

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2001-2011**

**ENGLEWOOD NEIGHBORHOOD
Redevelopment Project Area
Designated June 27, 2001**



September 17, 2013

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by
**CITY OF CHICAGO DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
AND
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TABLE OF CONTENTS

Executive Summary..... 1

1. Redevelopment Project Area Information..... 3

 Project Area Context and Background..... 3

 Conditions at Time of TIF Creation 4

 Goals and Objectives for the RPA 5

 Estimated Redevelopment Project Costs and Allocations..... 6

2. Redevelopment Project Area Revenues and Expenditures 8

 Growth in EAV and Revenue Generated within RPA 8

 Transfers of TIF Funds 9

 City Expenditures within the RPA 9

 Declaration of Surplus Funds 10

3. Redevelopment Project Area Accomplishments..... 11

 RPA Project Profiles – Major Accomplishments 11

 Additional Performance Metrics..... 15

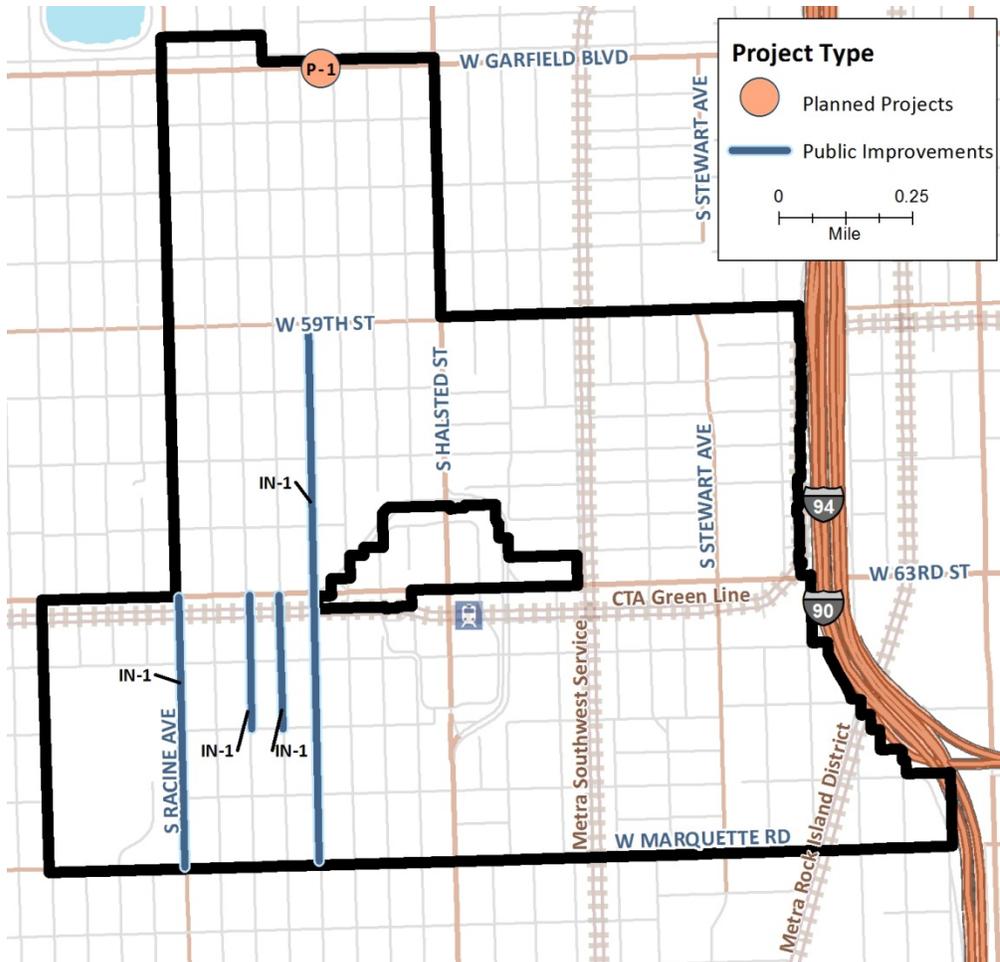
 Status of Planned Activities, Goals and Objectives..... 16

 Progress toward Achieving Goals and Objectives..... 18

Executive Summary

ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT PROJECT AREA

- Designated: June 27, 2001
- Expires: December 31, 2025
- 1,200 acres
- 7,477 parcels at time of designation



The 1,200-acre Englewood Neighborhood Redevelopment Project Area (“RPA”) was designated to reverse disinvestment trends along the area’s major arterials and on adjacent residential blocks. The goal is to help assemble land for a variety of redevelopment purposes within the Englewood and West Englewood communities, including new institutional uses, mixed-income housing development and rehabilitation, light industrial uses, retail development and rehabilitation, and related initiatives. Funds are targeted for site assembly and preparation costs, rehabilitation work, public works projects, job training, and day care.

Englewood Neighborhood RPA Activity 2001 - 2011

INVESTMENT SUMMARY

- \$3.0 million in Neighborhood Improvement Program (NIP) grant awards to rehabilitate 360 single-family residences
- \$1.3 million in public infrastructure improvements

PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of 9.3 percent

JOB CREATION

- Construction Jobs – Estimated 15 one-year full-time equivalent construction jobs created

Total TIF-Eligible Project Costs and Expenditures through 2011

Permissible Cost Category	Estimated Project Costs	Project Costs Expended Through 2011	
		Expenditures	Percent of Total
1. Professional Services	\$800,000	\$567,510	70.9%
2. Marketing of Sites	N/A	\$0	N/A
3. Property Assembly & Site Preparation	\$1,000,000	\$1,400,972	140.1%
4. Rehabilitation of Existing Public or Private Buildings	\$17,400,000	\$2,278,822	13.1%
5. Public Works or Improvements	\$10,100,000 [1]	\$1,391,460	13.8%
6. Job Training and Retraining	\$7,000,000	\$0	0%
7. Financing Costs	[1]	\$1,814,277	N/A
8. Capital Costs	[1]	\$0	N/A
9. Increased Education Costs	[1]	\$0	N/A
10. Relocation Costs	\$1,100,000	\$115,208	10.5%
11. Payment in Lieu of Taxes	N/A	\$0	N/A
12. Interest Costs	\$6,000,000	\$0	0%
13. Affordable Housing Construction	\$30,600,000	\$0	0%
14. Day Care Reimbursements	\$1,000,000	\$0	0%
TOTAL REDEVELOPMENT PROJECT COSTS	\$75,000,000	\$7,568,249	10.1%

[1] Additional detail provided in Exhibit 2.

1. Redevelopment Project Area Information

In July 2010, the Tax Increment Financing (“TIF”) Allocation Redevelopment Act 65 ILCS 5/11-74.4-1, et seq. (“TIF Act”) was amended to require municipalities to assemble a status report covering the history and performance of TIF districts that have been in existence for 9 to 10 years. The TIF Act requires the report to detail:

1. The amount of revenue generated within the district;
2. Expenditures made for the Redevelopment Project Area (“RPA”), including TIF fund expenditures;
3. Status of planned activities, goals and objectives, including new and planned construction;
4. The amount of public and private investment within the TIF district; and
5. Other relevant evaluation or performance data.

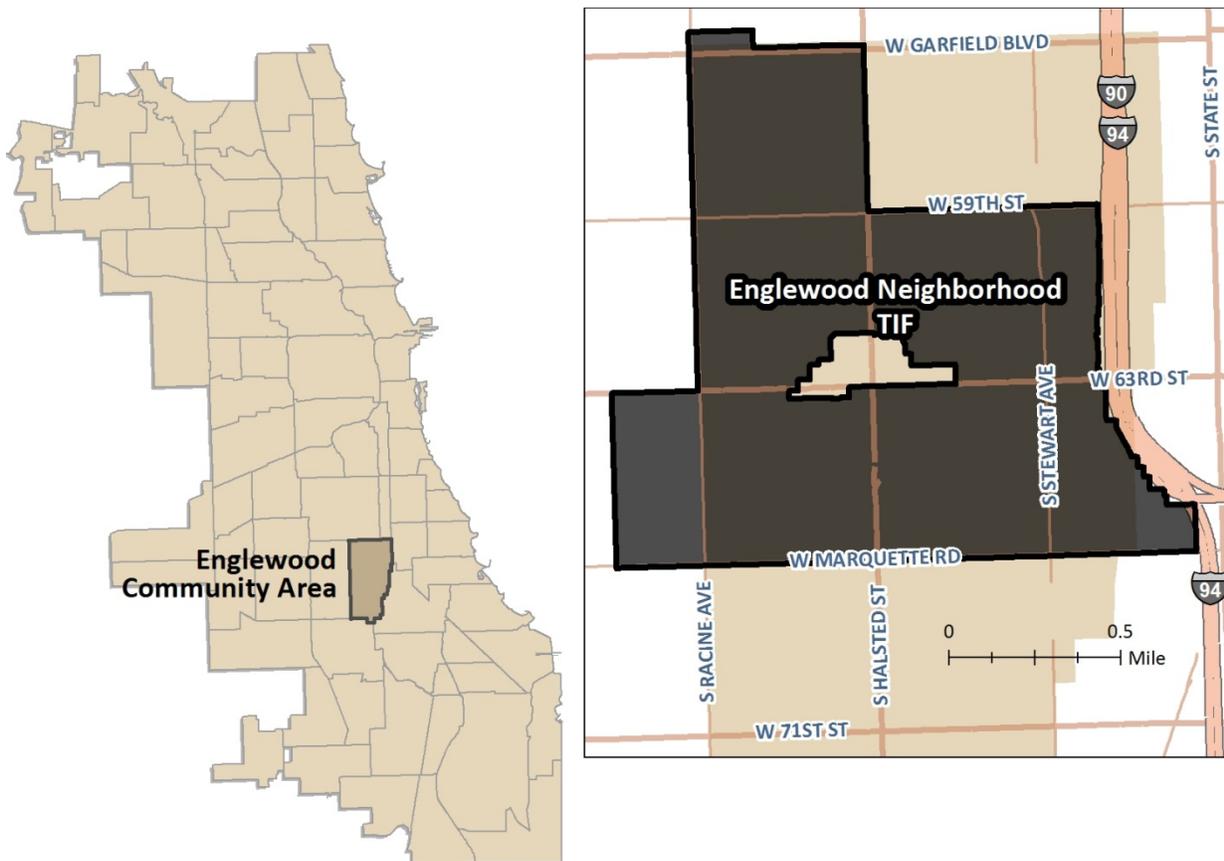
The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2011 calendar year and the 2010 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects or more recent changes to the RPA boundary, is reported as of December 2012.

Detailed data on the Englewood Neighborhood RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (the “Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment Agreements, Intergovernmental Agreements, capital improvement expenditures, and TIF-funded program databases (Small Business Improvement Fund, Neighborhood Improvement Program, and TIFWorks) to track financial and programmatic performance. Data sources are referenced throughout the Report.

Project Area Context and Background

The approximately 1,200-acre Englewood Neighborhood RPA is located in the Englewood and West Englewood community areas on the City’s southwest side. The RPA is roughly rectangular in shape and is generally bounded by Garfield Boulevard and West 59th Street on the north; South Halsted Street and the Dan Ryan Expressway (Interstate 90/94) on the east; Marquette Road on the South; and South Loomis Street on the west. The RPA boundary is shown in **Exhibit 1** on the following page.

The RPA was designated as a TIF district on June 27, 2001, and is expected to expire no later than December 31, 2025. There have been no major or minor amendments to the Englewood Neighborhood Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project (the “TIF Plan”) as of December 31, 2011.

Exhibit 1. Englewood Neighborhood RPA**Conditions at Time of TIF Creation**

The RPA was determined to be eligible for TIF designation as a “blighted area” under the TIF Act, which requires that at least five eligibility factors for improved property be present to a meaningful extent and reasonably distributed throughout the RPA. The following eligibility factors were described in the TIF Plan:

- Factors for improved property present to a major extent:
 - Deterioration
 - Structures below minimum code standards
 - Excessive vacancies
 - Inadequate utilities
 - Lack of growth in equalized assessed value

- Additional factors for vacant land present to a major extent:
 - Deterioration of site improvements in neighboring areas adjacent to the vacant land
 - Diversity of ownership
 - Lack of growth in equalized assessed value

The RPA was designated to reverse disinvestment trends along the area's major arterials and on adjacent residential blocks. The goal is to help assemble land for a variety of redevelopment purposes within the Englewood and West Englewood communities, including new institutional uses, mixed-income housing development and rehabilitation, light industrial uses, retail development and rehabilitation, and related initiatives. Funds are targeted for site assembly and preparation costs, rehabilitation work, public works projects, job training, and day care.

Goals and Objectives for the RPA

The primary goals of the RPA are to:

- Reduce or eliminate conditions that qualify the RPA as a blighted area; and
- Provide the direction and mechanisms necessary to stimulate the redevelopment of vacant parcels, increase homeownership opportunities, and provide rehabilitation assistance to neighborhood residents.

These goals are expected to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investments.

In furtherance of these overall goals of the RPA, the following eight (8) objectives were outlined in the TIF Plan:

1. **Facilitate the assembly, preparation and marketing of vacant and underutilized sites for infill housing development**, including the conveyance of City-owned vacant lots at minimal prices to adjoining residents for maintenance purposes and the reactivation of parcels whose potential redevelopment has been hindered by tax delinquencies;
2. **Create opportunities for the development of new affordable housing** by providing assistance to qualified developers to reduce the purchase price of new homes so as to increase home ownership in the RPA, and stimulate construction in areas previously bypassed for new development;
3. **Enhance neighborhood appearance and improve the quality of the existing housing stock** by leveraging TIF funds to provide assistance to support rehabilitation of residences in the RPA;
4. **Create a physical environment that is conducive to the development of new housing through the replacement or repair of infrastructure**, where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the RPA;
5. **Encourage new neighborhood-level commercial uses and light industrial development** in appropriate locations along major thoroughfares such as 59th Street, 63rd Street and Halsted Street so as to promote local shopping opportunities and job creation for area residents;
6. **Promote opportunities for women-owned, minority-owned and locally-owned businesses** to share in the job and construction opportunities associated with the redevelopment of the RPA;

7. **Support job training programs and increase employment opportunities**, including welfare-to-work programs and construction job training programs, for area residents and individuals working in area businesses that will build capacity in the local employment base and support the economic revitalization of the RPA; and
8. **Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies**, where appropriate, and coordinate available federal, state and local resources, as appropriate.

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the TIF Plan total \$75 million. Through 2011, \$7.6 million has been expended on TIF-supported projects within the RPA, representing approximately 10 percent of the estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the TIF Plan and the expenditures through 2011 by statutory cost category.

Exhibit 2. Total TIF-Eligible Project Costs and Expenditures through 2011

Permissible Cost Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through 2011	
			Expenditures	Percent of Total
1. Professional Services	Costs of studies, surveys, administration and professional services	\$800,000	\$567,510	70.9%
2. Marketing of Sites	Cost of marketing sites within RPA to prospective businesses, developers, investors	N/A	\$0	N/A
3. Property Assembly & Site Preparation	Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs	1,000,000	\$1,400,972	140.1%
4. Rehabilitation of Existing Public or Private Buildings	Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures	\$17,400,000	\$2,278,822	13.1%
5. Public Works or Improvements	Costs of construction of public works and improvements	\$10,100,000 [1]	\$1,391,460	13.8%
6. Job Training and Retraining	Cost of job training and retraining implemented by businesses or other taxing bodies, including "welfare-to-work" programs, advanced vocational or career education	\$7,000,000	\$0	0%
7. Financing Costs	Financing costs, including interest and issuance costs	[2]	\$1,814,277	N/A
8. Capital Costs	Taxing districts' capital costs resulting from redevelopment project	[1]	\$0	N/A
9. Increased Education Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects	[1]	\$0	N/A
10. Relocation Costs	Relocation costs	\$1,100,000	\$115,208	10.5%
11. Payment in Lieu of Taxes	Payments in lieu of taxes	N/A	\$0	
12. Interest Costs	Costs of reimbursing developers for interest costs on redevelopment projects	\$6,000,000	\$0	0%
13. Affordable Housing Construction	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households	\$30,600,000	\$0	0%
14. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$1,000,000	\$0	0%
TOTAL REDEVELOPMENT PROJECT COSTS [3]		\$75,000,000	\$7,568,249	10.1%

Source: Englewood Neighborhood TIF Plan, dated March 6, 2001.

[1] Public Works or Improvements line item may include reimbursement of Capital Costs of taxing districts, including schools, as noted in the TIF Plan.

[2] Total Redevelopment Project Costs in TIF Plan exclusive of capitalized interest, issuance costs and other financing costs.

[3] All costs are in 2000 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

2. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the RPA from its inception through December 31, 2011. A summary of non-TIF City funds expended in support of projects through the 2011 calendar year is also presented.

Growth in EAV and Revenue Generated within RPA

Incremental property tax revenues are generated based on the growth in equalized assessed value (EAV) that arises during the TIF district's existence, as compared to the initial EAV at the time of the TIF's original adoption. The RPA's initial EAV as of June 27, 2001 was \$56,079,946.¹ As of December 31, 2011, the total taxable EAV (for tax year 2010) of the RPA was \$179,207,907, representing growth in property value of 220 percent from the initial EAV.²

Exhibit 3. Growth in EAV: Tax Year 1999-2010

Tax Year	EAV	% Increase from Initial EAV
1999 - Initial EAV [1]	\$56,079,946	--
2010 - Current EAV	\$179,207,907	220%

Source: Cook County Clerk.

[1] The RPA was designated in 2001 with initial EAV from tax year 1999

This growth in EAV in the RPA generated a total of \$32.6 million in incremental property tax revenue from 2001 through the end of 2011, as displayed in **Exhibits 4 and 5** on the following page. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2010, for which property taxes were collected in calendar year 2011.

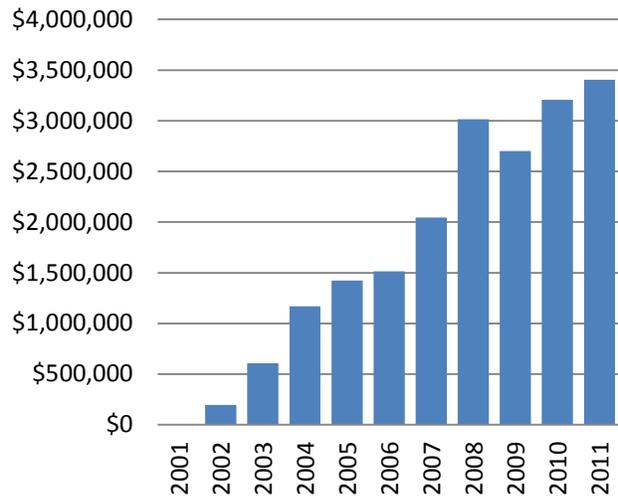
¹ Office of the Cook County Clerk, Certificate of Initial Equalized Assessed Valuation. Initial EAV is from tax year 1999, the most recent EAV available at the time of designation.

² Office of the County Clerk Tax Increment Agency Distribution Summary, Tax Year 2010.

Exhibit 4. Incremental Property Tax Revenue Collected, 2001 - 2011

Calendar Year	Incremental Property Tax Collected
2001	\$0
2002	\$230,721
2003	\$1,004,926
2004	\$1,745,747
2005	\$2,125,216
2006	\$2,927,770
2007	\$3,980,172
2008	\$5,175,386
2009	\$4,779,891
2010	\$5,596,642
2011	\$5,040,935
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2001-2011	\$32,607,406

Exhibit 5. Annual Incremental Property Tax Revenue Collected



Source: TIF Annual Reports: Section (7)(D) in 2001-2009 Reports; Section 3.1 in 2010-2011 Reports. Property tax increment deposited in special tax allocation fund.

Transfers of TIF Funds

No funds were transferred (or “ported”) into the Englewood Neighborhood special tax allocation fund from adjacent TIF districts through December 31, 2011. No funds were transferred out of the Englewood Neighborhood special tax allocation fund to adjacent TIF districts through December 31, 2011.

City Acquisition of Property

During the reporting period, the City leveraged TIF funds to acquire approximately 261 tax parcels within the RPA in support of objectives outlined in the TIF Plan. Individual parcel descriptions were not available.

City Expenditures within the RPA

From 2001 to 2011, \$7.6 million in incremental property tax revenue was expended in support of projects within the RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** (see page 7) by TIF-eligible cost categories outlined in the TIF Act.

The City has allocated and expended additional non-TIF resources in support of TIF-funded projects within the RPA. These investments include funds in support of infrastructure and the conveyance of City

land. These additional non-TIF investments made between 2001 and 2011 total approximately \$240,000 and are displayed in **Exhibit 6** on the following page.³

Exhibit 6. Non-TIF City Investments in TIF-Supported Projects, 2001-2011 [1]

Source of Funds	Use of Funds	Allocation
Open Space Impact Fee Fund	Englewood Plaza	\$240,000
Adjacent Neighbors Land Acquisition Program (ANLAP), New Homes for Chicago [2]	Transfer or Sale of 42 City-Owned Parcels to Property Owners in RPA	[3]
Total Non-TIF City Allocations on TIF-Supported Projects		\$240,000

Source: City of Chicago Capital Management System database; Englewood Intergovernmental Agreements; City Land Sale data.

[1] Includes funds directly controlled by City or City sister agencies, and other non-TIF funds allocated by the City.

[2] Parcels were transferred to residential homeowners under the ANLAP program, to affordable housing developers under the New Homes for Chicago Program, and to other entities and individuals under the Negotiated Sale program and other City land disposition programs.

[3] Appraisal information indicating the value of land written down by the City is not available.

Declaration of Surplus Funds

A total of \$3.4 million in the Englewood Neighborhood special tax allocation fund has been declared surplus and returned to the Cook County Treasurer's Office ("Treasurer") for redistribution to various taxing agencies. Funds were declared surplus as follows:

- In December 2010, the City declared a surplus of \$3,000,000 in the Englewood Neighborhood special tax allocation fund. In June 2011, these surplus funds were sent to the Treasurer; and
- In December 2011, the City declared a surplus of \$414,000 in the Englewood Neighborhood special tax allocation fund. In June 2012, these surplus funds were sent to the Treasurer.

³ Capital Management System data is available from 2002 to 2011 and therefore, may exclude investments made in 2001. Only projects listed as "Active" or "Complete" are included in this report.

3. Redevelopment Project Area Accomplishments

This chapter provides information on the status of TIF project activity, goals and objectives outlined in the TIF Plan. Detailed information on TIF-supported projects within the Englewood Neighborhood RPA is provided, followed by a discussion of additional performance metrics relevant to the TIF district.

RPA Project Profiles – Major Accomplishments

Project profiles for TIF-supported projects within the Englewood Neighborhood RPA that are underway or have been completed, as of December 31, 2011, are provided in **Exhibits 8 through 12** (see pages 12 – 14).

Key project information presented includes TIF investment to date and expected. The tables include projects receiving TIF investment through the Neighborhood Improvement Program (“NIP”) and public infrastructure improvements receiving funds through TIF and other City sources.

The public infrastructure projects receiving TIF investments, as reported in **Exhibit 12**, are displayed in **Exhibit 7** below (projects without defined locations are not mapped). Projects that have been allocated TIF funds, but for which no TIF expenditures have occurred, as reported in **Exhibit 14**, are also featured in the map below.

Exhibit 7. TIF-Funded Project Map

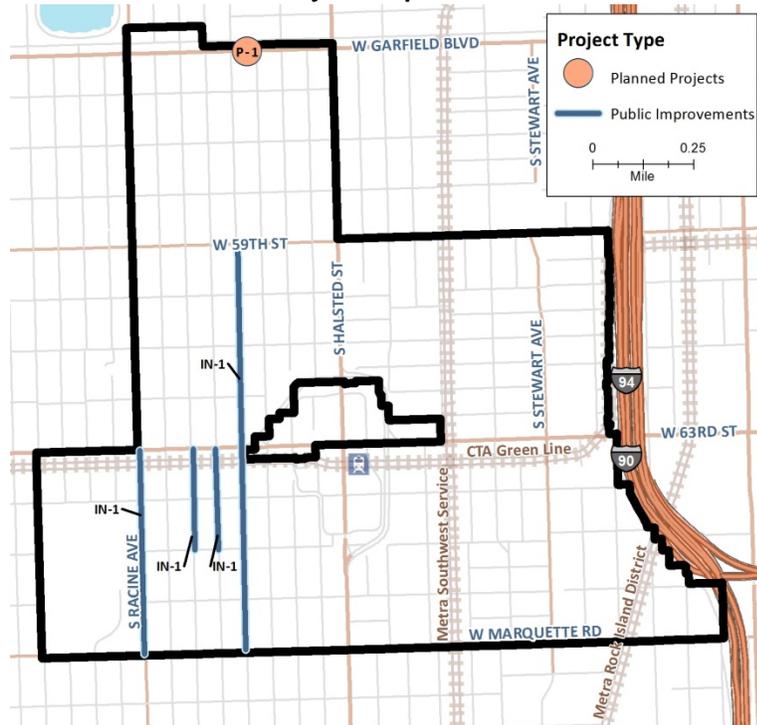


Exhibit 8. Redevelopment Agreement Projects

No Redevelopment Agreement Projects have received TIF funding through December 2011.

Source: City's RDA and IGA database, dated November 6, 2012 and RDAs provided by the City.

Exhibit 9. Redevelopment Agreement Projects: Community Impacts

No Redevelopment Agreement Projects have received TIF funding through December 2011.

Source: City's RDA and IGA database, dated November 6, 2012 and RDAs provided by the City.

Exhibit 10. Intergovernmental Agreement Projects

No Intergovernmental Agreement Projects have received TIF funding through December 2011.

Source: City's RDA and IGA database, dated November 6, 2012 and IGAs provided by the City.

Exhibit 11. TIF-Funded Programs

Project	Project Type	Total TIF Funding Expected [1]	Total Private Investment through 2011 [2]	TIF Investment through 2011 [2]	Ratio of Non-TIF to TIF Investment	Description/ Key Community Impacts
Neighborhood Improvement Program (NIP)	Residential Rehabilitation	\$4,000,000	N/A	\$3,033,746	N/A	<p>Neighborhood Improvement Program funds have been used to repair and rehabilitate an estimated 360 single-family residential units in the following income brackets:</p> <ul style="list-style-type: none"> • 57 percent of units at or under 50 percent of Area Median Income (AMI) • 31 percent of units at 51 to 80 percent of AMI • 12 percent of units at 81 to 100 percent of AMI <p>The average grant size has been approximately \$9,200. Homeowners with incomes up to 100 percent of AMI are granted the full project costs, while households with incomes between 100 and 140 percent of AMI must contribute an amount equal to the grant.</p>
TOTAL		\$4,000,000	N/A	\$3,033,746	N/A	

[1] Source: TIF Annual Report: Public Investment Estimated to be Undertaken.

[2] Private and TIF investment identified in NIP Grant Agreements provided by the City.

[3] Source: Quarterly Housing Reports.

Exhibit 12. Public Infrastructure Projects

Map ID	Project	Project Type	TIF Funding Allocated [1]	TIF Investment through 2011 [2]	Other City Controlled Sources		Description/ Key Community Impacts
					Source	Amount	
IN-1	Street Lighting 16th and 17th Wards	Public Improvements	\$1,170,000	\$877,328	N/A	\$0	Residential street lighting in the following areas: - Racine Ave. from 63rd St. to 67th St. - Morgan St. from 59th St. to 63rd St. - Aberdeen St., Carpenter St. and Morgan St. from 63rd St. to 65th St. - Morgan St. from 65th St. to 67th St.
--	Street Resurfacing 20th Ward	Public Improvements	\$577,398	\$330,976	N/A	\$0	Residential street resurfacing in 20th Ward.
--	Englewood Plaza	Public Improvements	\$100,002	\$95,745	Open Space Impact Fee Fund	\$240,000	[3]
TOTAL			\$2,278,787	\$1,304,049	N/A	\$240,000	

[1] Source: Capital Management System database, 2002-2011. Projects listed as Complete or Active.

[2] Source: City of Chicago.

[3] No description available in Capital Management System database.

Additional Performance Metrics

Additional performance metrics associated with the RPA, including construction and permanent job creation, and change in equalized assessed value over time, are presented below.

CONSTRUCTION JOB CREATION

15 one-year full-time equivalent construction jobs

Temporary construction employment associated with the Neighborhood Improvement Program (NIP) has been estimated for this Report. For consistency, estimates for all projects were developed using IMPLAN, an economic impact modeling program, which incorporates local employment and economic data from the U.S. Bureau of Labor Statistics (“BLS”) and Bureau of Economic Analysis (“BEA”). The inputs for the IMPLAN analysis were derived from the actual project budgets, as presented in NIP budgets.

Based on this methodology, an **estimated 15 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of the Neighborhood Improvement Program in the RPA through 2011.

PERMANENT JOB CREATION

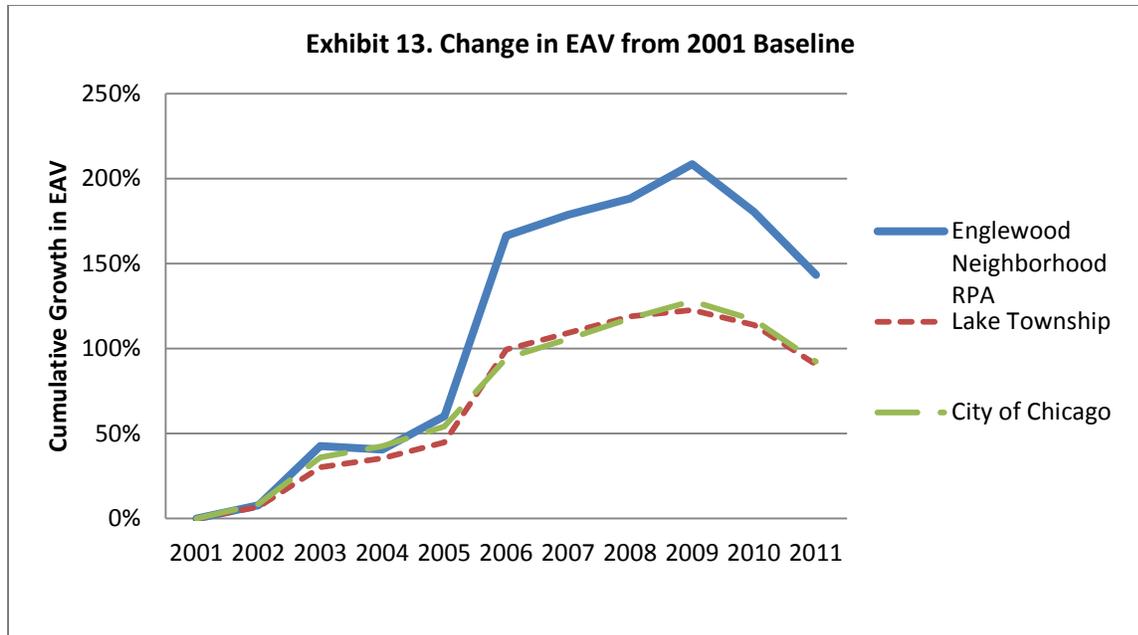
Permanent job creation associated with private, non-residential and completed TIF-supported projects (see Redevelopment Agreement Projects in **Exhibit 8**) can be estimated using industry benchmarks and other available sources.

The Englewood Neighborhood RPA currently does not have any completed private projects, therefore no permanent job creation has been estimated to occur between 2001 and 2011.

CHANGE IN EQUALIZED ASSESSED VALUE (EAV)

A comparison of the change in equalized assessed value over time in the RPA to larger geographies is one indication of the relative growth in property values in the RPA. Growth in property values from the creation of the RPA is one metric of the relative economic health of the RPA. The cumulative growth in total EAV for the RPA, Lake Township, and the City of Chicago, overall, is displayed in **Exhibit 13** on the following page for tax years 2001 through 2011.

Property values within the RPA have grown at a compound **annual growth rate of 9.3 percent** from tax year 2001 to tax year 2011, while EAV in Lake Township and the City of Chicago has grown at a compound annual growth rate of 6.7 percent and 6.8 percent, respectively.



Source: Cook County Assessor's Office, EAV before exemptions.

Status of Planned Activities, Goals and Objectives

PLANNED ACTIVITIES

The projects presented in **Exhibits 8 through 12** include only those TIF-supported projects for which TIF funds have been expended through December 31, 2011. Planned projects are defined as those that have met substantial approval criteria for receiving TIF funds as of December 2012, but as of December 2011 had not received any TIF funding. These planned projects consist of:

- Projects with an executed RDA, or with an RDA under negotiation following approval by the Community Development Commission;
- IGAs that have received City Council approval but without TIF expenditures through 2011;
- TIF-funded programs for which funding has been approved but no TIF dollars expended; and
- Public infrastructure projects with prior approval but no expenditures through 2011, or projects included in the City's 2012-2014 TIF Projection Reports.

Information on planned projects in the RPA is presented in **Exhibit 14** on the following page and is mapped in **Exhibit 7** on page 11.

Exhibit 14. Planned Projects

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
P-1	Oliver Wendell Holmes Elementary School Expansion	955 W. Garfield Blvd.	Civic / Institutional	\$3,427,074	\$3,270,000	This project includes construction of a 4,800-square-foot annex building, including a kitchen, dining area and educational space.
TOTAL				\$3,427,074	\$3,270,000	

Source: Redevelopment Agreements, Intergovernmental Agreements, CDC reports, Capital Management System database, 2002-2011, TIF Projection Reports 2012-2014.

[1] Allocated TIF amount as specified in the Redevelopment Agreement, Intergovernmental Agreement, CDC report, TIF Projection Report, or Capital Management System database, excluding interest and financing costs.

Progress toward Achieving Goals and Objectives

The TIF Act requires that progress toward achieving goals and objectives outlined in the TIF Plan be addressed in the Report. **Exhibit 15** below presents a summary of the relevant projects and their progress in addressing the goals and objectives outlined in the TIF Plan through 2011.

Exhibit 15. Progress toward Achieving Goals and Objectives Outlined in Englewood Neighborhood TIF Plan

Map ID	Project	Relevant Goals and Objectives Addressed
IN-1	Street Lighting 16th and 17th Wards	4
--	Street Resurfacing 20th Ward	4
--	Sidewalk Replacement 20th Ward	4
--	Neighborhood Improvement Program	3
--	Transfer of City Land to Residential Owners and Affordable Housing Developers	1,2

Source: Redevelopment Agreements, Intergovernmental Agreements, City of Chicago TIF Program Tracking Data, Capital Management System database, TIF Annual Reports, City Land Sale data.

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