Kedzie-Lake
## Key Issues

<table>
<thead>
<tr>
<th>Key Issues</th>
<th>Overall Conclusions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Concentration of Vacant Land</strong></td>
<td>▪ Limited development activity</td>
</tr>
<tr>
<td>▪ 80 acres (26% of land area)</td>
<td>▪ High availability of affordable housing</td>
</tr>
<tr>
<td>▪ Majority located along W Lake St</td>
<td>▪ Moderate long-term and senior homeownership</td>
</tr>
<tr>
<td>▪ 37 acres City owned/CCLBA controlled</td>
<td></td>
</tr>
<tr>
<td><strong>Potential for Green Infrastructure</strong></td>
<td></td>
</tr>
<tr>
<td>▪ School buildings may be suitable for solar</td>
<td></td>
</tr>
<tr>
<td>▪ Vacant parcels adjacent to CTA station may be suitable for stormwater</td>
<td></td>
</tr>
<tr>
<td>infrastructure</td>
<td></td>
</tr>
<tr>
<td>▪ Garfield Park</td>
<td></td>
</tr>
<tr>
<td><strong>Limited Availability of Public Funding</strong></td>
<td>Substantial fund balances in TIF districts</td>
</tr>
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</tbody>
</table>

## Key Strategies

<table>
<thead>
<tr>
<th>Key Strategies</th>
<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>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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*SBFRIEDMAN Enterprise*
Other Community Anchors
Asset Map

September 10, 2018
Sources:
American Hospital Directory
City of Chicago
Cook County
Esi
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.
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
Kedzie-Lake
Development Activity
Asset Map

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

<table>
<thead>
<tr>
<th>Type</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

Elevated Chicago eHub 1/2 Mile Buffer

Parks

September 10, 2018
Development Incentives
Asset Map

Kedzie-Lake

New Markets Tax Credits Eligible
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.

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

0.5 Miles

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

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

September 10, 2018

SBFRIEDMAN
Enterprise
Affordable Housing

- Developments: 11
- Approximate Unit Count: 869

Low-Income Senior Homeowner

- Parcels: 108
- 4% of all parcels

Long-Term Homeowner

- Single-family: 80
- 3% of all parcels

Sources:
- 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.