

Elevated Chicago Asset Maps

September 10, 2018





Garfield-South Elevated

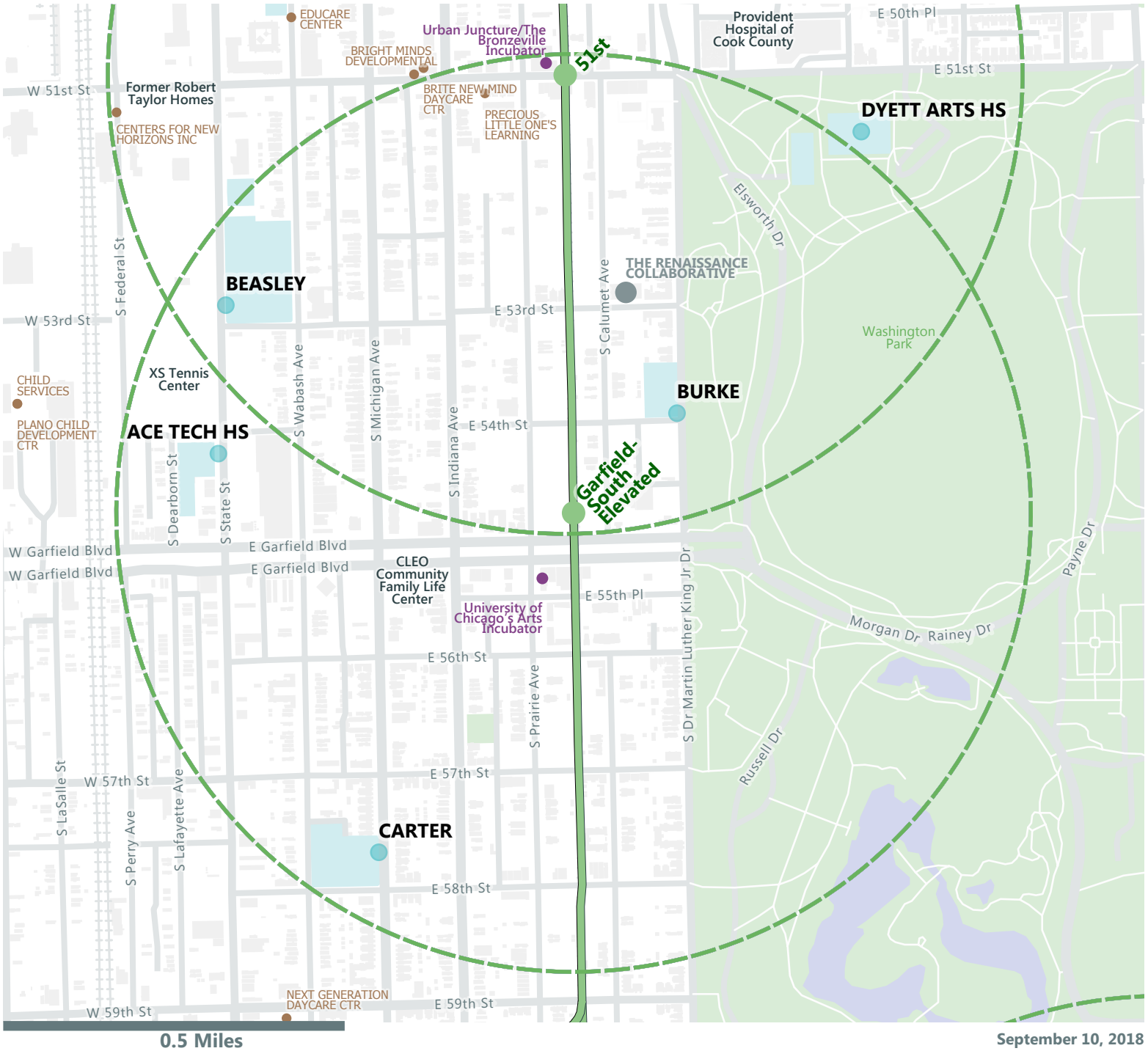
Sources:
City of Chicago
Cook County
Esri
SB Friedman

Key Issues and Strategies by eHub

Key Issues		
Concentration of Vacant Land	Potential for Green Infrastructure	Overall Conclusions
<ul style="list-style-type: none"> 80 acres (15% of land area) Majority located along CTA corridor 42 acres City-owned 	<ul style="list-style-type: none"> Vacant parcels along CTA line may be suitable for stormwater infrastructure Washington Park 	<ul style="list-style-type: none"> Lower value parcels and vacant land concentrated along Green Line ROW Limited development activity High availability of affordable housing

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		

Education + Workforce Asset Map



0.5 Miles

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

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

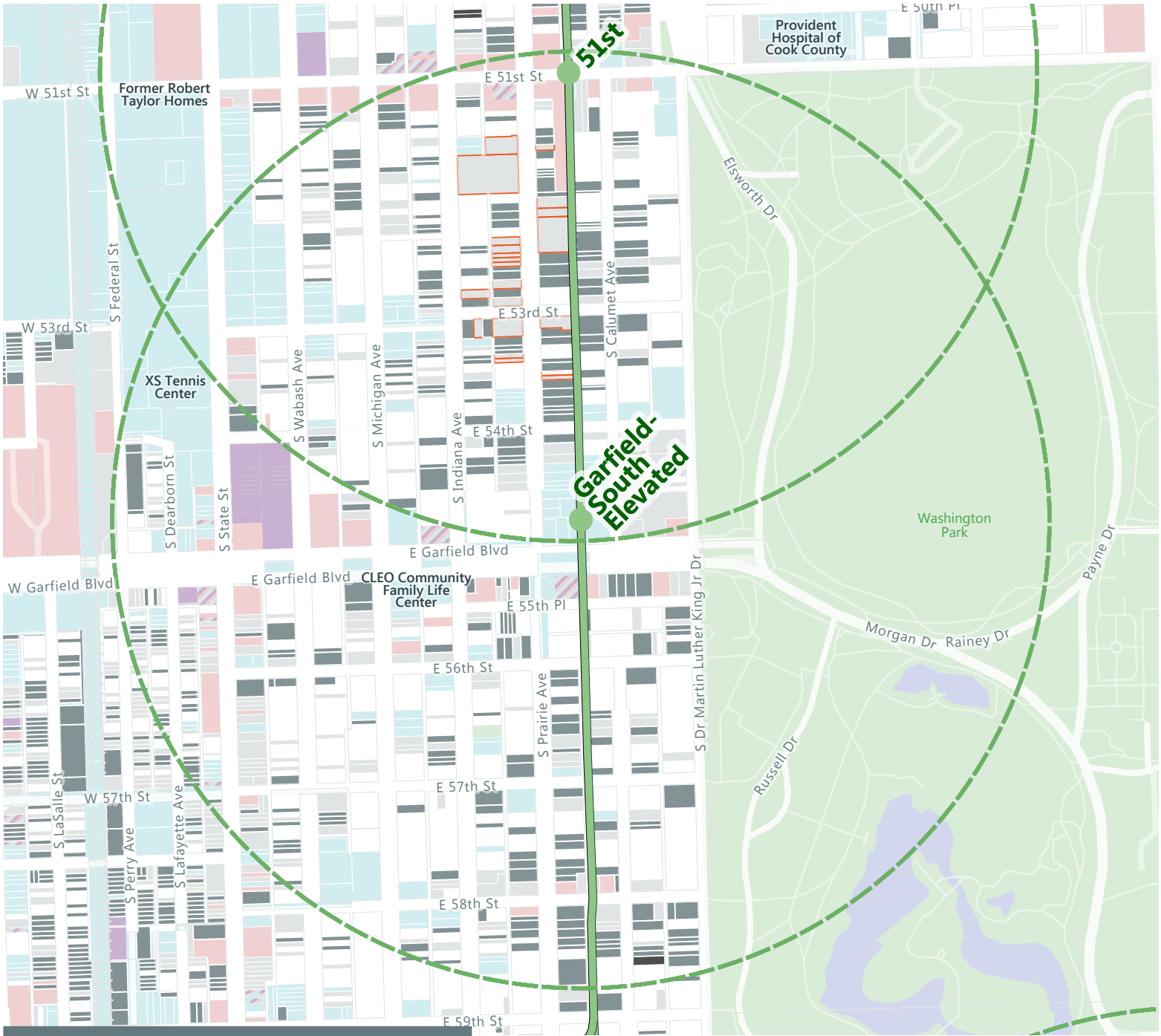


Garfield-South Elevated

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%



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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



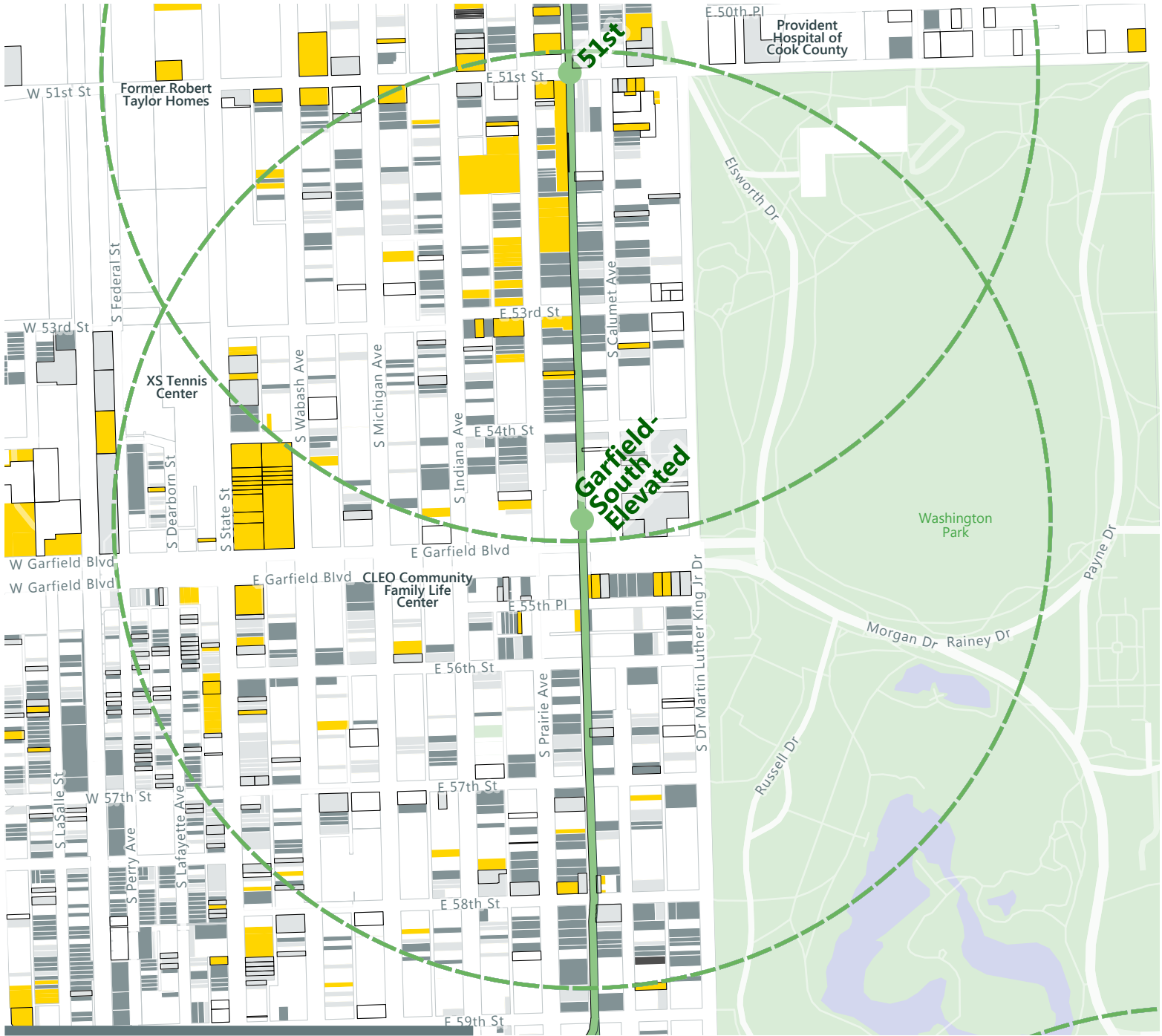
Garfield-South Elevated

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

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Sources:
City of Chicago
Cook County
Esri
SB Friedman

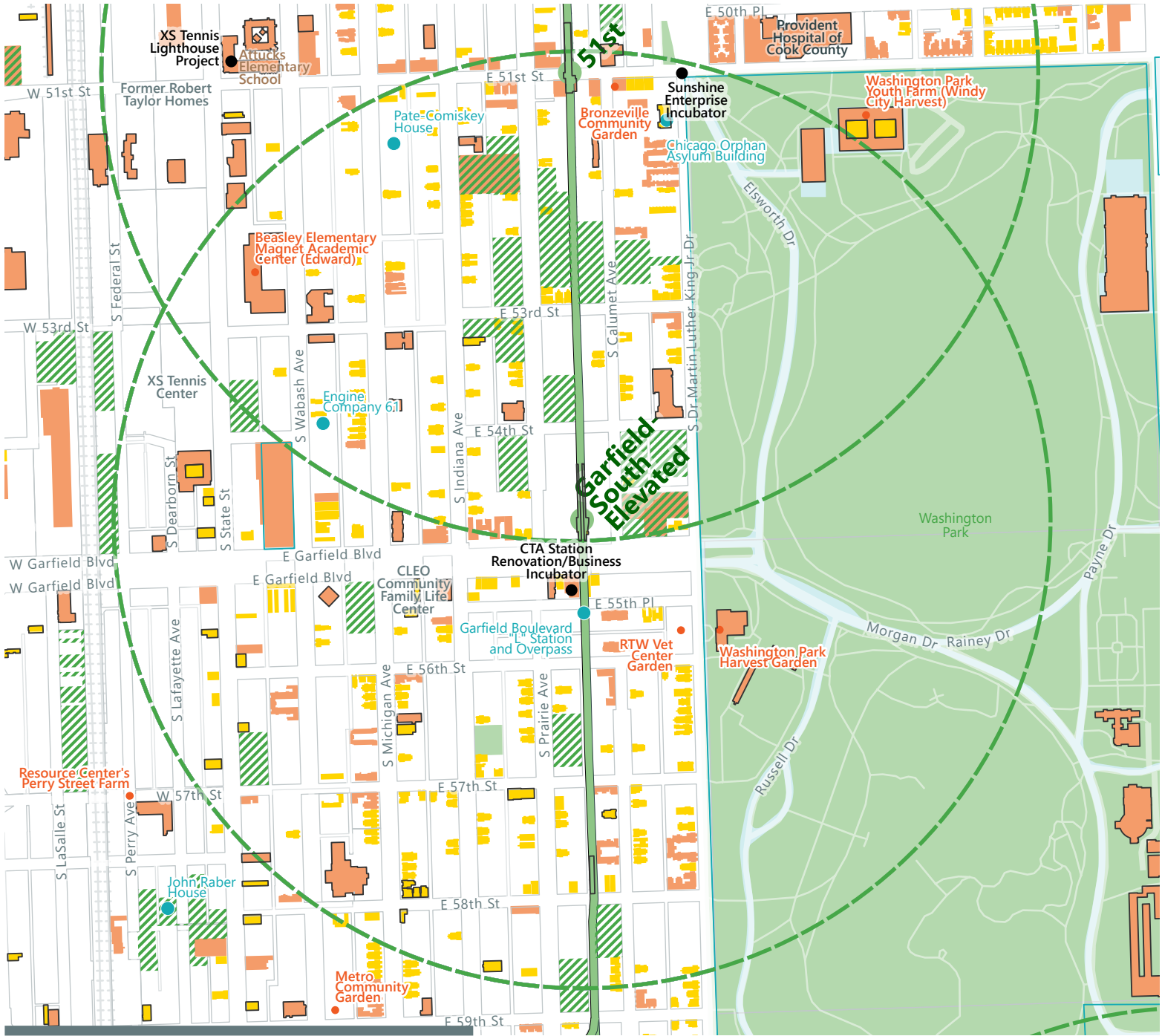
[1] Defined as non-residential improved property for which building value is less than land value for Tax Year 2016 per the Cook County Assessor. Single-family residential properties are excluded.

[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



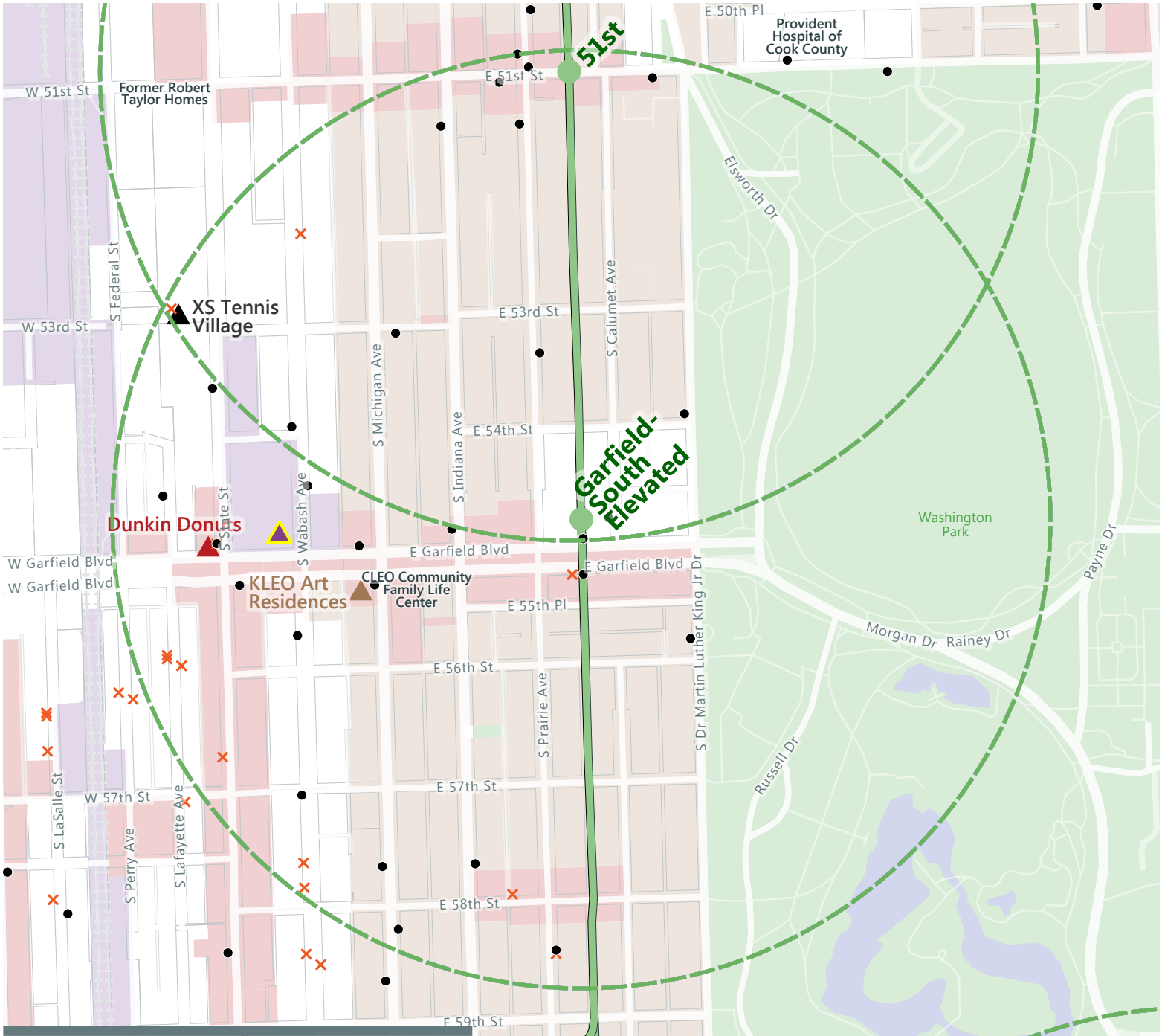
[1] Excludes residential buildings
 [2] From Elevate Energy: Estimate of technical potential for PV, i.e. the maximum feasible capacity of a PV system based on available area at site, accounting for shading, obstructions and other site features. We assume PV capacity at 1 kW per 10 square meters or approximately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

Development Activity

Asset Map

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

Multifamily	PROJECTS	1	UNITS	58
Retail	PROJECTS	1	SF	7,324
Industrial/Flex	PROJECTS	1	SF	52,000
Office	PROJECTS	0	SF	0



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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

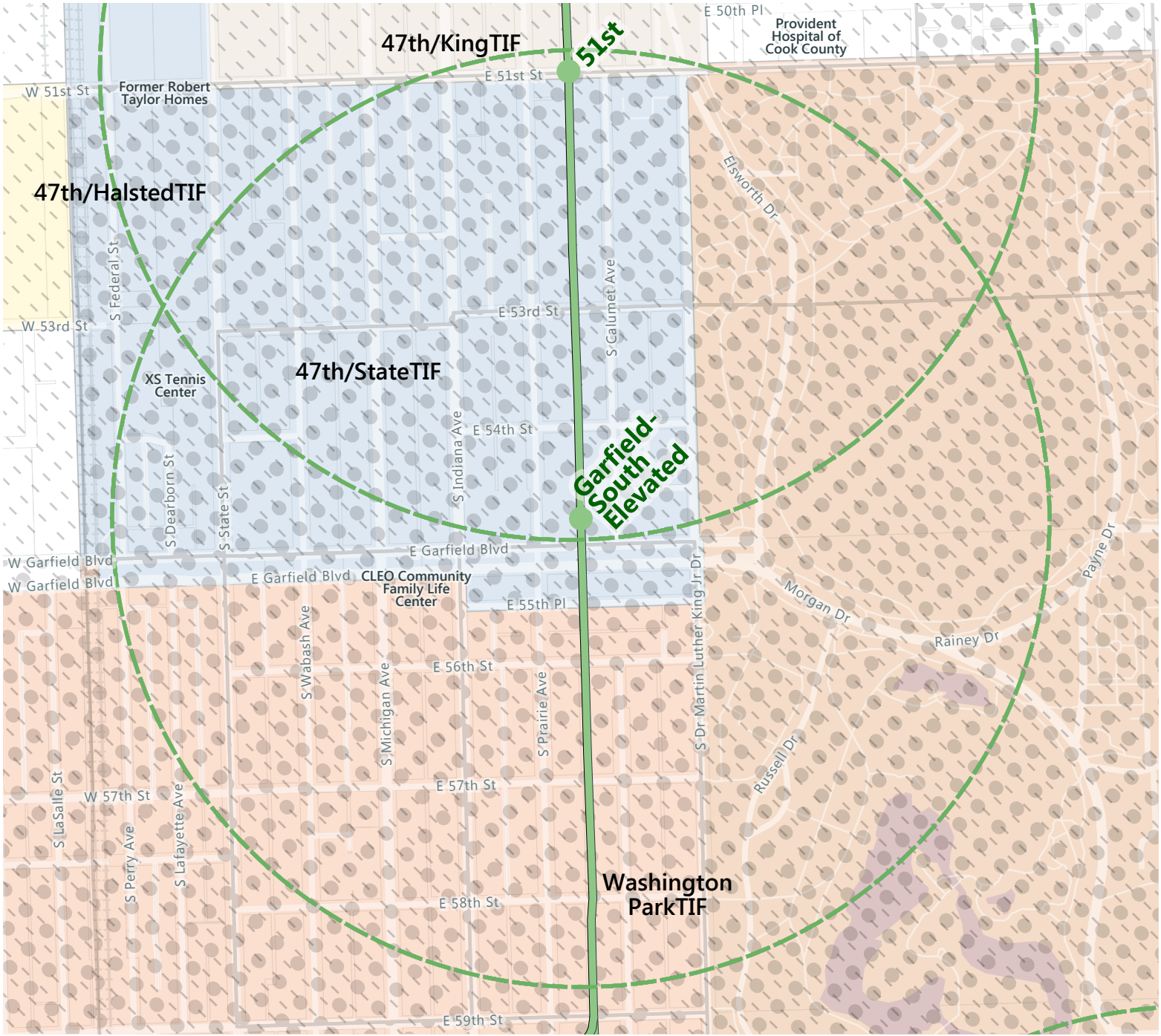
Neighborhood Opportunity Zone

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

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- 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]

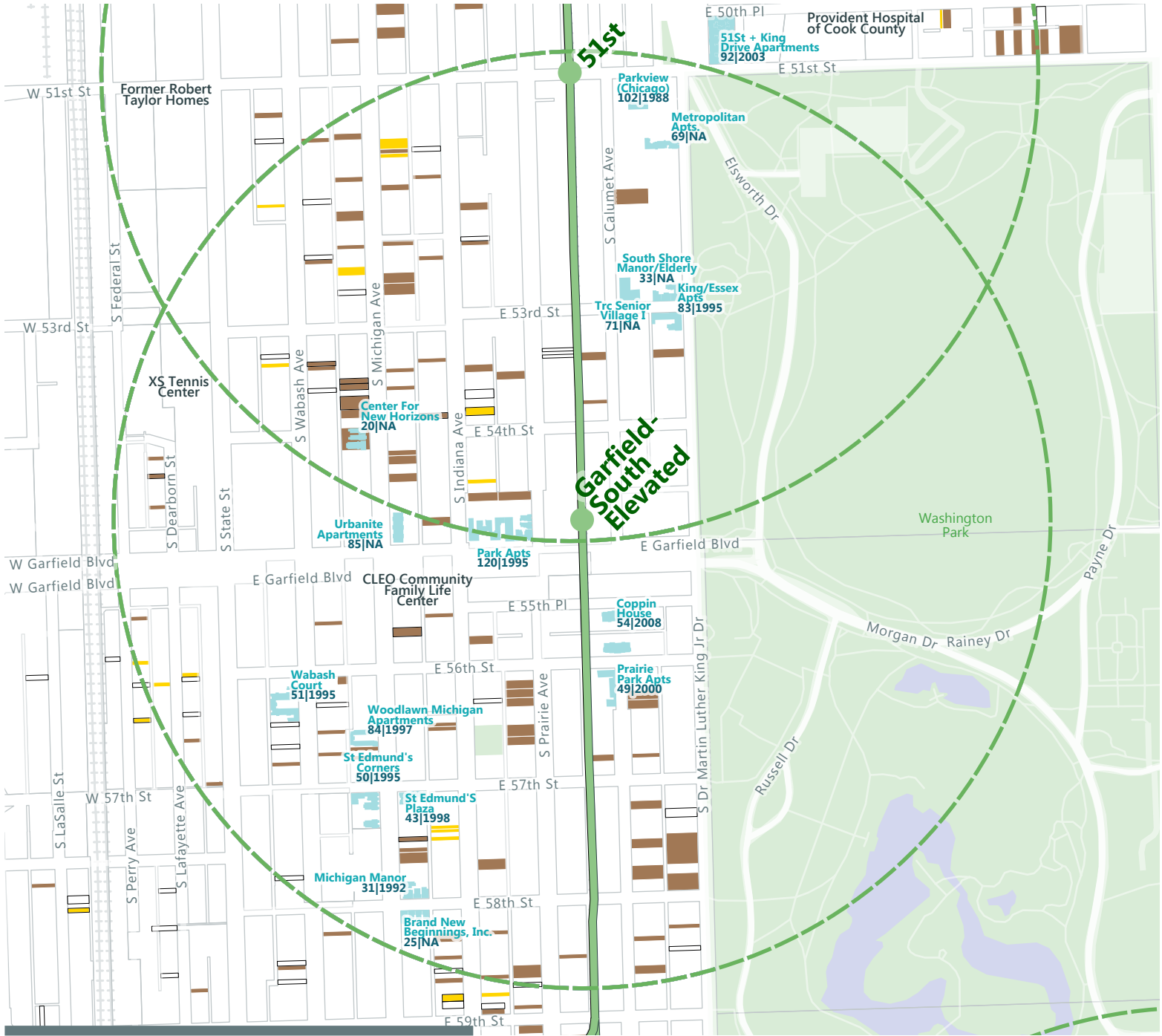
DEVELOPMENTS **16**
APPROXIMATE UNIT COUNT **970**

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]

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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.

