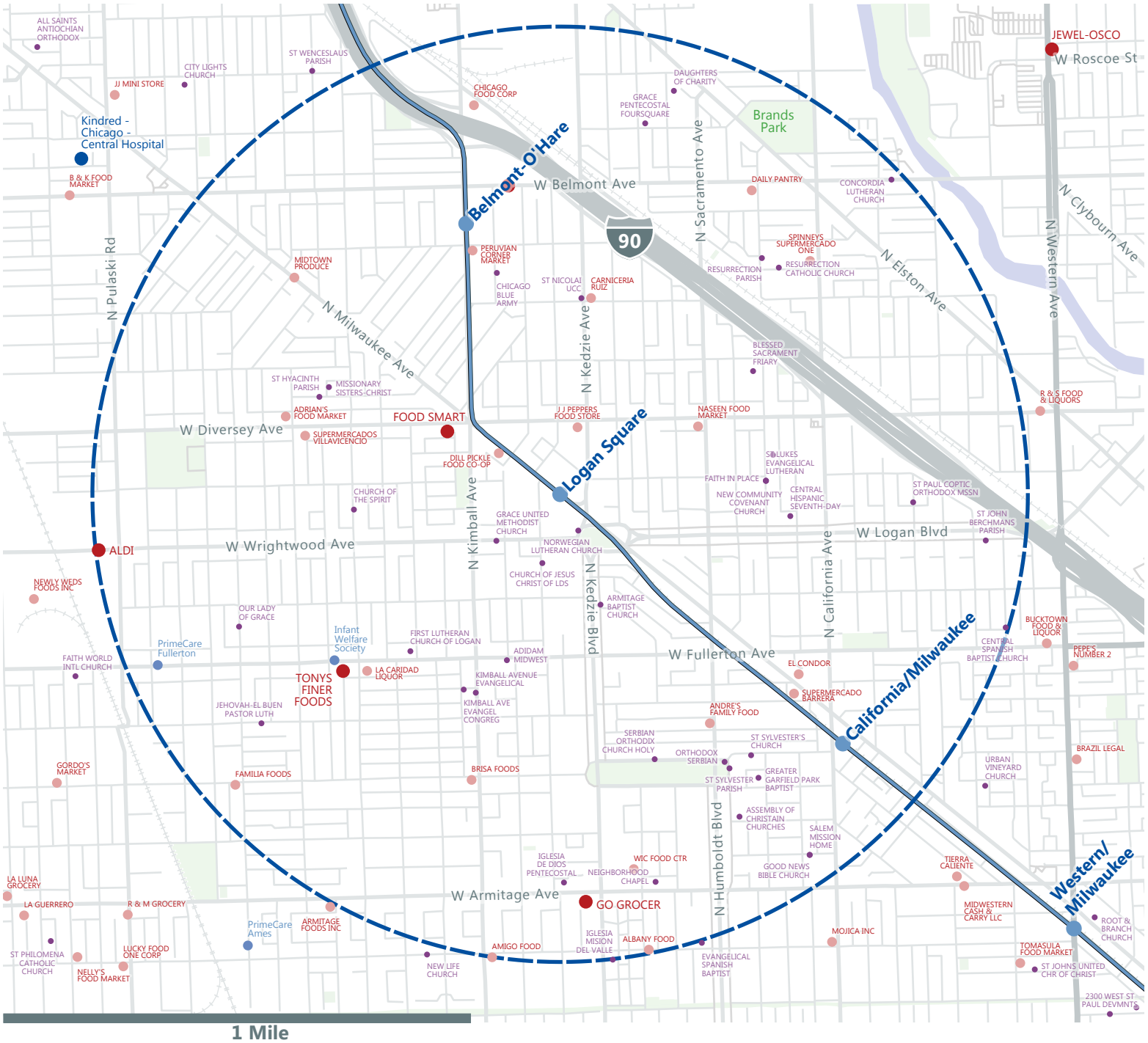
September 10, 2018

Sources:
Chicago Inno
City of Chicago
Cook County

Esri
National Center For Education Statistics
SB Friedman



Other Community Anchors Asset Map



September 10, 2018

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

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

[1] Data from Info USA via Esri Business Analyst. Records with the NAICs designation "Religious Organizations" were included.
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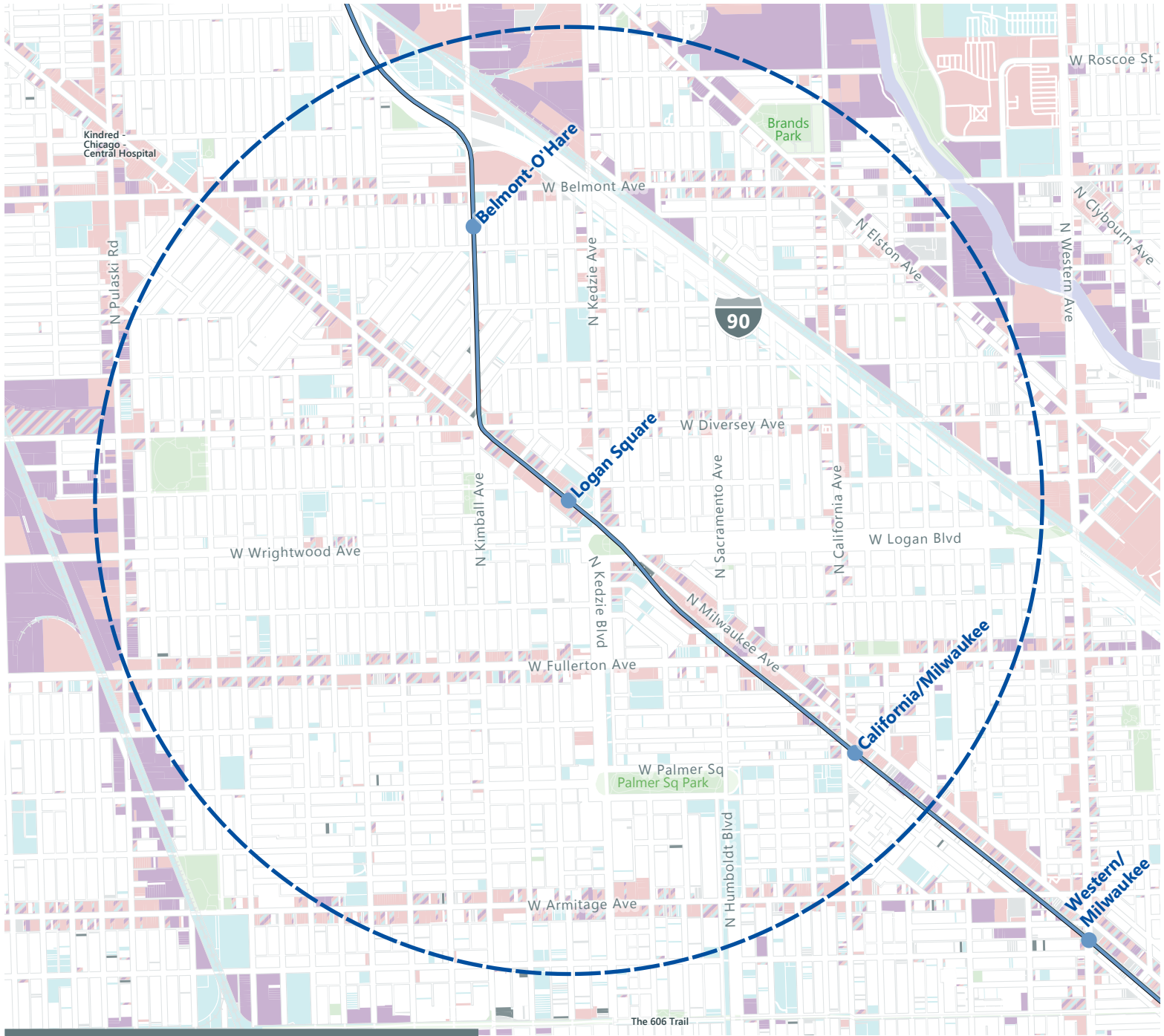


Logan Square

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

Vacant Land Inventory - Logan Square eHub

Cook County Land Bank-Owned	ACRES 0	0%	PARCELS 0	0%
City of Chicago-Owned	ACRES 1	0%	PARCELS 14	0%
Privately-Owned Vacant Land	ACRES 24	2%	PARCELS 214	2%
Total	ACRES 25	2%	PARCELS 228	2%



1 Mile

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

Land Use

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

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman



[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.

Logan Square

Sites Susceptible To Change Based On Building Value Asset Map

Underutilized Land Inventory - Logan Square eHub

Underutilized Land ^[1]

ACRES **70** 5%

PARCELS **425** 3%



1 Mile

- Elevated Chicago eHub 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

September 10, 2018

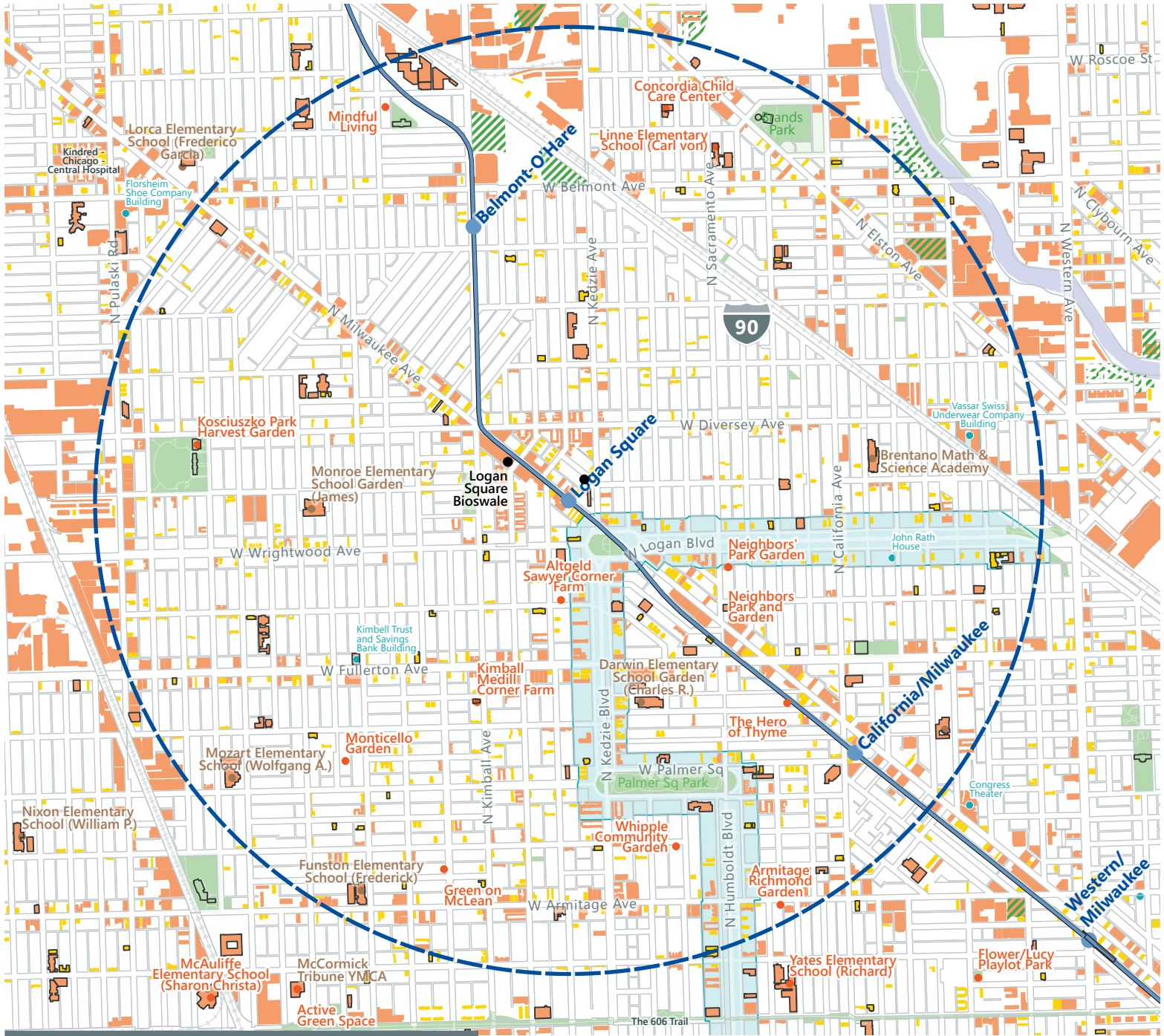
Sources:
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Cook County
Esri
SB Friedman

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[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



1 Mile

- Elevated Chicago eHub 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/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

September 10, 2018

Sources:
 American Hospital Directory
 Chicago Urban Agriculture Mapping Project (CUAMP)
 City of Chicago
 Cook County
 Elevate Energy
 Elevated Chicago
 Esri
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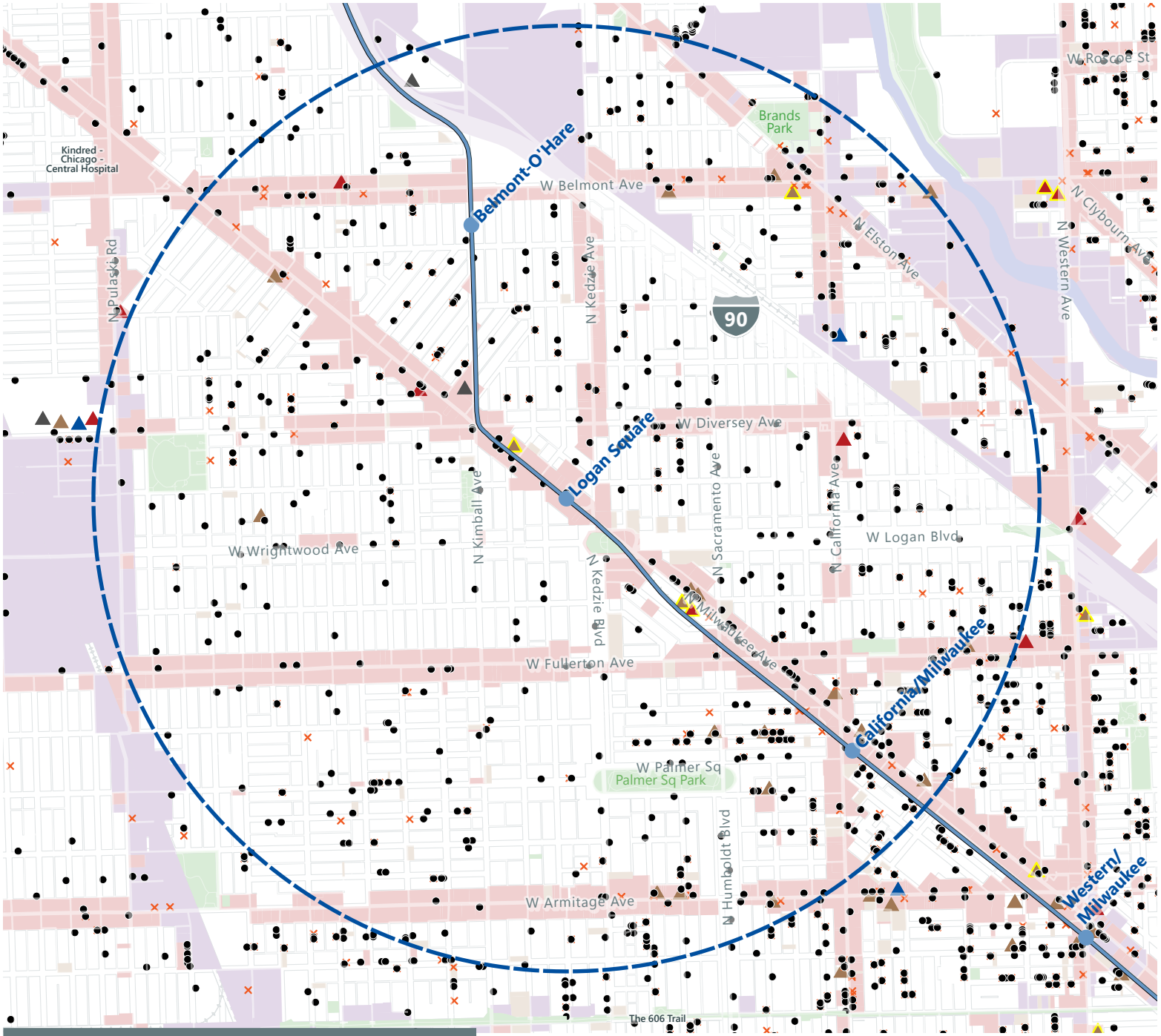
[1] Excludes residential buildings
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Development Activity

Asset Map

New/Proposed Development (Since 2013)

Multifamily	PROJECTS	20	UNITS	1,024
Retail	PROJECTS	4	SF	166,870
Industrial/Flex	PROJECTS	0	SF	0
Office	PROJECTS	1	SF	40,011



1 Mile

September 10, 2018

Selected Zoning Districts

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

New/Proposed Development Since 2013

- Retail
- Multi-Family
- Office
- Specialty

Proposed Development

Permits

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

Elevated Chicago eHub Mile Buffer

Parks

Sources:
 City of Chicago
 Cook County
 CoStar
 Esri
 SB Friedman

Development Incentives

Asset Map

New Markets Tax Credits Eligible

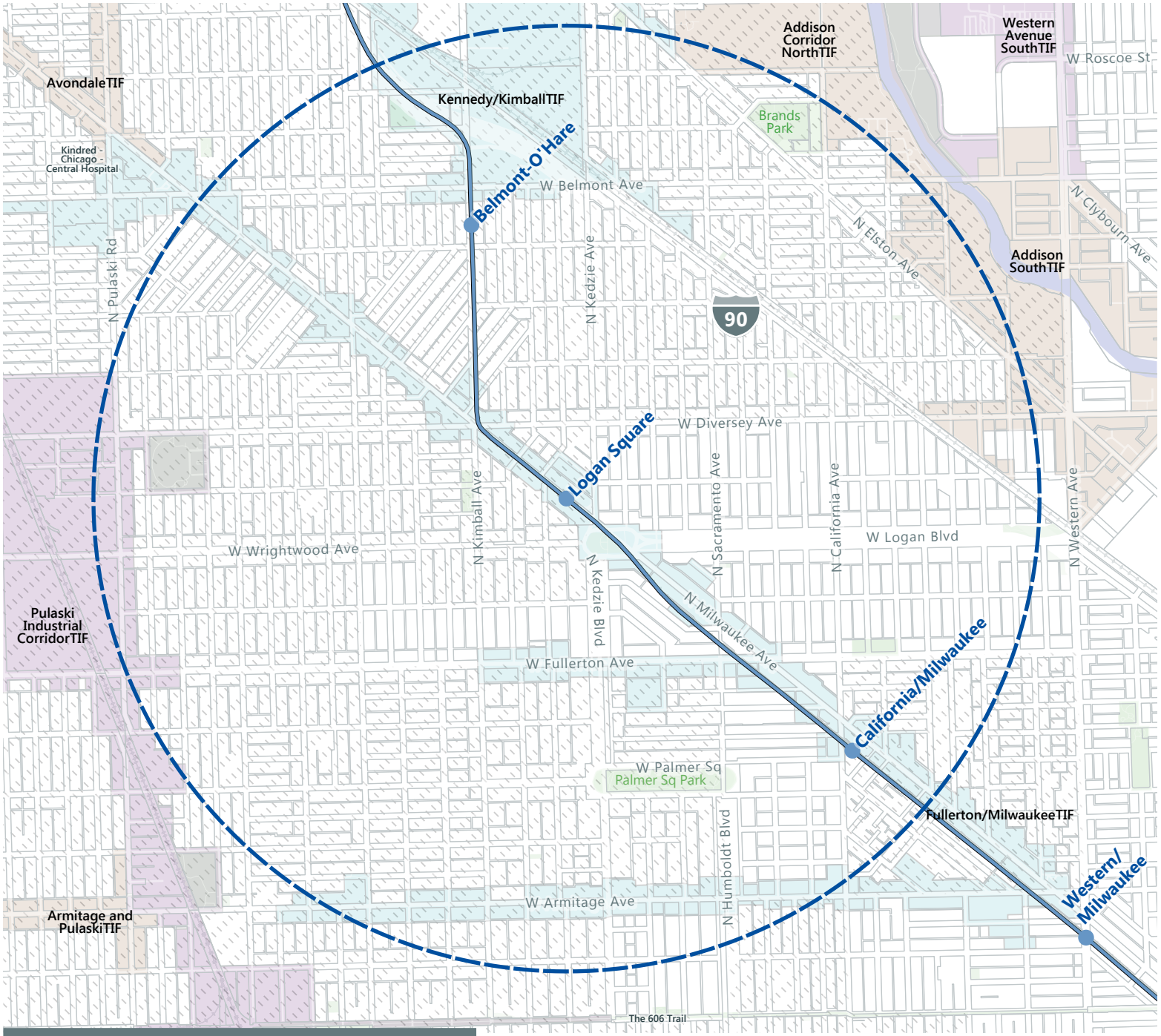
81%
by population

78%
by acreage

Neighborhood Opportunity Zone




0%
by population

0%
by acreage







1 Mile

September 10, 2018

-  Elevated Chicago eHub Mile Buffer
-  Neighborhood Opportunity Zone
-  New Markets Tax Credits-Eligible

TIF Districts

-  Addison Corridor North
-  Addison South
-  Armitage and Pulaski
-  Avondale
-  Fullerton/Milwaukee
-  Kennedy/Kimball
-  Pulaski Industrial Corridor
-  Western Avenue South

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



Housing Asset Map

Affordable Housing^[1]

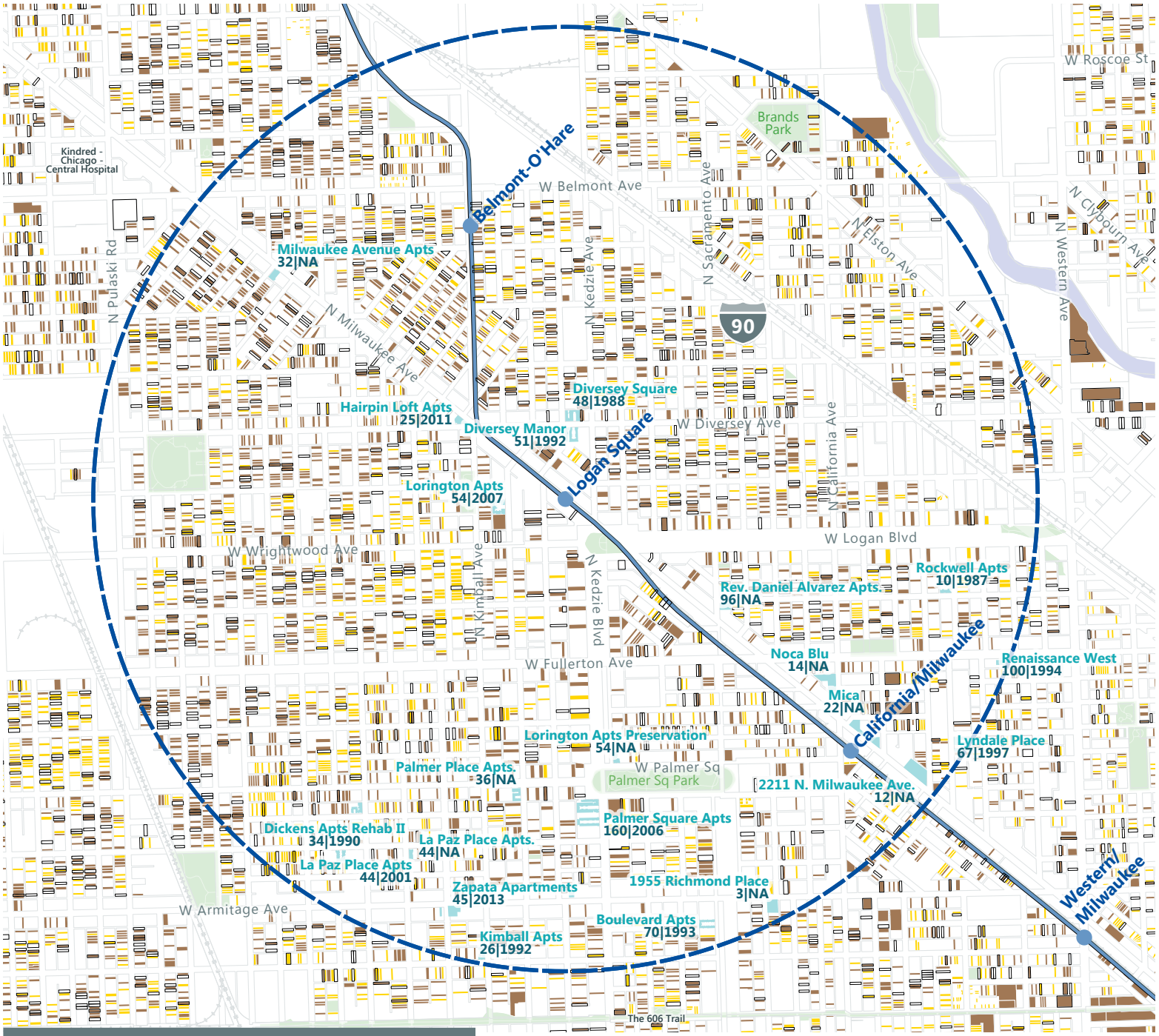
DEVELOPMENTS **22**
APPROXIMATE UNIT COUNT **1,047**

Low-Income Senior Homeowner^[2]

PARCELS **947**
7% OF ALL PARCELS

Long-Term Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
1,947	2,479
9% OF ALL PARCELS	19% OF ALL PARCELS



1 Mile

Elevated Chicago eHub 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)

September 10, 2018

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.

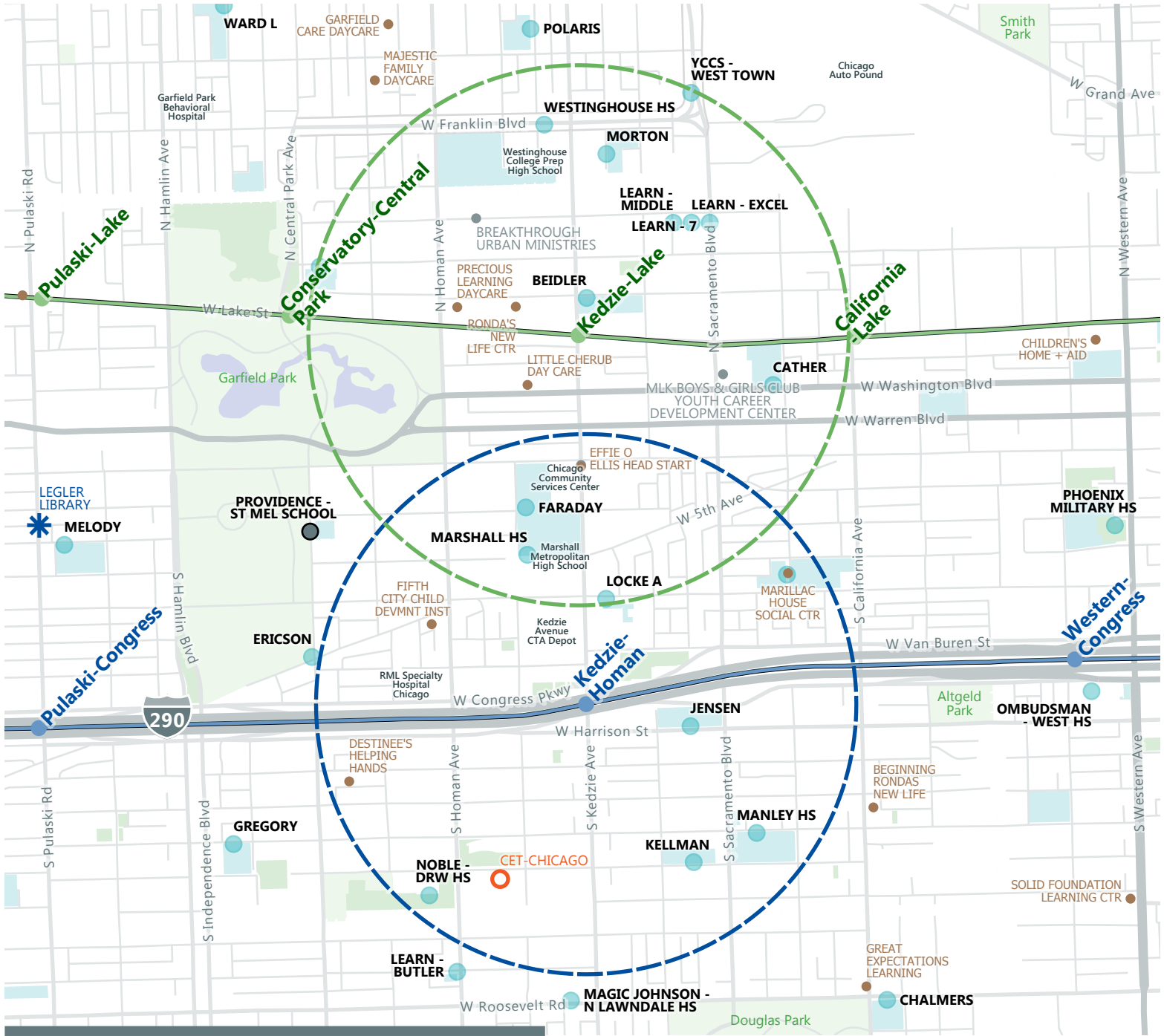
[3] An owner received a homeowners exemption and the last property sale occurred before 2009.



Kedzie Corridor

Sources:
City of Chicago
Cook County
Esri
SB Friedman

Education + Workforce Asset Map



1 Mile

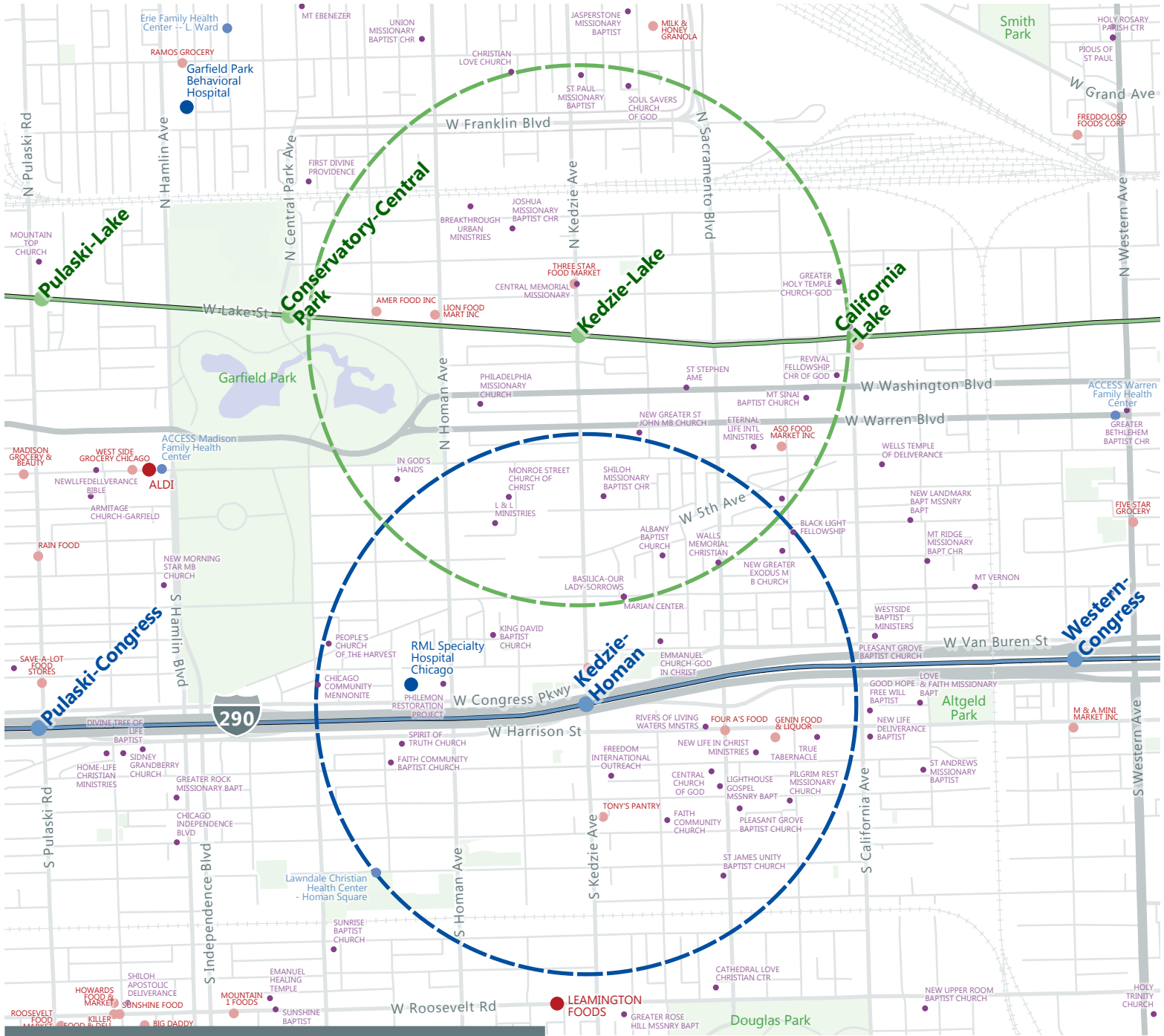
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- Park
- Childcare Services

September 10, 2018

Sources:
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 City of Chicago
 Cook County
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 National Center For Education Statistics
 SB Friedman



Other Community Anchors Asset Map



1 Mile

September 10, 2018

Sources:
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City of Chicago
Cook County
Esri
SB Friedman

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Kedzie Corridor

Sites Susceptible To Change Based On

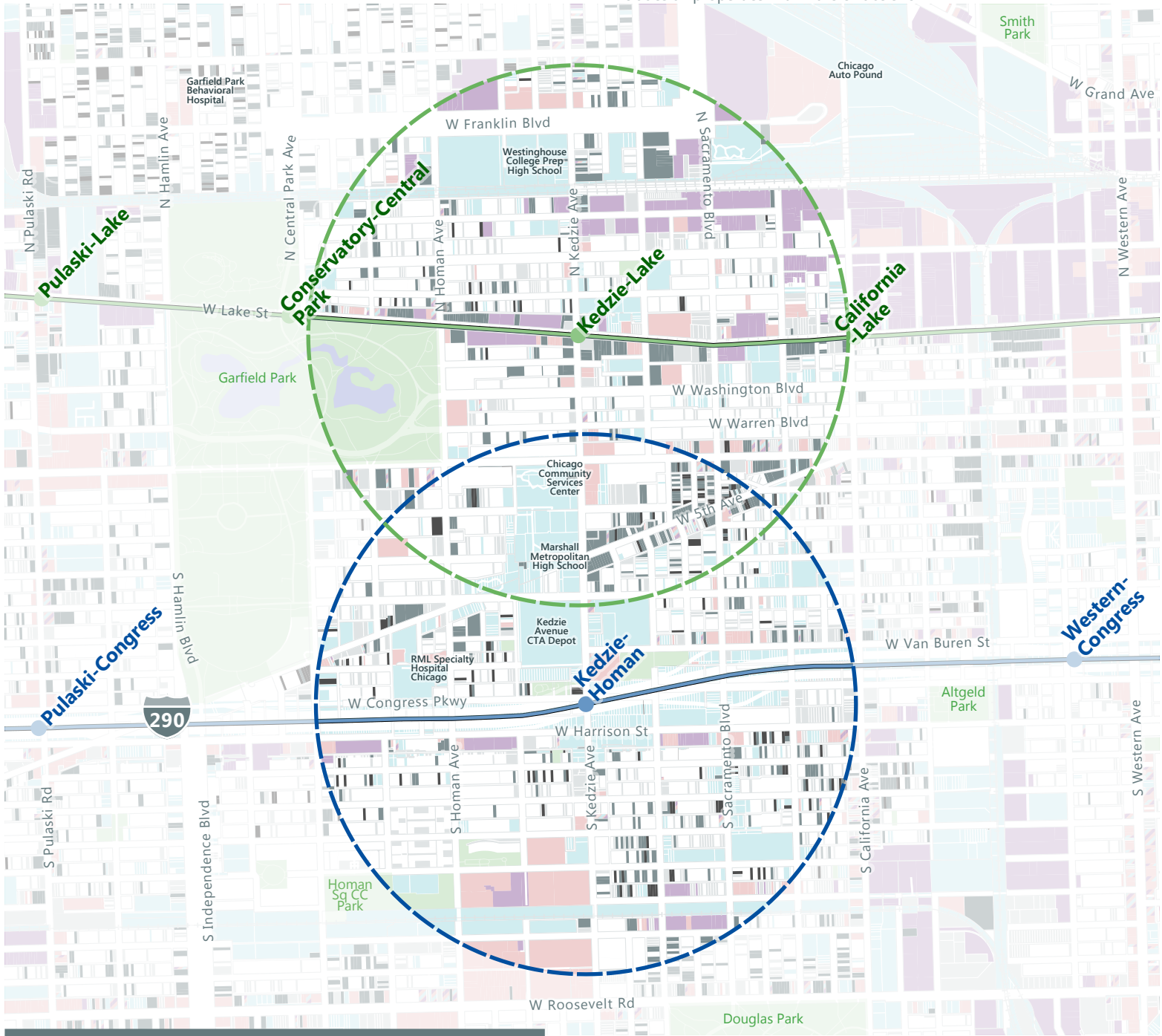
Land Use/Ownership

Asset Map

Vacant Land Inventory - Kedzie Corridor eHubs*

Cook County Land Bank-Owned	ACRES 10 2%	PARCELS 146 3%
City of Chicago-Owned	ACRES 49 8%	PARCELS 520 10%
Privately-Owned Vacant Land	ACRES 77 13%	PARCELS 884 17%
Total	ACRES 136 23%	PARCELS 1,550 29%

*Includes all properties within the eHubs shown



1 Mile

Elevated Chicago eHub 1/2 Mile Buffer

Vacant Cook County Land Bank-Controlled [1]

Vacant City of Chicago-Owned

Land Use

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

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman

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Kedzie Corridor

Sites Susceptible To Change Based On
Building Value
 Asset Map

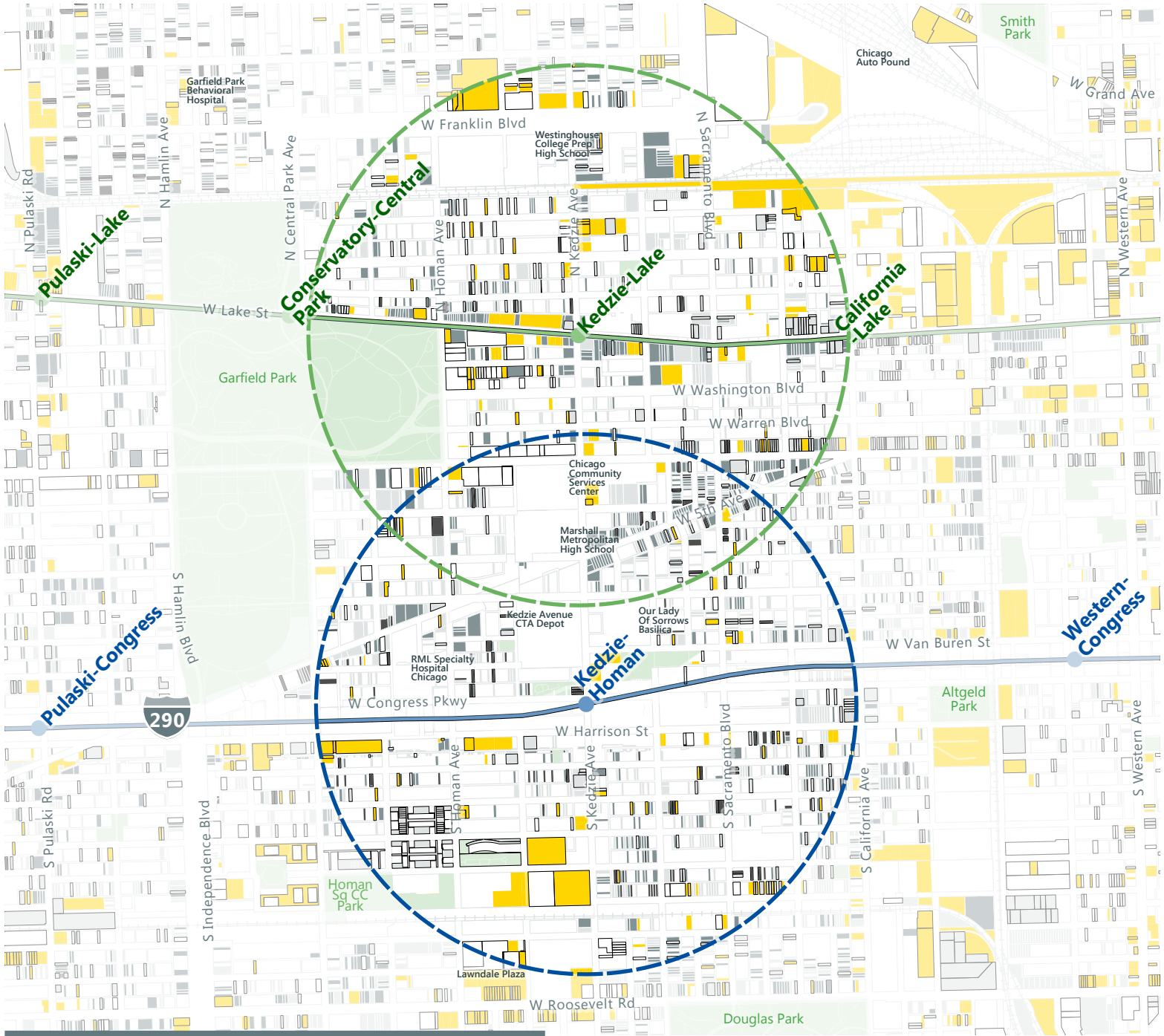
Underutilized Land Inventory - Kedzie Corridor eHubs*

Underutilized Land ^[1]

ACRES **38** 6%

PARCELS **219** 4%

*Includes all properties within the eHubs shown



1 Mile

- 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

September 10, 2018

Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman

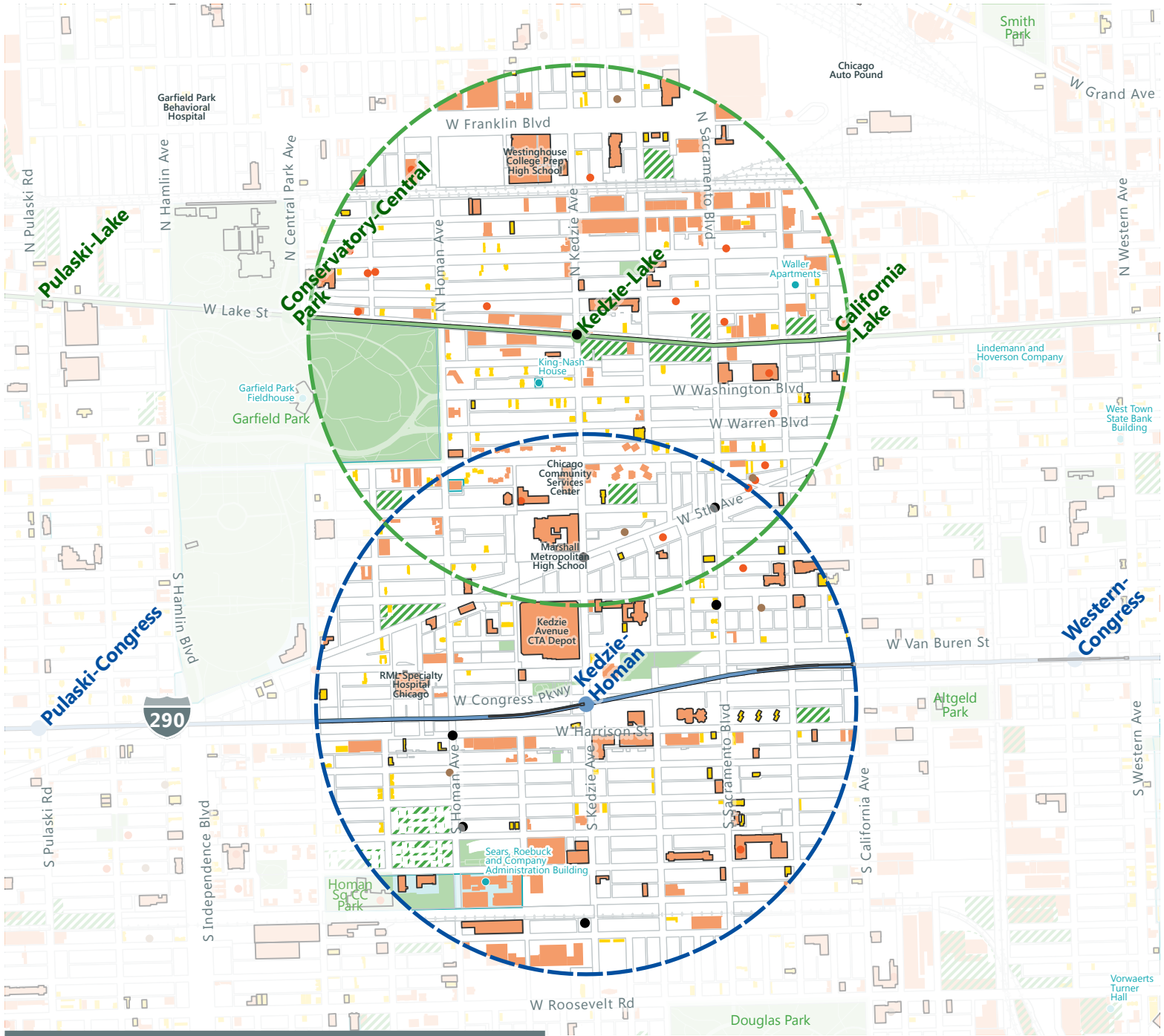
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Ecodistrict Opportunities

Asset Map



1 Mile

September 10, 2018

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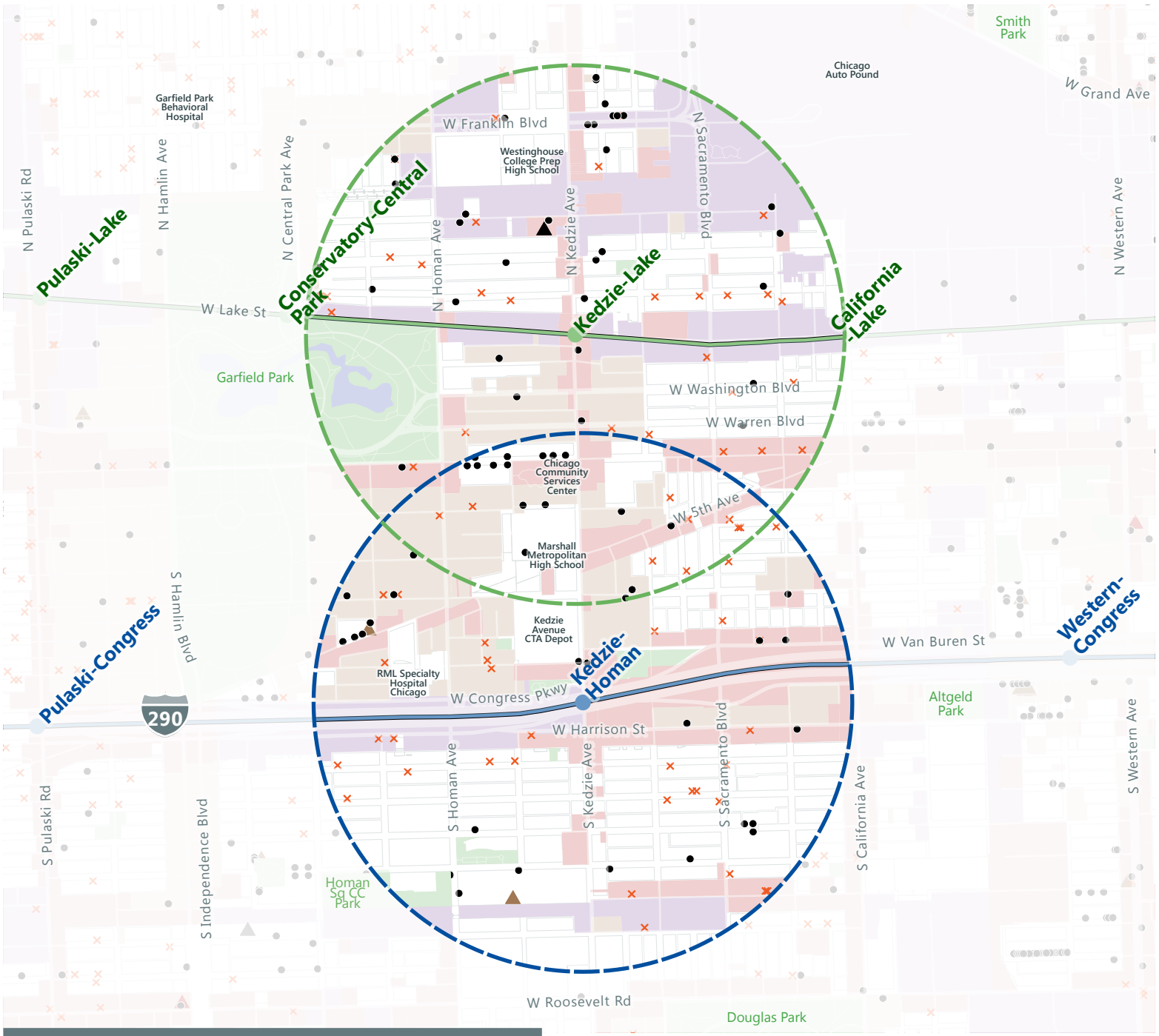
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 [2] From Elevate Energy: Estimate of technical potential for PV, i.e. the maximum feasible capacity of a PV system based on available area at site, accounting for shading, obstructions and other site features. We assume PV capacity at 1 kW per 10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

Development Activity Asset Map

Market Conditions - Kedzie Corridor eHubs*
New/Proposed Development (Since 2013)

Market Conditions	PROJECTS	UNITS
Multifamily	2	217
Retail	0	0
Industrial/Flex	0	0
Office	0	0

*Includes all properties within the eHubs shown



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Selected Zoning Districts

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

New/Proposed Development Since 2013

- Retail
- Health Care
- Multi-Family
- Specialty

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




Development Incentives Asset Map





1 Mile

September 10, 2018

-  Elevated Chicago eHub 1/2 Mile Buffer
-  Neighborhood Opportunity Zone
-  New Markets Tax Credits-Eligible

- TIF Districts**
-  Central West
 -  Chicago/Central Park
 -  Homan Arthington
 -  Kinzie Industrial Corridor
 -  Madison/Austin
 -  Midwest
 -  Northwest Industrial Corridor
 -  Ogden/Pulaski

-  Roosevelt-Cicero Ind. Corridor
-  Western/Ogden Ind. Corridor

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



Housing Asset Map

Housing Statistics - eHub

Affordable Housing^[1]

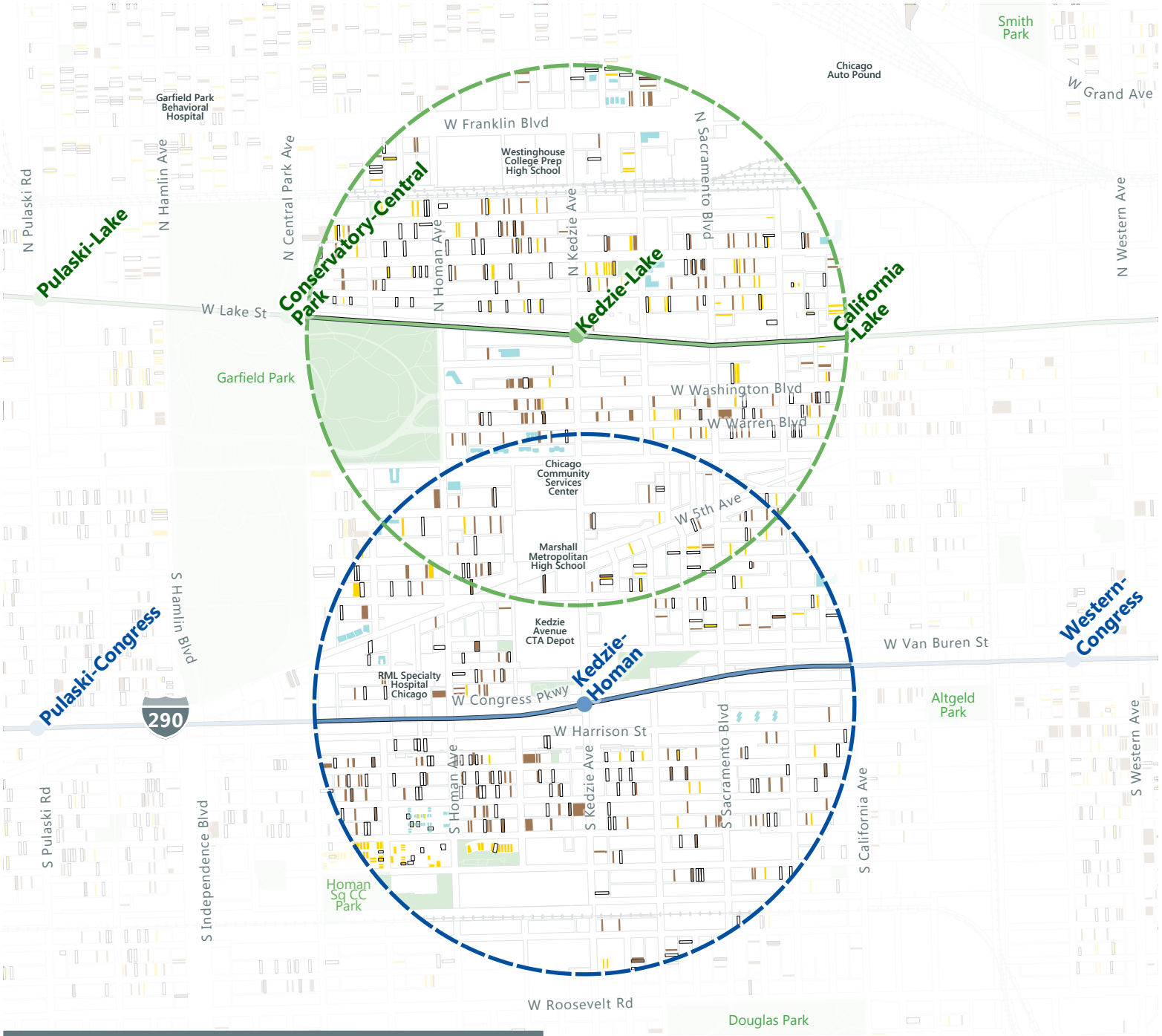
DEVELOPMENTS **16**
APPROXIMATE UNIT COUNT **1,181**

Low-Income Senior Homeowner^[2]

PARCELS **229**
4% OF ALL PARCELS

Long-Term Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
140	248
3% OF ALL PARCELS	5% OF ALL PARCELS



1 Mile

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

September 10, 2018

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.

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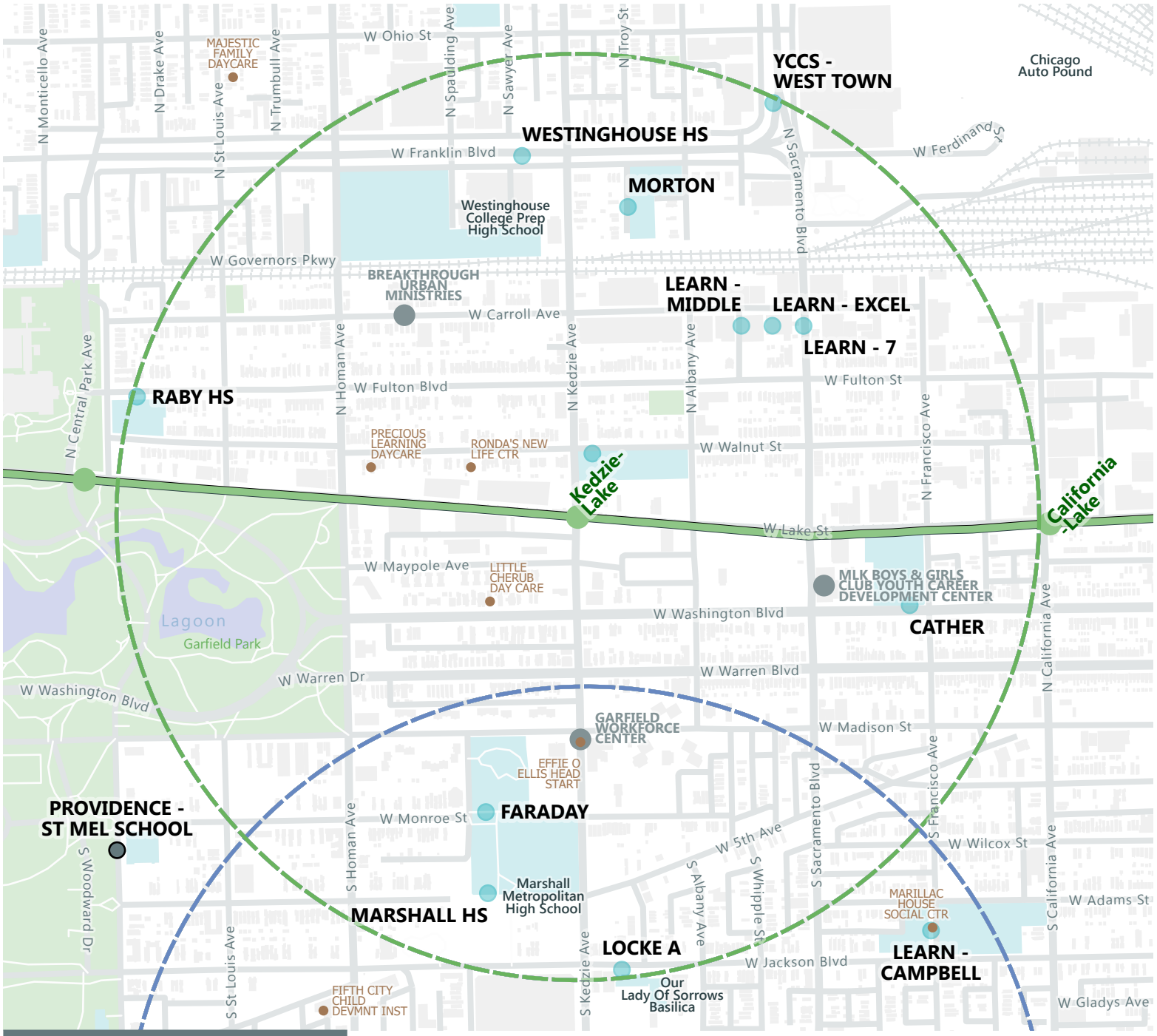
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Kedzie-Lake

Sources:
City of Chicago
Cook County
Esri
SB Friedman

Education + Workforce Asset Map



0.5 Miles

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
- Private School
- Shared Workspaces
- School Grounds
- City of Chicago Library
- Postsecondary Institution
- Childcare Services

Other Community Anchors Asset Map



September 10, 2018

Sources:
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 City of Chicago
 Cook County
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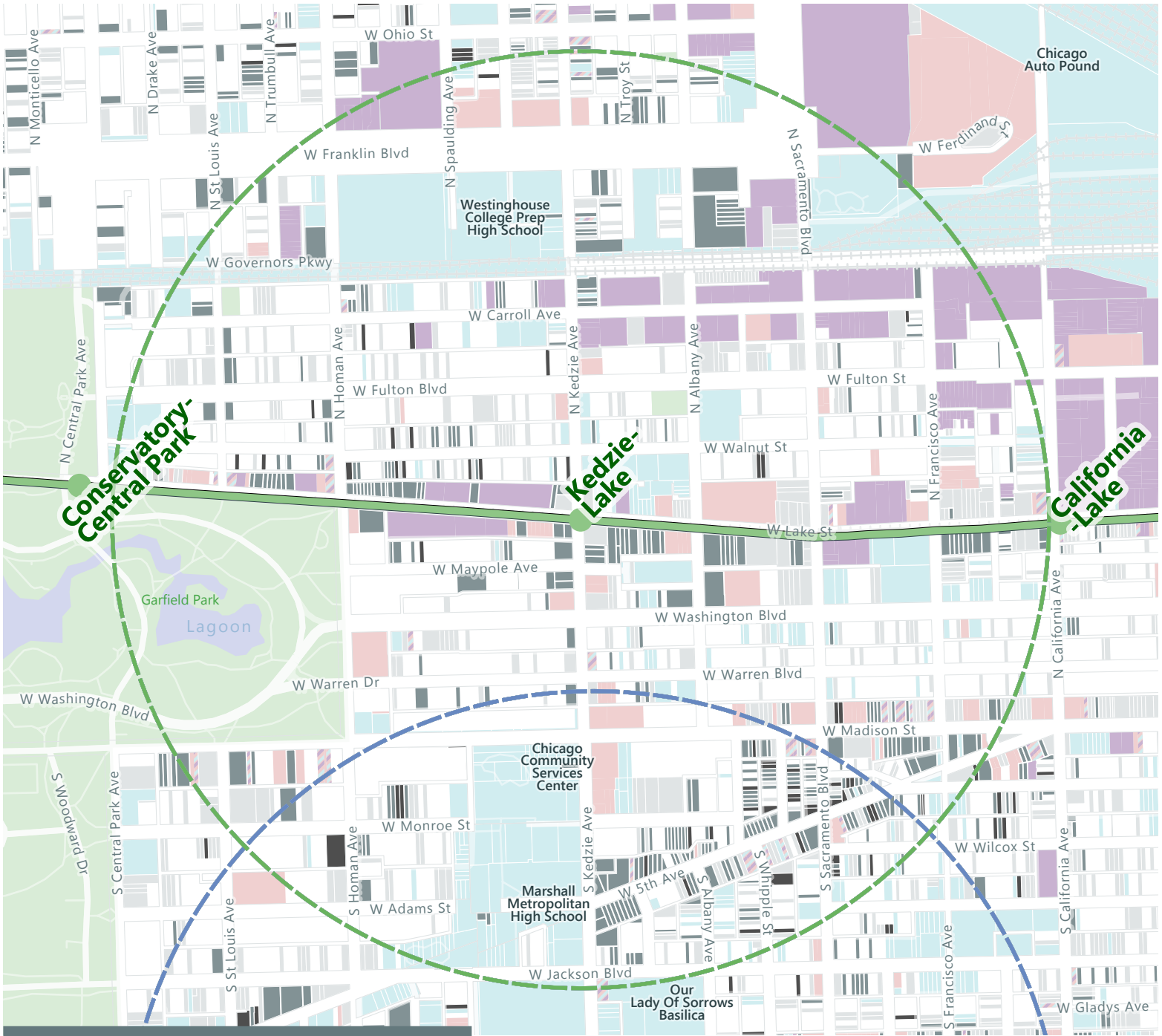


Kedzie-Lake

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

Vacant Land Inventory - Kedzie-Lake eHub

Cook County Land Bank-Controlled	ACRES 4 1%	PARCELS 67 3%
City of Chicago-Owned	ACRES 33 11%	PARCELS 357 13%
Privately-Owned Vacant Land	ACRES 42 14%	PARCELS 461 17%
Total	ACRES 80 26%	PARCELS 885 33%



September 10, 2018

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

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

Sources:
City of Chicago
Cook County
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SB Friedman

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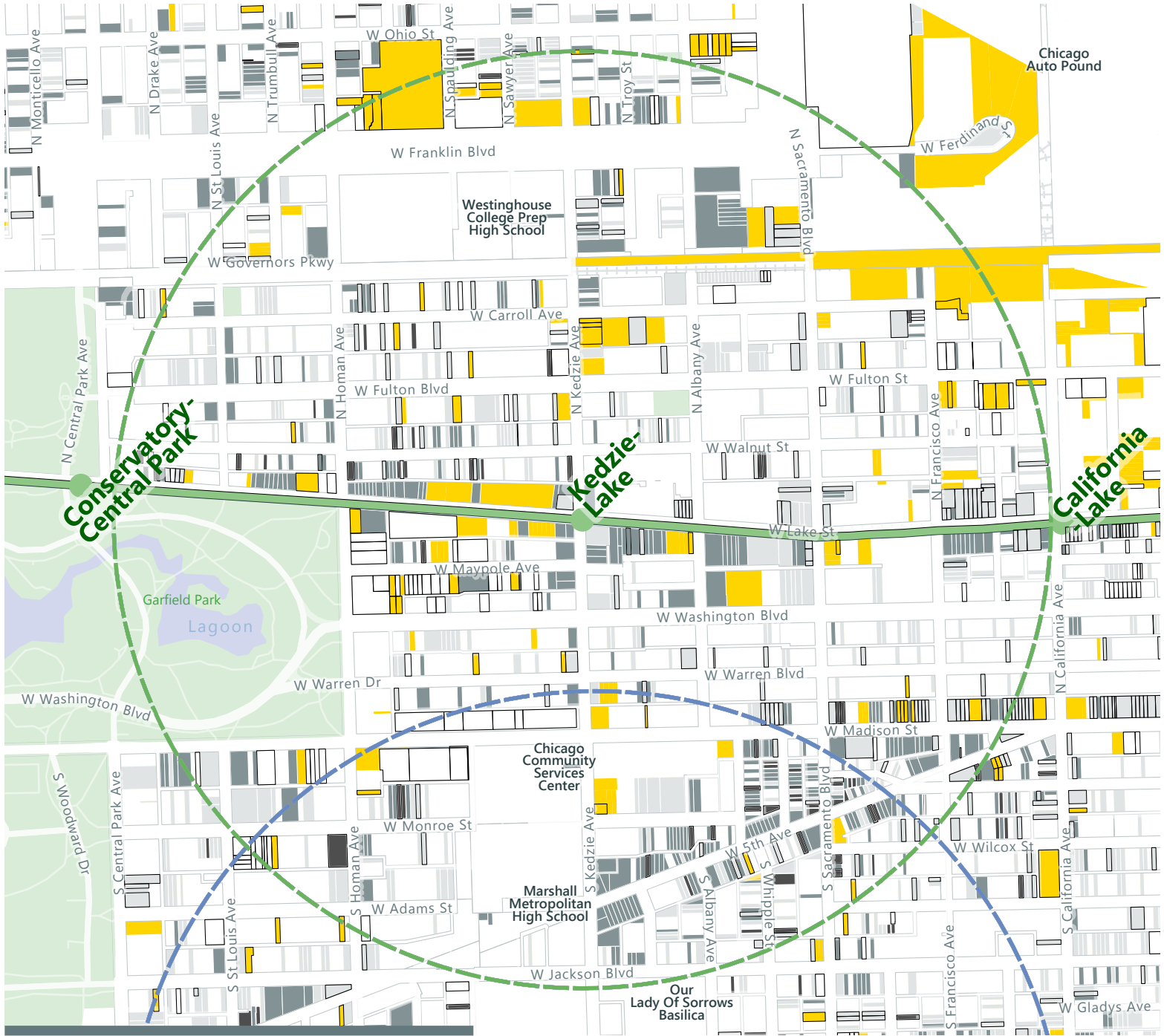


Sites Susceptible To Change Based On
Building Value
 Asset Map

Underutilized Land ^[1]

ACRES **38** 6%

PARCELS **219** 4%



0.5 Miles

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- Property Value Grew By Less Than Inflation Between 2000 and 2016
- Underutilized Land [1]

- Vacant Land**
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 - City-Owned Vacant
 - Privately-Owned Vacant

September 10, 2018

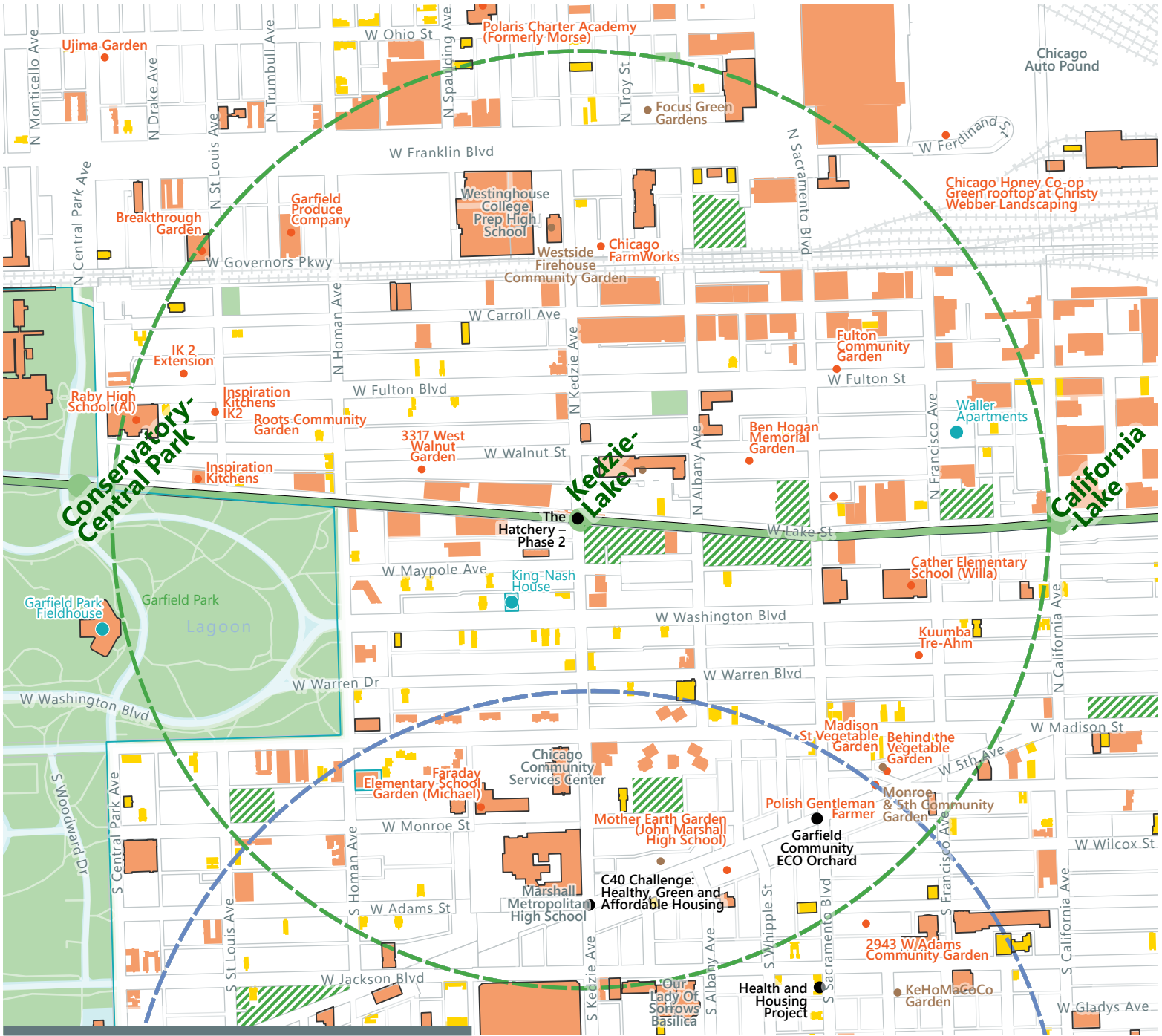
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Ecodistrict Opportunities

Asset Map



0.5 Miles

September 10, 2018

- 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:
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 City of Chicago
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 Elevate Energy
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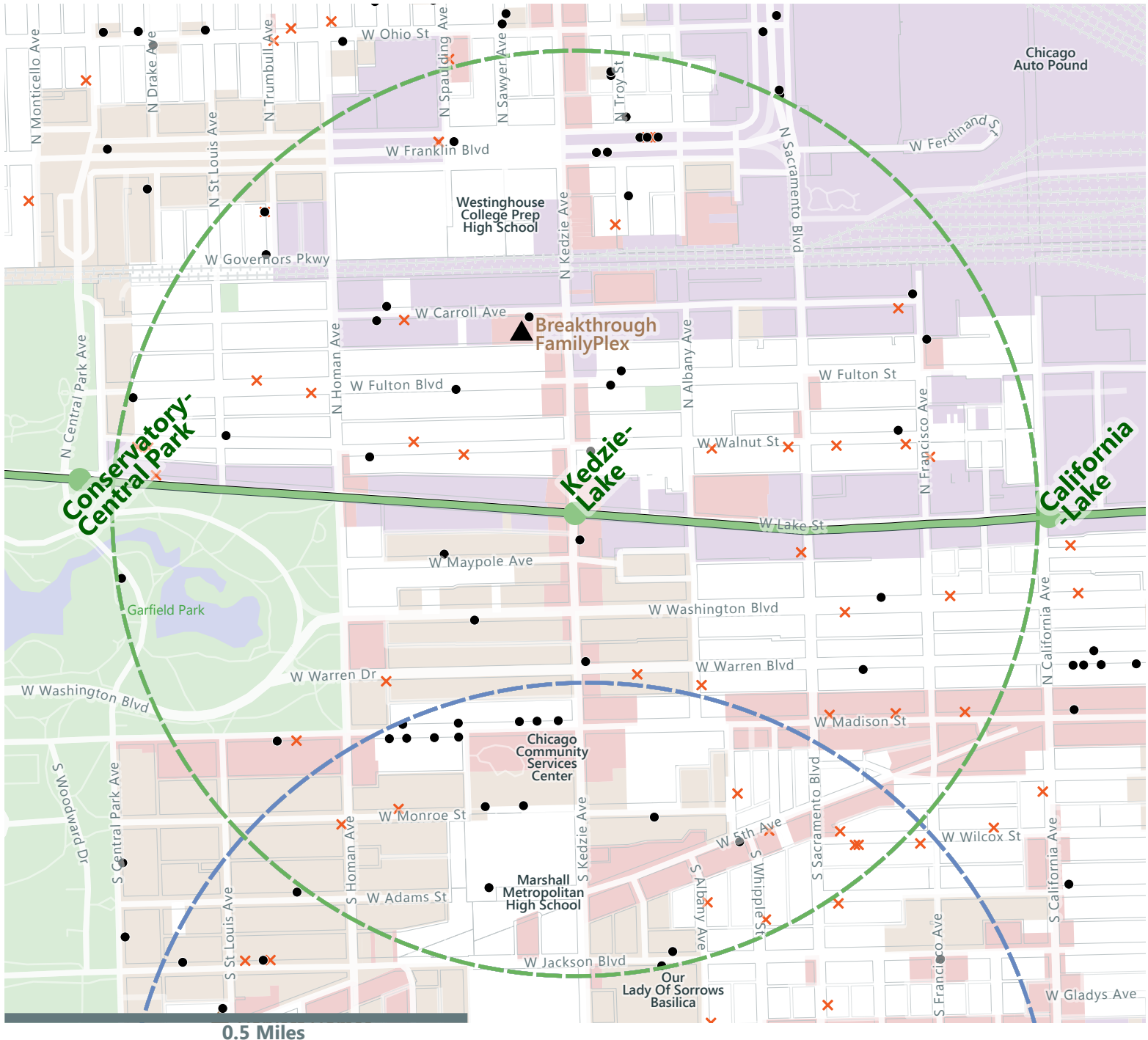
Development Activity

Asset Map

Market Conditions - Kedzie-Lake eHub

New/Proposed Development (Since 2013)

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



0.5 Miles

September 10, 2018

Selected Zoning Districts

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

New/Proposed Development Since 2013

- Health Care
- Multi-Family
- Proposed Development

Permits

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

Sources:
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Cook County
CoStar
Esri
SB Friedman



Development Incentives Asset Map

New Markets Tax Credits Eligible

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

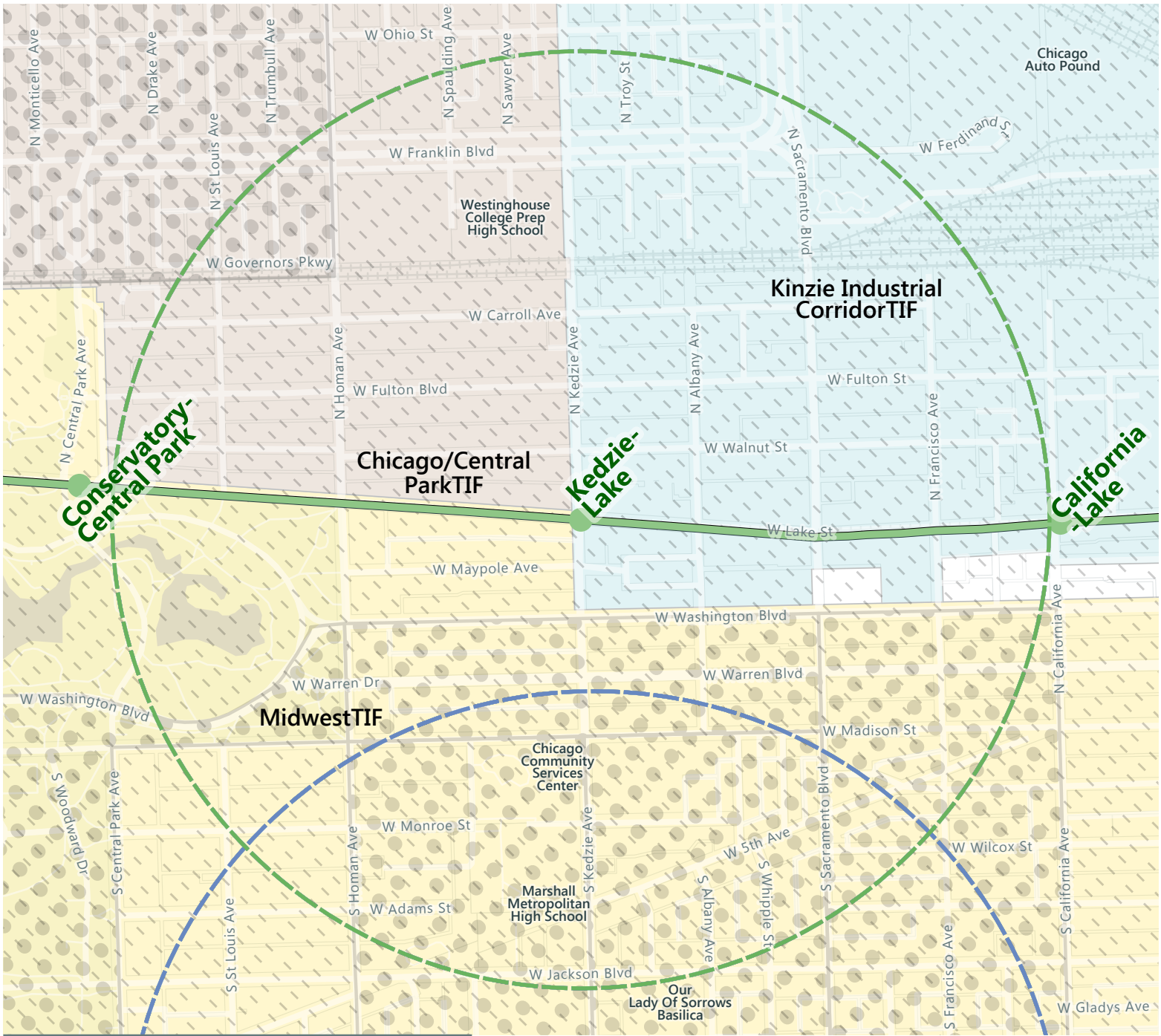
Neighborhood Opportunity Zone

46% by population **34%** by acreage

TIF Summary

Chicago/Central Park TIF	EXPIRES	2026
	FUND BALANCE	\$38.5M
Midwest TIF	EXPIRES	2036
	FUND BALANCE	\$39.6M
Kinzie Industrial Corridor TIF	EXPIRES	2022
	FUND BALANCE	\$77.6M

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



0.5 Miles

September 10, 2018

- Elevated Chicago eHub 1/2 Mile Buffer
- Neighborhood Opportunity Zone
- New Markets Tax Credits-Eligible

- TIF Districts**
- Chicago/Central Park
 - Kinzie Industrial Corridor
 - Midwest

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



Housing Asset Map

Affordable Housing¹

DEVELOPMENTS **11**
APPROXIMATE UNIT COUNT **869**

Low-Income Senior Homeowner²

PARCELS **108**
4% OF ALL PARCELS

Longterm Homeowner³

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
80 3% OF ALL PARCELS	136 5% 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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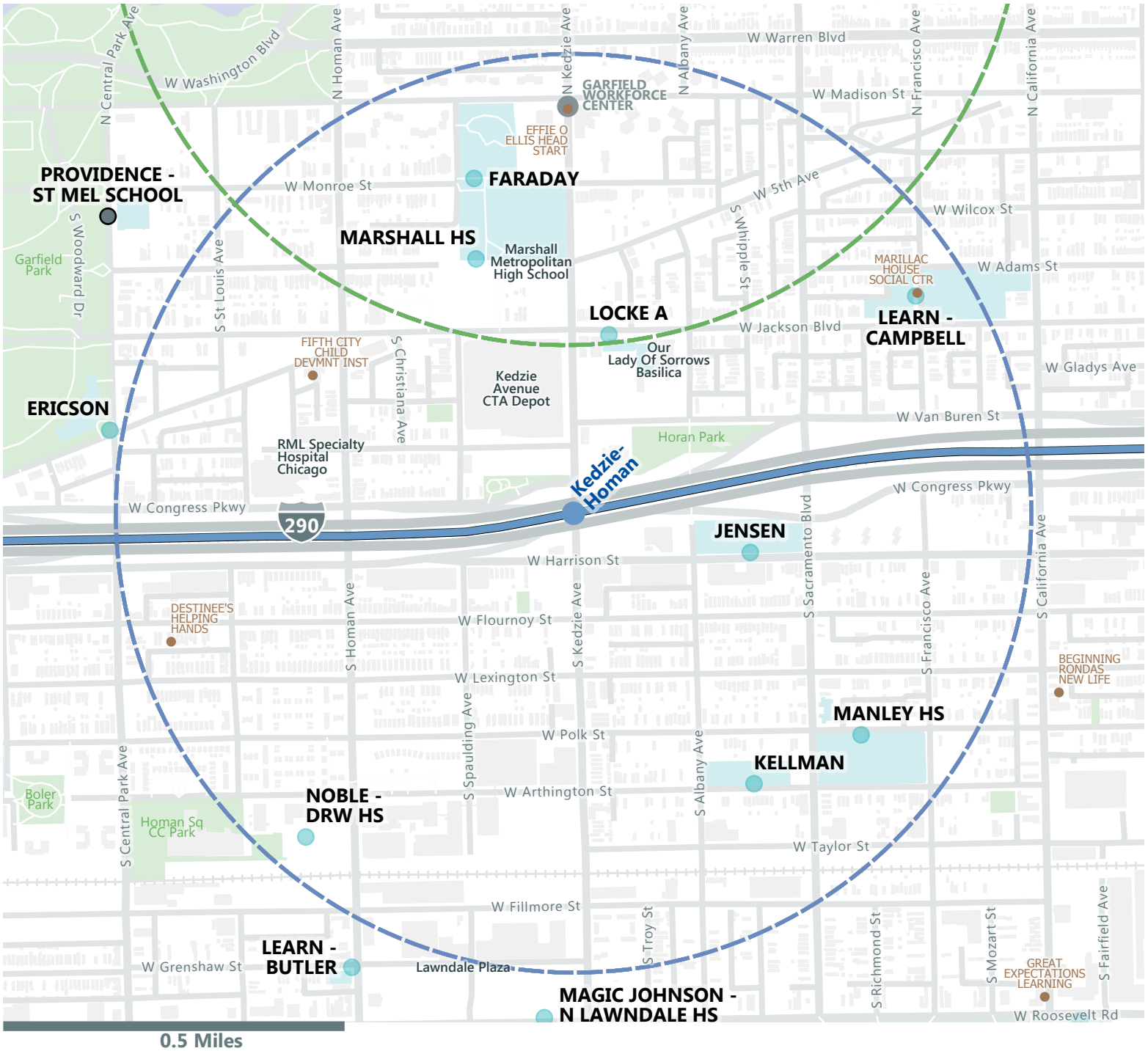




Kedzie-Homan

Sources:
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Cook County
Esri
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Education / Workforce Asset Map



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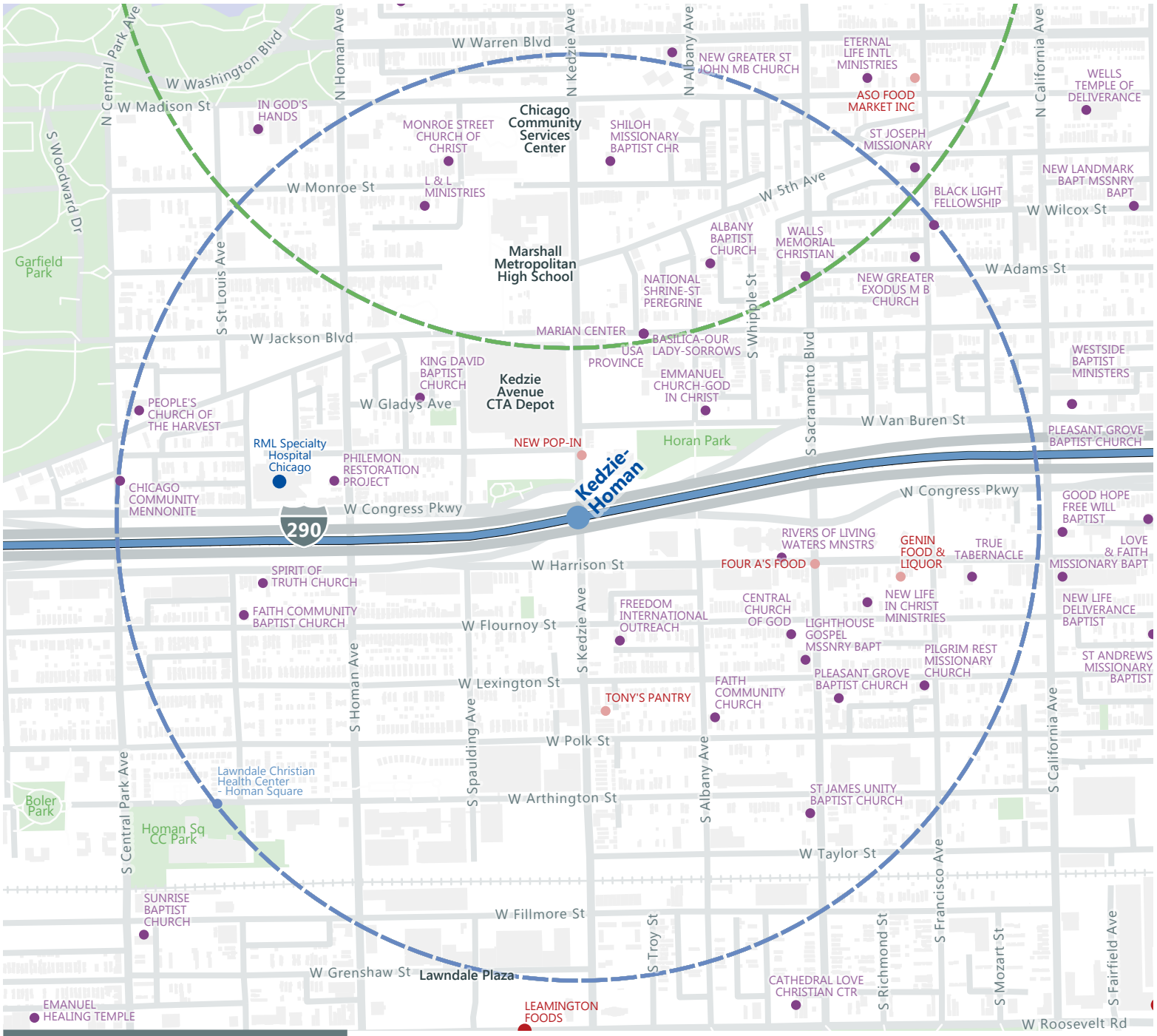
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Other Community Anchors Asset Map



0.5 Miles

September 10, 2018

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- Religious Institution [1]
- Grocery Store [2]
- Corner Store [2]

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

[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.

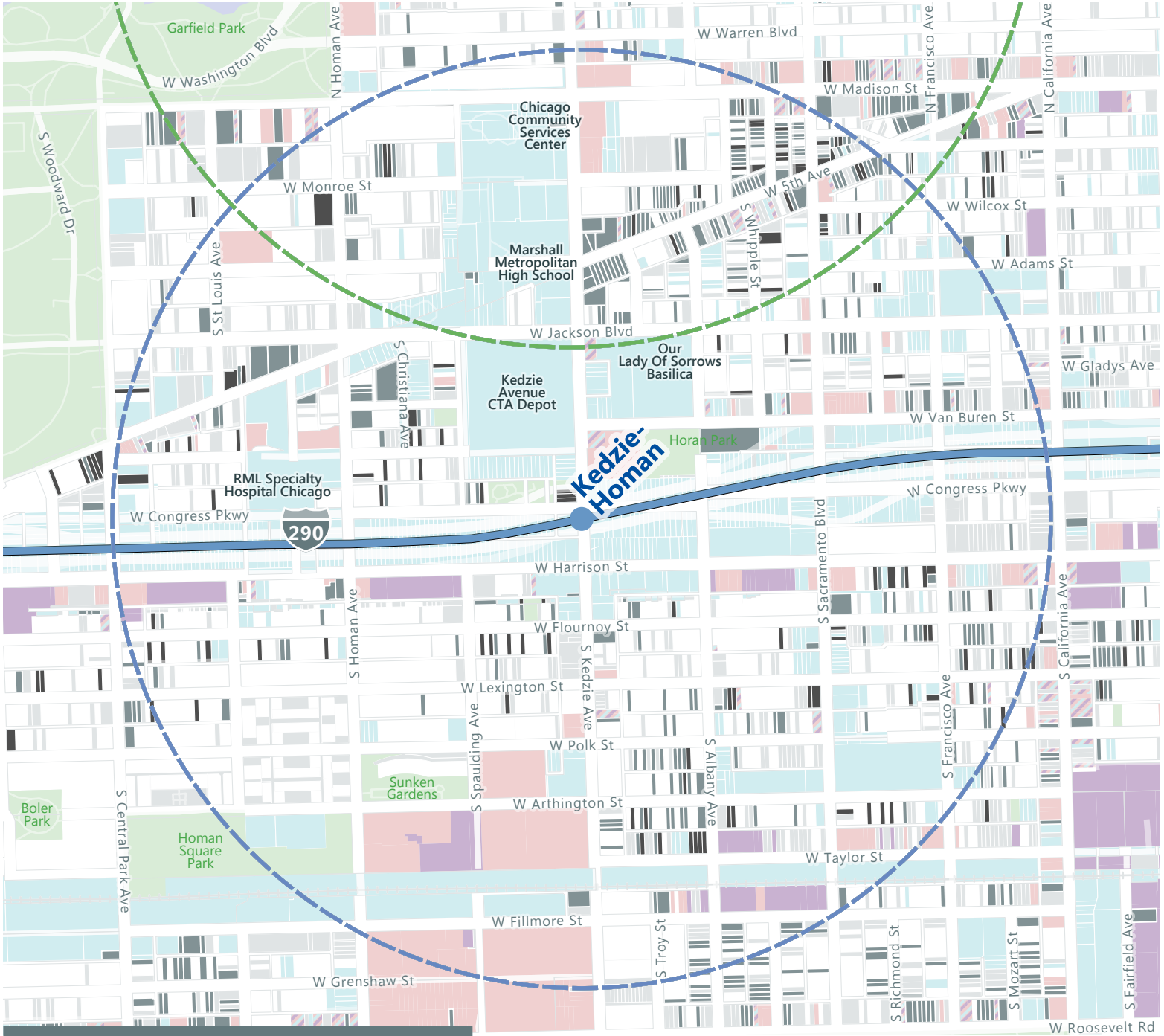


Kedzie-Homan

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

Vacant Land Inventory - Kedzie-Homan eHub

Cook County Land Bank-Controlled	ACRES 8 2%	PARCELS 120 4%
City of Chicago-Owned	ACRES 25 7%	PARCELS 298 9%
Privately-Owned Vacant Land	ACRES 43 12%	PARCELS 512 15%
Total	ACRES 76 21%	PARCELS 930 28%



0.5 Miles

September 10, 2018

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

Land Use

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

Sources:
City of Chicago
Cook County
Esri
SB Friedman

[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.

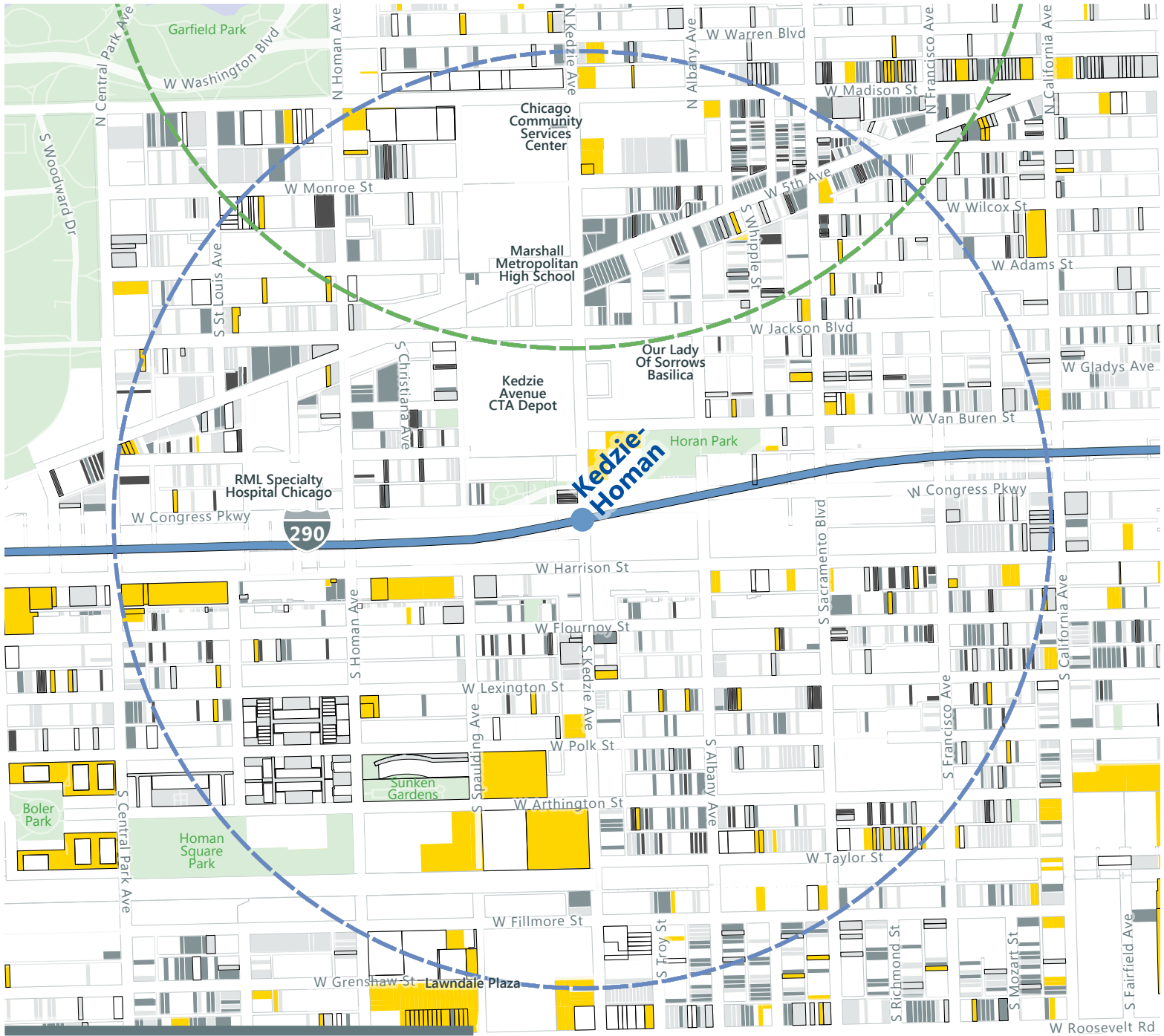


Sites Susceptible To Change Based On
Building Value
 Asset Map

Underutilized Land [1]

ACRES **20** 3%

PARCELS **111** 6%



0.5 Miles

- 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

September 10, 2018

Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman

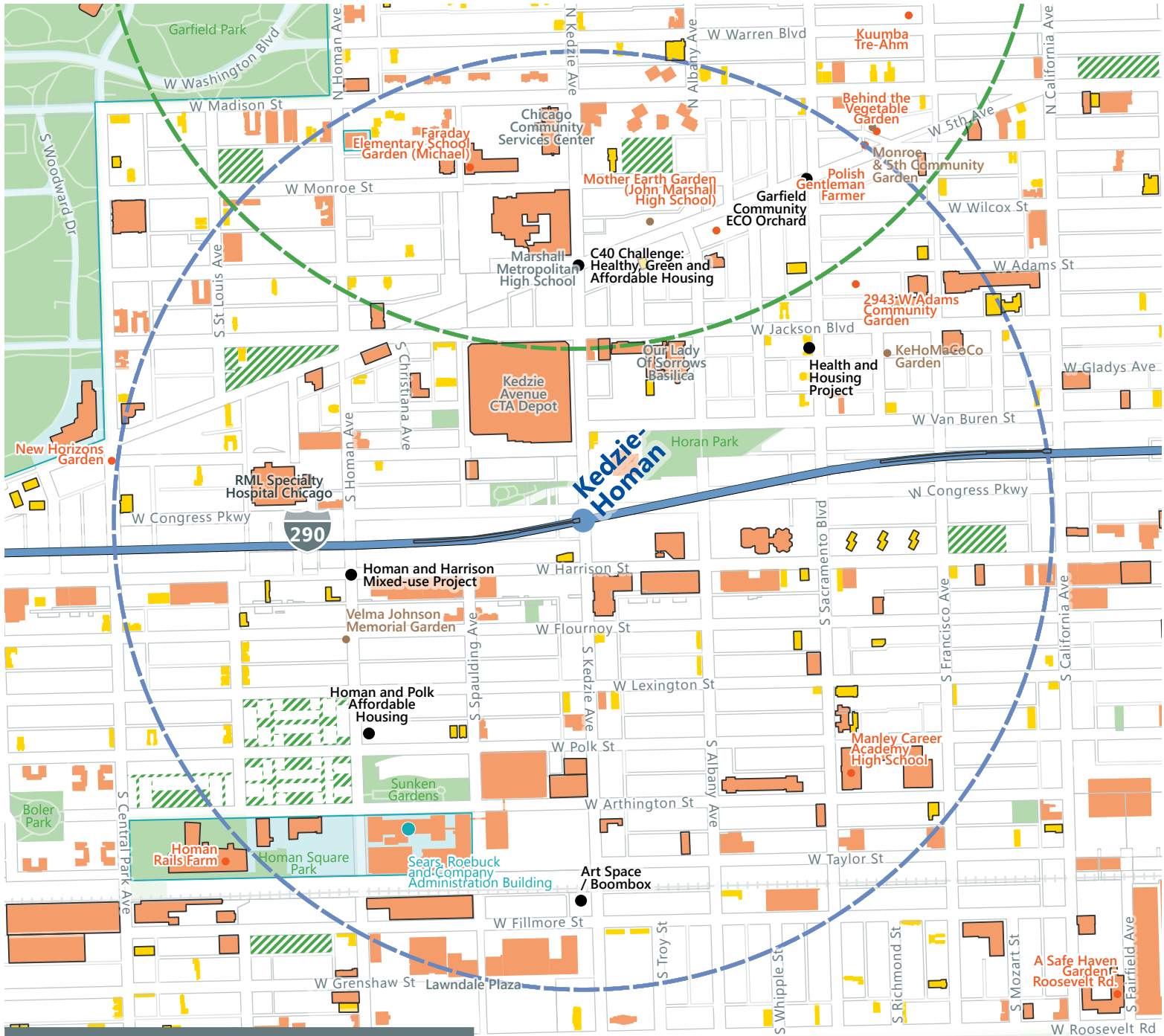
[1] Defined as non-residential improved property for which building value is less than land value for Tax Year 2016 per the Cook County Assessor. Single-family residential properties are excluded.

[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

September 10, 2018

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.

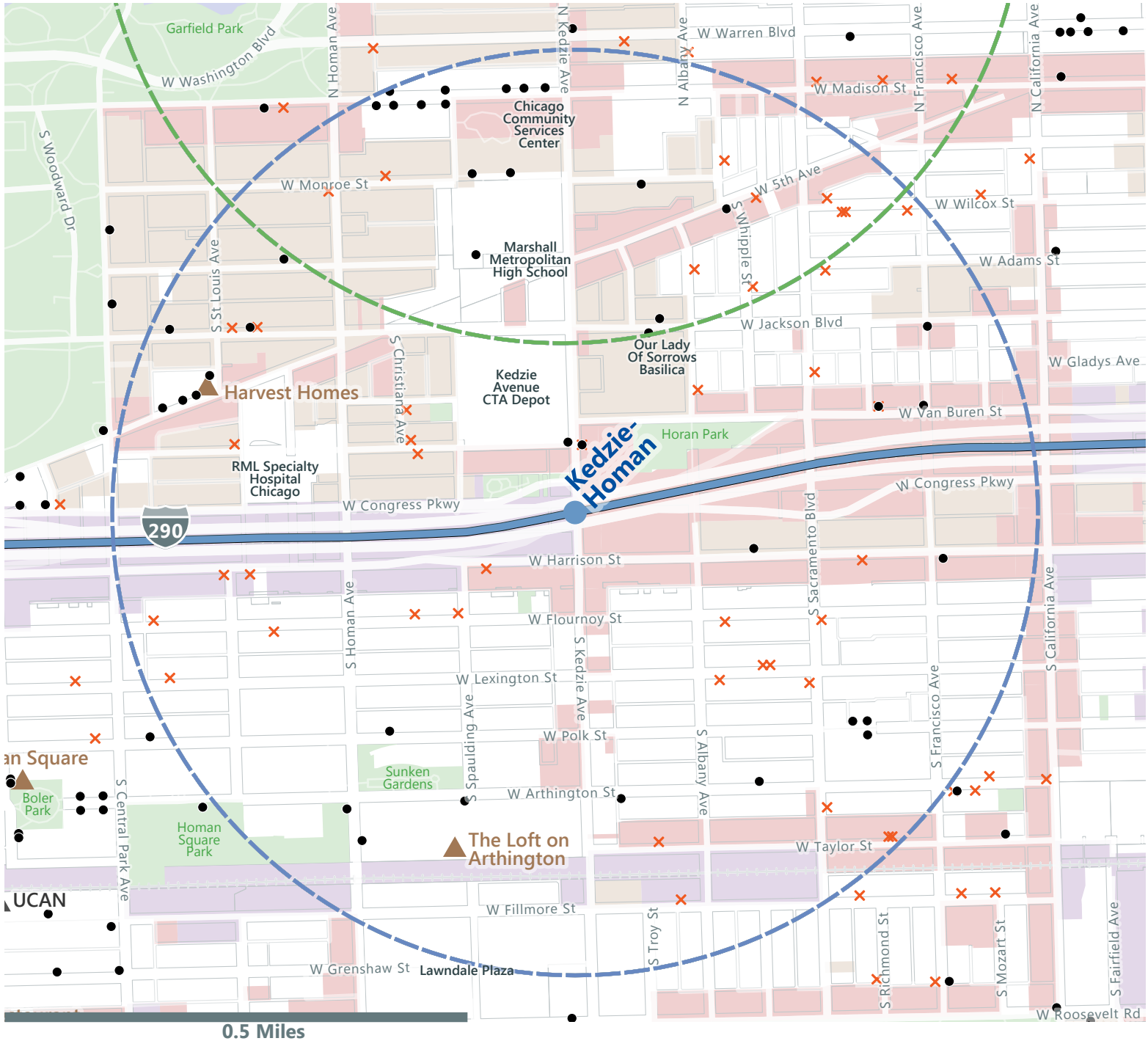


Development Activity

Asset Map

Market Conditions - Kedzie-Homan eHub
New/Proposed Development (Since 2013)

Multifamily	PROJECTS 2	UNITS 217
Retail	PROJECTS 0	SF 0
Industrial/Flex	PROJECTS 0	SF 0
Office	PROJECTS 0	SF 0



0.5 Miles

Selected Zoning Districts

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

New/Proposed Development Since 2013

- Multi-Family
- Specialty
- Proposed Development

Permits

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

September 10, 2018

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

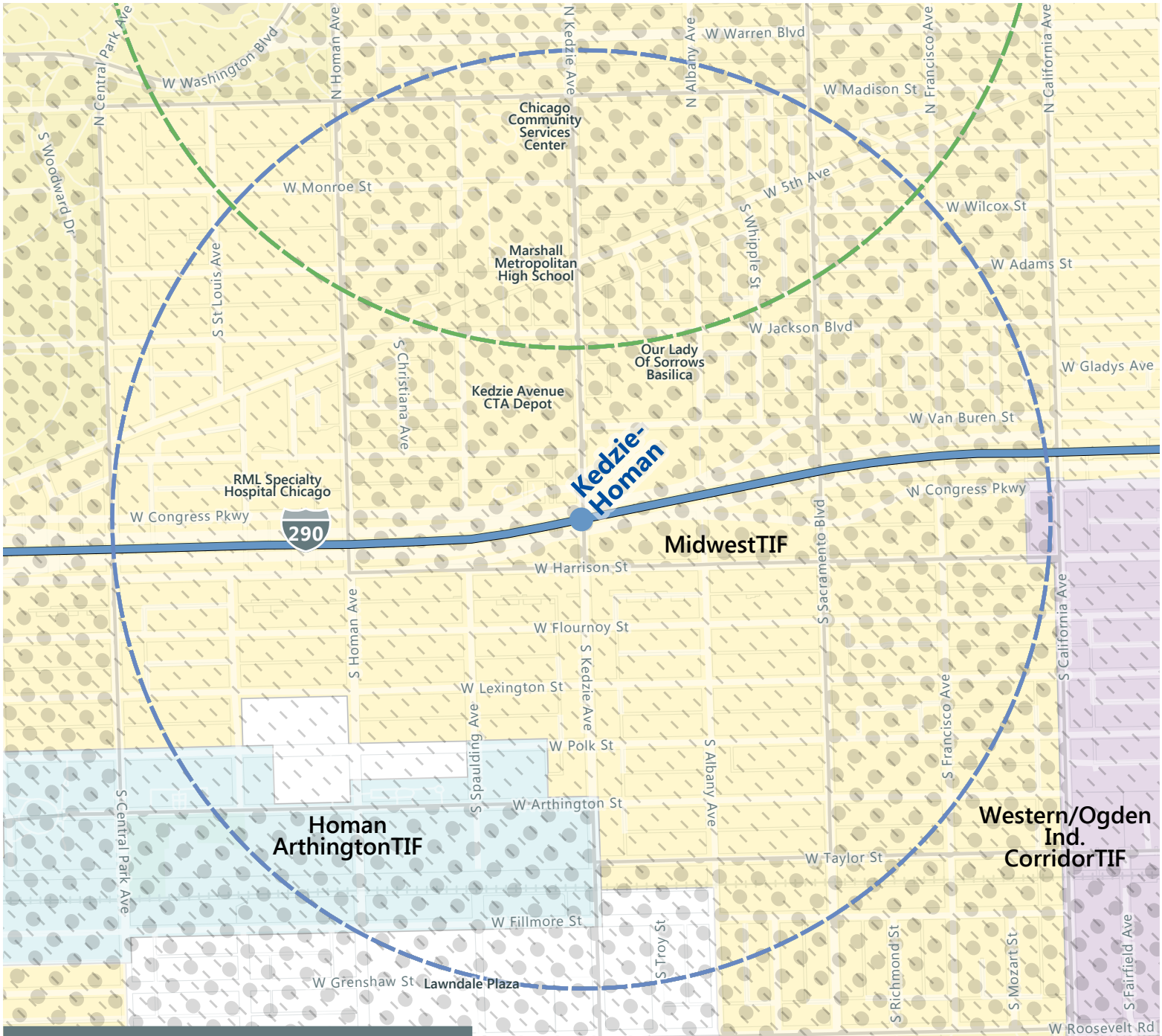
Neighborhood Opportunity Zone

56% by population **64%** by acreage

TIF Summary

Homan Arthington TIF	EXPIRES	2021
	FUND BALANCE	\$2.9M
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.



0.5 Miles

September 10, 2018

- Elevated Chicago eHub 1/2 Mile Buffer
- Neighborhood Opportunity Zone
- New Markets Tax Credits-Eligible

- TIF Districts**
- Homan Arthington
 - Midwest
 - Western/Ogden Ind. Corridor

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



Housing Asset Map

Affordable Housing^[1]

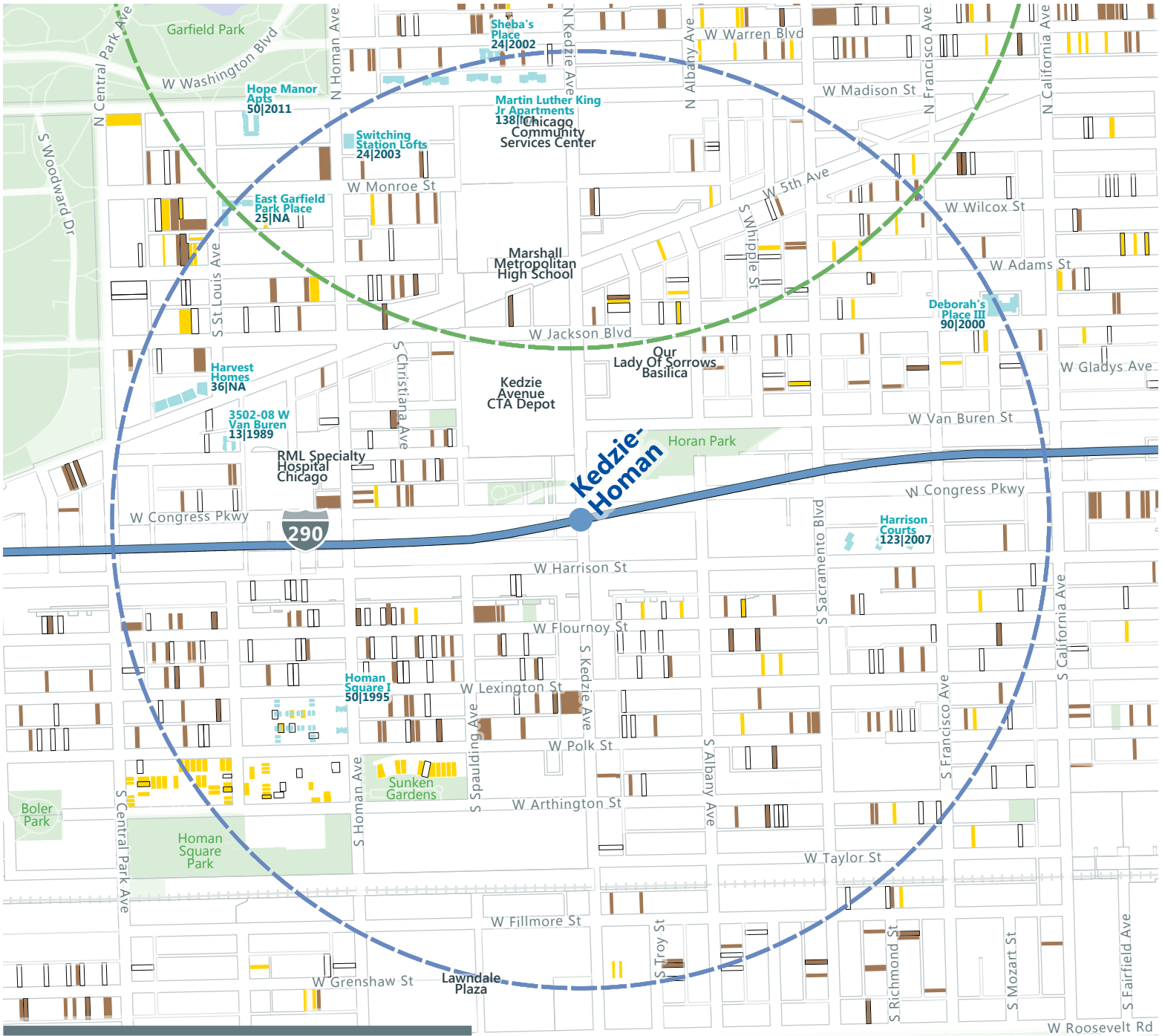
DEVELOPMENTS **8**
APPROXIMATE UNIT COUNT **499**

Low-Income Senior Homeowner^[2]

PARCELS **143**
4% OF ALL PARCELS

Longterm Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
69 2% OF ALL PARCELS	136 4% 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)

September 10, 2018

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.

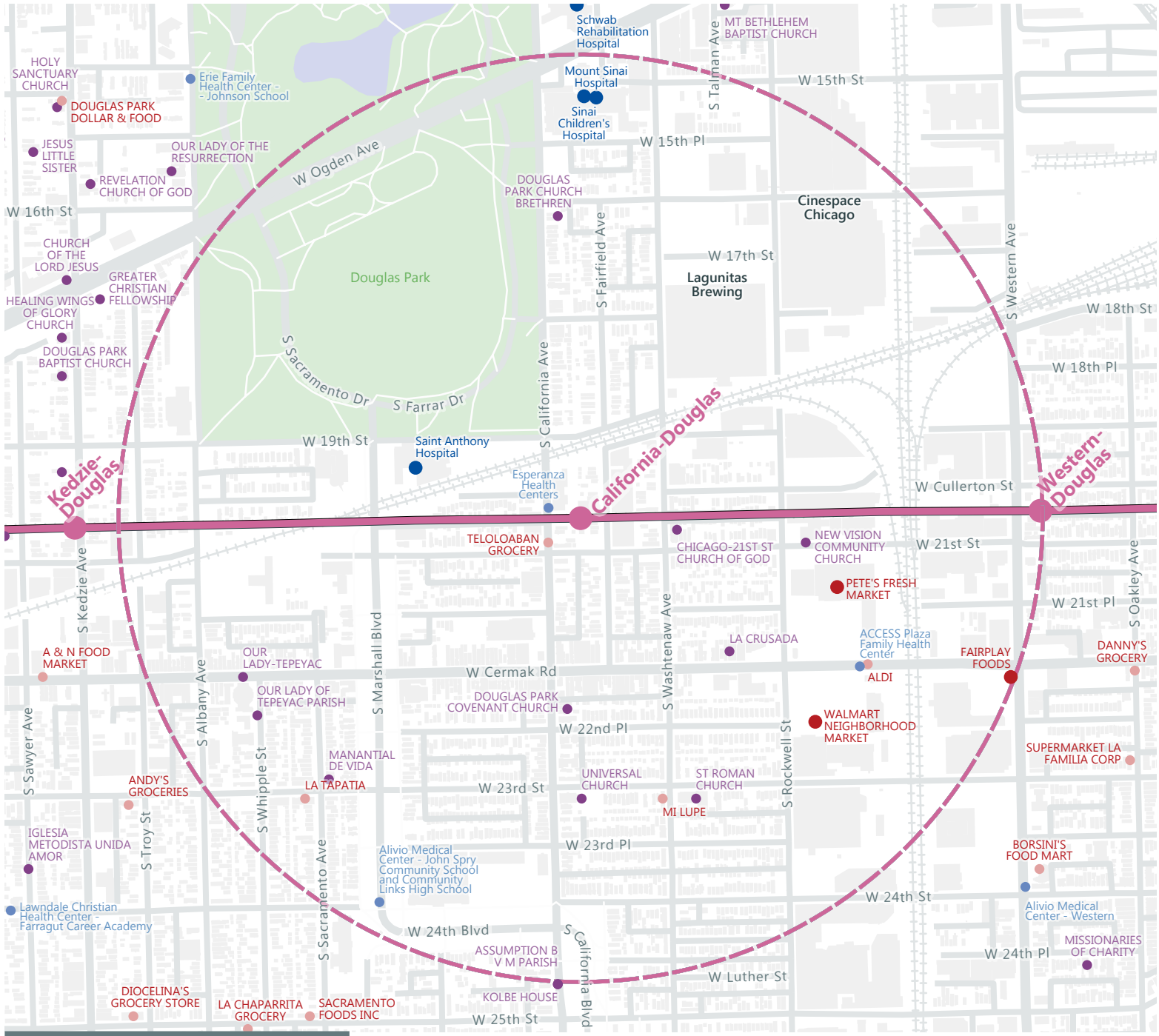


The background is a light purple grid representing a city street layout. A large, dashed white circle is centered horizontally. A solid white horizontal line passes through the center of the circle, with three small white dots placed at the left edge of the circle, the center of the circle, and the right edge of the circle. A dark purple horizontal bar is positioned above the circle, containing the text 'California-Douglas'.

California-Douglas

Sources:
City of Chicago
Cook County
Esri
SB Friedman

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.

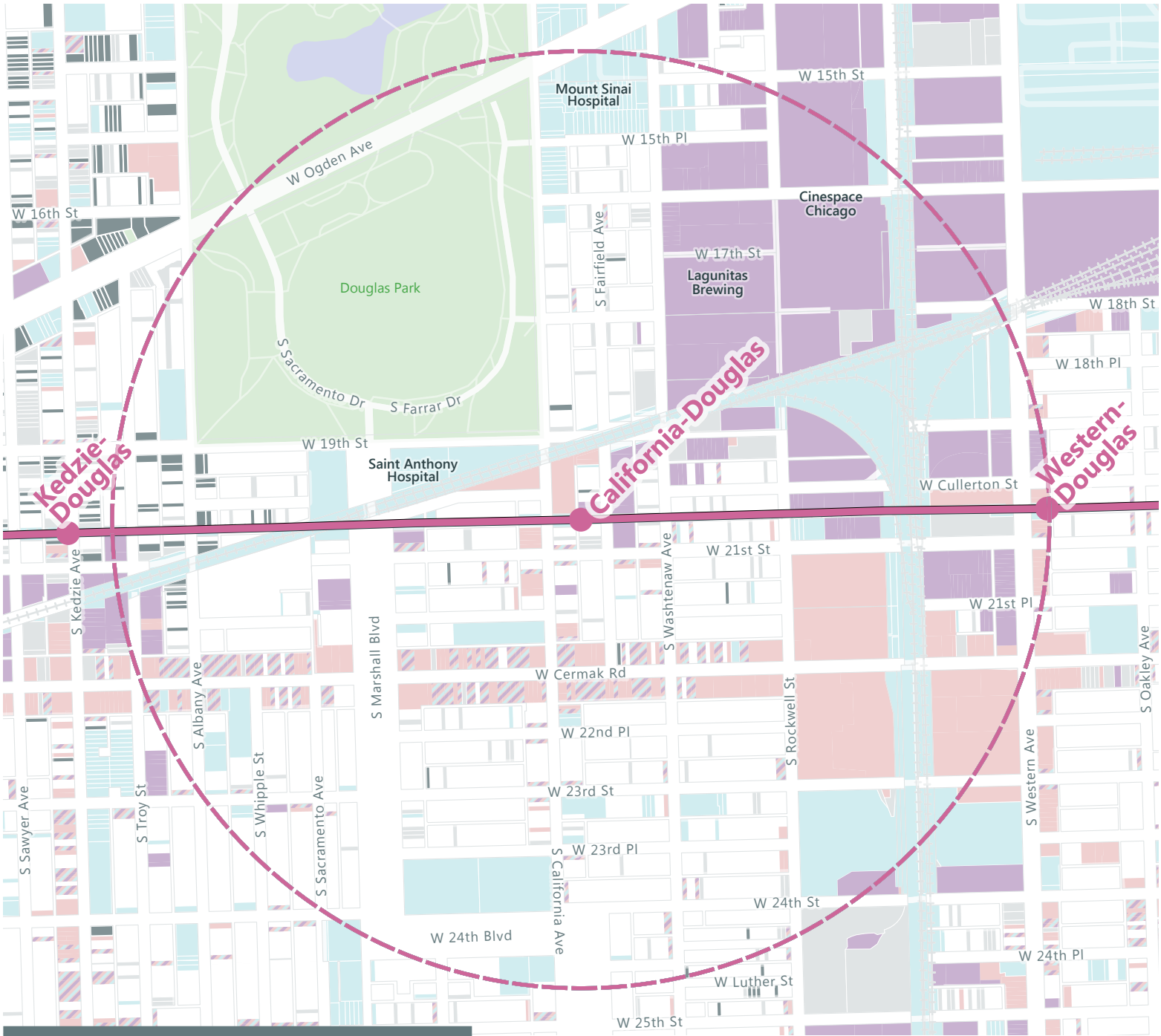


California-Douglas

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%



September 10, 2018

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

September 10, 2018

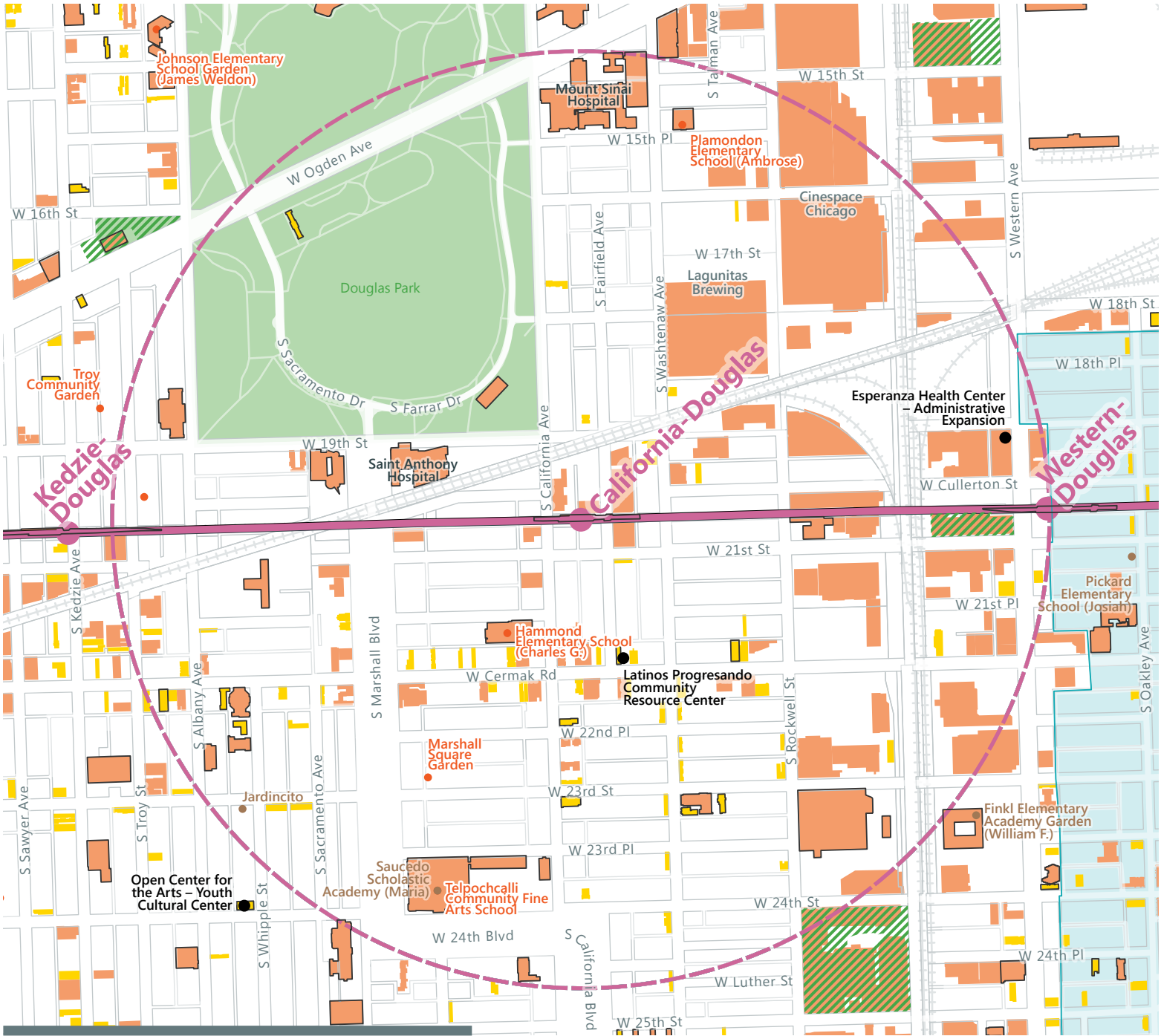
Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman

[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

September 10, 2018

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 Incentives Asset Map

New Markets Tax Credits Eligible

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

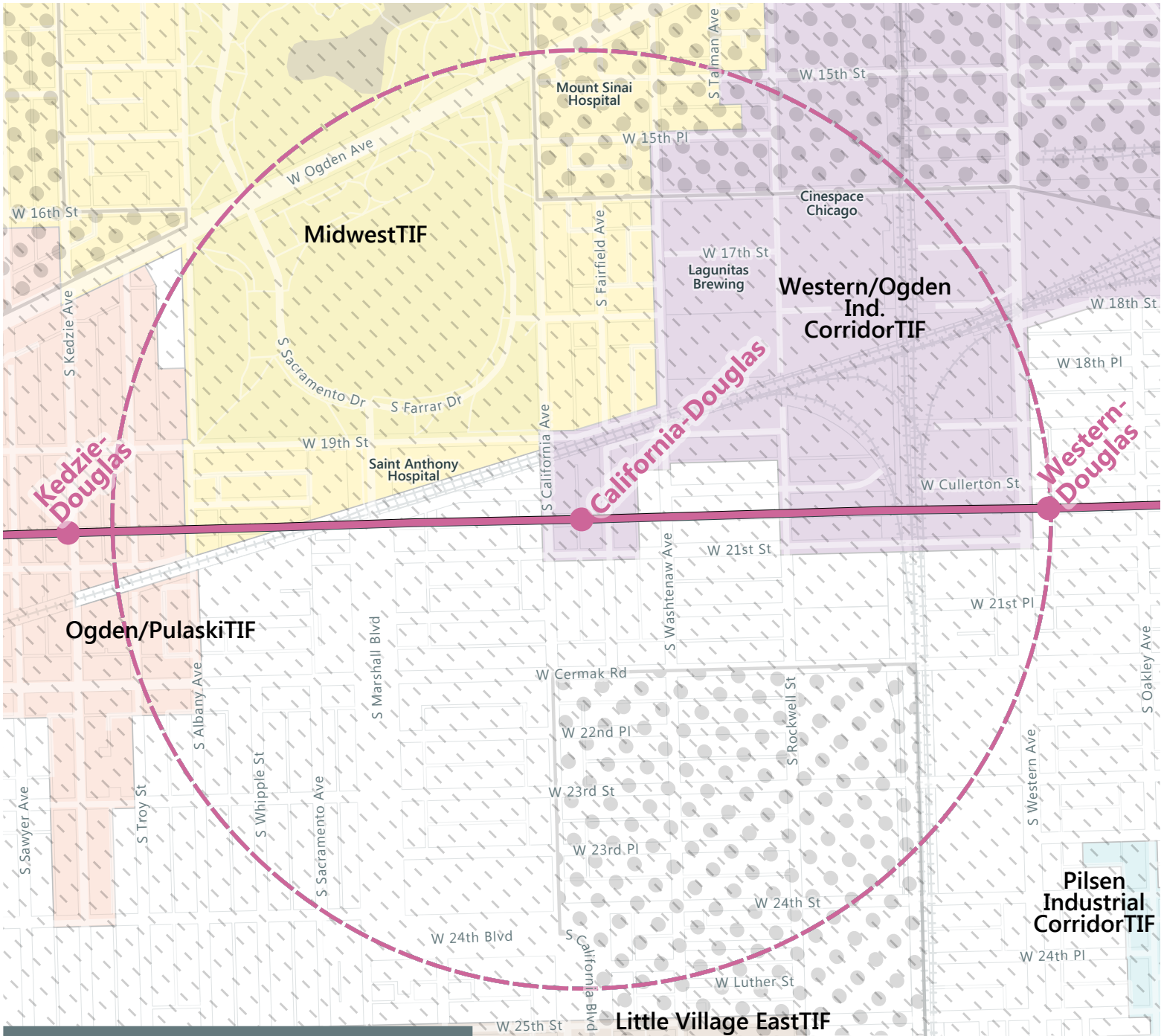
Neighborhood Opportunity Zone

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.



0.5 Miles

September 10, 2018

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

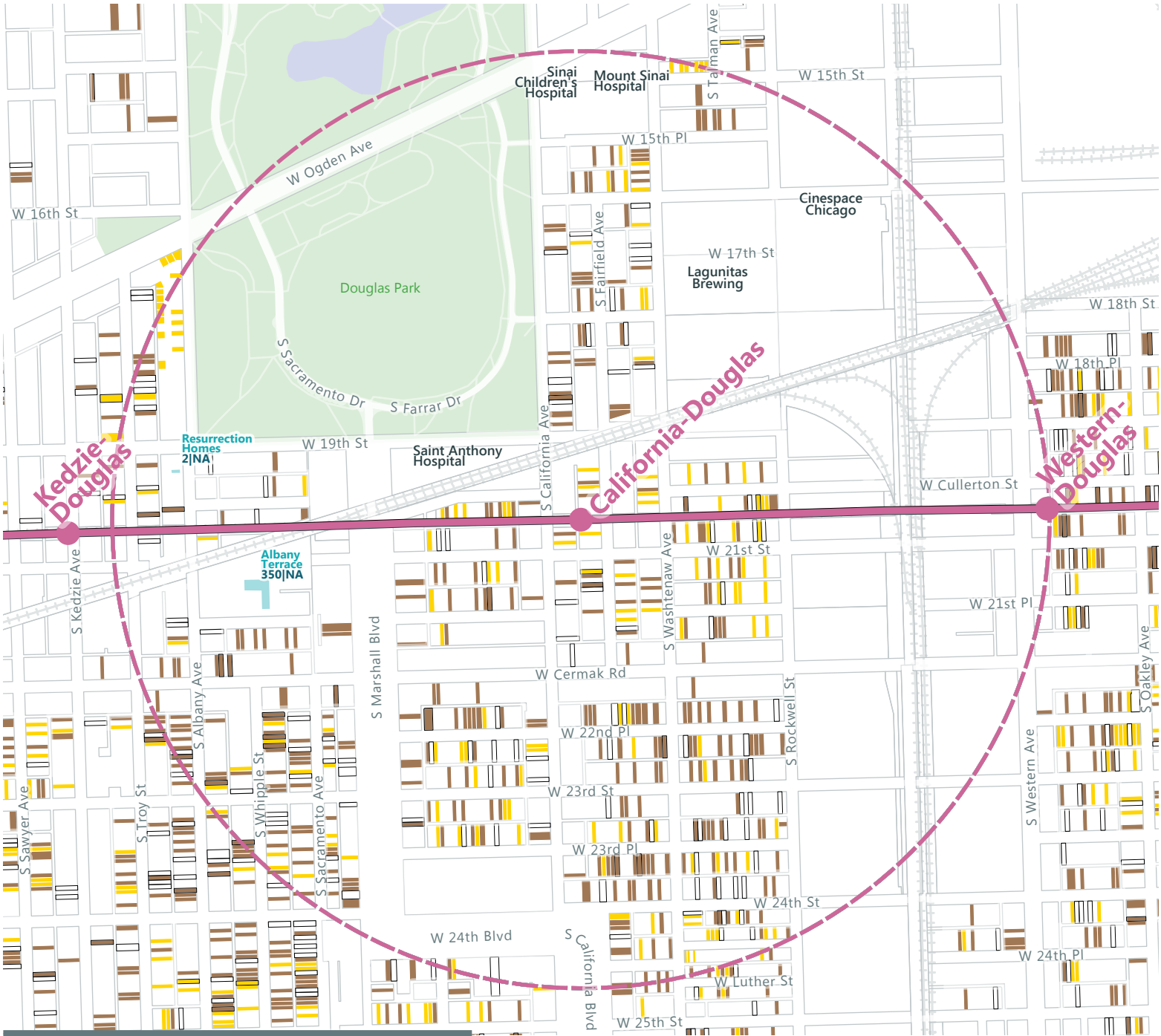


Housing Asset Map

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 **128**
 6% OF ALL PARCELS
 ALL OTHER RESIDENTIAL **303**
 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)

September 10, 2018

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.

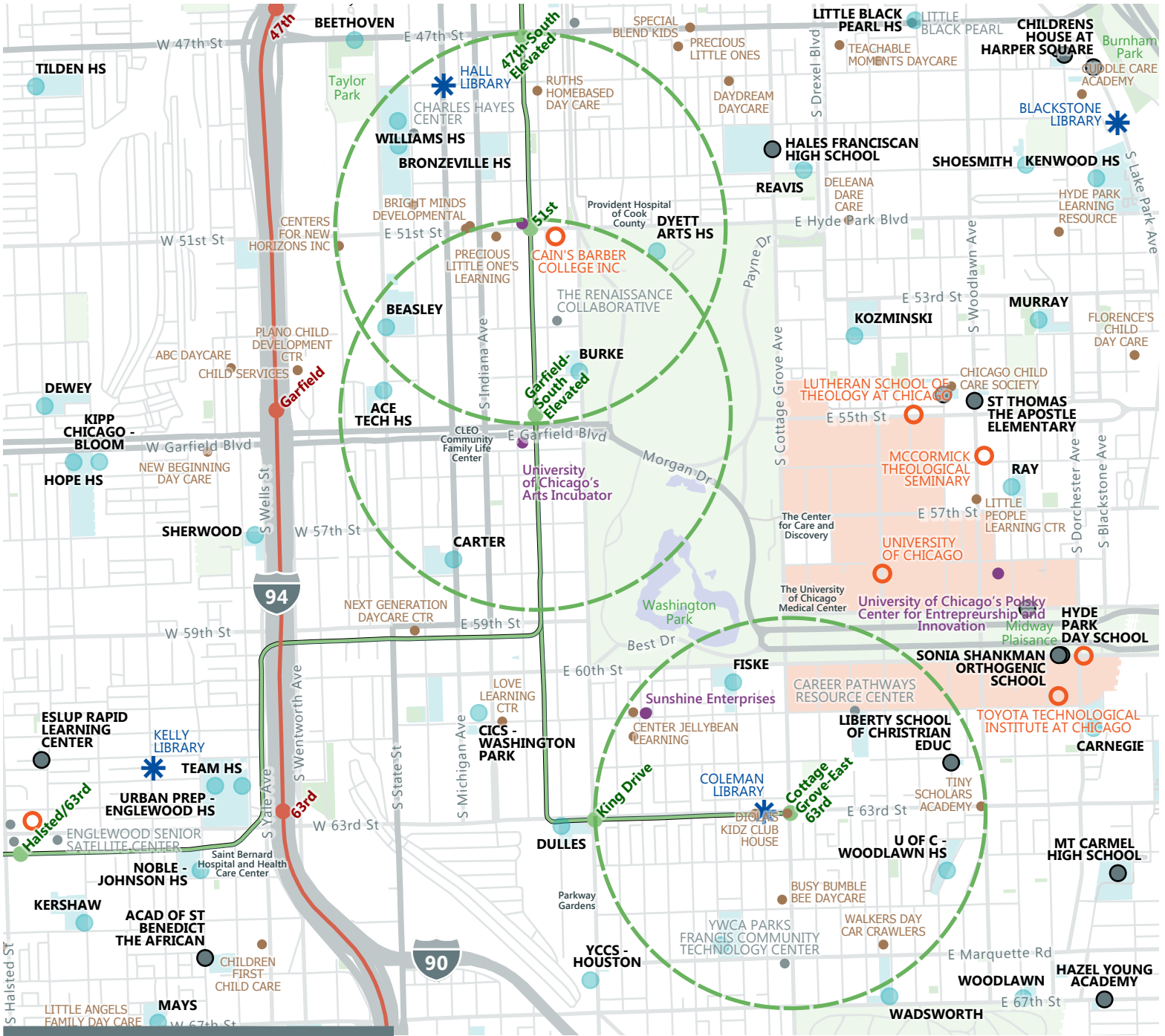


A stylized map of the Greenline South Corridor in Chicago. The map features a grid of streets in a light green color. A solid white line represents the transit route, starting from the top left, moving vertically down, then horizontally right, then vertically down again, and finally horizontally right. Three dashed white circles are overlaid on the map, centered on the route. The top circle is centered on the first vertical segment. The middle circle is centered on the horizontal segment. The bottom circle is centered on the second vertical segment. A dark green horizontal band across the middle of the map contains the title text.

Greenline South Corridor

Sources:
City of Chicago
Cook County
Esri
SB Friedman

Education + Workforce Asset Map



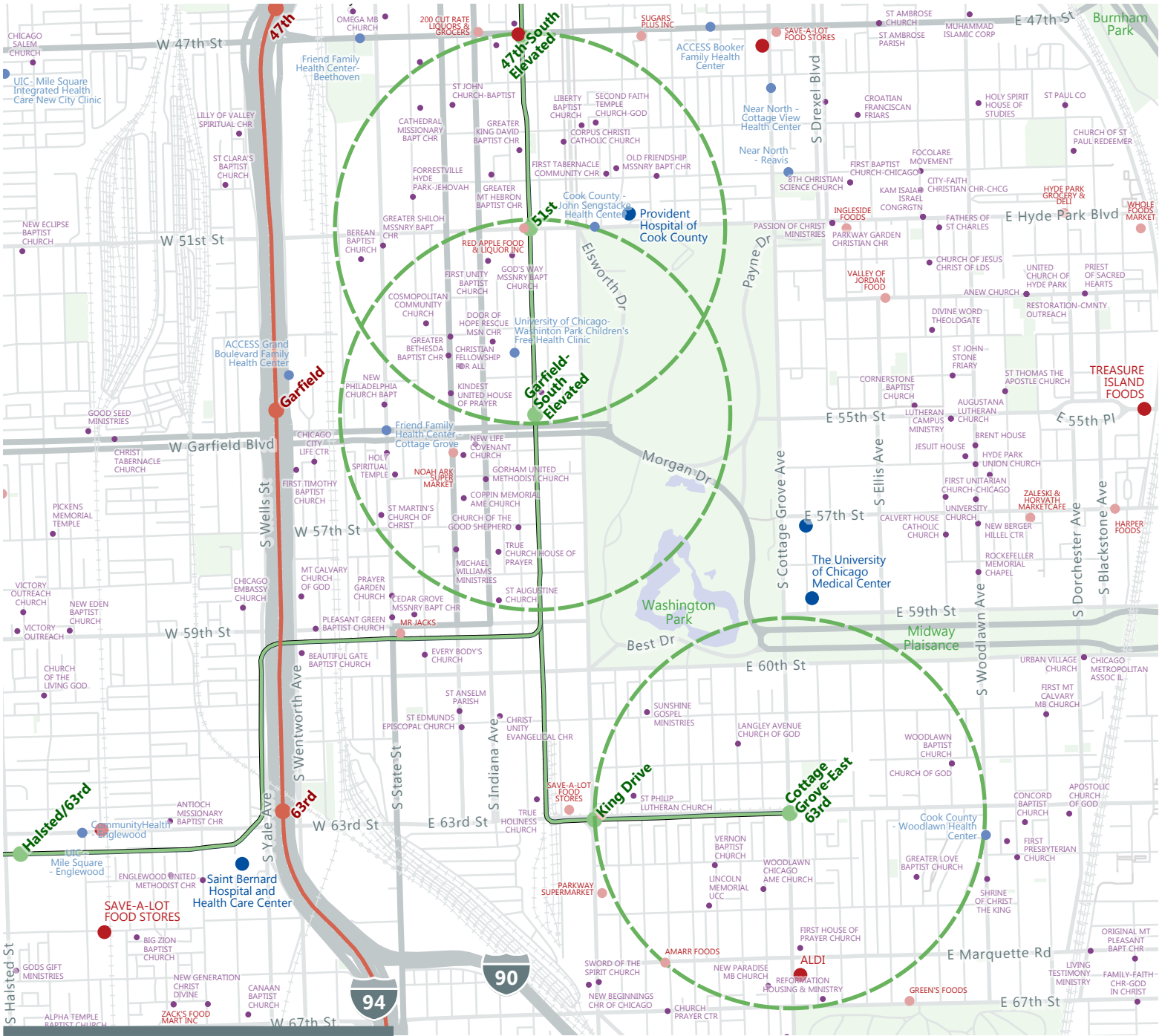
- Elevated Chicago eHub 1/2 Mile Buffer
- Private School
- Connect Chicago Location
- Public School
- Shared Workspace
- School Grounds
- ★ City of Chicago Libraries
- Postsecondary Institution
- Childcare Services
- Park

September 10, 2018

Sources:
Chicago Inno
City of Chicago
Cook County
Esri
National Center For Education Statistics
SB Friedman



Other Community Anchors Asset Map



1 Mile

September 10, 2018

Elevated Chicago eHub 1/2 Mile Buffer

Hospital

Chicago Primary Care Community Health Clinic

Religious Institution [1]

Grocery Store [2]

Corner Store [2]

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



[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.



Greenline South Corridor

Sites Susceptible To Change Based On

Land Use/Ownership

Asset Map

Vacant Land Inventory - Greenline South eHubs*

Category	ACRES	%	PARCELS	%
Cook County Land Bank-Owned	5	1%	67	13%
City of Chicago-Owned	96	9%	659	13%
Privately-Owned Vacant Land	90	8%	674	13%
Total	191	18%	1,400	27%

*Includes all properties within the eHubs shown



1 Mile

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

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman

[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

Greenline South Corridor

Sites Susceptible To Change Based On

Building Value

Asset Map

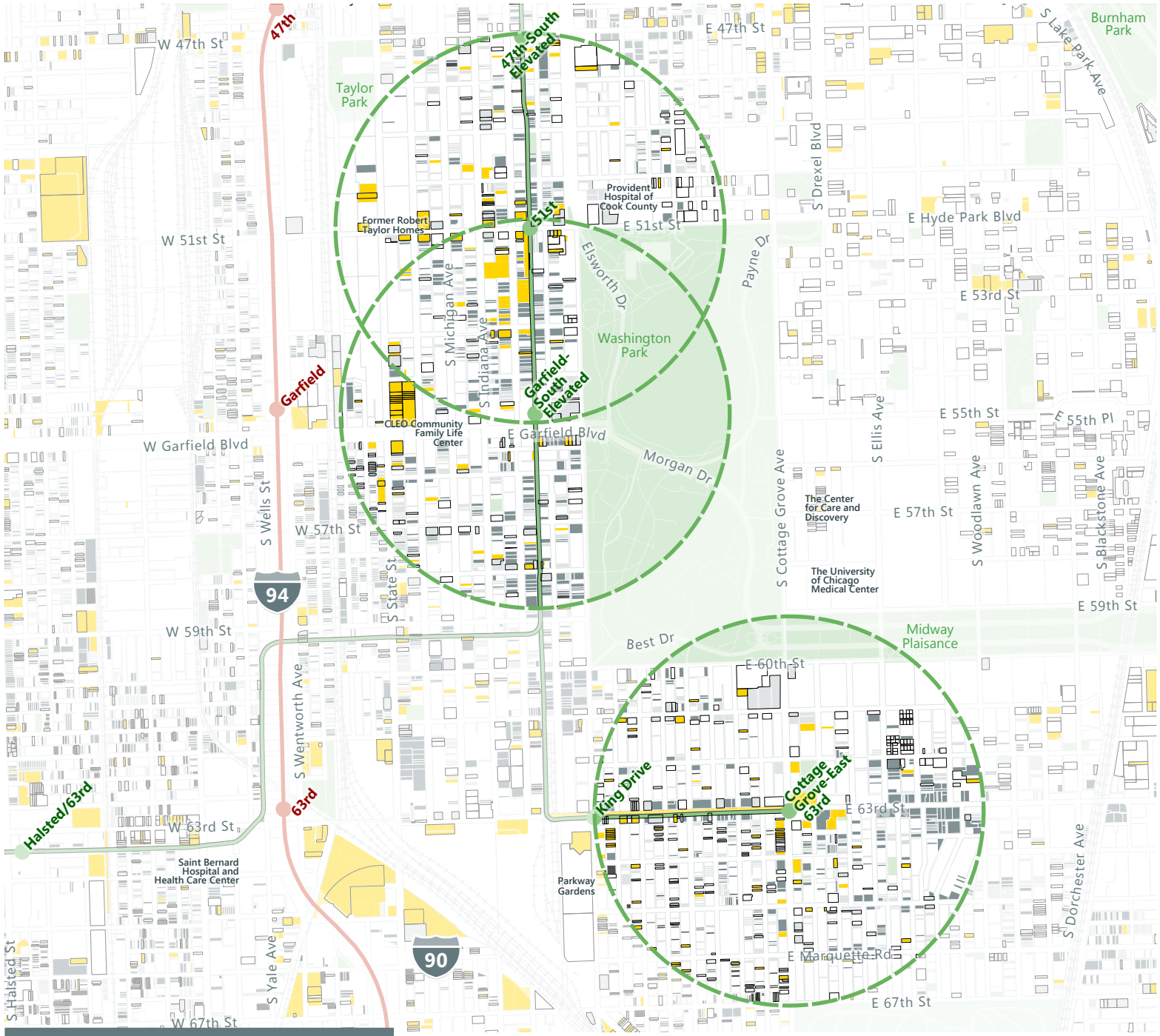
Underutilized Land Inventory - Greenline South Corridor eHubs*

Underutilized Land [1]

ACRES **32** 3%

PARCELS **184** 4%

*Includes all properties within the eHubs shown



1 Mile

- 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

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman

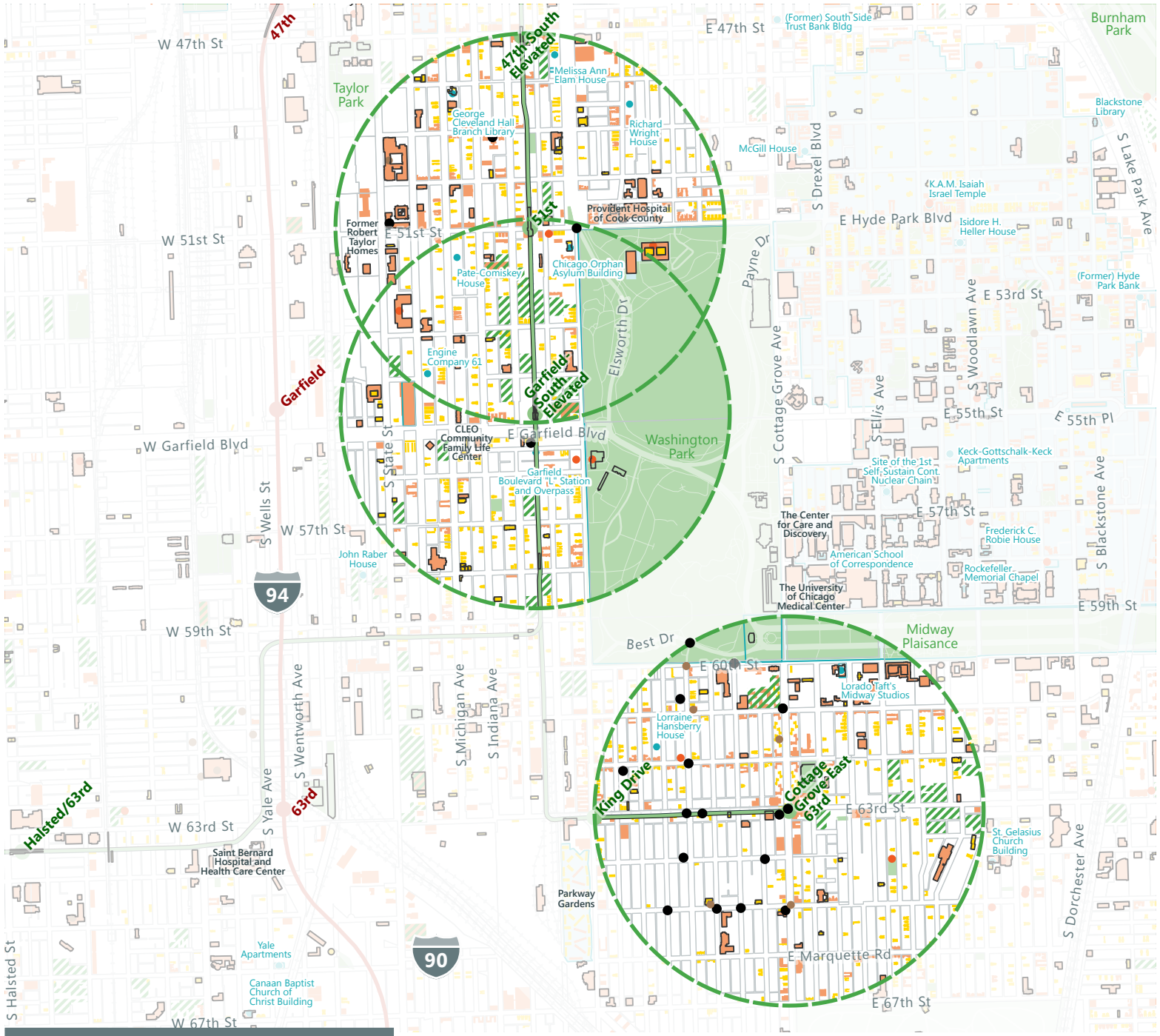
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[2] Primarily properties for which Cook County Land Bank has acquired the tax certificate and has the option of taking the property to deed; also includes properties-owned by the Land Bank.



Ecodistrict Opportunities

Asset Map



1 Mile

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

- Food-Producing
- Not Food-Producing/Unknown
- Parks
- Contiguous Vacant Parcels
- Suitable For Stormwater Infrastructure (>1 acre)

- Solar Capacity By Building/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

September 10, 2018

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.

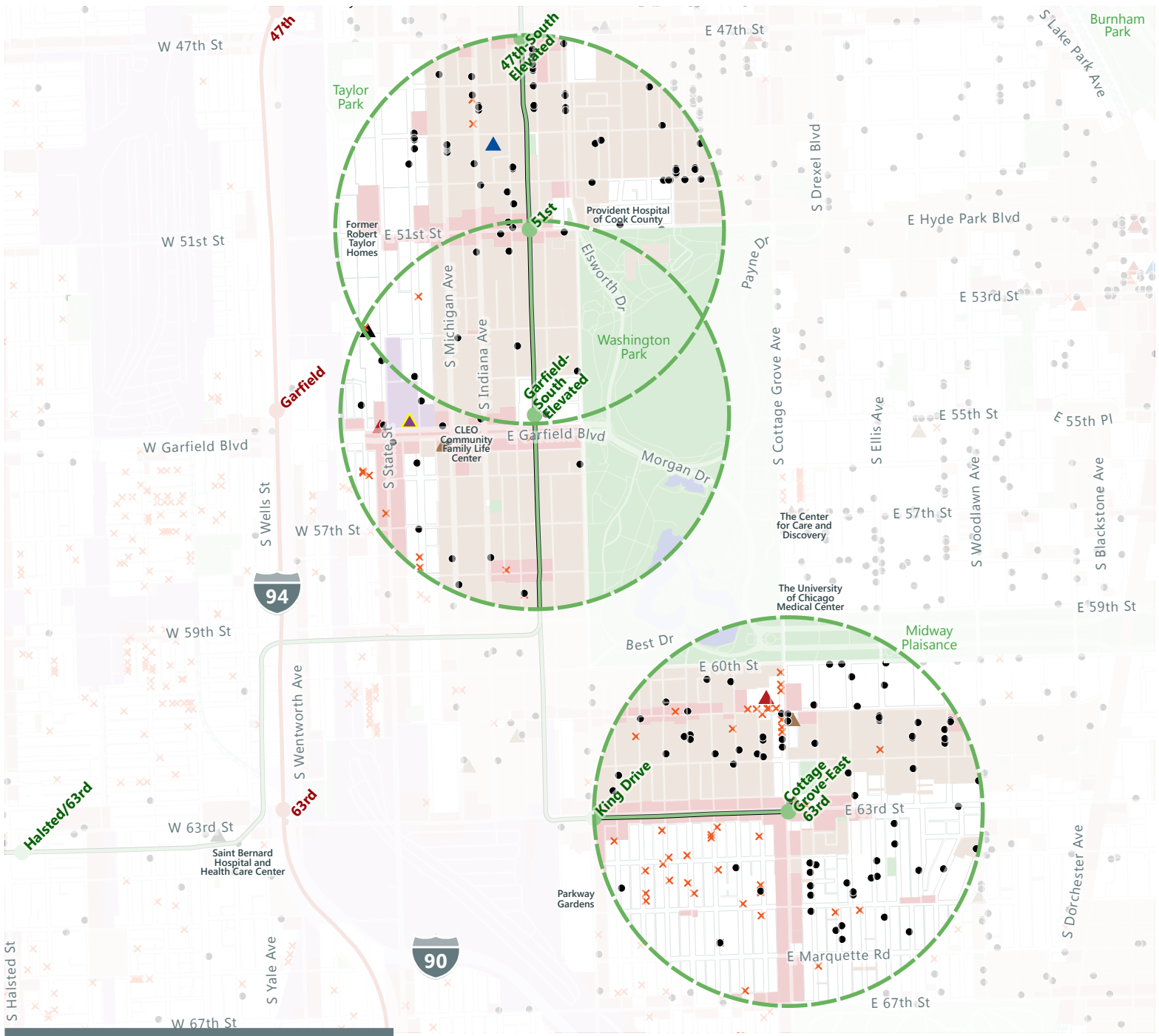


Development Activity Asset Map

Market Conditions - Greenline South eHubs*
New/Proposed Development (Since 2013)

Multifamily	PROJECTS	3	UNITS	153
Retail	PROJECTS	2	SF	43,740
Industrial/Flex	PROJECTS	1	SF	52,000
Office	PROJECTS	1	SF	60,600

*Includes all properties within the eHubs shown



1 Mile

September 10, 2018

New/Proposed Development Since 2013

- ▲ Industrial/Flex
- ▲ Retail
- ▲ Health Care
- ▲ Hospitality
- ▲ Multi-Family
- ▲ Office
- ▲ Specialty
- ▲ Sports & Entertainment
- ▲ Proposed Development

Selected Zoning Districts

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

■ Parks

Permits

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




□ Elevated Chicago eHub 1/2 Mile Buffer

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman








Development Incentives Asset Map










September 10, 2018

-  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
-  51st/Lake Park
-  53rd Street

-  67th/Wentworth
-  71st/Stony Island
-  Englewood Mall
-  Englewood Neighborhood
-  Washington Park
-  West Woodlawn
-  Woodlawn

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



Housing Asset Map

Affordable Housing^[1]

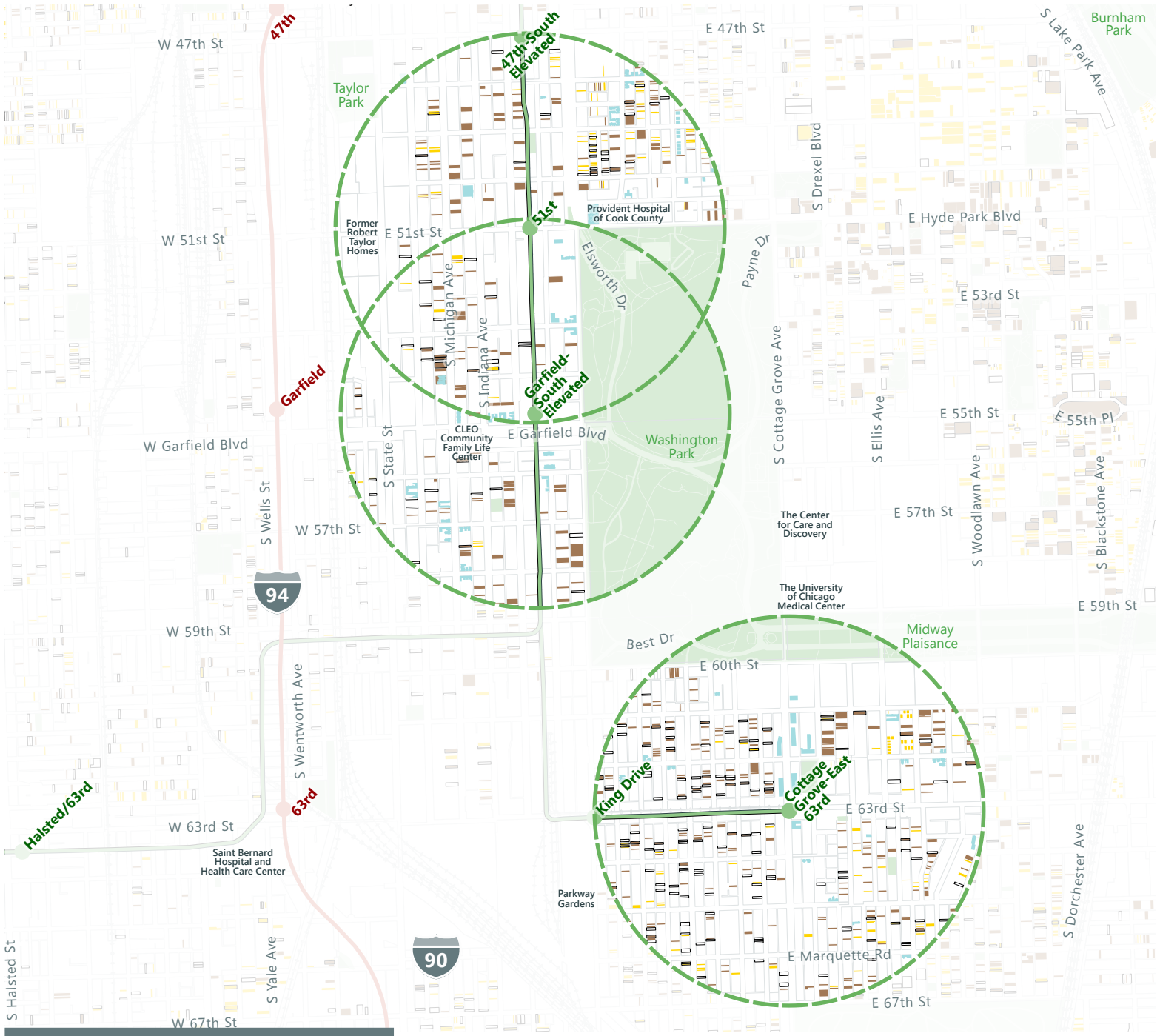
DEVELOPMENTS **49**
APPROXIMATE UNIT COUNT **2,850**

Low-Income Senior Homeowner^[2]

PARCELS **184**
4% OF ALL PARCELS

Long-Term Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
155	394
3% OF ALL PARCELS	8% OF ALL PARCELS



1 Mile

- ▭ Elevated Chicago eHub 1/2 Mile Buffer
- ▭ Affordable Residential Development [1]
- ▭ Single-Family Residential
- ▭ All Other Residential (Up to 6 Units)
- Low-Income Senior Homeowner [2]

September 10, 2018

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.



51st

Sources:
City of Chicago
Cook County
Esri
SB Friedman

Education + Workforce Asset Map



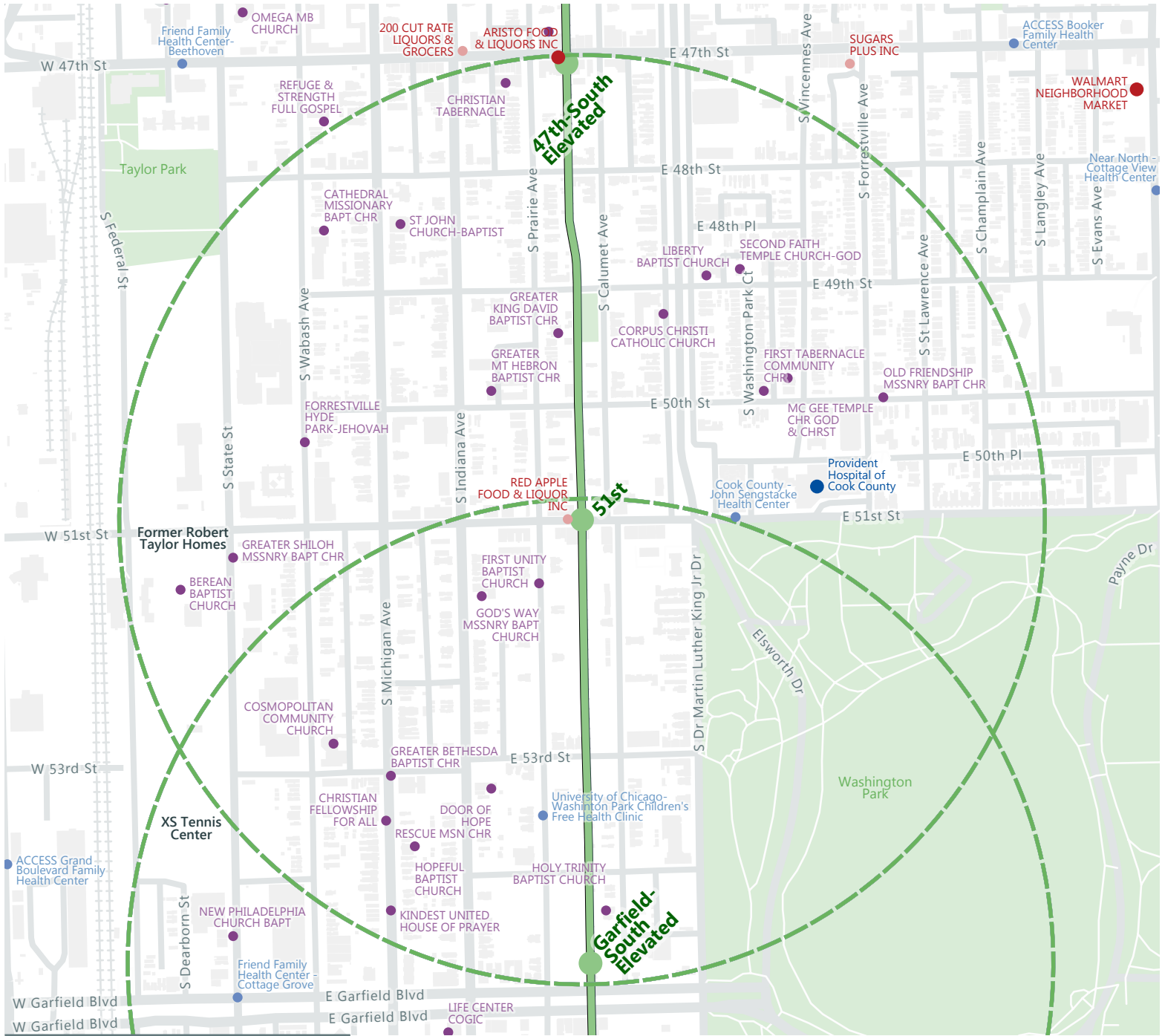
0.5 Miles

September 10, 2018

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

Sources:
 Chicago Inno
 City of Chicago
 Cook County
 Esri
 National Center For Education Statistics
 SB Friedman

Other Community Anchors Asset Map



0.5 Miles

September 10, 2018

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

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

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 [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.

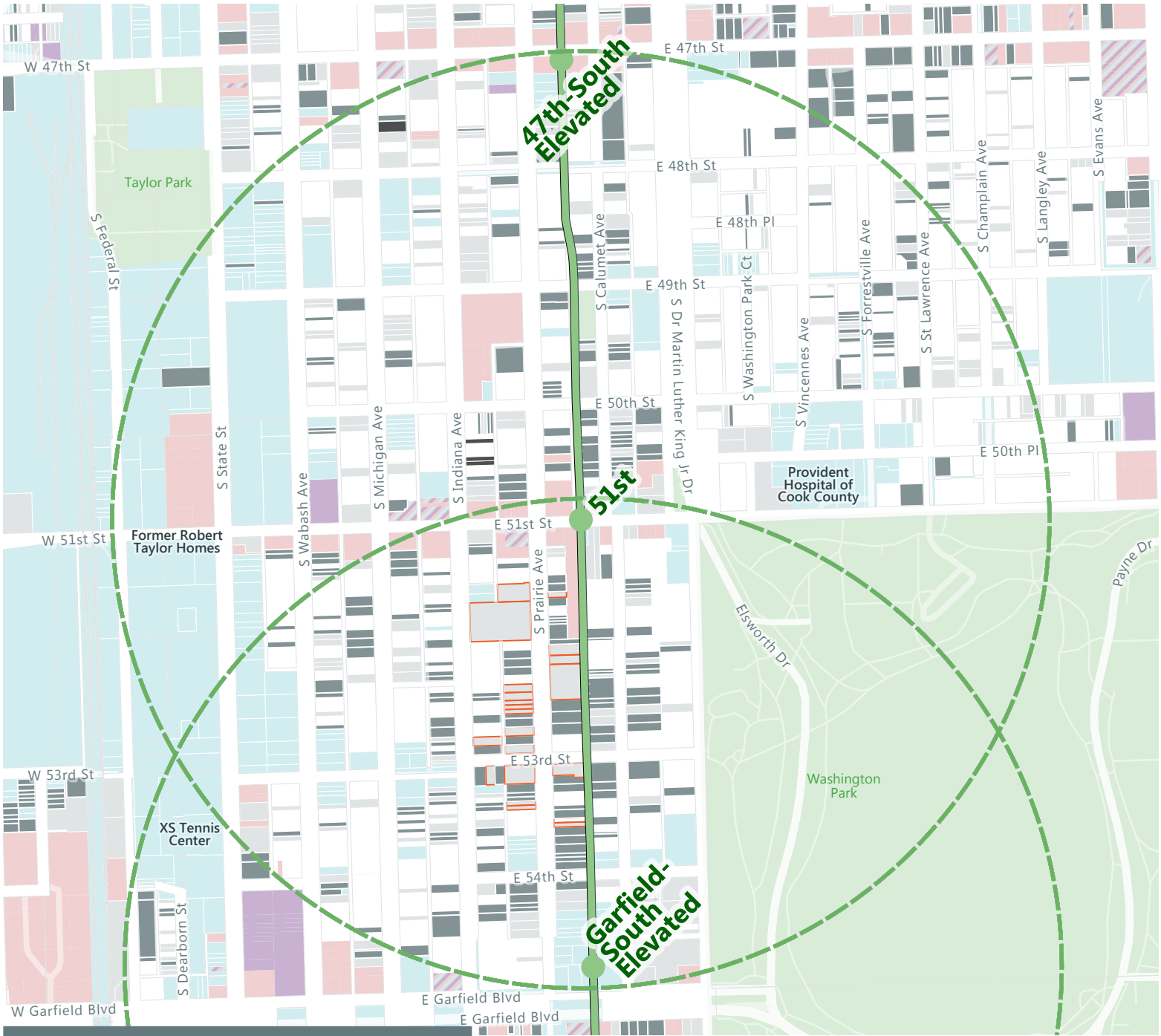


51st

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%



September 10, 2018

- 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

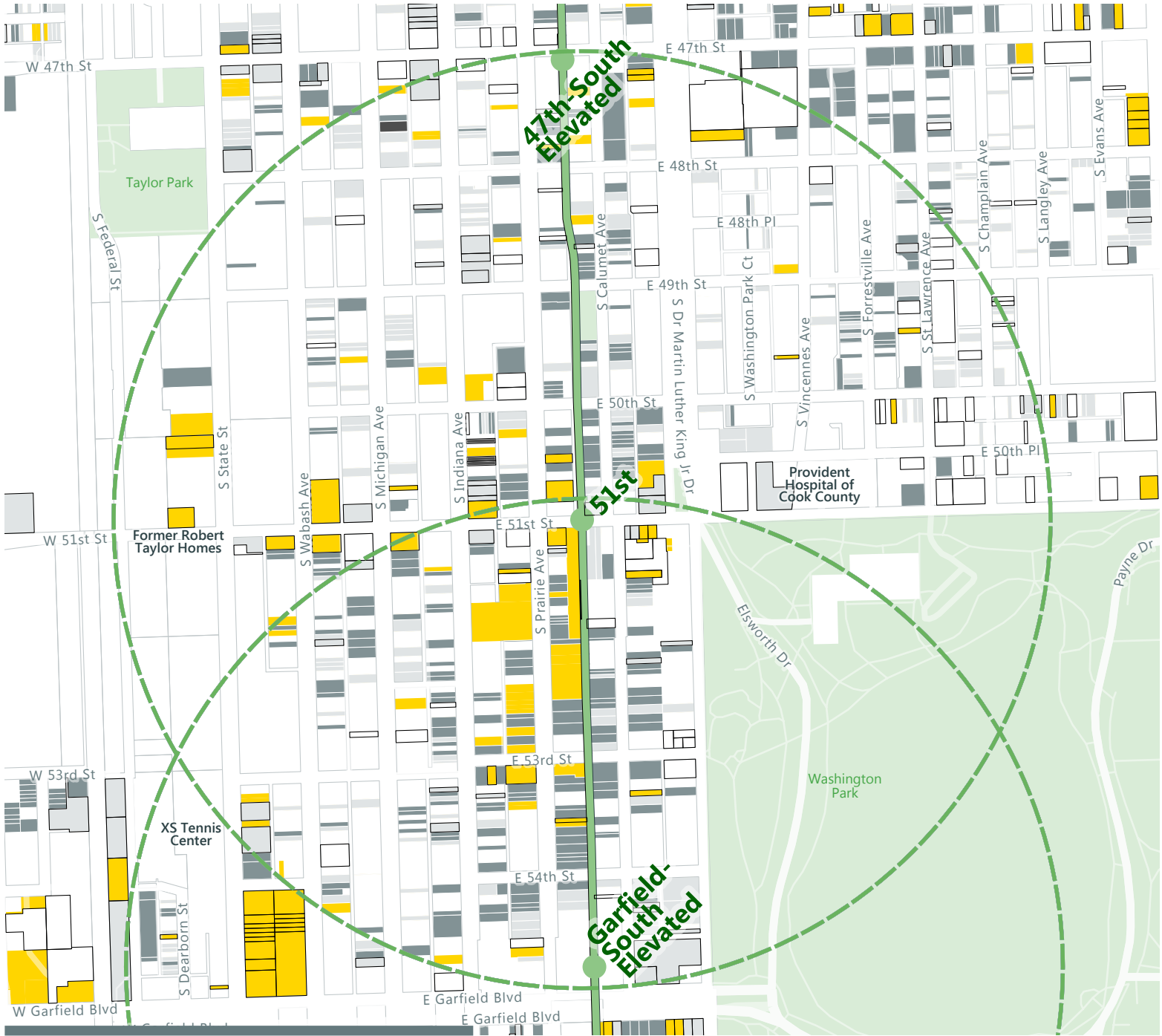


Sites Susceptible To Change Based On
Building Value
 Asset Map

Underutilized Land [1]

ACRES **12** 3%

PARCELS **54** 3%



0.5 Miles

- 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

September 10, 2018

Sources:
 City of Chicago
 Cook County
 Esri
 SB Friedman

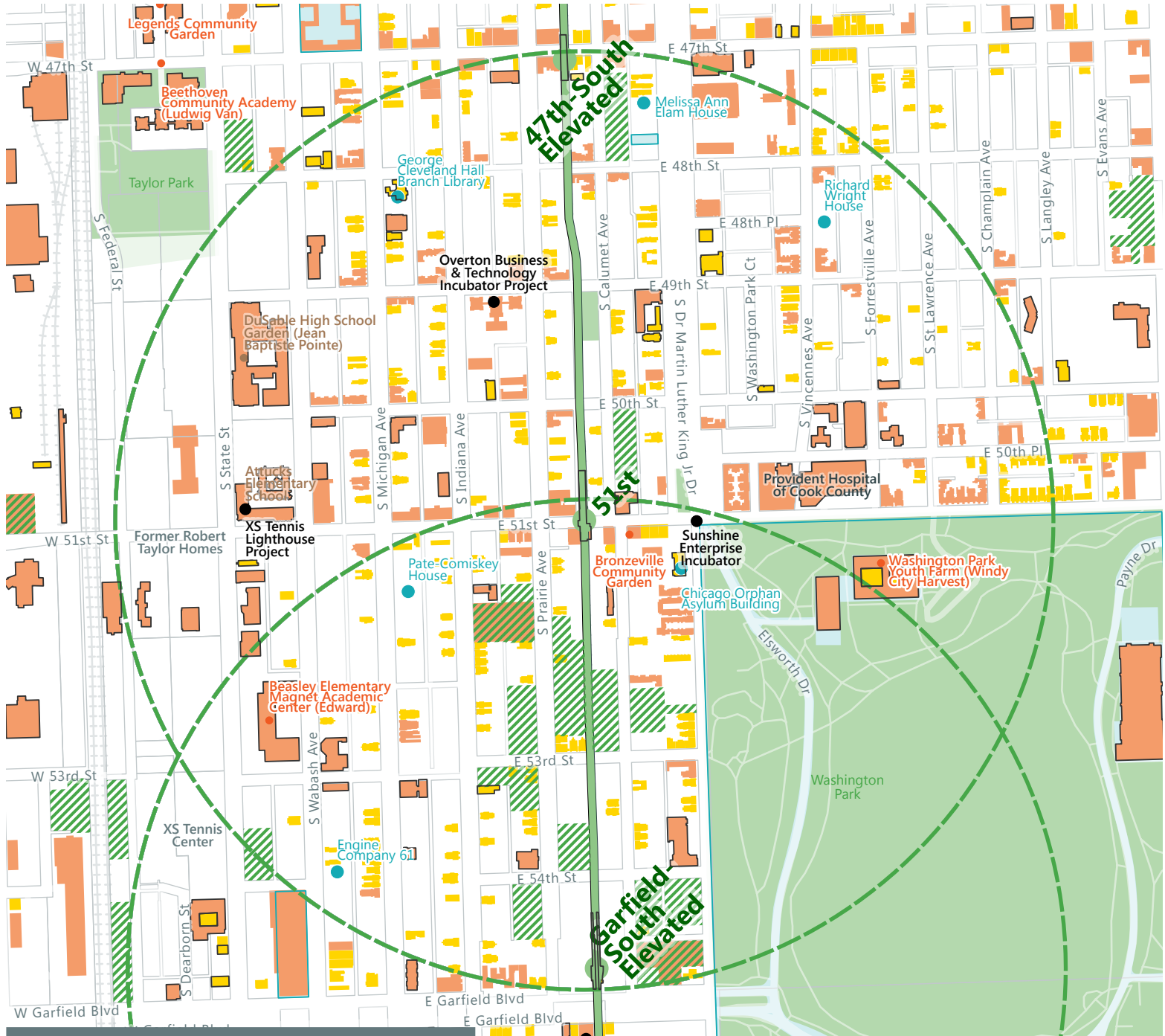
[1] Defined as non-residential improved property for which building value is less than land value for Tax Year 2016 per the Cook County Assessor. Single-family residential properties are excluded.

[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

September 10, 2018

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 60,000



0.5 Miles

September 10, 2018

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

51st

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

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

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



0.5 Miles

September 10, 2018

- 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



51st

Housing Asset Map

Housing Statistics - 51st eHub

Affordable Housing^[1]

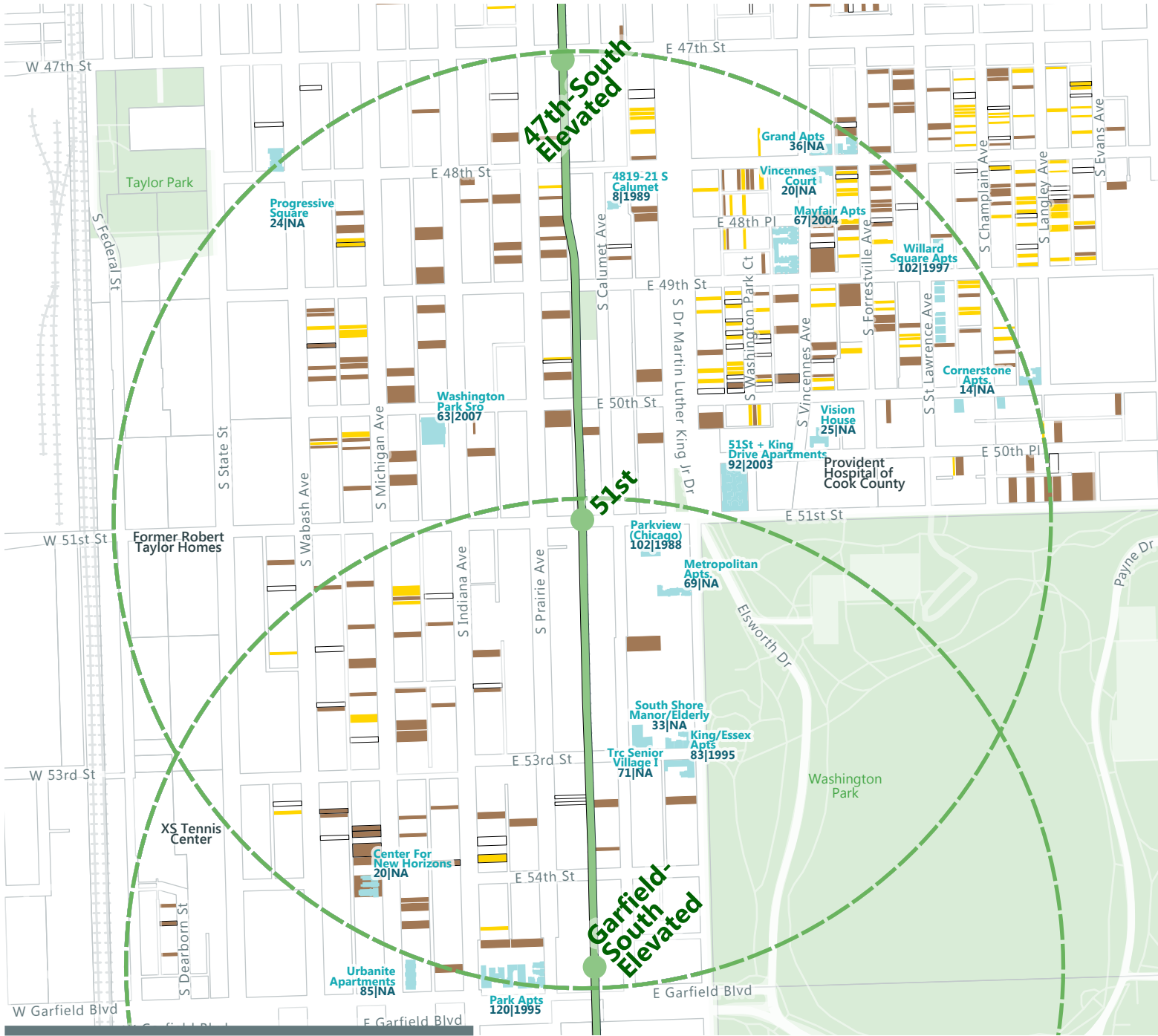
DEVELOPMENTS **15**
APPROXIMATE UNIT COUNT **727**

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)

September 10, 2018

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.

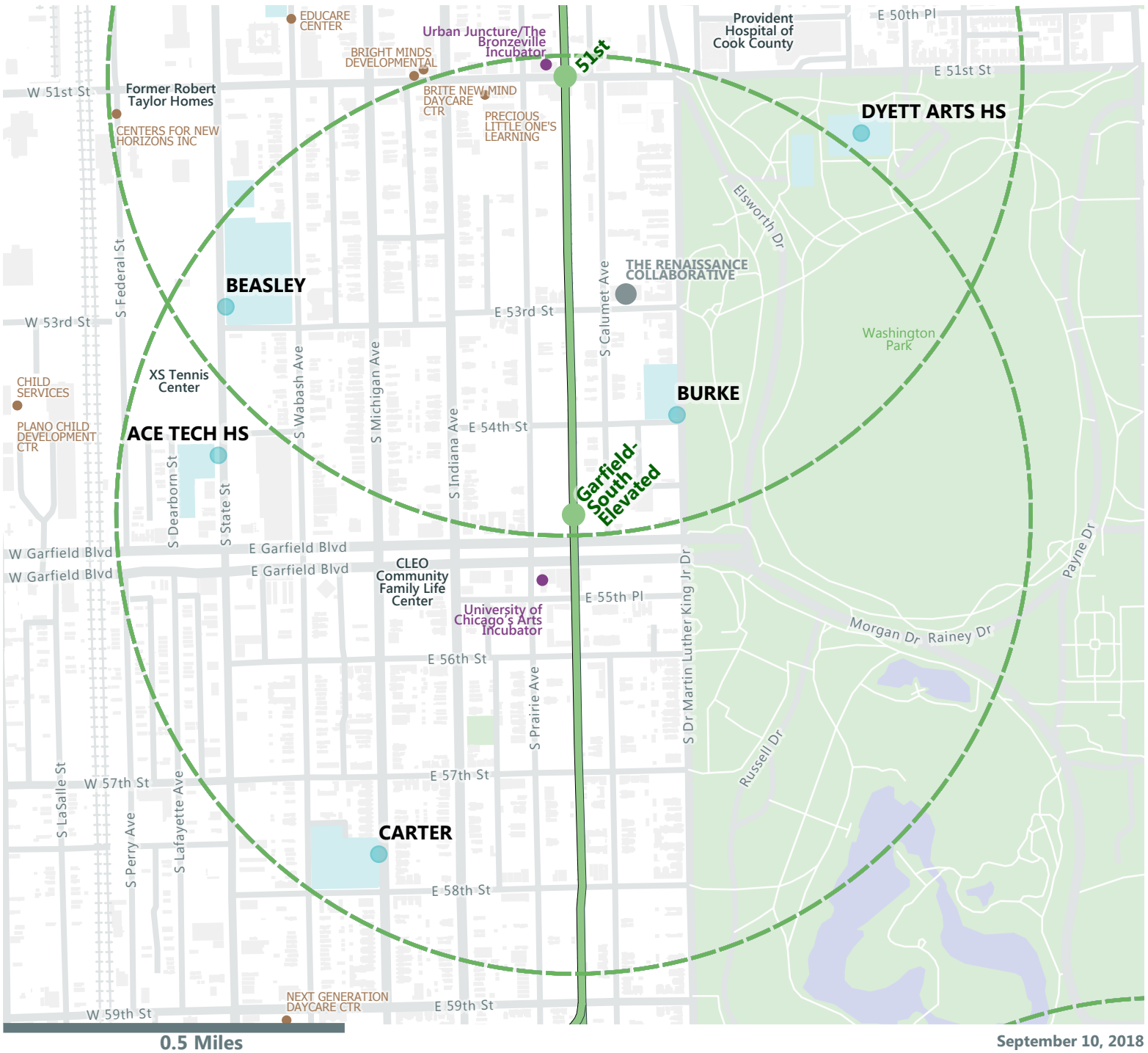




Garfield-South Elevated

Sources:
City of Chicago
Cook County
Esri
SB Friedman

Education + Workforce Asset Map

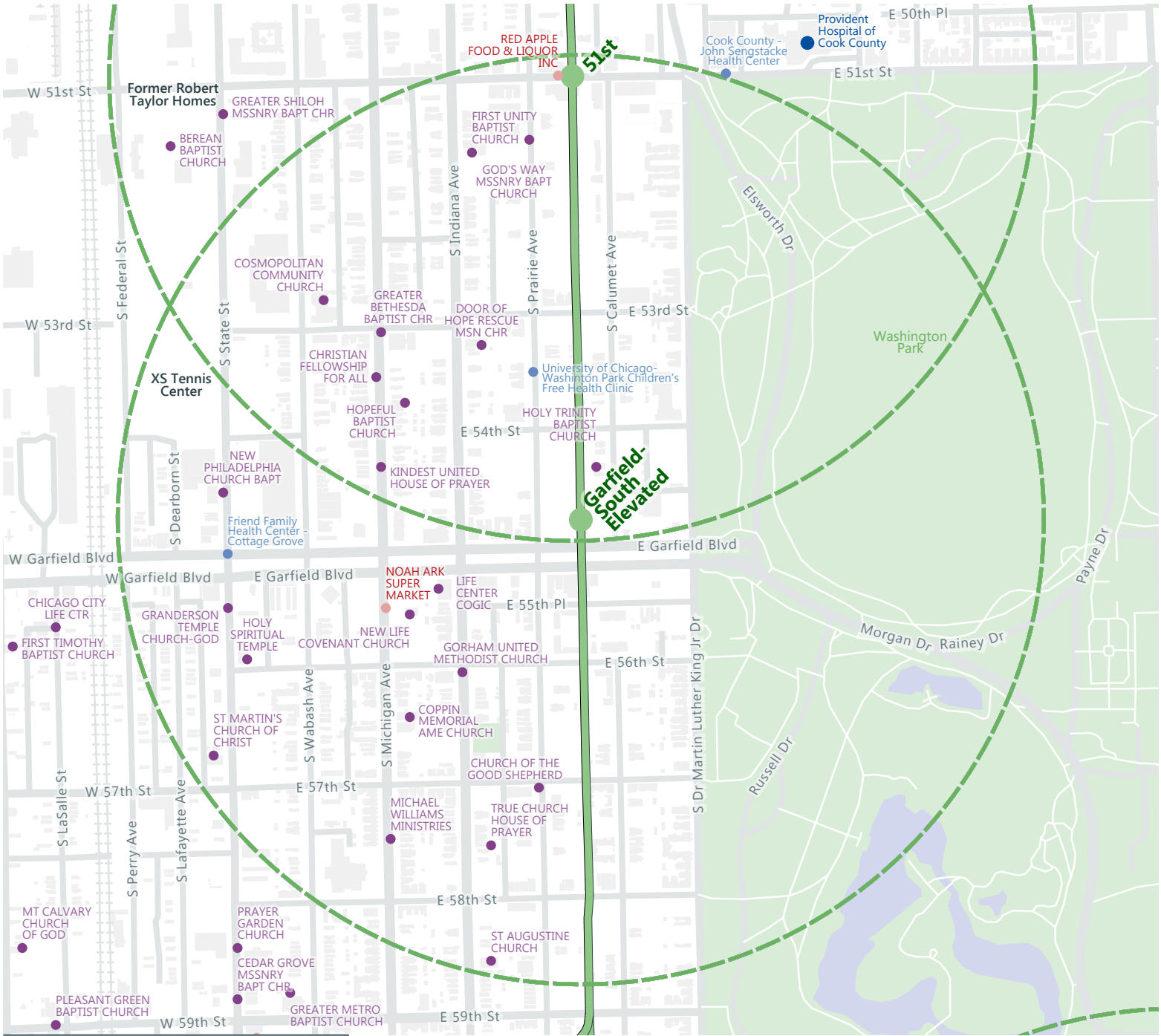


September 10, 2018

- 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

Sources:
 Chicago Inno
 City of Chicago
 Cook County
 Esri
 National Center For Education Statistics
 SB Friedman

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.

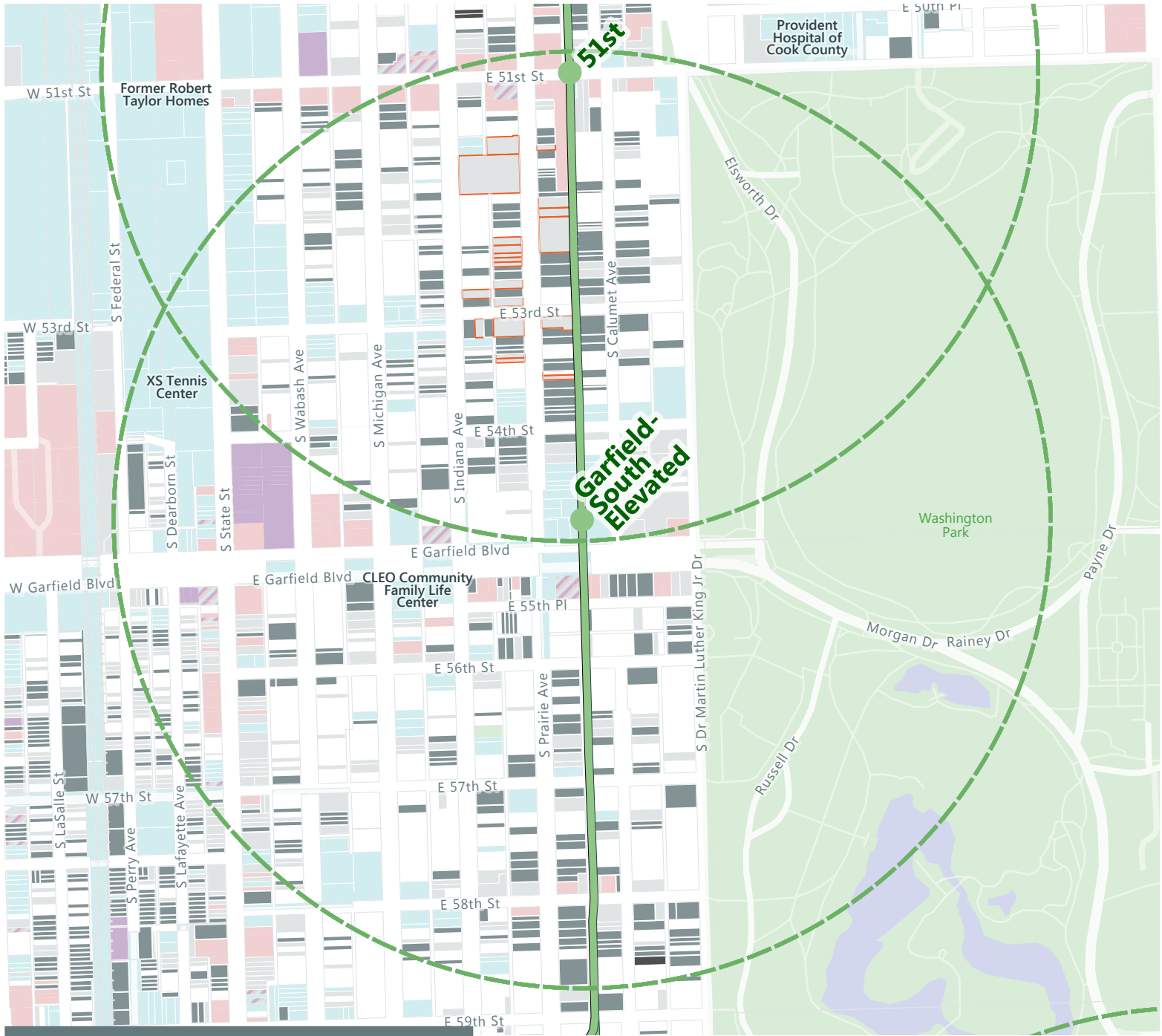


Garfield-South Elevated

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

Vacant Land Inventory - Garfield-South Elevated eHub

Cook County Land Bank-Controlled	ACRES 0.2 0%	PARCELS 1 0%
City of Chicago-Owned	ACRES 42 8%	PARCELS 288 21%
Privately-Owned Vacant Land	ACRES 37 7%	PARCELS 252 18%
Total	ACRES 80 15%	PARCELS 541 39%



September 10, 2018

- 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



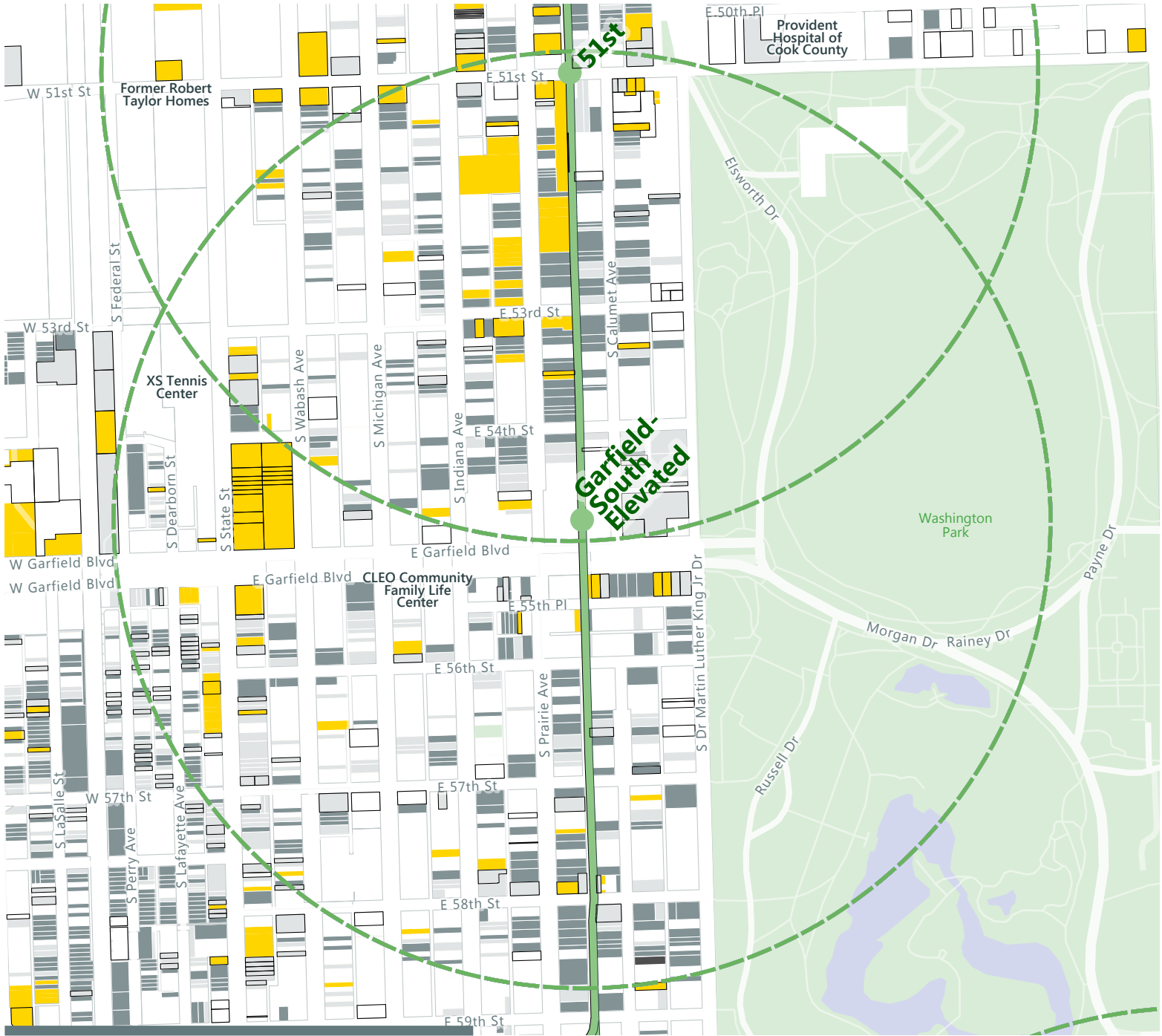
Garfield-South Elevated

Underutilized Land Inventory - Garfield-South Elevated eHub

Sites Susceptible To Change Based On
Building Value
Asset Map

Underutilized Land ^[1]

ACRES **13** 2% PARCELS **70** 5%



- 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

September 10, 2018

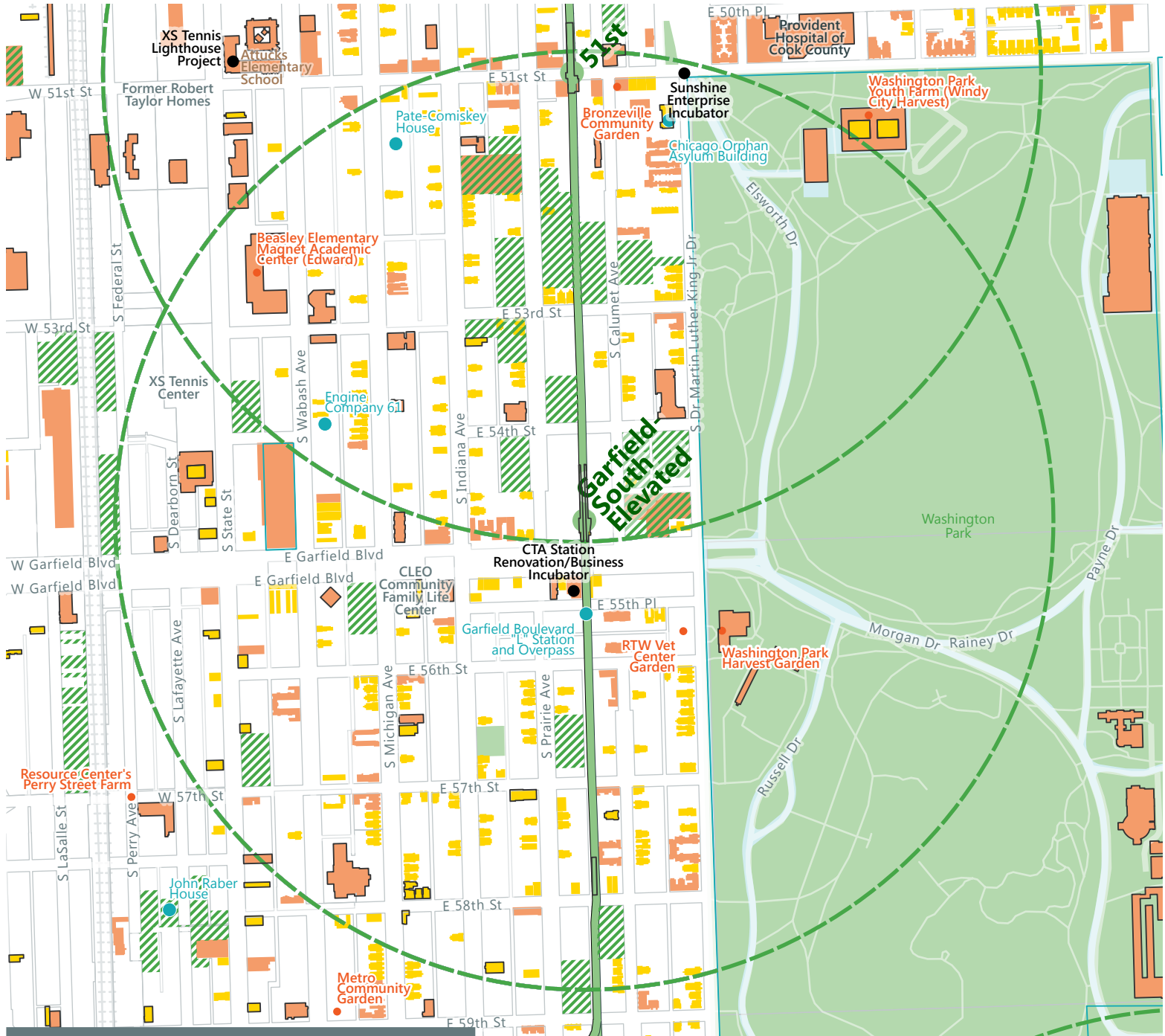
Sources:
City of Chicago
Cook County
Esri
SB Friedman

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[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

September 10, 2018

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.

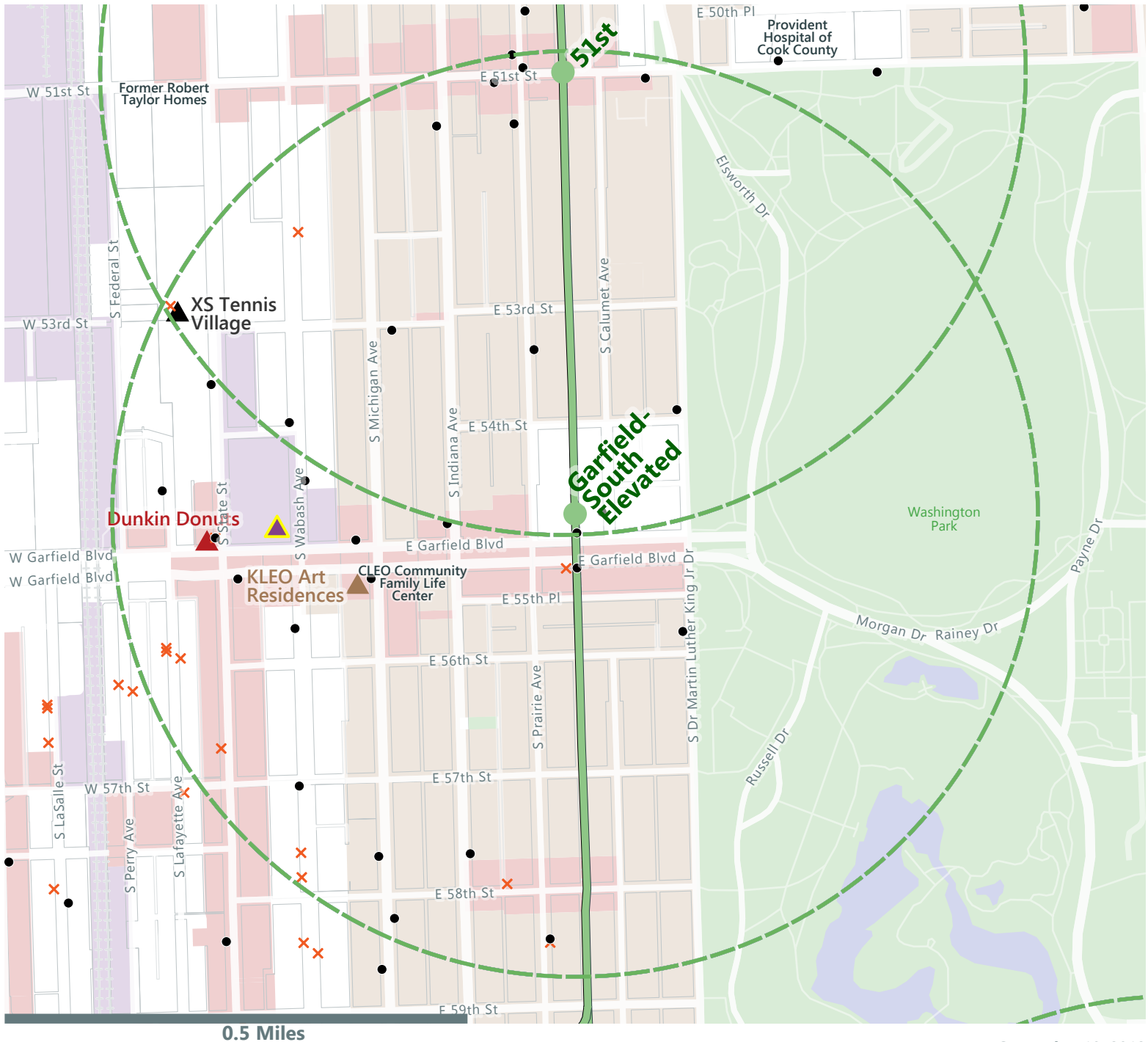


Development Activity

Asset Map

Market Conditions - Garfield-South Elevated eHub
New/Proposed Development (Since 2013)

Multifamily	PROJECTS	1	UNITS	58
Retail	PROJECTS	1	SF	1,500
Industrial/Flex	PROJECTS	1	SF	52,000
Office	PROJECTS	0	SF	0



September 10, 2018

Selected Zoning Districts

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

New/Proposed Development Since 2013

- Industrial/Flex
- Retail
- Multi-Family
- 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



Garfield-South Elevated

Development Incentives Asset Map

New Markets Tax Credits Eligible

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

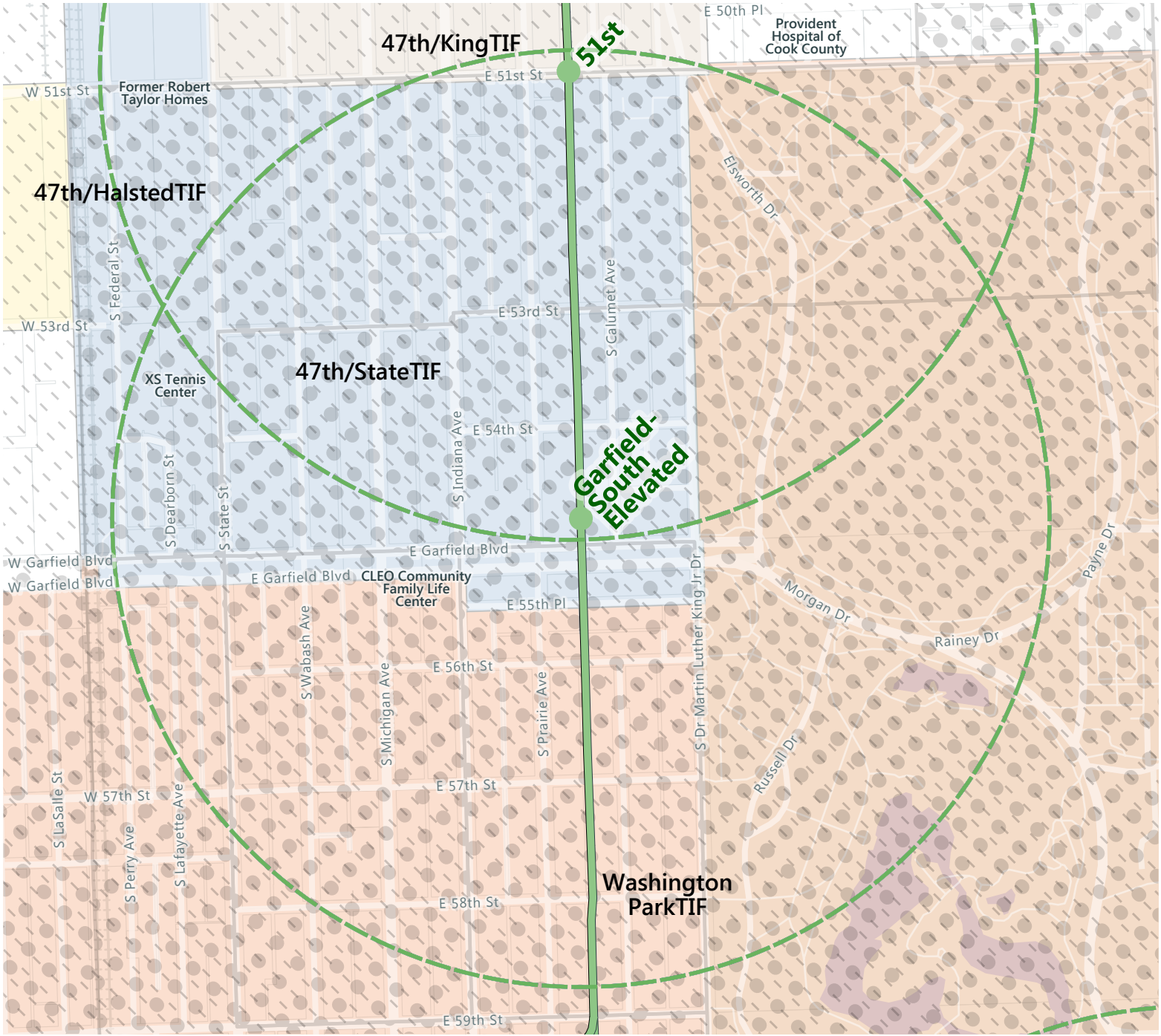
Neighborhood Opportunity Zone

100% **99%**
by population by acreage

TIF Summary




Washington Park TIF	EXPIRES	2038
	FUND BALANCE	\$0.1M
47th/State TIF	EXPIRES	2028
	FUND BALANCE	\$11.0M
47th/King TIF	EXPIRES	2026
	FUND BALANCE	\$-3.6M





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



0.5 Miles

September 10, 2018

-  Elevated Chicago eHub 1/2 Mile Buffer
-  Neighborhood Opportunity Zone
-  New Markets Tax Credits-Eligible

- TIF Districts**
-  47th/Halsted
 -  47th/King
 -  47th/State
 -  Washington Park

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



Housing Asset Map

Affordable Housing^[1]

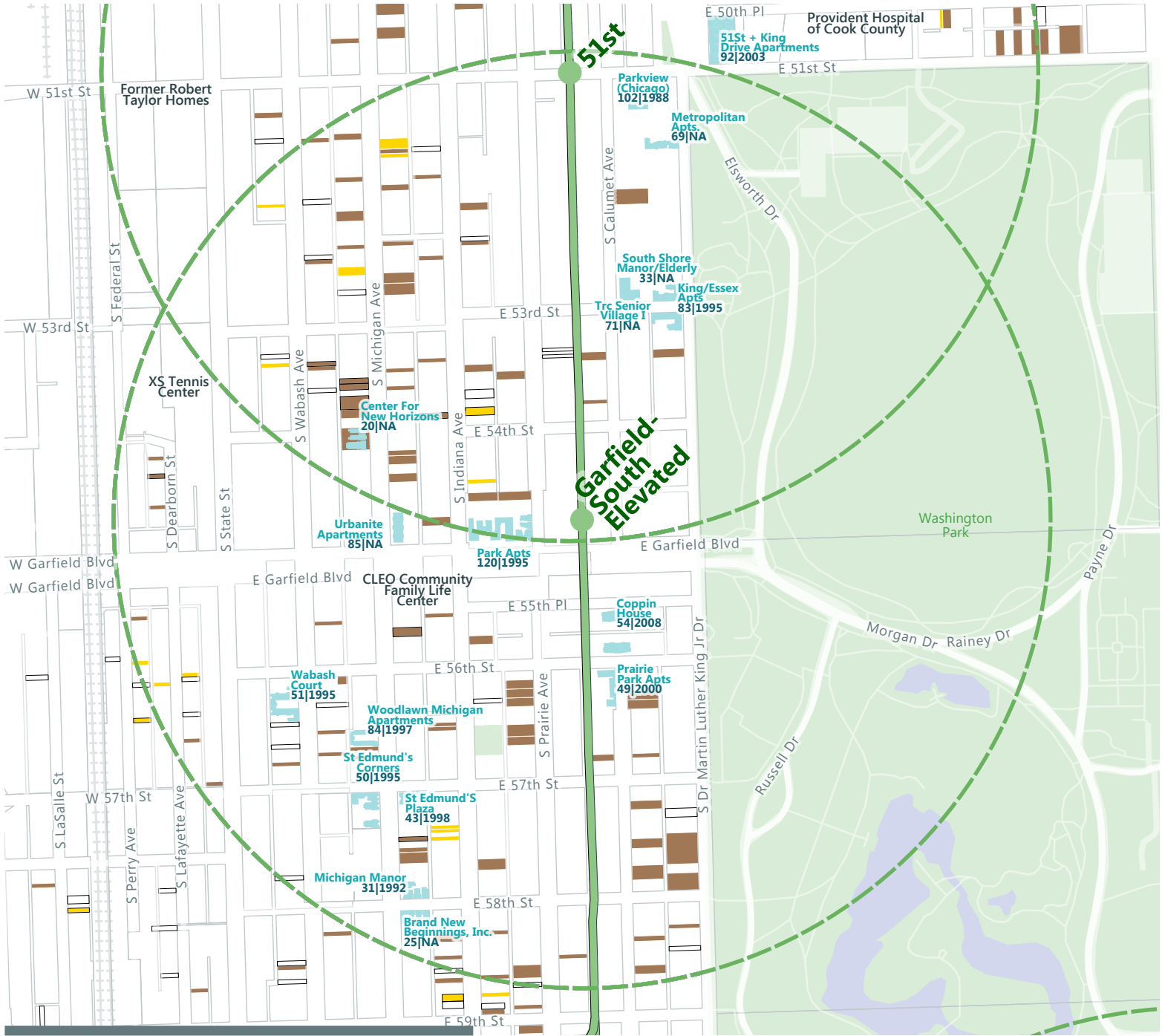
DEVELOPMENTS **16**
APPROXIMATE UNIT COUNT **970**

Low-Income Senior Homeowner^[2]

PARCELS **30**
2% OF ALL PARCELS

Longterm Homeowner^[3]

SINGLE-FAMILY PARCELS	ALL OTHER RESIDENTIAL
13	83
1% OF ALL PARCELS	6% OF ALL PARCELS



0.5 Miles

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

September 10, 2018

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.

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

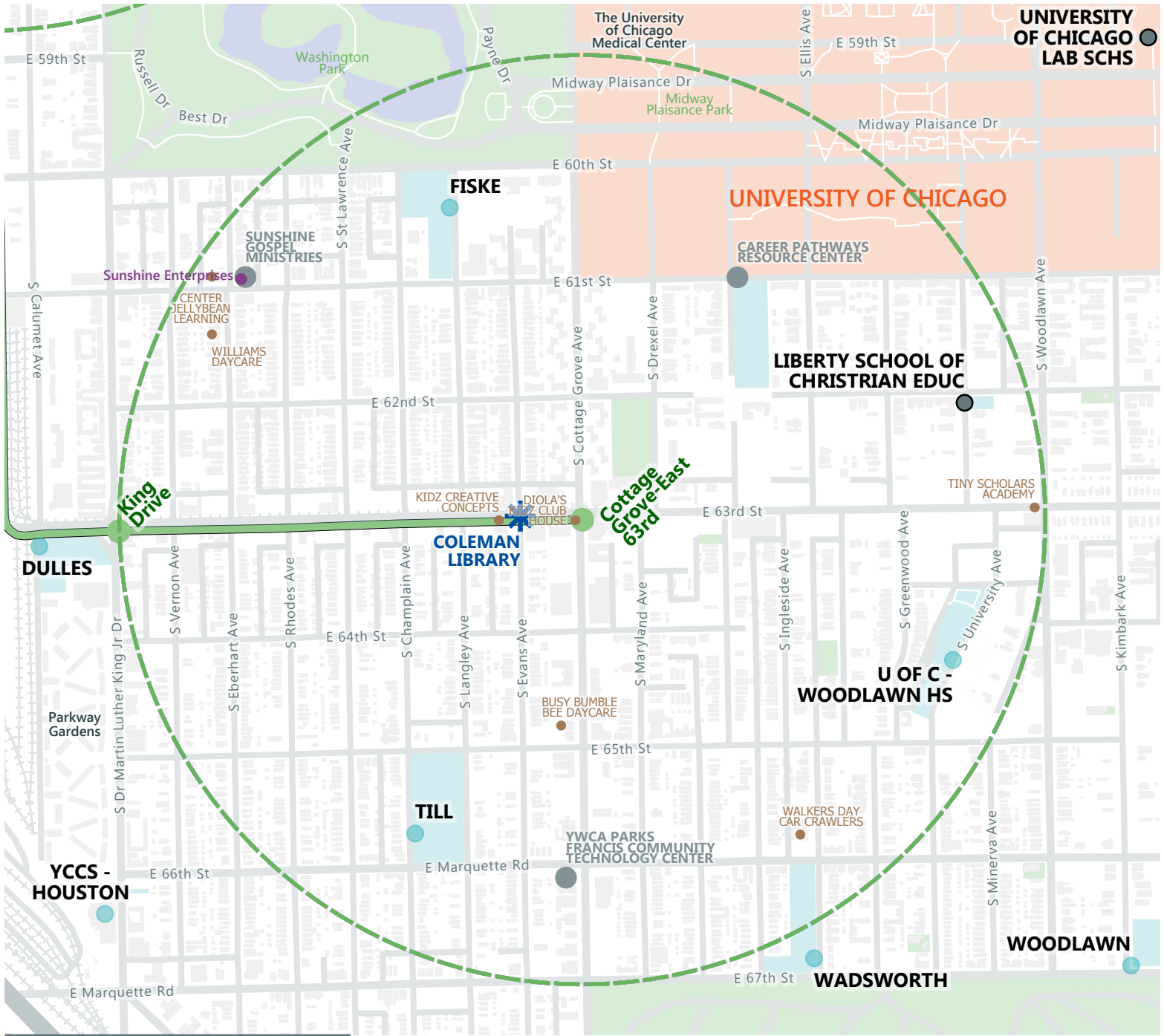




Cottage Grove-East 63rd

Sources:
City of Chicago
Cook County
Esri
SB Friedman

Education + Workforce Asset Map



0.5 Miles

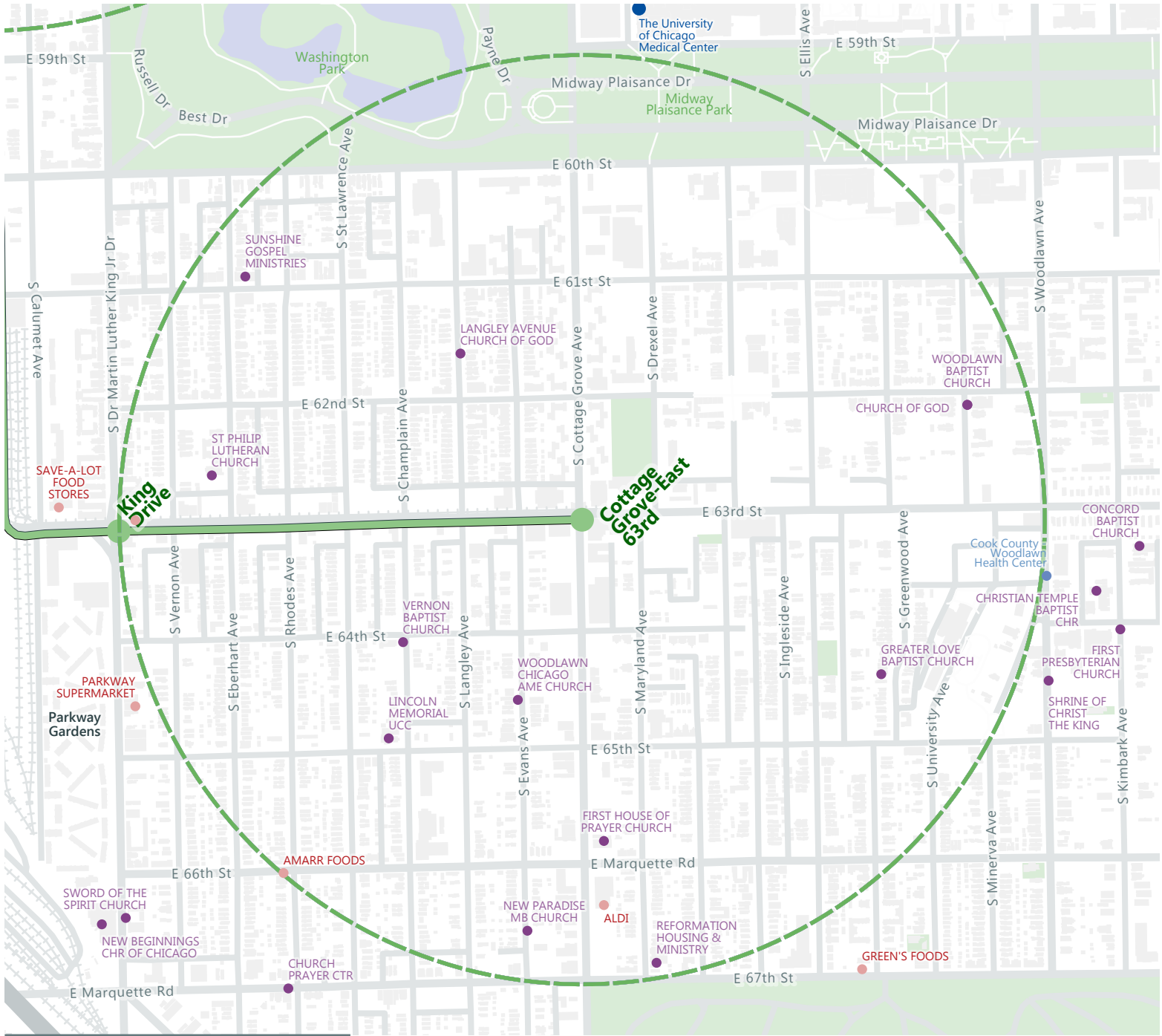
September 10, 2018

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
- 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

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

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

[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.

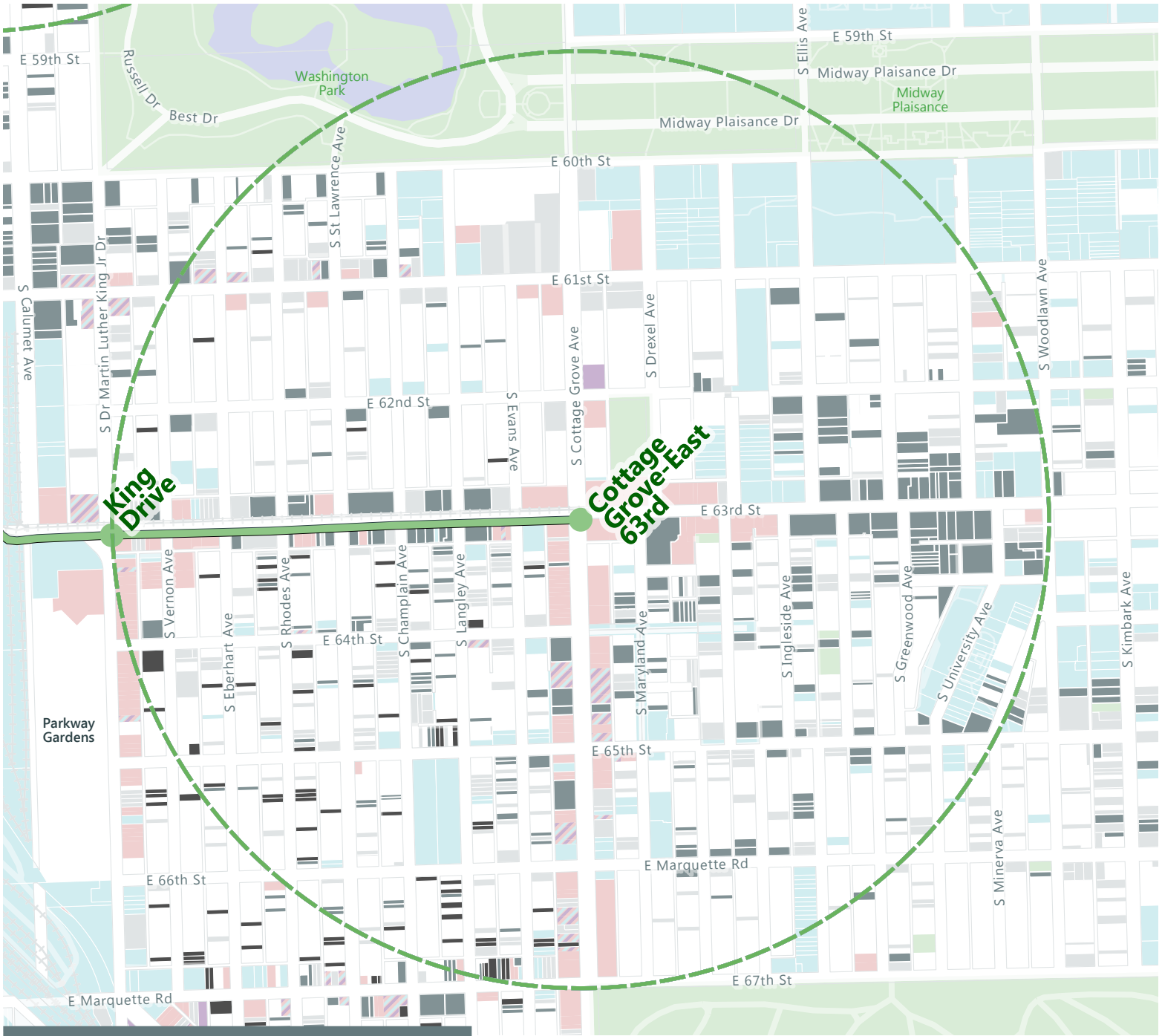


Cottage Grove-East 63rd

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

Vacant Land Inventory - Cottage Grove-East 63rd eHub

Cook County Land Bank-Controlled	ACRES 5 1%	PARCELS 62 2%
City of Chicago-Owned	ACRES 38 11%	PARCELS 252 9%
Privately-Owned Vacant Land	ACRES 34 10%	PARCELS 287 11%
Total	ACRES 76 22%	PARCELS 601 22%



September 10, 2018

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

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

Sources:
City of Chicago
Cook County
Esri
SB Friedman

[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.



Cottage Grove-East 63rd

Underutilized Land Inventory - Cottage Grove-East 63rd eHub

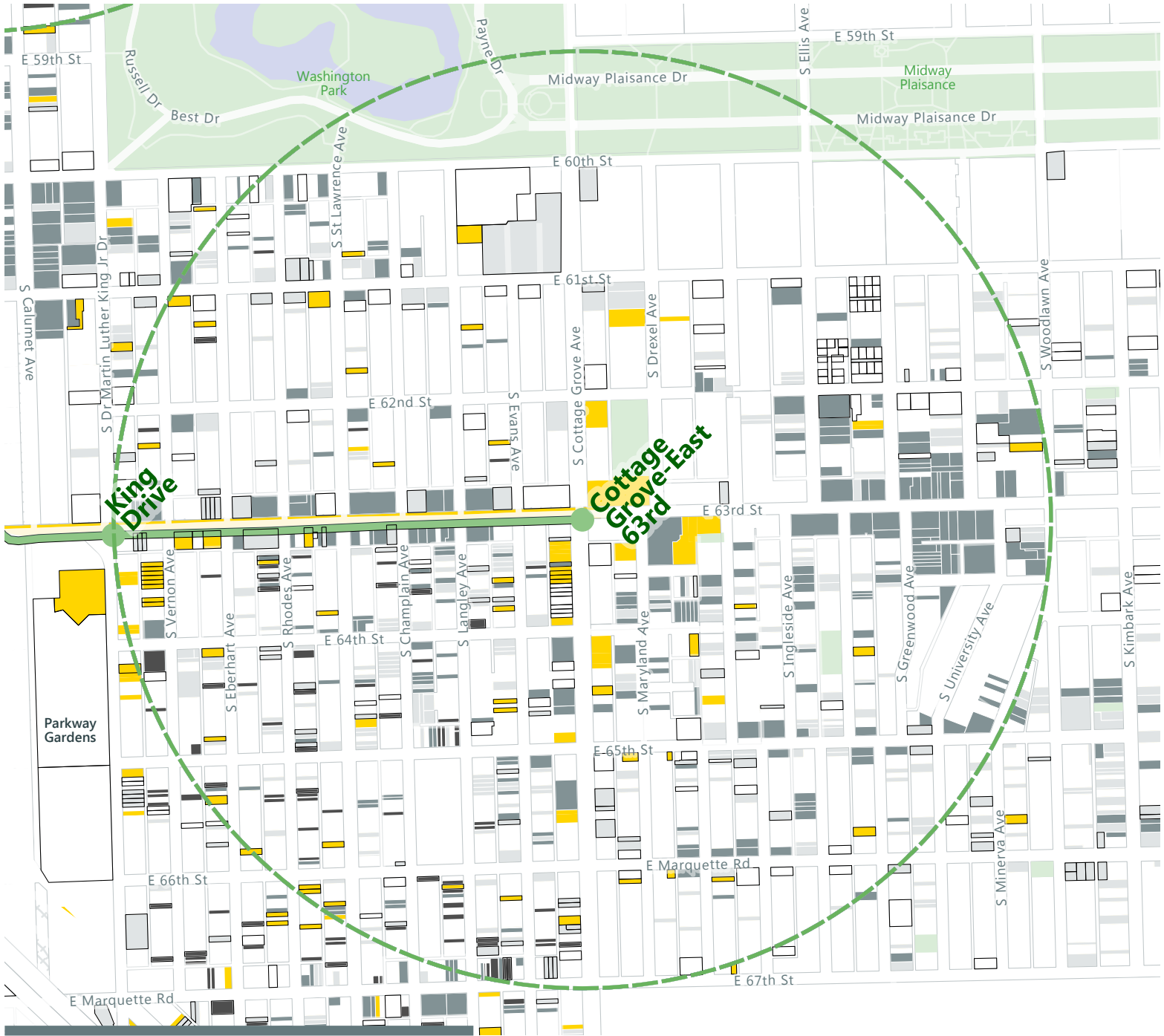
Sites Susceptible To Change Based On

Building Value

Asset Map

Underutilized Land ^[1]

ACRES **11** 3% PARCELS **82** 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

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman

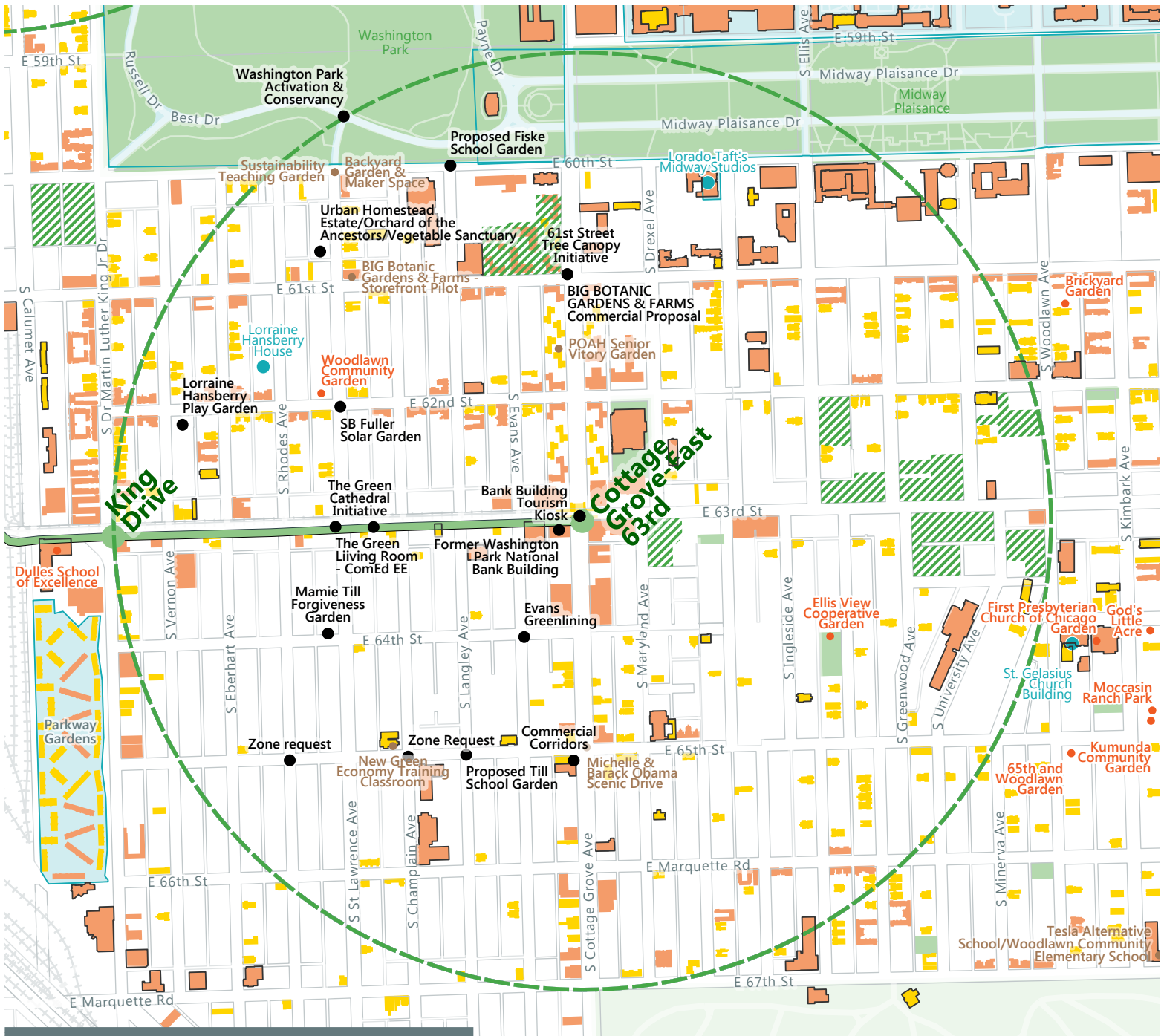
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[2] Primarily properties for which Cook County Land Bank has acquired the tax certificate and has the option of taking the property to deed; also includes properties-owned by the Land Bank.



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

September 10, 2018

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 - Cottage Grove-East 63rd eHub
New/Proposed Development (Since 2013)

Multifamily	PROJECTS	2	UNITS	95
Retail	PROJECTS	1	SF	42,240
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

- Retail
- Multi-Family
- Proposed Development

Permits

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

- Elevated Chicago eHub 1/2 Mile Buffer
- Parks

September 10, 2018

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

74% by population **75%** by acreage

TIF Summary

Washington Park TIF	EXPIRES	2038
	FUND BALANCE	\$0.1M
West Woodlawn TIF	EXPIRES	2034
	FUND BALANCE	\$0.5M
Woodlawn TIF	EXPIRES	2022
	FUND BALANCE	\$12.4M

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



0.5 Miles

September 10, 2018

Sources:

CDFI Fund

City of Chicago

Cook County

Esri

SB Friedman

Elevated Chicago eHub 1/2 Mile Buffer

Neighborhood Opportunity Zone

New Markets Tax Credits-Eligible

TIF Districts

- 67th/Wentworth
- 71st/Stony Island
- Washington Park
- West Woodlawn
- Woodlawn



Housing Asset Map

Affordable Housing [1]

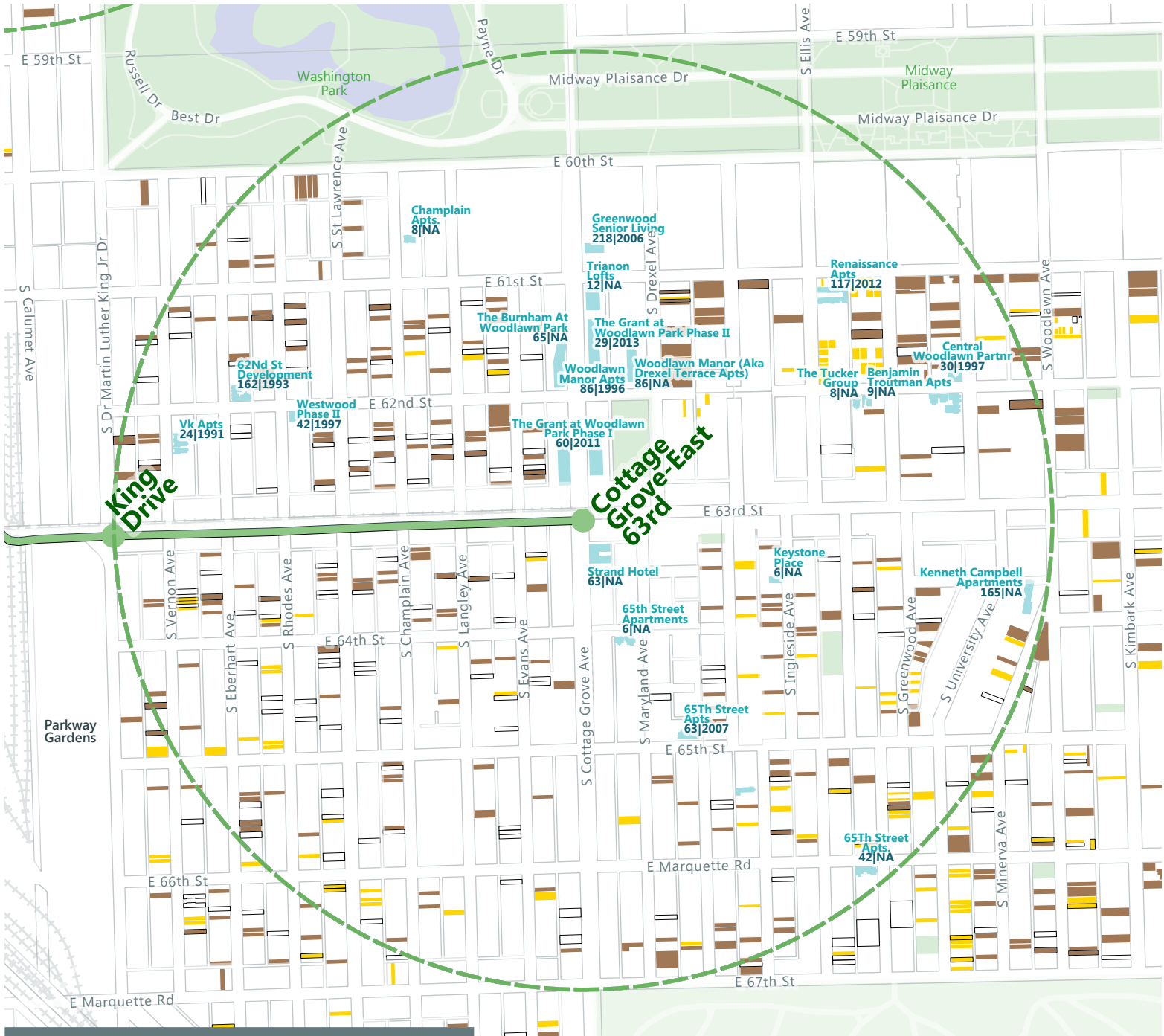
DEVELOPMENTS **21**
APPROXIMATE UNIT COUNT **1,301**

Low-Income Senior Homeowner [2]

PARCELS **128**
5% OF ALL PARCELS

Longterm Homeowner [3]

SINGLE-FAMILY PARCELS 80 3% OF ALL PARCELS	ALL OTHER RESIDENTIAL 217 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)

September 10, 2018

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.

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