Key Issues and Strategies by eHub

### Garfield-South Elevated

#### Key Issues

<table>
<thead>
<tr>
<th>Concentration of Vacant Land</th>
<th>Potential for Green Infrastructure</th>
<th>Overall Conclusions</th>
</tr>
</thead>
</table>
| - 80 acres (15% of land area)  
  - Majority located along CTA corridor  
  - 42 acres City-owned | - Vacant parcels along CTA line may be suitable for stormwater infrastructure  
  - Washington Park | - Lower value parcels and vacant land concentrated along Green Line ROW  
  - Limited development activity  
  - High availability of affordable housing |

#### 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>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

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Garfield-South Elevated

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

Vacant Land Inventory - Garfield-South Elevated 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>0.2</td>
<td>0</td>
</tr>
<tr>
<td>City of Chicago-Owned</td>
<td>42</td>
<td>288</td>
</tr>
<tr>
<td>Privately-Owned Vacant Land</td>
<td>37</td>
<td>252</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>80</strong></td>
<td><strong>541</strong></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.

[2] Includes property that is vacant or planned for redevelopment.

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
- Washington Park Development Group

SB FRIEDMAN

Enterprise
Underutilized Land Inventory - Garfield-South Elevated eHub

**Garfield-South Elevated**

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

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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

[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

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[1] Data consolidated from Chicago Housing Authority, City of Chicago, HUD, and IJDA 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.