

CITY OF CHICAGO
ARCHER COURTS TAX INCREMENT REDEVELOPMENT AREA
REDEVELOPMENT PLAN AND PROJECT

“Notice of Correction of the Redevelopment Plan and Project”

NOTICE is hereby given by the City of Chicago of approval by the City Council of Amendment No. 1 to the Archer Courts Redevelopment Project Area Tax Increment Financing Redevelopment Project and Plan (the “Plan”). The City Council of the City of Chicago (the “City”) adopted three ordinances on May 12, 1999 approving the Archer Courts Redevelopment Project Area Tax Increment Financing Redevelopment Project and Plan (the “Original Plan,” and as hereby amended, the “Redevelopment Plan”), designated the Archer Courts Redevelopment Project Area (the “RPA”) as a redevelopment project area under the Act and adopted tax increment allocation financing for the RPA, pursuant to Section 5/11-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1 et seq. (the “Act”). Amendment No. 1 was approved on May 29, 2002.

The purposes of this Amendment No. 1 are:

- (1) to extend the termination date of the RPA and the date of completion of the Redevelopment Plan in accordance with recent amendments to the Act;
- (2) to add redevelopment project costs to the itemized list of redevelopment project costs set forth in the Redevelopment Plan.

Amendments to the Act contained in Public Act 92-2603 became effective on August 7, 2001. Pursuant to Section 11-74.4-3(n)(3) of the Act, a redevelopment plan approved by a municipality:

“...establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted if the ordinance was adopted on or after January 15, 1981....”

Section 11-74.4-3(n)(9) of the Act also provides that:

“(9) For redevelopment project areas designated prior to November 1, 1999, the redevelopment plan may be amended without further joint review board meeting or hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested party registry, to authorize the

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, financial, planning or other services (excluding lobbying expenses), related hard and soft costs, and other related expenses; provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, or fixtures, and leasehold improvements;
5. Costs of the construction of public works or improvements;
6. Costs of job training and retraining projects including the cost of “welfare to work” programs implemented by businesses located within the RPA;
7. Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the City by written agreement accepts and approves such costs;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
10. Payment in lieu of taxes;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act as cited in the Act and by the school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code as cited in the Act;
12. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph ~~(11)~~ 12, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; ~~and~~

- d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e. Up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
 - f. Instead of the eligible costs provided for in subparagraphs (b) and (e) above, the municipality may pay from tax increment revenues up to fifty percent (50%) of the cost of construction of new housing units to be occupied by low- and very low-income households (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;
13. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
14. The costs of daycare services for children of employees from low-income families working for businesses located within the RPA and all or a portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
15. Unless explicitly stated in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers' contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community and the Archer Courts RPA, but any

such funding would not be part of the total redevelopment project costs described in Table 2 of this Redevelopment Plan.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services: studies, surveys	\$550,000
Property Assembly: land acquisition, demolition, site preparation	\$1,500,000
Rehabilitation Costs: public or private buildings and fixtures	\$1,000,000
Public Works or Improvements (1)	\$400,000 \$1,000,000
Relocation	\$100,000
Job Training	\$250,000
Interest Costs	\$2,000,000
Cost of construction of low- and very low-income housing	<u>\$600,000</u>
TOTAL REDEVELOPMENT COSTS	\$6,400,000 (2) (3)

*Exclusive of capitalized interest, issuance costs and other financing costs

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Archer Courts RPA. As permitted by the Act, the City may pay or reimburse all, or a portion, of a taxing district's capital costs resulting from the redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The total estimated Redevelopment Project Costs do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a right-of-way, that are permitted under the Act and this Redevelopment Plan to be paid from incremental property taxes generated in the Archer Courts RPA, but do not include project costs incurred in the Archer Courts RPA which are paid from

incremental property taxes generated in contiguous redevelopment project areas or those separated only by public right-of-way. However, in no instance shall the City utilize revenues received from the Pilsen Tax Increment Financing Redevelopment Project Area to pay for redevelopment project costs in the Archer Courts RPA, or vice versa.

Phasing and Scheduling of the Redevelopment

Each project shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date of the redevelopment project is not later than December 31st, 2023. ~~The completion date for the Redevelopment Plan and the retirement of any obligations issued to finance redevelopment project costs shall be no later than 23 years from the date of adoption by the ordinance approving the Redevelopment Plan, unless amended pursuant to the Act, as amended from time to time. In addition, all such obligations shall be retired no later than 20 years from their respective dates of issuance.~~

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may permit or require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property.

Other sources of funds which may be used to pay for redevelopment costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developers from time to time may deem appropriate.

In accordance with §11-74.4-4(q) of the Act, the City anticipates that it will utilize revenues received under the Act from one or more redevelopment areas contiguous to, or separated only by a public right of way from, the Archer Courts RPA as a source of funds to pay redevelopment project costs in the Archer Courts RPA; provided, however, that in no instance shall the City utilize revenues

received from the Pilsen Tax Increment Financing Redevelopment Project Area to pay for redevelopment project costs in the Archer Courts RPA.

In accordance with §11-74.4-4(q) of the Act, the City also anticipates that it will utilize revenues received under the Act from the Archer Courts RPA in one or more redevelopment areas contiguous to, or separated by a public right of way from, the Archer Courts RPA as a source of funds to pay redevelopment project costs in such other redevelopment project areas; provided, however, that in no instance shall the City utilize revenues received from the Archer Courts RPA as a source of funds to pay redevelopment project costs in the Pilsen Tax Increment Financing Redevelopment Project Area.

The Archer Courts RPA may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). The City may determine that it is in the best interest of the City, and in furtherance of the purposes of the Redevelopment Plan, that net revenues from the Archer Courts RPA be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Archer Courts RPA to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Archer Courts RPA and such areas. The amount of revenue from the Archer Courts RPA so made available, when added to all amounts used to pay eligible redevelopment project costs within the Archer Courts RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act shall be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Archer Courts RPA, or such other bonds or obligations as the City may deem as appropriate. The City may permit or require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted (such ultimate retirement date occurring on December 31st, 2023. ~~within twenty-three (23) years from the adoption of the ordinance approving the original~~

~~Archer Courts RPA~~. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at 1 or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Archer Courts Redevelopment Project Area

Tax Increment Financing
Eligibility Study & Redevelopment Project and Plan

City of Chicago
Richard M. Daley
Mayor

November 1998

TABLE OF CONTENTS

1. Executive Summary	1
2. Introduction	5
3. Eligibility Analysis	12
4. Redevelopment Project and Plan	24
5. Financial Plan	33
6. Required Findings and Tests	39
7. Provisions for Amending Plan	46
8. Affirmative Action Plan	47
Appendix 1. Boundary and Legal Description	

LIST OF MAPS

Map 1, Community Context	6
Map 2, Study Area	7
Map 3, Existing Land Use	9
Map 4A, Summary of Eligibility Factors Present to a Major Extent	22
Map 4B, Summary of Eligibility Factors Present to a Minor Extent	23
Map 5, Future Land Use	25
Map 6, Potential Redevelopment Acquisition Parcels	32
Map 7, Surrounding Public Facilities	42

S. B. Friedman & Company
Suite 820, 221 N. LaSalle Street
Chicago, IL 60601
312/424-4250, fax 312/424-4262
Contact Person: Stephen B. Friedman

1. Executive Summary

Background

In July 1998, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Project and Plan (the "Redevelopment Plan") for a Redevelopment Project Area near the Chinatown area of the Armour Square Community. This report details the eligibility factors found within the Archer Courts Redevelopment Project Area (the "Archer Courts RPA" or "RPA") Tax Increment Financing (TIF) District in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the RPA.

The Archer Courts RPA is located within the Armour Square community, approximately 2 miles south of Downtown Chicago, directly west of Chinatown. The RPA is approximately 8 acres in size.

A conservation area is an area which is deteriorating and may become a blighted area if further decline is not prevented. This TIF Redevelopment Project and Plan is a coordinated strategy designed to address the existing conditions and to facilitate the implementation of proposed plans within the Archer Courts RPA. Encouraging and facilitating new private investment also will benefit the neighborhoods surrounding the Archer Courts RPA.

Determination of Eligibility

This report concludes that the RPA is eligible for TIF designation as a "conservation area." Conservation areas must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors. All 3 structures (100%) in the Archer Courts RPA have an age of 35 years or more. In addition, the following four (4) eligibility factors have been found to be present to a meaningful extent:

- Depreciation of physical maintenance;
- Deterioration;
- Obsolescence; and
- Presence of structures below minimum code.

Additionally, three (3) other factors were found to be present to a minor extent. While these factors may not be present to the same extent as the other documented factors, they do suggest that the Archer Courts RPA is declining into a greater and more extensive state of decay. These factors are:

- Dilapidation;
- Deleterious land use or lay-out; and
- Excessive vacancies.

Goals and Objectives

The overall goal of the Redevelopment Plan is to revitalize and redevelop the RPA in a coordinated manner to prevent blight, restore economic vitality, preserve and renovate existing affordable housing units, and establish a high-quality, mixed-use environment. This goal is to be achieved through an integrated and comprehensive strategy that utilizes public resources to stimulate additional private investment.

In order to facilitate the redevelopment of the RPA, 10 objectives that support the broader overall goal of area-wide revitalization of the RPA and the surrounding Armour Square Community have been identified. These objectives are:

- Rehabilitate and upgrade 147 existing affordable housing units to increase the quality of and preserve the long-term affordability of these housing units.
- Promote new residential development to accommodate a diverse economic mix of residents.
- Foster investment and modernization by providing for stable, secure, and desirable residential environments.
- Increase off-street parking.
- Support new commercial development that complements nearby existing development while serving the needs of community residents.
- Encourage the redevelopment of vacant parcels and structures.
- Replace or repair infrastructure including, but not limited to, sidewalks, streets, curbs, and gutters to facilitate the rehabilitation and construction of residential and commercial properties within the RPA.
- Reduce or eliminate conditions that qualify the RPA as a conservation area and remediate environmental problems to provide additional land for commercial development and/or residential redevelopment, as appropriate.
- Increase the taxable value of parcels within the RPA.
- Provide opportunities for women and minority businesses to participate in the job and construction opportunities associated with the redevelopment of the RPA.

The strategies to be employed include targeting anchor buildings and opportunity sites for rehabilitation, encouraging private sector activities, investing in public improvements, and leveraging other funds by use of public revenues.

One of the key projects in the RPA is the acquisition and rehabilitation of the two Archer Courts

Apartment buildings located at 2220 and 2242 South Princeton by the Community Housing Partners V L. P. (CHPVLP). The Archer Courts Apartments currently are owned and operated by the Chicago Housing Authority (CHA) and receive an operating rental subsidy pursuant to the project based Section 8 rental assistance program under the National Housing Act of 1937, as amended. The Section 8 contract expires in September 1999. CHPVLP will preserve the long-term affordability of the Archer Court Apartments by entering into a 99 year ground lease and a 40 year redevelopment agreement with CHA to renew project-based Section 8 rental assistance as long as it is offered and to rent apartments thereafter at rents affordable to households at or below 60% of the area median income, or as otherwise required under the Low Income Housing Tax Credit Program. Rents must be affordable and cannot exceed 30% of 60% of the area median income. Pursuant to the Section 8 program, residents will not pay more than 30% of their income in rent. All current tenants who are meeting their lease obligations will be entitled to remain at the property after renovation. The renovation of the Archer Courts buildings also includes the conversion of 1,500 square-feet of storage space into community space for use by the residents.

In addition, CHVLP may construct a new, mixed-income housing development on the vacant, CHA-owned land between Archer Avenue and 23rd Street, west of the Archer Courts buildings. The redevelopment agreement and the 99 year ground lease between CHA and CHVLP both permit construction of market-rate housing on the CHA-owned land. CHVLP may construct an approximately 50-unit residential development, including a below-grade parking structure, on such land. The parking structure would provide much needed off-street parking for residents of these new units and visitors to the Chinatown community.

A commercial/business use that services the surrounding community also will be encouraged on the commercially-zoned property in the southwest corner of Archer and Cermak. This property currently contains a vacated gas station.

Required Findings

The required findings for the adoption of this Redevelopment Project and Plan are present within the Archer Courts RPA.

First, the RPA has not been subject to significant growth and development through investment by private enterprise, as evidenced by the current conditions of the structures and the absence of any new construction in the last 5 years. Three structures exist in the RPA: the 2 Archer Courts Apartments buildings and a vacated gas station in the southwest corner of Archer and Cermak. A total of 2 building permits were issued for the Archer Courts RPA between January 1993 and October 1998, totaling \$24,100 in costs. These permits related to minor repair work mandated by code violation citations. The absence of any permits for new construction or major renovation indicates that no new private investment has occurred within the Archer Courts RPA in recent years. In addition, all 3 structures exhibit a significant level of deterioration. The 2 Archer Courts buildings require substantial interior and exterior renovation. The gas station is beyond repair and requires demolition.

Viewing this data together with the eligibility factors found in the RPA, it can reasonably be

concluded that the Archer Courts RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed.

Second, redevelopment is not likely to occur without the adoption of the Redevelopment Plan, particularly in regards to retaining and maintaining the long-term affordability of the Archer Courts Apartments. Without the support of public resources, the redevelopment objectives of the Archer Courts RPA would most likely not be realized. TIF assistance will be crucial in retaining and rehabilitating the 147 affordable units in the 2 Archer Courts buildings. As mentioned before, the Section 8 operating rental subsidy for these buildings expires in 1999. The scope of improvements and development assistance resources needed to rehabilitate these 2 buildings, while maintaining their affordability on a long-term basis, is substantial and costly. The private market, on its own, is not likely to absorb all of these costs. But for the adoption of TIF, the rehabilitation and retention of these units as affordable housing is not likely.

Publicly supported investments are crucial to leverage private investment and sustain the redevelopment activities occurring in the vicinity of the Archer Courts RPA. Public assistance, particularly in the form of TIF funding, has played a crucial role in several recent and current development efforts in the area surrounding the RPA. For example, the Jade Garden Limited Partnership received assistance for its multi-family, mixed-income, residential development located in the Chinatown Basin TIF. Public infrastructure investments, structural improvements, and site preparation will help facilitate the revitalization of the RPA. These redevelopment efforts are anticipated to provide substantial benefits for the Archer Courts RPA and the areas immediately surrounding it.

Third, the Archer Courts RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

Finally, the Redevelopment Project and Plan and land uses set forth herein have been, or will be approved by the Chicago Plan Commission prior to its adoption by the City Council and will conform to the plans for the development of the municipality as a whole.

2. Introduction

The Study Area

This document serves as the eligibility study and redevelopment project and plan for the area located within the Armour Square Community of the City of Chicago, in Cook County (the "County"). In July 1998, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The Archer Courts RPA consists of approximately 8 acres and is generally bounded by Archer Avenue and West Cermak to the north, south Princeton Avenue to the east, West 23rd Street to the south, and Stewart Avenue to the west. The community context and location are detailed on Map 1, and Map 2 details the boundaries of the Archer Courts RPA which includes only those contiguous parcels of real property that are expected to benefit substantially by the Redevelopment Plan improvements discussed herein. Appendix 1 contains the legal description of the Archer Courts RPA.

The Eligibility Analysis covers events and conditions that exist and that were determined to qualify the RPA for designation as a conservation area under the Act as of the completion of our research on October 21, 1998 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Analysis and Redevelopment Plan summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Archer Courts RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City will rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Archer Courts RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information, including, without limitation, information relating to the equalized assessed value of the tax parcels comprising the RPA, so that the Redevelopment Plan will comply with the Act and that the Archer Courts RPA can be designated as a redevelopment project area in compliance with the Act.

Existing Land Use

Two distinct land use patterns exist within the Archer Courts RPA: residential and commercial, with residential as the predominant land use. A total of 3 structures exist within the RPA. The Archer Courts Apartment Buildings is a 147-unit property consisting of 2, 7-story high-rises. Archer Courts was developed by the Chicago Housing Authority (CHA) under the City-State Financing Program in 1952 as replacement housing for residents displaced because of highway expansions. CHA currently owns and operates Archer Courts Apartments. In 1979, CHA received a 20 year Section 8 rental assistance contract to subsidize the rents of very low-income tenants who reside in the building. The Section 8 contract expires in September 1999 and is subject to annual renewal by a willing owner. Currently, these structures are approximately 99% occupied by very low-income residents; 70% percent of these residents are elderly.

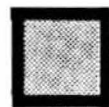
ARCHER
COURTS
TAX
INCREMENT
FINANCING
DISTRICT

November 1998

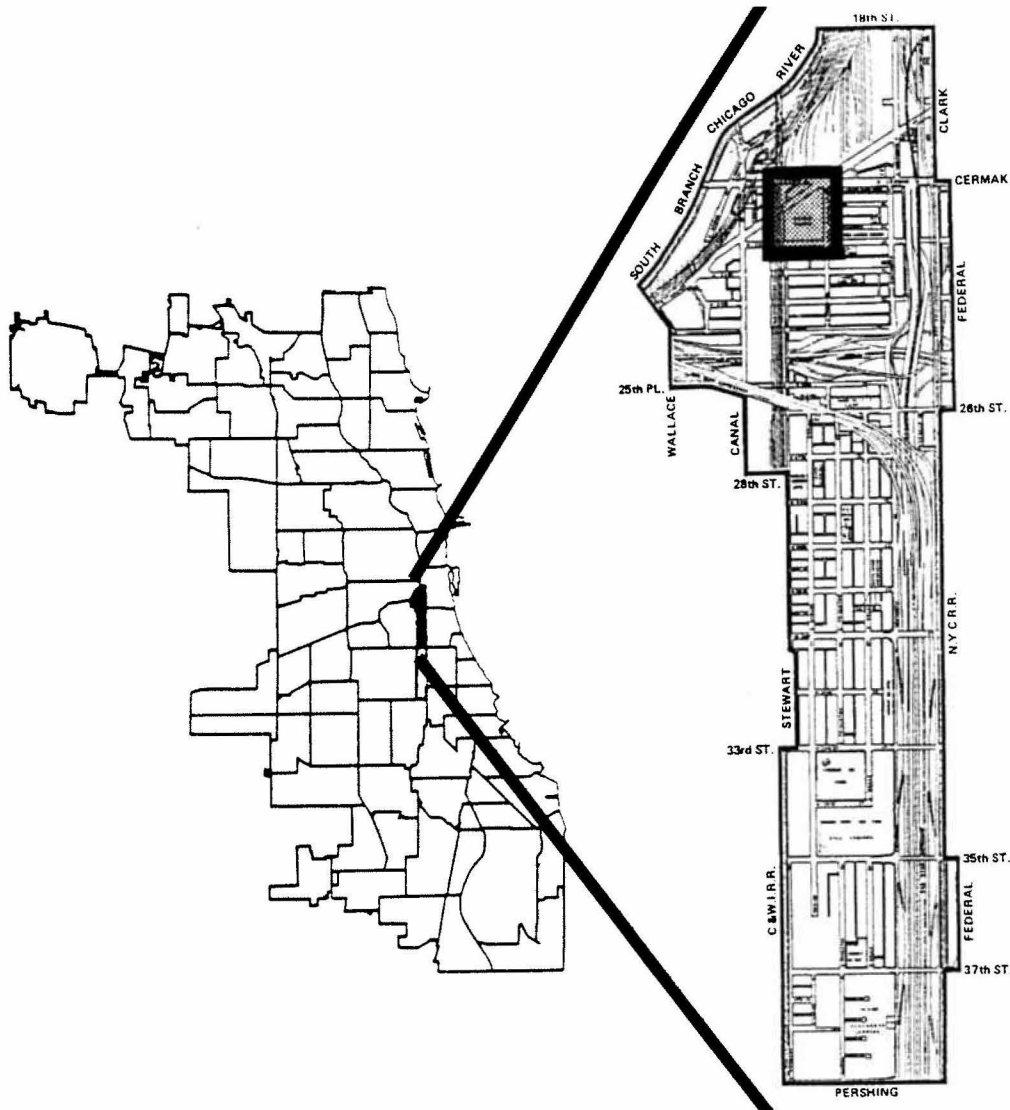
MAP 1

COMMUNITY
CONTEXT

LEGEND:



STUDY AREA
LOCATION



CITY OF CHICAGO

ARMOUR SQUARE

(Not to scale) North


ARCHER COURTS TAX INCREMENT FINANCING DISTRICT

November 1998

MAP 2

STUDY
AREA

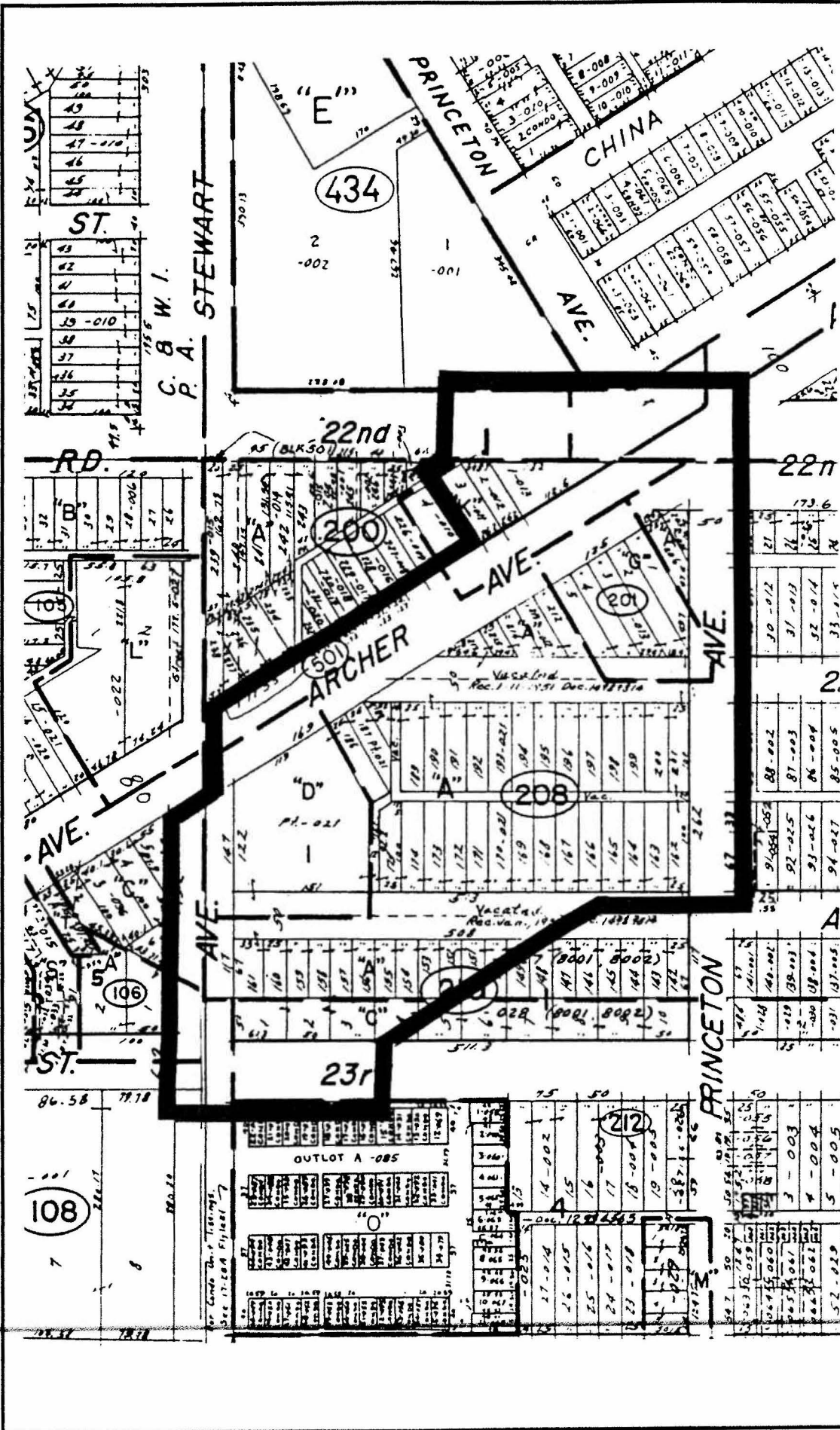
LEGEND:

 TIF BOUNDARY

0 100

North

 S. B. Friedman & Company
Real Estate Advisors and Development Consultants



The remaining structure in the RPA is a vacated, dilapidated gas station on commercially-zoned property in the southwest corner of Archer and Cermak. Map 3 details the existing land uses and specific structures within the Archer Courts RPA.

History of Area¹

The Archer Courts RPA is located near the Chinatown area of the Armour Square Community in the City of Chicago. Armour Square is a strip of urban land about 2 miles south of Downtown Chicago surrounded by the Near South Side, Bridgeport, and Douglas neighborhoods. The community area is named for Armour Square Park, which is located south of the Archer Courts RPA at 33rd and Shields. Originally a section of prairie and low swampy land, Armour Square's first settlers were German, Irish, and Swedish laborers. The availability of inexpensive lots, in close proximity to rapidly developing industrial areas, attracted new residents who settled in scattered fashion.

Business streets began to develop along the horsecar routes on Archer and Wentworth Avenues. Frame dwellings were still permitted in Armour Square after the Chicago Fire of 1871, making the area ideal for displaced workingmen who sought to rebuild inexpensively. Continued rapid development between 1885 and 1895 led to the achievement of residential maturity in 1895. The tracks of the Pennsylvania Railroad and the Fort Wayne and Indiana Railroad were elevated above grade in 1906, creating an imposing physical boundary between Armour Square and Bridgeport. Streets running to Douglas, on the east, were closed when the New York Central tracks were raised in 1892. Armour Square became progressively isolated from the rest of Chicago by the construction of a large railroad yard to the north and by railroad tracks to the east and west which have been raised above street level. Today, the Armour Square is highly accessible to the center of the Chicago because of its proximity to public train tracks and the Dan Ryan Expressway. However, the presence of these facilities also have inhibited development.

As the older residents began to vacate their frame cottages and 2- and 3-flats, new immigrant groups seeking low-rent housing moved into Armour Square. Around 1912, an influx of the Chinese population began to move from the original Chinese settlement on South Clark Street, where rents had been raised significantly, to Cermak Road and Wentworth Avenue. The Chinese influx was made possible by a series of 10-year leases on buildings which were contracted by members of the On Leong Businessman's Association. Cermak Road and Wentworth Avenue became the hub of Chicago's Chinatown.

Between 1920 and 1960, 2 affordable housing developments by the Chicago Housing Authority represented the only new construction in Armour Square: in 1945, Wentworth Gardens was built at 37th Street and Princeton Avenue and in 1952, Archer Courts was built at 23rd Street and Princeton. Archer Courts was constructed under the City-State Financing Program as replacement housing for residents displaced due to land clearance for highway construction. The total housing inventory in the area declined sharply during the 1950s, primarily because of land clearance for the Dan Ryan and

¹Information on the history of the Armour Square community was derived from the *Local Community Fact Book Chicago Metropolitan Area 1990*, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois), pages 120-121.


ARCHER
COURTS
TAX
INCREMENT
FINANCING
DISTRICT

November 1998

MAP 3

EXISTING
LAND USE

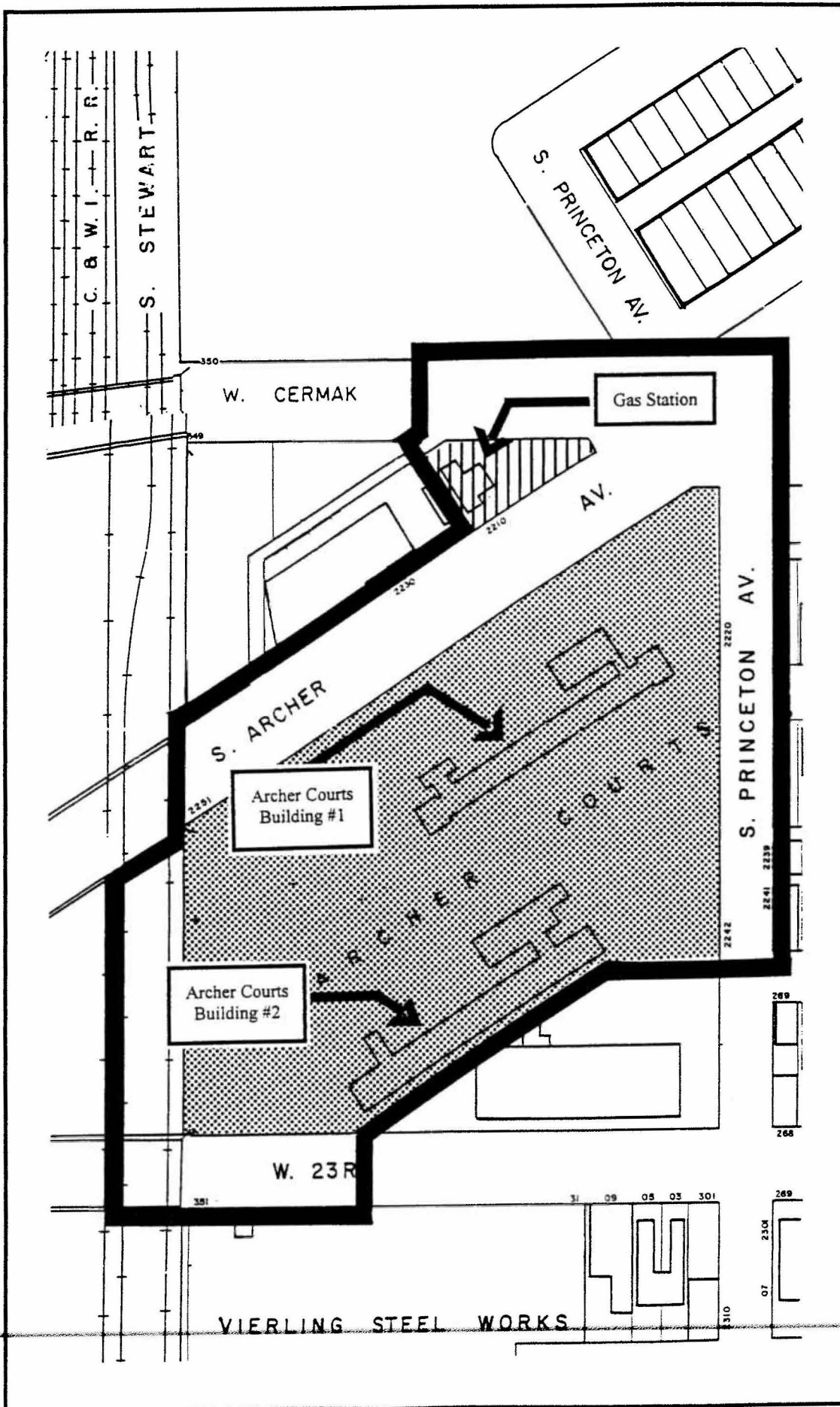
LEGEND:

 TIF BOUNDARY

LAND USE:

 COMMERCIAL

 RESIDENTIAL



Stevenson Expressways. In 1950, the population exceeded 23,000 but fell to 15,783 by 1960. Between 1960 and 1970, Armour Square's total population dropped by 17% to 13,058. There has been a continuing pattern of migration from this area and the population has continued to drop, reaching a low of 10,801 in 1990. Almost half of the residents in Armour Square moved out of the community between 1950 and 1990, reducing the population from 23,000 to 10,801.

The 1990 census data reveal that the median family income for this area (\$21,157) was only 71% of the median family income for the City as a whole (\$29,805) and that 32% of the area population was living below the poverty level.

Current Conditions in the Study Area

Today, the Armour Square community is in transition. Several projects and planning efforts have been initiated in the area surrounding the Archer Courts RPA, as summarized below:

The Chinatown Basin TIF. Located immediately to the north of the Archer Courts RPA, this TIF was established in 1986. A key project of the Chinatown Basin TIF is the China Square expansion of Chinatown. The Department of Planning and Development (DPD) entered into a Redevelopment Agreement with the Chinese American Development Corporation in connection with the Chinatown Square Retail Center to house 80 new retail and commercial businesses, totaling 200,000 square feet. The City has also entered into a redevelopment agreement with Jade Garden Limited Partnership in September 1996 to construct a multi-family, mixed-income development consisting of approximately 180 units. In addition, a new 25,000-square-foot community service facility for the Chinese American Service League is currently underway.

Cermak Road Bridge and Viaduct Improvements. Scheduled for completion in fall of 1998, this project includes raising the bridge structure, constructing new bridge houses, and making roadway improvements both on the bridge and on approaches. This improvement is located just west of the Archer Courts RPA, improving accessibility to the RPA.

Chinatown Park. As part of the River South TIF, this park will be run along the Chicago River at 16th Street. Improvements include site amenities, landscaping, open green spaces and outdoor plazas, and a Chinese Garden. This park will serve the Chinatown community and the City as a whole. Completion is scheduled for the summer of 1999.

Chinatown Streetscape. The streetscape project is scheduled along both sides of Wentworth from Cermak Road to 24th Place and the south side of Cermak from Wentworth to Princeton. It will include two new decorative lighting designs; new sidewalks with geometric paving; new curbs and gutters; landscaping and tree planting; and repair of existing sidewalks. The scheduled completion date is January 1999.

Cermak Road Reconstruction and Landscaped Medians. This road reconstruction, including a median landscaping planter, was completed in September 1996 along Cermak from King Drive to Archer.

McCormick Place Expansion and New Hyatt. Completed in December of 1996, this expansion resulted in a total of more than 2.2 million square feet, including 840,000 square feet of new exhibition space. In addition, a new 33-story, full-service Hyatt located immediately adjacent to the expanded McCormick Place recently was completed.

The Pilsen TIF. Scheduled to be established this year, this TIF is located immediately to the west of the Archer Courts RPA. The Pilsen TIF will establish a planned industrial district and strengthen existing commercial corridors within the TIF.

The above listed investment and planning efforts have occurred in conjunction with community groups, institutions, and the public sector. If approved, the Archer Courts RPA will serve as a tool to spur additional private investment and development in the Armour Square community. In addition, the Archer Courts RPA supports planning efforts and plans for the Near South district, which include strengthening Cermak as a commercial corridor and the expansion of Chinatown to provide additional residential and commercial space for the surrounding community.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Archer Courts RPA at the completion of *S. B. Friedman & Company's* research, the Archer Courts RPA has been determined to meet the eligibility requirements of the Act as a "conservation area." It is important to understand the provisions of the Act to establish eligibility and the following outlines these provisions.

Under the Act, 2 primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as (1) a "blighted area" and/or (2) a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and which soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that under the "conservation area" designation, "abandonment" is an added eligibility factor and "age" is a prerequisite and strictly defined factor.

According to the Act, "blighted areas" must have a combination of 5 or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of 3 or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

Age of Structure. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. This is the point at which building systems can be expected to fail and building types may become obsolete as a result of changing technology and/or needs. These problems and conditions negatively affect building condition, adaptability, re-use, and value. The Act establishes 35 years as the minimum threshold age under the conservation area designation.

Abandonment. Conditions evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area. Abandoned properties are those in which the property owner has relinquished all possessory interest and in which it is apparent that no effort will be directed toward future utilization.

Deterioration. The process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. (The primary components include exterior walls, foundations, roof structure, building systems, etc. and secondary components include window and door units, porches, exterior surfaces, etc). Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that of normal maintenance.

Dilapidation. The advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

Obsolescence. The condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for is evidenced by such factors as insufficient width and size, irregular shape, and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

Illegal Use of Individual Structures. The presence of uses or activities which are contrary to law and/or not permitted by municipal ordinances.

Structure Below Minimum Code. A structure containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building, or other governmental codes applicable to the property.

Excessive Vacancies. The presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies.

Overcrowding of Structures and Community Facilities. Over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

Lack of Ventilation, Light, or Sanitary Facilities. Substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

Inadequate Utilities. Deficiencies and inadequacies in the capacity of utilities which service a property or area.

Excessive Land Coverage. The over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have

an adverse effect on use of a building.

Deleterious Land Use or Lay-out. Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land use, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

Depreciation of Physical Maintenance. Lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and landscaping.

Lack of Community Planning. The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community.

As explained, “blighted areas” must have a combination of five (5) or more of these eligibility factors and “conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors.

Under the provisions of the “blighted area” section of the Act, if the land is vacant, a combination of two or more of the following factors may also be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Arrangements of parcels of land not conducive to supporting contemporary uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

Diversity of Ownership. Multiple ownership of adjacent properties which complicates assembly of smaller parcels to a size suitable for development.

Tax and Special Assessment Delinquencies. Evidence of delinquent tax payments.

Flooding on All or Part of the Vacant Land. Presence of standing water on site after rain or snowfalls which indicates poor drainage and absorption rates, or location of the property within a special flood hazard area, making financing and insuring the property impossible or more costly.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in adjacent blocks to the vacant land which may substantiate why new development had not previously occurred on the vacant parcels.

Methodology Overview and Determination of Eligibility

All properties in the Archer Courts RPA were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Analysis of eligibility factors was done through an extensive exterior survey of the three properties within the Archer Courts RPA. In addition, extensive information on the interior conditions of the 2 Archer Courts buildings were obtained through a general contractor’s cost estimate and scope of work. Specific analysis of property within the Archer Courts RPA, and for the RPA as a whole, included:

- Field surveys of the condition of all streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and other property, public and private, within the area;
- Observation of the proximity and use of abutting and adjacent properties;
- Examination of original and current platting, building size, and lay-out;
- Inventory of the presence of vacant property and currently vacant buildings;
- Infrastructure and utilities currently serving the Archer Courts RPA;
- Current and historical zoning standards within the Archer Courts RPA;
- Historical investment and real estate growth patterns of the Archer Courts RPA;
- County data regarding historical and current assessed valuation for the Archer Courts RPA;
- Building Department records on demolition and construction activity;
- Information regarding owners of record and tax delinquencies; and
- General Contractor’s Cost Estimate and Narrative Description of Work for the Archer Courts buildings.

In addition, a review of previously prepared data was conducted, including but not limited to, the following items:

- The City’s Zoning Ordinance: Municipal Code of Chicago, Title 17, 1995
- Current and historical plat maps
- Aerial photographs of the Archer Courts RPA
- Previously approved redevelopment plans concerning property within the Archer Courts RPA

The building condition analysis is based on an exterior inspection of each building within the Archer Courts RPA conducted in August of 1998. In addition, detailed information on the conditions of the Archer Courts buildings, such as electrical and heating systems, was obtained through the aforementioned general contractor’s report. Any observable structural deficiencies in individual buildings and surrounding environs within the Archer Courts RPA were noted. The components of the visible exterior of each building were examined to determine whether they were in sound condition or had minor, major, or critical defects. Exterior primary building components, which include the basic elements of any building, foundation walls, exterior load-bearing walls and columns, and observable roof and roof structures were examined. Exterior secondary building components, including porches and steps, windows and window units, exterior doors and door units, chimneys, and gutters and down spouts also were examined.

Each observable primary and secondary building component was evaluated separately as a basis for determining the overall condition of each building. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building. Buildings which contained minor defects such as lack of painting and loose or missing materials, that could be corrected through normal maintenance, were considered to exhibit depreciation of physical maintenance as referenced in the Act. Deterioration refers to physical deficiencies or disrepair in buildings that would be difficult to correct through normal maintenance. Dilapidation is reserved for those buildings with critical defects in primary and secondary structural components in such combination and to such extent that major repair would be required or that the building must be removed.

Application of Methodology

Based upon these criteria, the properties within the Archer Courts RPA qualify for designation as a TIF Redevelopment Project Area under a “conservation area” analysis.

To arrive at this conclusion, *S. B. Friedman & Company* analyzed the distribution of eligibility factors on a building-by-building basis. The analysis of the distribution of eligibility factors enabled *S. B. Friedman & Company* to determine those factors which were present to a meaningful extent and those factors that were present to a minor extent. The distinction between whether a factor is present to a meaningful extent, or present to a minor extent, identifies which factors will be used to establish eligibility, and those that will be used as supporting factors. Supporting factors are those factors present in the Archer Courts RPA which, while not present to a meaningful extent, are present to an extent which suggests the area is at risk of more extensive deterioration and disinvestment.

S. B. Friedman & Company correlated eligibility factors to buildings, relying on Sanborn Maps and our building conditions survey. This information was then graphically plotted on a block map of the Archer Courts RPA to establish the presence and distribution of eligibility factors, and whether a factor was present to a meaningful or minor extent.

Conservation Area Findings

Based upon the provisions of the Act and neighborhood conditions currently found in the Archer Courts RPA, we have concluded that a “conservation area” designation reflects and characterizes the conditions and factors that exist within the Archer Courts RPA.

The age of the structures in the RPA and the fourteen (14) factors listed under the “conservation area” definition were evaluated to establish the RPA’s eligibility. As required by the Act, 50% or more of the structures in the area are 35 years of age or older, and four (4) of the fourteen (14) statutory eligibility factors were also found present to a meaningful extent within the Archer Courts RPA. Our research has revealed that within the Archer Courts RPA, in addition to age, the following four (4) factors are present to a meaningful extent:

- Depreciation of physical maintenance;

- Deterioration;
- Obsolescence; and
- Presence of structures below minimum code.

The presence of both depreciation of physical maintenance and deterioration of buildings characterizes the level of structural deficiencies within the Archer Courts RPA. All buildings in the RPA exhibit either one or both of these factors. In addition, all buildings within the Archer Courts RPA were cited with building code violations relating to structural issues. The Archer Courts Apartments were cited for broken and loose concrete. A general contractor's report for the 2 Archer Courts buildings also found spalling concrete galleries, and several problems with the building systems, which are discussed in more detail below. These factors further emphasize the extent of structural issues that are prevalent throughout the Archer Courts RPA.

Other factors found within the Archer Courts RPA, and present to a minor extent were:

- Dilapidation;
- Deleterious land use or lay-out; and
- Excessive vacancies.

While these factors may not be present to the same extent as the other documented factors, these factors do suggest that the Archer Courts RPA is declining into a greater and more extensive state of decay.

Summary of Eligibility Factors

The following summarizes our field research as it pertains to each of the identified eligibility factors found present within the Archer Courts RPA. Tables 1A and 1B detail the eligibility factors on a building-by-building basis for all structures in the Archer Courts RPA. Maps 4A and 4B illustrate the distribution of each eligibility factor found present, documented for each structure within the Archer Courts RPA. Each factor is summarized in more detail below.

AGE

Taking into account information obtained from historical aerial photographs, architectural characteristics, building configurations, and the historic development patterns within the community, we have established that all 3 buildings within the Archer Courts RPA are 35 years of age or older. The 2 Archer Courts buildings were developed by the Chicago Housing Authority in 1952 as replacement housing under the City-State Financing Program. According to County records, the vacated gas station was constructed 43 years ago.

In order to qualify as a "conservation area," 50% or more of the structures in the area must be 35 years of age or older. This eligibility factor is meaningfully present for 100% of the structures within the Archer Courts RPA.

FACTORS PRESENT TO A MAJOR EXTENT

Table 1A details the eligibility factors present to a major extent on a building-by-building basis for all structures in the Archer Courts RPA. Map 4A illustrates the distribution of age and each eligibility factor found to be present to a meaningful extent, documented for each structure within the Archer Courts RPA. Each factor is summarized in more detail below.

1. Depreciation of Physical Maintenance

All 3 buildings within the Archer Courts RPA exhibit some deferred maintenance of building components, including peeling paint or unfinished surfaces, missing roof materials, rotted window and door frames, loose gutters and downspouts, and spalling concrete galleries. Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into deterioration and poses the risk that it will become blighted.

In addition, some, sidewalks, curbs and gutters, and street pavement are in poor condition with irregular, cracked, rutted, and patched surfaces. This factor is meaningfully present for 100% of the buildings within the RPA.

2. Deterioration

All 3 buildings within the Archer Courts RPA demonstrate deterioration. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and downspouts, cracked or broken windows, evidence of roof leaks, building foundation problems, spalling concrete galleries, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Widespread structural deterioration, coupled with widespread depreciation of physical maintenance, are indicative of an area that is at serious risk of becoming blighted without direct intervention. This factor is meaningfully present for 100% of the structures in the RPA.

3. Structures Below Minimum Code

This factor is present meaningfully present for 100% of the structures within the RPA. Based on information provided by the City of Chicago Department of Buildings on building code violations within the Archer Courts RPA, all 3 buildings have open building code violations. The vacated gas station has been deemed a dangerous and unsafe structure and is currently in demolition court. The building has been placed on the City's Fast Track Demolition program. Combined, the Archer Courts Apartment buildings have over 30 open code violations, including broken and loose concrete, insufficient heat, and electrical and plumbing problems. Furthermore, the general contractor's report, based on an extensive interior inspection of the properties, reveals spalling concrete galleries and extensive problems with the internal building systems.

4. Obsolescence

An appreciable amount of functional and economic obsolescence exists within the Archer Courts

RPA. The 2 Archer Courts Apartment buildings within the Archer Courts RPA were built in 1952 as replacement housing under the City-State Financing Program. Currently, they operate under a Section 8 subsidy, which expires in 1999. The Archer Courts buildings would require substantial renovation to compete in today's marketplace and to meet current design and building system standards. These buildings are experiencing systems failure and do not meet changing technology and design needs: the galvanized water risers are over 50 years old and require complete replacement; the electrical systems are out-of-date to meet current electrical demands; and the elevators, heating systems, and windows require replacement or major repair work. In addition, the uncovered exterior galleries or balconies present a serious design flaw, which not only affects the structures themselves, but also impacts the safety and welfare of the residents. Because the galleries are unenclosed, they are unheated and exposed to the elements in the winter. The obsolete design of these exposed exterior galleries also provides an unsecured entry to the buildings, thereby impacting the safety and welfare of the buildings' residents and the community.

The dilapidated gas station on the southwest corner of Archer and Cermak is vacant and has fallen into severe disuse, requiring demolition. The gas station has been placed on the City's Fast Track Demolition program. Hence, this structure is no longer viable in either a functional or economic capacity.

Often, the economic disadvantage of a building is a direct result of its functional obsolescence. The buildings within the RPA cannot compete in the market without some intervention or correction of obsolete factors. Economically, obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Obsolescence, either functional, economic, or some combination of both, has been documented for all 3, or 100%, of the buildings within the Archer Courts RPA.

MINOR SUPPORTING FACTORS

In addition to the factors that have been documented as being present to a meaningful extent within the Archer Courts RPA, 3 additional factors have been documented that, while not present to a meaningful extent, have been found to a minor extent in the RPA. Table 1B details the eligibility factors present to a minor extent on a building-by-building basis for all structures in the Archer Courts RPA. Map 4B illustrates the distribution of each eligibility factor found to be present to a minor extent.

1. Excessive Vacancies

One out of 3 structures (33%), in the Archer Courts RPA is vacant. A vacancy rate at this level does suggest that certain structures within the Archer Courts RPA are no longer attractive investments or lease options for modern uses.

2. Deleterious Land Use or Lay-out

One out of 3 structures (33%) in the Archer Courts RPA exhibits this factor. The southwest corner of Archer and Cermak is an irregularly-shaped, triangular lot that contains a vacated gas station. The irregular shape of the lot coupled with the potential environmental problems (either perceived or actual) of the former gas station could discourage developers. Because of its dilapidated condition, the vacated gas station also has a negative impact on surrounding properties.

3. Dilapidation

One out of 3 structures (33%) in the Archer Courts RPA exhibits this factor. The vacated gas station in the southwest corner of Archer and Cermak is in a dilapidated condition. The former gas station is an advanced state of disrepair and contains critical deficiencies in structural components which appear non-correctable and would require major repair or demolition. Currently, the structure is slated for demolition through the City of Chicago's Fast Track Demolition program.

Conclusion

Based upon the qualification requirements of the Act, the Archer Courts RPA meets the eligibility criteria for designation as a "conservation area." Map 4A shows that age is present on at least 50% of the structures in the RPA and that four (4) of the fourteen (14) eligibility factors cited in the Act are present to a major extent. Map 4B shows that three (3) of the factors are present to a minor extent. Under the Act, satisfaction of the age requirement plus at least 3 (3) of these fourteen (14) factors is required for an area to be designated as a conservation area. All of the factors are reasonably distributed throughout the Archer Courts RPA.

The findings contained within this Plan indicate that the Archer Courts RPA satisfies the statutory criteria for designation as a "conservation area" and is in need of revitalization or it could become a blighted area. Designation of this area by the City as a TIF District will stimulate development projects that will contribute to the long-term well being of this community, its residents, and the City as a whole.

**TABLE 1A: SUMMARY OF ELIGIBILITY FACTORS
PRESENT TO A MAJOR EXTENT**

No.	Structure	Deterioration	Obsolescence	Below Min. Code	Deprec. Of Phys. Maint.	Total # of Factors
1.	Gas Station	X	X	X	X	4
2.	Archer Courts Bldg #1	X	X	X	X	4
3.	Archer Courts Bldg #2	X	X	X	X	4
Total Structures w/ Factor		3	3	3	3	N/A
% of Total Structures		100%	100%	100%	100%	N/A

**TABLE 1B: SUMMARY OF ELIGIBILITY FACTORS
PRESENT TO A MINOR EXTENT**

No.	Structure	Dilapidation	Excessive Vacancies	Deleterious Land Use or Lay-out	Total # of Factors
1.	Gas Station	X	X	X	3
2.	Archer Courts Bldg #1				0
3.	Archer Courts Bldg #2				0
Total Structures w/ Factor		1	1	1	N/A
% of Total Structures		33%	33%	33%	N/A


ARCHER COURTS TAX INCREMENT FINANCING DISTRICT

November 1998

MAP 4A

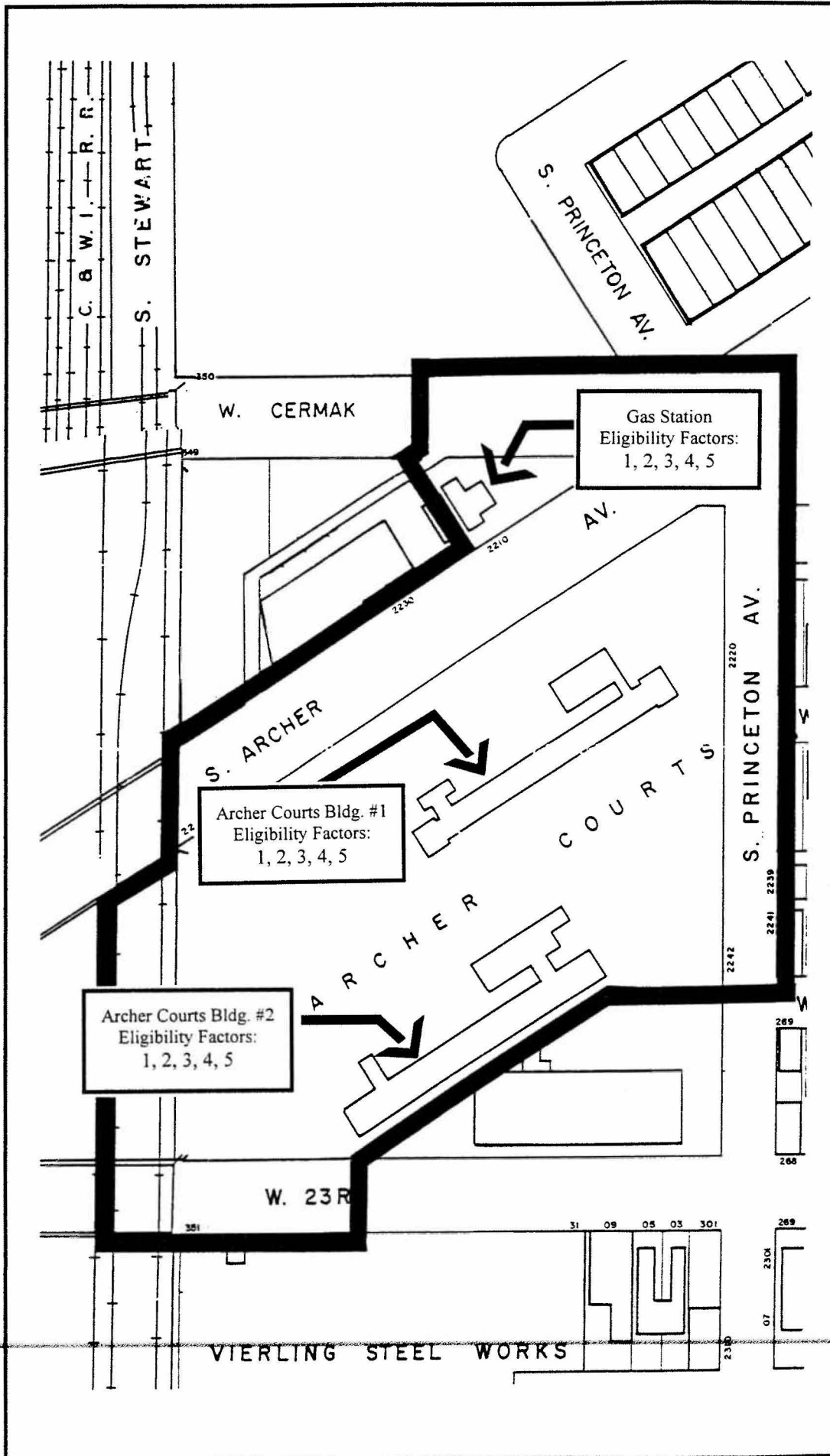
SUMMARY OF ELIGIBILITY FACTORS

LEGEND:

 TIF BOUNDARY

PRESENT TO A MAJOR EXTENT:

1. AGE OF STRUCTURE
2. DEPRECIATION OF PHYSICAL MAINTENANCE
3. DETERIORATION
4. OBSOLESCENCE
5. STRUCTURES BELOW MINIMUM CODE




ARCHER COURTS TAX INCREMENT FINANCING DISTRICT

November 1998

MAP 4B

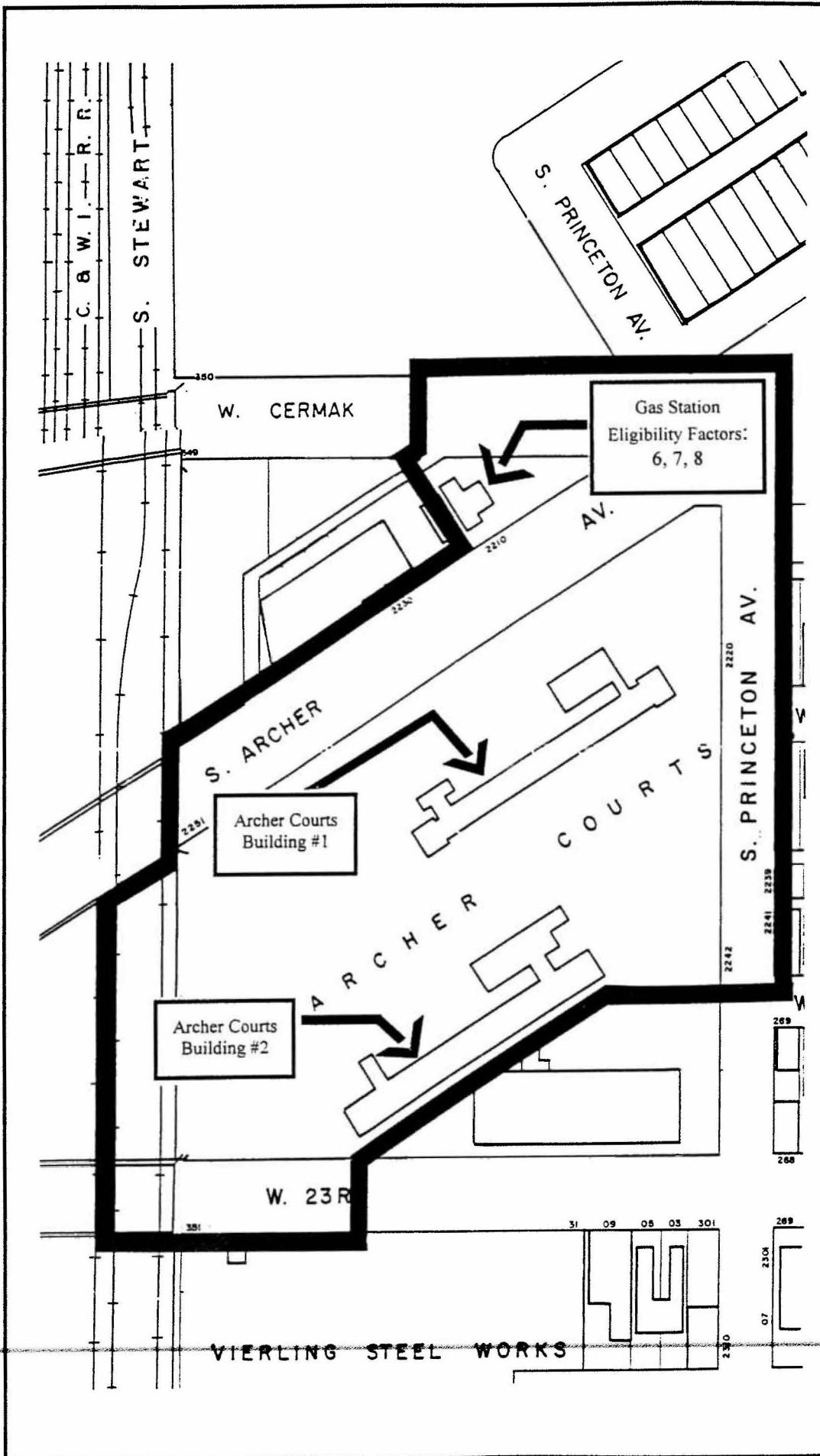
SUMMARY OF ELIGIBILITY FACTORS

LEGEND:

 TIF BOUNDARY

PRESENT TO A MINOR EXTENT:

6. DELETERIOUS
LAND USE/LAYOUT
7. DILAPIDATION
8. EXCESSIVE VACANCIES



4. Redevelopment Project & Plan

This section identifies the general goals and objectives to be followed by the City for redevelopment of the Project Area and describes the redevelopment activities that are necessary to achieve these goals and objectives.

Future Land Use

The future land use of the Archer Courts RPA reflects the focus of the Redevelopment Plan, which is to revitalize the Archer Courts RPA primarily as a mixed-income residential district. A commercial/business use that services the surrounding community also will be encouraged on the commercially-zoned property in the southwest corner of Archer and Cermak.

The future land use patterns throughout the Archer Courts RPA illustrate the completed redevelopment objectives of this Redevelopment Plan. These future land uses are detailed on Map 5.

Redevelopment Needs of the Archer Courts RPA

The land use, existing conditions, and future plans for the area suggest 5 redevelopment needs for the Archer Courts RPA:

- rehabilitation resources
- interest subsidy
- demolition
- land acquisition and site preparation
- infrastructure and public improvements

The Redevelopment Plan provides tools for the City to support the redevelopment of the Archer Courts RPA as a primarily residential area with some commercially zoned properties that will remain as such.

Currently, the Archer Courts RPA is characterized by structures that exhibit deterioration and have become functionally and economically obsolete. These building conditions are contributing to the lack of new investment within the Archer Courts RPA.

The Redevelopment Plan is designed to take advantage of and facilitate the maximum redevelopment potential of the Archer Courts RPA by providing funds to:

- rehabilitate and retrofit the 2 Archer Courts buildings;
- increase the quality of affordable housing for community residents;
- encourage new mixed-income residential development; and
- accommodate a modern commercial user on the vacated gas station site.


ARCHER COURTS TAX INCREMENT FINANCING DISTRICT

November 1998

MAP 5

PROPOSED
LAND USE

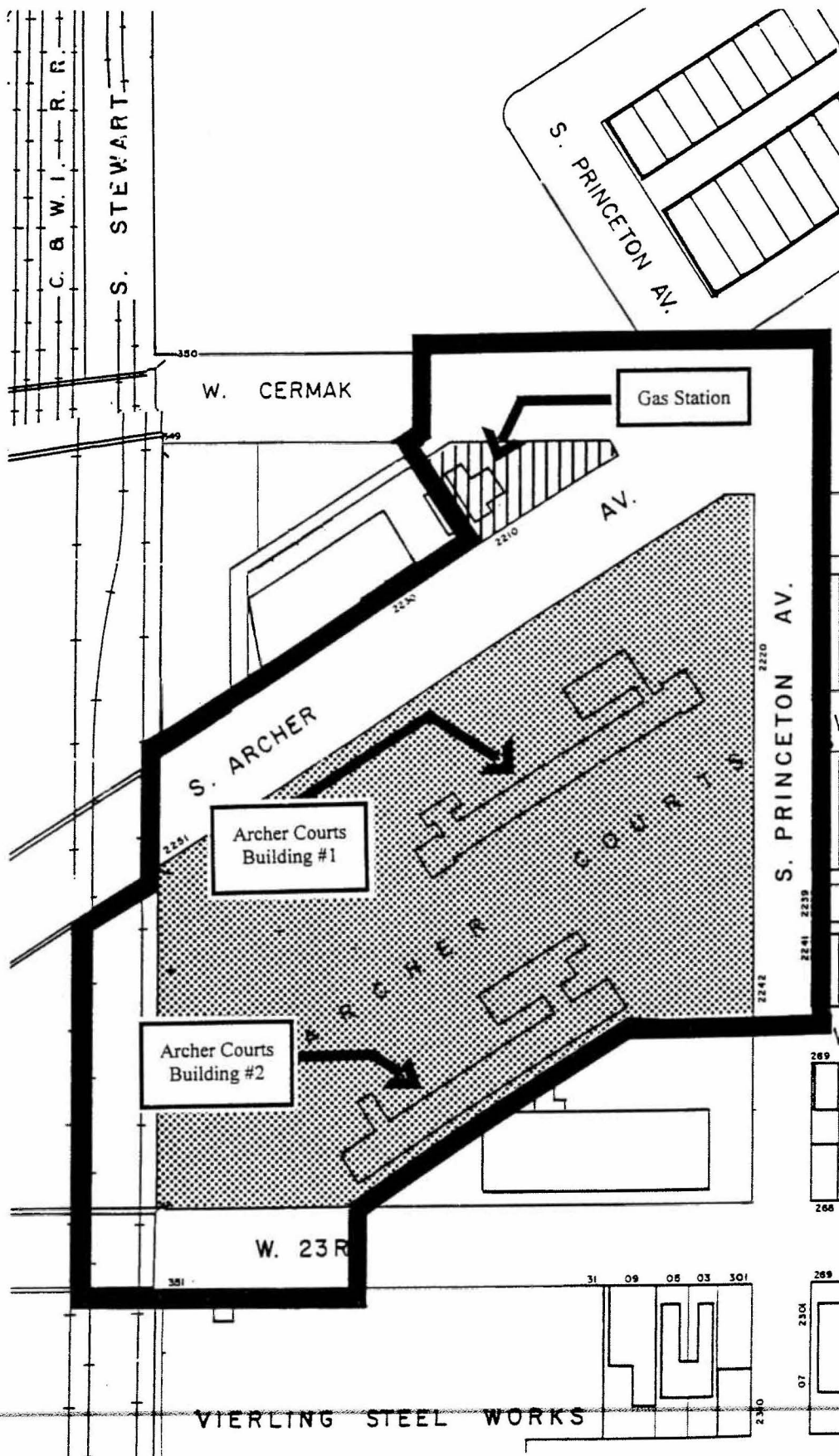
LEGEND:

 TIF BOUNDARY

LAND USE:

 COMMERCIAL

 RESIDENTIAL



The public improvements outlined in the Redevelopment Plan will create an environment which is more conducive to private investment and will lead to the revitalization of the Archer Courts RPA. An integrated implementation strategy has been developed to address these needs and facilitate the sustainable redevelopment of the Archer Courts RPA. To support these specific projects and encourage future investment in the Archer Courts RPA, public resources, including tax increment financing, may be used to support building rehabilitation, site preparation for development, repair and modernize RPA infrastructure and make other improvements, and contribute to the positive identity of the community. Land assembly activity may occur to consolidate vacant or blighted sites for future private sector redevelopment activities and/or to assist private developers with acquisition.

Goals, Objectives and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated by the Archer Courts RPA.

OVERALL GOAL

The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the residential and, to a limited extent, the commercial redevelopment of the Archer Courts RPA in a manner that complements and enhances redevelopment opportunities in the surrounding commercial districts and residential neighborhoods. This goal is to be achieved through an integrated strategy that leverages public resources to stimulate additional private investment.

OBJECTIVES

Ten objectives support the overall goal of area-wide revitalization of the Archer Courts RPA and the surrounding Armour Square and Chinatown Communities. These include:

- Rehabilitate and upgrade 147 existing affordable housing units to increase the quality of and preserve the long-term affordability of these housing units.
- Promote new residential development to accommodate a diverse economic mix of residents.
- Foster investment and modernization by providing for stable, secure, and desirable residential environments.
- Increase off-street parking.
- Support new commercial development that complements nearby existing development while serving the needs of community residents.
- Encourage the redevelopment of vacant parcels and structures.
- Replace or repair infrastructure including, but not limited to, sidewalks, streets, curbs, and

gutters to facilitate the rehabilitation and construction of residential and commercial properties within the RPA.

- Reduce or eliminate conditions that qualify the RPA as a conservation area and remediate environmental problems to provide additional land for commercial development and/or residential redevelopment, as appropriate.
- Increase the taxable value of parcels within the RPA.
- Provide opportunities for women and minority businesses to participate in the job and construction opportunities associated with the redevelopment of the RPA.

STRATEGIES

Objectives will be implemented through 6 specific and integrated strategies. These include:

Target Anchor Buildings and Opportunity Sites. The redevelopment of 2 key opportunity sites within the Archer Courts RPA, the Archer Courts Apartment buildings and the vacated gas station, is expected to stimulate both physical and economic private investment and enhance the RPA and its surrounding area. These improvements and projects are anticipated to have a positive impact on other properties beyond the individual project sites and the Archer Courts RPA.

Encourage Private Sector Activities. Through public-private partnerships, the City and local community may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects, and other improvements that are consistent with the goals of the community and this Redevelopment Plan.

Implement Public Improvements. A series of public improvements throughout the Archer Courts RPA may be designed and implemented to prepare sites in the Archer Courts RPA for anticipated private investment.

Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan.

Leveraging Funds for other Improvements. Remaining uncommitted resources may be used to fund appropriate physical improvements and economic development activities consistent with the Act, and to leverage additional public and private resources to continue the ongoing comprehensive redevelopment of the RPA and surrounding area.

Facilitate Property Assembly, Demolition, and Site Preparation. Vacant and improved sites in the Archer Courts RPA may be acquired and assembled (if necessary) to attract future private investment and development. The consolidated ownership of these sites will make

them easier to market to potential community developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain and may for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties.

Map 6, *Potential Redevelopment Acquisition Parcels*, indicates the parcels that the City is authorized to acquire through negotiated sale, by exercise of the power of eminent domain, exchange, dedication, lease, or otherwise, within four (4) years of the approval of this Redevelopment Plan by City Council of the City, for clearance and redevelopment in the RPA. These parcels contain a vacated gas station that is slated for demolition through the City's Fast Track Demolition program. Incremental taxes from the Archer Courts RPA may be used to fund costs relating to the acquisition, demolition, clearance, grading, and remediation of such parcels.

In connection with the City exercising its power to acquire real property not currently identified on Map 6 under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

Redevelopment Plan Elements

There are 3 general categories of activities that may be supported by tax increment funds under the provisions of the Act:

- **Development/Redevelopment/Rehabilitation Activities**, including:
 - Site Assembly, Demolition and Site Preparation
 - Interest Subsidies
 - Rehabilitation Costs
 - Relocation Costs
 - Environmental Remediation

- **Public Improvements**, including:
 - Provision or Rehabilitation of Public Improvements and Taxing District Facilities
 - Capital Costs

- **Administrative Support and Financing**, including:
 - ~~Job Training and Related Educational Programs~~
 - Analysis, Administration, Studies, Legal, et. al.

Financing Costs
Payments in Lieu of Taxes

The City may enter into redevelopment agreements with public or private entities for the furtherance of these activities. A number of key types of projects, activities and improvements were identified for the Archer Courts RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Archer Courts RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

Archer Courts Apartments Rehabilitation. Existing residential properties may be targeted for rehabilitation. Among the key projects in the RPA is the acquisition and rehabilitation of the 2 Archer Courts Apartment buildings by the Community Housing Partners V L. P. (CHVLP). The Archer Courts Apartments are currently owned and operated by the Chicago Housing Authority and receive an operating rental subsidy pursuant to a project based Section 8 rental assistance contract. The Section 8 contract expires in September 1999. CHVLP will purchase the Archer Courts buildings from CHA. CHVLP will preserve the long-term affordability of the Archer Court Apartments by entering into a 99 year ground lease and a 40 year redevelopment agreement with CHA to renew project-based Section 8 rental assistance as long as it is offered and to rent apartments thereafter at rents affordable to households at or below 60% of the area median income, or as otherwise required under the Low Income Housing Tax Credit Program. Rents cannot exceed 30% of 60% of the area median income. Pursuant to the Section 8 program, residents will not pay more than 30% of their income in rent. All current tenants who are meeting their lease obligations are entitled to remain at the property after renovation. CHVLP will preserve the long-term affordability of the Archer Court Apartments by operating Archer Courts as affordable housing for at least 40 years, pursuant to the redevelopment agreement with CHA. The renovation of the Archer Courts buildings also includes conversion of a 1,500-square-foot storage space into community space for use by the residents.

It is anticipated that TIF funds will be used to cover eligible costs of the developer in order to facilitate the rehabilitation of the buildings. This assistance may be structured to include a combination of interest subsidies, pledged incremental revenues, and other financing mechanisms allowable under the Act.

New Residential and Commercial Development. To provide quality housing for residents in the area, new residential projects may be constructed. CHVLP may construct a new, mixed-income housing development on the vacant, CHA-owned land along Stewart Avenue between Archer Avenue and 23rd Street. The redevelopment agreement between CHA and CHVLP permits construction of market-rate housing on this CHA-leased land. CHVLP may construct a 50-unit residential development, including a below-grade parking structure. The parking structure will provide much needed off-street parking for residents of these new units and visitors to the Chinatown community.

The commercially-zoned property can benefit from TIF assistance, providing opportunities for commercial/retail development.

Site Assembly, Demolition, and Preparation. Parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain and may for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties.

Map 6, *Potential Redevelopment Acquisition Parcels*, indicates the parcels that the City is authorized to acquire through negotiated sale, by exercise of the power of eminent domain, exchange, dedication, lease, or otherwise, within four (4) years of the approval of this Redevelopment Plan by City Council of the City, for clearance and redevelopment in the RPA. These parcels contain a vacated gas station that is slated for demolition through the City's Fast Track Demolition program. Incremental taxes from the Archer Courts RPA may be used to fund costs relating to the acquisition, demolition, clearance, grading, and remediation of such parcels.

In connection with the City exercising its power to acquire real property not currently identified on Map 6 under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

Businesses or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

Public Improvements. Public improvements within the Archer Courts RPA along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems; and
- Streetscaping

Environmental Remediation of Redevelopment Sites. The commercially-zoned property contains a vacated gas station which is not longer in use. These parcels may contain hazardous building materials, contaminated soils, and/or underground storage tanks that must

be removed or remediated prior to any new construction.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Archer Courts RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Archer Courts RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Residential developers who use TIF resources pursuant to this Redevelopment Plan for the development of new market rate housing must set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing.


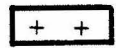
Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

ARCHER COURTS TAX INCREMENT FINANCING DISTRICT

November 1998

MAP 6 POTENTIAL REDEVELOPMENT ACQUISITION PARCELS

LEGEND:

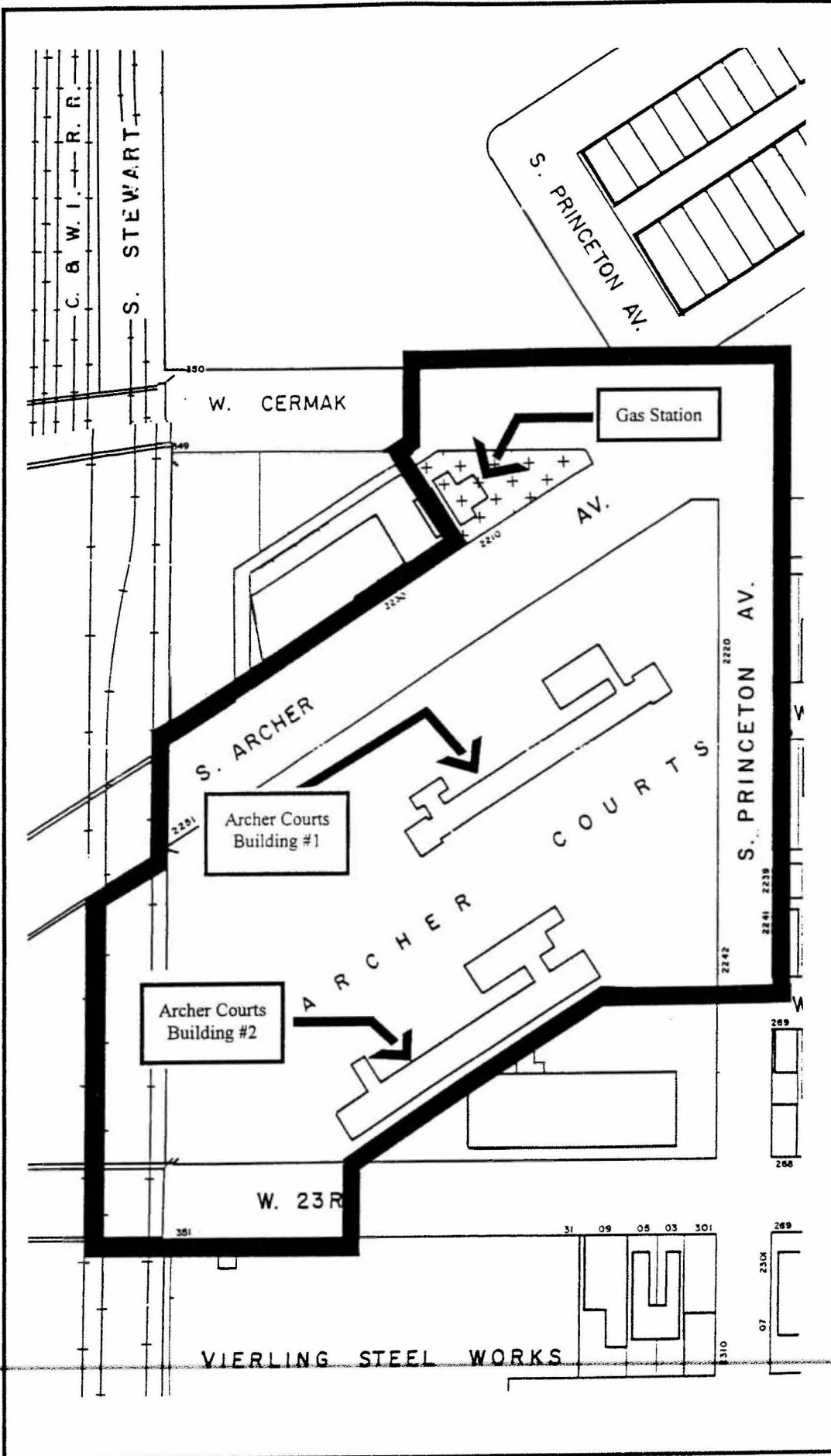
-  TIF BOUNDARY
-  PARCELS RECOMMENDED FOR ACQUISITION

0 100



North

S. B. Friedman & Company
Real Estate Advisors and Development Consultants



5. *Financial Plan*

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes;
10. Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related

- to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
11. Interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
 12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community and the Archer Courts RPA, but any such

funding would not be part of the total redevelopment project costs described in Table 2 of this Redevelopment Plan.

TABLE 2: ESTIMATED TIF ELIGIBLE COSTS

Project/Improvements	Estimated Project Costs*
Professional Services: studies, surveys	\$550,000
Property Assembly: land acquisition, demolition, site preparation	\$1,500,000
Rehabilitation Costs: public or private buildings and fixtures	\$1,000,000
Public Works or Improvements (1)	\$1,000,000
Relocation	\$100,000
Job Training	\$250,000
Interest Costs	\$2,000,000
TOTAL REDEVELOPMENT COSTS	\$6,400,000 (2) (3)

*Exclusive of capitalized interest, issuance costs and other financing costs

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Archer Courts RPA. As permitted by the Act, the City may pay or reimburse all, or a portion, of a taxing district's capital costs resulting from the redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The total estimated Redevelopment Project Costs do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a right-of-way, that are permitted under the Act and this Redevelopment Plan to be paid from incremental property taxes generated in the Archer Courts RPA, but do not include project costs incurred in the Archer Courts RPA which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by public right-of-way. However, ~~in no instance shall the City utilize revenues received from the Pilsen Tax Increment Financing~~ Redevelopment Project Area to pay for redevelopment project costs in the Archer Courts RPA, or vice versa.

Phasing and Scheduling of the Redevelopment

Each project shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date for the Redevelopment Plan and the retirement of any obligations issued to finance redevelopment project costs shall be no later than 23 years from the date of adoption by the ordinance approving the Redevelopment Plan, unless amended pursuant to the Act, as amended from time to time. In addition, all such obligations shall be retired no later than 20 years from their respective dates of issuance.

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may permit or require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property.

Other sources of funds which may be used to pay for redevelopment costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developers from time to time may deem appropriate.

In accordance with §11-74.4-4(q) of the Act, the City anticipates that it will utilize revenues received under the Act from one or more redevelopment areas contiguous to, or separated only by a public right of way from, the Archer Courts RPA as a source of funds to pay redevelopment project costs in the Archer Courts RPA; provided, however, that in no instance shall the City utilize revenues received from the Pilsen Tax Increment Financing Redevelopment Project Area to pay for redevelopment project costs in the Archer Courts RPA.

In accordance with §11-74.4-4(q) of the Act, the City also anticipates that it will utilize revenues received under the Act from the Archer Courts RPA in one or more redevelopment areas contiguous to, or separated by a public right of way from, the Archer Courts RPA as a source of funds to pay redevelopment project costs in such other redevelopment project areas; provided, however, that in no instance shall the City utilize revenues received from the Archer Courts RPA as a source of funds to pay redevelopment project costs in the Pilsen Tax Increment Financing Redevelopment Project

Area.

The Archer Courts RPA may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). The City may determine that it is in the best interest of the City, and in furtherance of the purposes of the Redevelopment Plan, that net revenues from the Archer Courts RPA be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Archer Courts RPA to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Archer Courts RPA and such areas. The amount of revenue from the Archer Courts RPA so made available, when added to all amounts used to pay eligible redevelopment project costs within the Archer Courts RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act shall be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Archer Courts RPA, or such other bonds or obligations as the City may deem as appropriate. The City may permit or require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Archer Courts RPA. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at 1 or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent EAV of the Archer Courts RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Archer Courts RPA. The 1997 EAV of all taxable parcels in the Archer Courts RPA is approximately \$85,326. This total EAV amount, by

permanent real estate index number (also referred to as PIN or tax parcel), is summarized in Table 3. The EAV is subject to verification by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Archer Courts RPA will be calculated by the County. If the 1998 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1997 EAV with the 1998 EAV without further City Council action.

**TABLE 3
SUMMARY OF EQUALIZED ASSESSED VALUE BY PIN**

No.	Permanent Real Estate Index Number (PIN)	1997 EAV
1	17-28-200-011-0000	\$33,372
2	17-28-200-012-0000	\$18,167
3	17-28-200-013-0000	\$33,787
4	17-28-201-012-0000	\$0
5	17-28-201-013-0000	\$0
6	17-28-201-014-0000	\$0
7	17-28-208-021-0000	\$0
8	17-28-210-027-8001	\$0
9	17-28-210-028-8001	\$0
	Total	\$85,326

Anticipated Equalized Assessed Valuation

By 2022, the year when the Archer Courts RPA is terminated, the EAV for the Archer Courts RPA will be approximately \$5,023,943. In order to estimate the EAV for Archer Courts RPA at that time, information on planned improvement projects within the area, including those discussed within this redevelopment plan, was obtained. The estimated EAV is based on several key assumptions, including: 1) 3% annual inflation upon the EAV of all properties within the Archer Courts RPA with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1358, the average of the last 5 years; and 3) a tax rate of 9.4%, the average of the tax rate for the past 5 years. The tax rate and multiplier are assumed to be stable throughout the life of the Archer Courts RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

The 2 Archer Courts buildings are tax exempt. The vacated gas station is the only structure in the RPA with an assessed value, and therefore comprises the entire base value of the Archer Courts TIF district. Although the assessed value of the gas station did increase between 1993 and 1997, the gas station is currently in a dilapidated condition and is slated for demolition. Therefore, while the assessed value for the Archer Courts RPA did increase between 1993 and 1997, this growth is not due to new investment or any coordinated redevelopment strategy.

An examination of construction and major renovation activity in the RPA also reveals a lack of growth and private investment. A total of 2 building permits were issued for the Archer Courts RPA between January 1993 and October 1998 for repairs totaling \$24,100. These 2 repairs were mandated by code violation citations for elevator repairs, not for new construction or major renovation, indicating that a high level of property deterioration is prevalent within the Archer Courts RPA. In addition, all structures exhibit a significant level of deterioration, as described in the eligibility analysis section of this report. The limited improvements have not stimulated widespread new private investment in the Archer Courts RPA.

Finding: The Redevelopment Project Area (Archer Courts RPA) on the whole has not been subject to growth and development through investment by private enterprise.

“But for” Test

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Archer Courts RPA.

Without the support of public resources, the redevelopment objectives of the Archer Courts RPA would most likely not be realized. TIF assistance will be crucial in retaining and rehabilitating the 147 affordable units in the 2 Archer Courts buildings. As mentioned before, the Section 8 operating rental subsidy for these buildings expires in 1999. The scope of improvements and development assistance resources needed to rehabilitate these 2 buildings, while maintaining their affordability on a long term basis, is substantial and costly. The private market, on its own, is not likely to absorb all of these costs. But for the adoption of TIF, the rehabilitation and retention of these units as affordable housing is not likely.

Development activities occurring in the vicinity of the Archer Courts RPA provide further evidence that publicly supported investments are crucial to leveraging private investment and stimulating redevelopment activities. Public assistance, particularly in the form of TIF funding, has played a crucial role in several recent and current development efforts in the area surrounding the RPA. For example, the Jade Garden Limited Partnership received assistance to construct a multi-family,

mixed-income residential development located in the Chinatown Basin TIF. The Chinese American Development Corporation received TIF assistance to construct the Chinatown Square Retail Center, which is located immediately north of the Archer Courts RPA in the Chinatown Basin TIF. Several nearby public improvements projects, such as the Cermak Road bridge and viaduct improvements and the creation of Chinatown Park, were financed with TIF revenues. Adjacent and nearby TIF areas have experienced development, including affordable housing units, whereas the properties within the Archer Courts RPA have not.

TIF revenues will be used to fund infrastructure improvements, commercial and residential improvements, land assembly and acquisition, and site preparation directly in support of development projects and land uses. Accordingly, but for creation of the Archer Courts RPA, these projects, which would contribute substantially to area-wide revitalization, are unlikely to occur without TIF designation for the Archer Courts RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Archer Courts RPA, and the Archer Courts RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Archer Courts RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land Chicago uses described in this Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

This redevelopment project shall be completed and all obligations retired by 2022. The final maturity date of any obligations which are issued may be not be later than 20 years from their respective dates of issue.

Financial Impact of the Redevelopment Project

Without the adoption of this Redevelopment Plan and tax increment financing, the Archer Courts RPA is not expected to be redeveloped by private enterprise. There is a genuine prospect that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The possibility of the continued erosion of the assessed value of property resulting from the lack of a concerted effort by the City to stimulate revitalization and redevelopment could lead to a reduction of real estate tax revenue to all taxing districts.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment

revenues from the increases in EAV over and above the certified initial EAV established at the time of adoption of this document may be used to pay eligible redevelopment project costs for the Archer Courts RPA. At the time when the Archer Courts RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Archer Courts RPA will be distributed to all taxing district levying taxes against property located in the Archer Courts RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The following major taxing districts presently levy taxes on properties located within the Archer Courts RPA and maintain the listed facilities within the boundaries of the Archer Courts RPA, or within close proximity to the Archer Courts RPA boundaries:

- City of Chicago
- Chicago Board of Education
 - John C. Haines Elementary School (247 W. 23rd Pl.)
 - Wendell Phillips High School (244 E. Pershing Rd.)
 - Paul L. Dunbar High School (3000 S. M L King, Jr. Dr.)
- Chicago School Finance Authority
- Chicago Park District
 - Sun Yat Sen Play Lot (251 W. 24th Pl.)
 - Chinatown Park/Park #481 (16th St. and E. Branch of Chicago River)
- Chicago Community College District #508
- Metropolitan Water Reclamation District of Greater Chicago
- County of Cook
- Cook County Forest Preserve District

Map 7 illustrates the locations of facilities operated by the above listed taxing districts within close proximity to the Archer Courts RPA.

The Redevelopment Plan involves demolition and site preparation, construction of new commercial and residential buildings, improvement/rehabilitation of existing buildings, provision of new and/or improved public facilities and infrastructure, and may involve the acquisition of vacant land and existing buildings and underutilized parcels and buildings, and other activities as outlined in this document. Both commercial and residential uses will be developed. Redevelopment activity may cause increased demand for services from 1 or more of the above listed taxing districts. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand are described below.

City of Chicago. The City is responsible for a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

ARCHER
COURTS
TAX
INCREMENT
FINANCING
DISTRICT

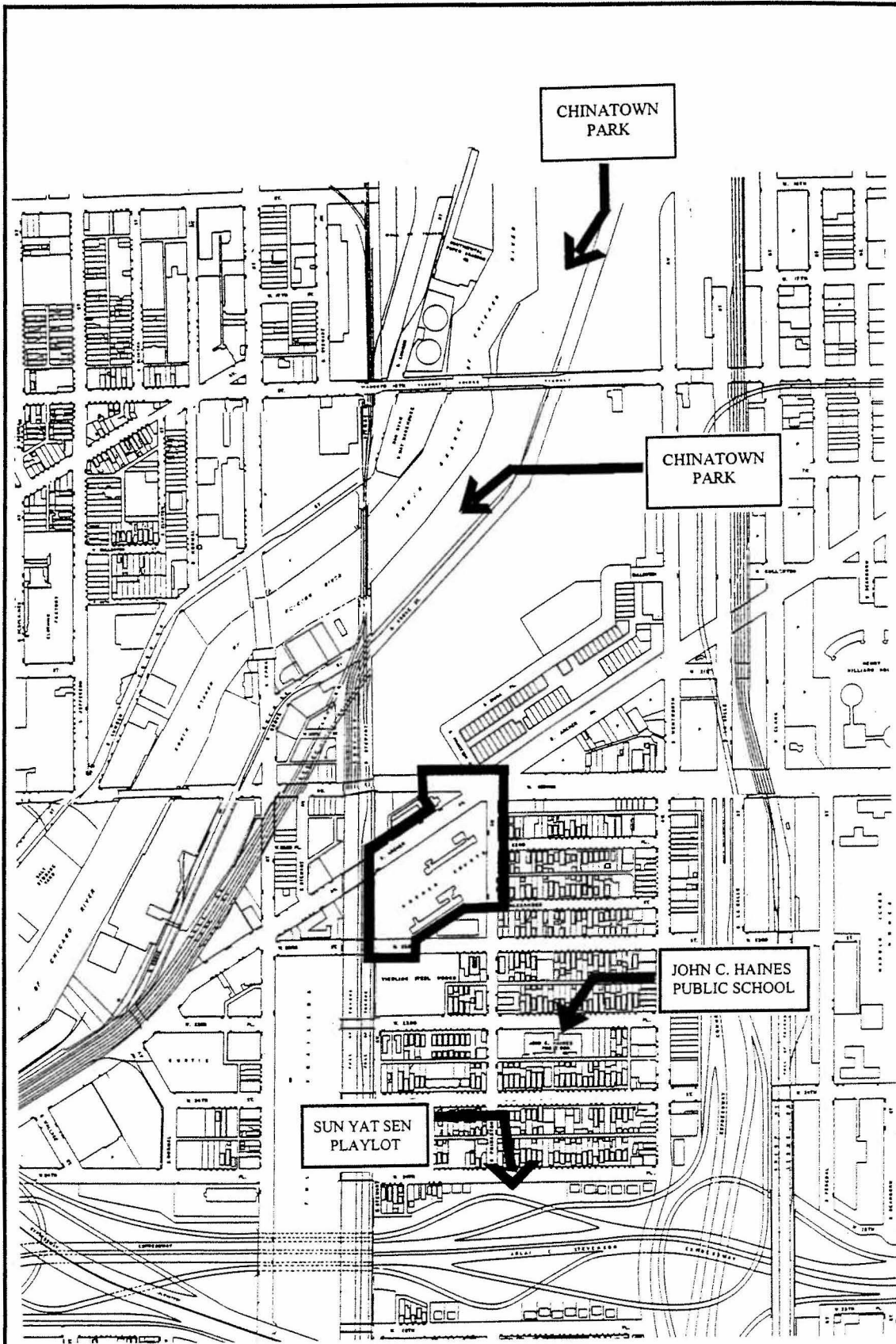
November 1998

MAP 7

SURROUNDING
PUBLIC
FACILITIES

LEGEND:

 TIF BOUNDARY



Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Archer Courts RPA can adequately be handled by City police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan may actually result in some cost savings.

Chicago Board of Education and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

One elementary school and 2 high schools were identified in proximity to the Archer Courts RPA: the John C. Haines Elementary School, Phillips High School, and Dunbar High School. Data provided by Giacomo E. Mancuso, manager of planning and educational programming at the Chicago Public Schools, reveal that the Haines Elementary School currently operates at 80% of its designed capacity, Phillips High School operates at 40% of its designed capacity, and Dunbar High School currently operates at approximately 110% of its designed capacity. However, Dunbar High School is a vocational High School. It does not have enrollment boundaries and draws students from all over the City. Both of the schools that would be most impacted by the Archer Courts RPA, Haines Elementary and Phillips High School, currently are operating below designed capacity and would be able to absorb more students.

It is likely that some families who purchase "for sale" housing or rent apartments in the Archer Courts RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential renovation and/or construction would exhaust existing capacity given that: 1) the schools are currently operating below capacity; 2) the Archer Courts Apartments are currently fully occupied, and it is anticipated that the current Archer Courts residents will remain subsequent to renovation, thereby resulting in little, if any, change in the school-aged population; 3) 70% of the current Archer Courts residents are elderly; 4) many of the new home-owners or renters may come from the immediate neighborhood; and 5) some of these families may send their children to private schools.

Nonetheless, the City intends to monitor development in the Archer Courts RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demand for the services and capital improvements provided by the Board of Education are addressed in connection with any new residential project.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education. It currently exists

to only collect taxes and pay outstanding obligations.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs.

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Archer Courts RPA, which may result in additional demand for services from the district and may create the need for more recreational facilities and open space operated by the district. However, the Archer Courts Apartments are currently fully occupied, and it is anticipated that the current Archer Courts residents will remain subsequent to renovation, thereby resulting in little, if any, change in the population. The new households that may be added to the Archer Courts RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. Chinatown Park, a major new park development along the Chicago River north of the RPA, will be a large park with many recreational opportunities. This park will provide additional park space and recreational services for the community. This park is within close proximity to the Archer Courts RPA, and is scheduled to be completed in Summer of 1999.

The City intends to monitor development in the Archer Courts RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demand for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential development.

Community College District #508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

It is expected that any increase in demand for services from Community College District 508 can be adequately handled by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Archer Courts RPA can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

County of Cook. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

It is expected that any increase in demand for Cook County and the Cook County Forest Preserve District can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Redevelopment Plan.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed, or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

APPENDIX 1: BOUNDARY AND LEGAL DESCRIPTION

ARCHER COURTS T.I.F. DISTRICT

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTH PRINCETON AVENUE, 156.00 FEET NORTHERLY OF THE NORTH LINE OF 23RD STREET AS MEASURED ALONG THE WEST LINE OF SOUTH PRINCETON AVENUE; THENCE WEST 147.20 FEET, AT RIGHT ANGLES TO THE EAST LINE OF SOUTH PRINCETON AVENUE; THENCE SOUTHWESTERLY TO A POINT ON SAID NORTH LINE OF 23RD STREET, SAID POINT BEING 348.66 FEET WESTERLY OF SAID WEST LINE OF SOUTH PRINCETON AVENUE AS MEASURED ALONG SAID NORTH LINE OF 23RD STREET; THENCE SOUTHERLY 66.0 FEET, AT RIGHT ANGLES TO SAID NORTH LINE OF 23RD STREET, TO THE SOUTH LINE OF 23RD STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF STEWART AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID STEWART AVENUE TO THE SOUTHEASTERLY LINE OF ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF ARCHER AVENUE TO THE EAST LINE OF STEWART AVENUE; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF STEWART AVENUE, TO THE NORTHWESTERLY LINE OF SAID ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF ARCHER AVENUE TO THE MOST EASTERLY SOUTHEAST CORNER OF LOT 4 IN JOHN RABER'S SUBDIVISION IN SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE AND ITS NORTHWESTERLY EXTENSION TO THE NORTHWESTERLY LINE OF AN ALLEY (SAID NORTHWESTERLY LINE BEING ALSO THE SOUTHEASTERLY LINE OF LOT 248 IN WALLER'S SUBDIVISION IN SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28); THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF ALLEY TO THE SOUTH LINE OF CERMAK ROAD; THENCE NORTHERLY, AT RIGHT ANGLES TO SAID SOUTH LINE OF CERMAK ROAD, TO THE NORTH LINE OF CERMAK ROAD AS WIDENED (SAID NORTH LINE BEING 14.00 FEET NORTH OF THE SOUTH LINE OF BLOCK 43 IN CANAL TRUSTEE'S NEW SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 21); THENCE EASTERLY ALONG SAID NORTH LINE OF CERMAK ROAD AND ITS EASTERLY EXTENSION TO THE NORTHERLY EXTENSION OF SAID EAST LINE OF SOUTH PRINCETON AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF SOUTH PRINCETON AVENUE AND ITS NORTHERLY EXTENSION; TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

CONTAINING 8 ACRES, MORE OR LESS.

