Elevated Chicago
Asset Maps
September 10, 2018
California-Douglas
### Key Issues

<table>
<thead>
<tr>
<th>Potential for Green Infrastructure</th>
<th>Limited Availability of Public Funding</th>
<th>Overall Conclusions</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Institutional and industrial buildings may be suitable for solar&lt;br&gt;▪ Douglas Park</td>
<td>▪ TIF districts overlay industrial and park areas, not residential areas</td>
<td>▪ Displacement vulnerability [1]&lt;br&gt;▪ Large non-residential land uses&lt;br&gt;▪ Concentrated long-term and low-income senior homeownership</td>
</tr>
</tbody>
</table>

[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

<table>
<thead>
<tr>
<th>Community Land Trust</th>
<th>Community Land Bank</th>
<th>Limited Equity Housing Cooperative</th>
<th>Neighborhood Opportunity Fund</th>
<th>Opportunity Investment Fund</th>
<th>Renewable Energy Credit Trading</th>
<th>Impact Investment</th>
<th>Long-term Homeowner Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

[3] California-Douglas
Other Community Anchors

Asset Map

- Elevated Chicago eHub 1/2 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.
[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.

Sources:
- American Hospital Directory
- City of Chicago
- Cook County
- Esri
- SB Friedman
Vacant Land Inventory - California-Douglas eHub

<table>
<thead>
<tr>
<th>Land Use</th>
<th>ACRES</th>
<th>PARCELS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Land Bank-Controlled</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>3</td>
<td>37</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>11</td>
<td>100</td>
</tr>
<tr>
<td>Total</td>
<td>14</td>
<td>137</td>
</tr>
</tbody>
</table>

[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.

Sources:
City of Chicago
Cook County
Esri
SB Friedman

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Sites Susceptible To Change Based On Building Value

Asset Map

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[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.

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Sources:
City of Chicago
Cook County
Esri
SB Friedman

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Ecodistrict Opportunities
Asset Map

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.
California-Douglas
Development Activity
Asset Map

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

0.5 Miles

Sources:
City of Chicago
Cook County
CoStar
ESRI
SB Friedman

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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

<table>
<thead>
<tr>
<th>TIF District</th>
<th>Expiry</th>
<th>Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ogden/Pulaski TIF</td>
<td>2032</td>
<td>$3.4M</td>
</tr>
<tr>
<td>Midwest TIF</td>
<td>2036</td>
<td>$39.6M</td>
</tr>
<tr>
<td>Western/Ogden Ind. Corridor TIF</td>
<td>2021</td>
<td>$32.2M</td>
</tr>
</tbody>
</table>

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

Sources:
CDHI Fund
City of Chicago
Cook County
Erie
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
Housing Statistics - California-Douglas eHub

Affordable Housing[1]

<table>
<thead>
<tr>
<th>DEVELOPMENTS</th>
<th>APPROXIMATE UNIT COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Low-Income Senior Homeowner[2]

<table>
<thead>
<tr>
<th>PARCELS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>118</td>
<td>6% of all parcels</td>
</tr>
</tbody>
</table>

Long-term Homeowner[3]

<table>
<thead>
<tr>
<th>SINGLE FAMILY PARCELS</th>
<th>ALL OTHER RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>128</td>
<td>303</td>
</tr>
</tbody>
</table>

6% of all parcels
15% of all parcels

[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.

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

September 10, 2018

SOURCES:

SBFRIEDMAN
Enterprise