Other Community Anchors
Asset Map

Sources:
American Hospital Directory
City of Chicago
Cook County
Esri
SB Friedman
September 10, 2018

[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.
Logan Square

Sites Susceptible To Change Based On Land Use/Ownership

Asset Map

Vacant Land Inventory - Logan Square eHub

<table>
<thead>
<tr>
<th>Ownership Type</th>
<th>ACRES</th>
<th>Percentage</th>
<th>PARCELS</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Land Bank-Owned</td>
<td>0</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>1</td>
<td>0%</td>
<td>14</td>
<td>6%</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>24</td>
<td>2%</td>
<td>214</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>25</td>
<td>2%</td>
<td>228</td>
<td>2%</td>
</tr>
</tbody>
</table>

Sources:
- City of Chicago
- Cook County
- Esri
- SB Friedman

Vacant Land Inventory - Logan Square eHub

ACRES 0 0% PARCELS 0 0%
City of Chicago-Owned
ACRES 1 0% PARCELS 14 6%
Privately-Owned Vacant Land
ACRES 24 2% PARCELS 214 2%
Total
ACRES 25 2% PARCELS 228 2%

[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.

September 10, 2018

SB Friedman
Underutilized Land Inventory - Logan Square eHub

Sites Susceptible To Change Based On Building Value

Asset Map

- 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

ACRES 70 5%
PARCELS 425 3%

[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.

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman
Logan Square
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/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.
Logan Square
Development Activity
Asset Map

Market Conditions - Logan Square eHub
New/Proposed Development (Since 2013)

<table>
<thead>
<tr>
<th>Category</th>
<th>PROJECTS</th>
<th>UNITS</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>20</td>
<td>1,024</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>4</td>
<td></td>
<td>166,870</td>
</tr>
<tr>
<td>Industrial/Flex</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Office</td>
<td>1</td>
<td></td>
<td>40,011</td>
</tr>
</tbody>
</table>

Selected Zoning Districts
- Commercial
- Industrial
- Multifamily (Medium to High Density)

New/Proposed Development Since 2013
- Retail
- Multi-Family
- Office
- Specialty

Proposed Development
- Demolition
- New Construction/Renovation > $100,000
- Elevated Chicago eHub Mile Buffer
- Parks

Sources:
- City of Chicago
- Cook County
- CoStar
- Esri
- SB Friedman

September 10, 2018
Housing Statistics - eHub

DEVELOPMENTS | APPROXIMATE UNIT COUNT
--- | ---
22 | 1,047

Low-Income Senior Homeowner | Parcels | 947 | 7% of All Parcels
--- | --- | --- | ---
Long-Term Homeowner | Parcels | 1,947 | 9% of All Parcels
--- | --- | --- | ---
All Other Residential | Parcels | 2,479 | 19% of All Parcels

---

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

September 10, 2018

[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
Kedzie Corridor

Other Community Anchors

Asset Map

[Diagram of Kedzie Corridor with community anchors and other points of interest labeled.]

- 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

September 10, 2018
Vacant Land Inventory - Kedzie Corridor eHubs*

<table>
<thead>
<tr>
<th>Ownership Type</th>
<th>ACRES</th>
<th>PARCELS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Land Bank-Owned</td>
<td>10</td>
<td>146</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>49</td>
<td>520</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>77</td>
<td>884</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>136</td>
<td>1,550</td>
</tr>
</tbody>
</table>

*Includes all properties within the eHubs shown

Sources:
- City of Chicago
- Cook County
- Esri
- SB Friedman

---

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

[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.

September 10, 2018
Underutilized Land Inventory - Kedzie Corridor eHubs*

Underutilized Land

- **ACRES:** 38
- **6%**
- **PARCELS:** 219
- **4%**

*Includes all properties within the eHubs shown

Sites Susceptible To Change Based On Building Value Asset Map

---

[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.
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

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.

September 10, 2018
Kedzie Corridor

Development Activity

Asset Map

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

Market Conditions - Kedzie Corridor eHubs*

<table>
<thead>
<tr>
<th></th>
<th>PROJECTS</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Industrial/Flex</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

*Includes all properties within the eHubs shown

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman

September 10, 2018
Kedzie Corridor
Housing
Asset Map

Housing Statistics - eHub

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENTS</td>
<td>PARCELS</td>
<td>PARCELS</td>
</tr>
<tr>
<td>APPROXIMATE</td>
<td>16</td>
<td>140</td>
</tr>
<tr>
<td>UNIT COUNT</td>
<td>1,181</td>
<td>248</td>
</tr>
</tbody>
</table>

Low-Income Senior Homeowner [2]
- PARCELS: 229
- 4% of all parcels

Long-Term Homeowner [3]
- Single-Family Parcels: 140
- 3% of all parcels
- All Other Residential: 248
- 5% of all parcels

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.

[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.

[4] Affordable Housing includes single-family residential and all other residential developments.
Other Community Anchors
Asset Map

[Map of the Kedzie-Lake area showing community anchors, including hospitals, primary care clinics, religious institutions, grocery stores, and corner stores.]

- 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.

September 10, 2018

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

SBFRIEDMAN
Enterprise
Vacant Land Inventory - Kedzie-Lake eHub

<table>
<thead>
<tr>
<th>Land Use Owner</th>
<th>ACRES</th>
<th>PARCELS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Land Bank-Controlled</td>
<td>4</td>
<td>67</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>33</td>
<td>357</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>42</td>
<td>461</td>
</tr>
<tr>
<td>Total</td>
<td>80</td>
<td>885</td>
</tr>
</tbody>
</table>

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

[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
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
Underutilized Land Inventory - Kedzie-Lake eHub

**Building Value Asset Map**

- **Kedzie-Lake**

**Sites Susceptible To Change Based On Building Value**

**Asset Map**

- 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

---

[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.

---

*Sources:*
- City of Chicago
- Cook County
- Esri
- SB Friedman

*September 10, 2018*
Ecodistrict Opportunities
Asset Map

[1] 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.
Kedzie-Lake

Development Activity
Asset Map

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Projects</th>
<th>Units</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial/Flex</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman

September 10, 2018
Kedzie-Lake
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.

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

September 10, 2018
Housing Statistics - Kedzie-Lake eHub

**Affordable Housing**

- **DEVELOPMENTS**: 11
- **APPROXIMATE UNIT COUNT**: 869

**Low-Income Senior Homeowner**

- **PARCELS**: 108
- **4% OF ALL PARCELS**

**Long Term Homeowner**

- **SINGLE FAMILY PARCELS**: 80
- **ALL OTHER RESIDENTIAL PARCELS**: 136
- **5% 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*
Other Community Anchors
Asset Map

September 10, 2018

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

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Vacant Land Inventory - Kedzie-Homan 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>8</td>
<td>120</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>25</td>
<td>298</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>43</td>
<td>512</td>
</tr>
<tr>
<td>Total</td>
<td>76</td>
<td>930</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

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

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

Kedzie-Homan

Vacant Cook County Land Bank-Controlled
Vacant City of Chicago-Owned

ACRES 8 PARCELS 120
ACRES 25 PARCELS 298
ACRES 43 PARCELS 512

Total ACRES 76 PARCELS 930

0.5 Miles

Sources:
City of Chicago
Cook County
Esri
SB Friedman

September 10, 2018
Building Value

Underutilized Land Inventory - Kedzie-Homan eHub

<table>
<thead>
<tr>
<th>Underutilized Land [1]</th>
<th>ACRES</th>
<th>%</th>
<th>PARCELS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20</td>
<td>3%</td>
<td>111</td>
</tr>
</tbody>
</table>

Sites Susceptible To Change Based On

Asset Map

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

September 10, 2018
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

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Housing Statistics - Kedzie-Homan eHub

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENTS 8</td>
<td>PARCELS 143</td>
<td>PARCELS 69</td>
</tr>
<tr>
<td>APPROXIMATE UNIT COUNT 499</td>
<td>4% OF ALL PARCELS</td>
<td>2% OF ALL PARCELS</td>
</tr>
</tbody>
</table>

[^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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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]
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Sources:
- American Hospital Directory
- City of Chicago
- Cook County
- Esri
- SB Friedman

September 10, 2018
California-Douglas

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

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

September 10, 2018

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

0.5 Miles

[Sources: City of Chicago, Cook County, Esri, SB Friedman]
Underutilized Land Inventory - California-Douglas eHub

**California-Douglas**

Sites Susceptible To Change Based On Building Value

Asset Map

- 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

**Underutilized Land** [3]

ACRES: 30 8%
PARCELS: 130 6%

[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.

Sources:
City of Chicago
Cook County
Esri
SB Friedman

September 10, 2018
California-Douglas

Ecodistrict Opportunities
Asset Map

Elevated Chicago eHub 1/2 Mile Buffer

Historic Landmarks (National Register)

Historic Landmarks (City)

[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.

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

September 10, 2018
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

Sources:
- City of Chicago
- Cook County
- CoStar
- Esri
- SB Friedman

SB Friedman
September 10, 2018
California-Douglas
Development Incentives
Asset Map

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 Industrial 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.

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

September 10, 2018

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

0.5 Miles
Housing Statistics - California-Douglas eHub

**Affordable Housing[^1]**
- **DEVELOPMENTS**: 2
- **APPROXIMATE UNIT COUNT**: 352

**Low-Income Senior Homeowner[^2]**
- **PARCELS**: 118
- **6% OF ALL PARCELS**

**Long-term Homeowner[^3]**
- **SINGLE-FAMILY PARCELS**: 128
- **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
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.
Underutilized Land Inventory - Greenline South Corridor eHubs*

Underutilized Land [1]  ACRES  32  3%  PARCELS  184  4%

*Includes all properties within the eHubs shown

[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.

Sources:
City of Chicago
Cook County
Esri
SB Friedman

September 10, 2018

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

Cook County Land Bank-Controlled [2]
City-Owned Vacant
Privately-Owned Vacant
Greenline South Corridor

Ecodistrict Opportunities
Asset Map

- 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

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

September 10, 2018

[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.
Greenline South Corridor
Development Incentives
Asset Map

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

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

September 10, 2018
Greenline South Corridor

Housing Asset Map

Housing Statistics - eHub

Affordable Housing

DEV T
APPROXIMATE UNIT COUNT
49 2,850

Low-Income Senior Homeowner

PARCELS 184
4% OF ALL PARCELS

Long-Term Homeowner

PARCELS
155
3% OF ALL PARCELS
394
8% OF ALL PARCELS

56
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 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

<table>
<thead>
<tr>
<th>Land Use/Ownership</th>
<th>ACRES</th>
<th>PARCELS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cook County Land Bank-Controlled</td>
<td>0.5</td>
<td>4</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>36</td>
<td>250</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>32</td>
<td>213</td>
</tr>
<tr>
<td>Total</td>
<td>75</td>
<td>487</td>
</tr>
</tbody>
</table>

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

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

[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

September 10, 2018
51st
Sites Susceptible To Change Based On Building Value
Asset Map

Underutilized Land Inventory - 51st eHub

Underutilized Land [1]

ACRES: 12 3%
PARCELS: 54 3%

51st

Underutilized Land [1]

[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.

Sources:
City of Chicago
Cook County
Esri
SB Friedman

September 10, 2018
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.

Locations:
- 0.5 Miles
- Elevated Chicago eHub 1/2 Mile Buffer
- Historic Landmarks (National Register)
- Historic Landmarks (City)
- Community Gardens
- Parks
- Contiguous Vacant Parcels
- Suitable For Stormwater Infrastructure (>1 acre)
Development Activity
Asset Map

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

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman

September 10, 2018
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

<table>
<thead>
<tr>
<th>TIF District</th>
<th>Expiry</th>
<th>Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington Park TIF</td>
<td>2038</td>
<td>$0.1M</td>
</tr>
<tr>
<td>47th/State TIF</td>
<td>2028</td>
<td>$11M</td>
</tr>
<tr>
<td>47th/King TIF</td>
<td>2026</td>
<td>$-3.6M</td>
</tr>
<tr>
<td>49th/St Lawrence TIF</td>
<td>2020</td>
<td>$1.2M</td>
</tr>
</tbody>
</table>

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

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

September 10, 2018

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

51st

Low-Income Senior Homeowner [2]

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)

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

September 10, 2018

[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.
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
Underutilized Land Inventory - Garfield-South Elevated eHub

- **Garfield-South Elevated**
- **Sites Susceptible To Change Based On Building Value**
- **Asset Map**

**Underutilized Land**

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

**Sources:**
- City of Chicago
- Cook County
- Esri
- SB Friedman

**October 10, 2018**

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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.
Garfield-South Elevated

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

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

[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.

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

September 10, 2018
Garfield-South Elevated

Development Activity
Asset Map

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

Sources:
City of Chicago
Cook County
CoStar
Esri
SB Friedman

September 10, 2018
Garfield-South Elevated
Development Incentives
Asset Map

New Markets Tax Credits Eligible
100% by population
100% by acreage

Neighborhood Opportunity Zone
100% by population
99% by acreage

TIF Summary

- Washington Park TIF
  - Expire: 2038
  - Fund Balance*: $0.1M

- 47th/State TIF
  - Expire: 2028
  - Fund Balance*: $11.0M

- 47th/King TIF
  - Expire: 2026
  - Fund Balance*: $-3.6M

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

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

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

0.5 Miles

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

Enterprise

73
Housing Statistics - Garfield-South Elevated eHub

- Affordable Housing[^1]:
  - DEVELOPMENTS: 16
  - APPROXIMATE UNIT COUNT: 970

- Low-Income Senior Homeowner[^2]:
  - PARCELS: 30
  - 2% OF ALL PARCELS

- Long-Term Homeowner[^3]:
  - SINGLE FAMILY PARCELS: 13
  - 1% OF ALL PARCELS
  - ALL OTHER RESIDENTIAL PARCELS: 83
  - 6% 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.
Other Community Anchors
Asset Map

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.
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

[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.
Underutilized Land Inventory - Cottage Grove-East 63rd eHub

Sites Susceptible To Change Based On Building Value Asset Map

- 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

[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.

September 10, 2018

Sources:
City of Chicago
Cook County
Esri
SB Friedman

SBFRIEDMAN
Enterprise
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]

- 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.
Cottage Grove-East 63rd

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

<table>
<thead>
<tr>
<th>District</th>
<th>Expires</th>
<th>Fund Balance*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington Park TIF</td>
<td>2038</td>
<td>$0.1M</td>
</tr>
<tr>
<td>West Woodlawn TIF</td>
<td>2034</td>
<td>$0.5M</td>
</tr>
<tr>
<td>Woodlawn TIF</td>
<td>2022</td>
<td>$12.4M</td>
</tr>
</tbody>
</table>

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

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

September 10, 2018

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

Enterprise

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Cottage Grove-East 63rd

Housing Asset Map

Housing Statistics - Cottage Grove-East 63rd eHub

Affordable Housing
DEVELOPMENTS 21
APPROXIMATE UNIT COUNT 1,301

Low-Income Senior Homeowner
PARCELS 128
5% OF ALL PARCELS

Long-term Homeowner
SINGLE-FAMILY PARCELS 80 3% OF ALL PARCELS
ALL OTHER RESIDENTIAL 217 8% OF ALL PARCELS

90% of all parcels are owned by single-family or less than 6 units.

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.

September 10, 2018

Sources:
SBFriedman

Enterprise