

**WASHINGTON PARK
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PROJECT AND PLAN**

**Prepared for:
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SECTION 1. INTRODUCTION

This document presents a Tax Increment Financing (“TIF”) Redevelopment Plan and Project (hereinafter referred to as the “Plan”) pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the “Act”) for the Washington Park Redevelopment Project Area (the “Project Area”) located in the City of Chicago, Illinois (the “City”). The Project Area can be separated into three sections: 1. Washington Park (the “Park”) is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west; 2. the neighborhood section which is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and 3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue. The neighborhood section is roughly one (1) mile north to south and 0.8 miles east to west, centered on 59th Street and Michigan Avenue. The Park is roughly 1.2 miles north to south and 0.5 miles east to west, centered just north of the intersection of Morgan Drive and Rainey Drive. The industrial section is roughly two-thirds of a mile north to south and a third of a mile east to west, with a significant section of this area used as railway siding.

The Project Area consists of 988.4 acres in 2,272 parcels. There are 2,785 unique parcel identification numbers (PINS) represented in the 2,272 total parcels. The Project Area includes 241.8 acres for public rights-of-way for streets, alleyways, rail lines, and highways, leaving approximately 746.6 acres of usable land (either presently developed or vacant). The boundaries of the Project Area are described in the **Plan Appendix, Attachment One – Legal Description** and are geographically shown in the **Plan Appendix, Attachment Two, Exhibit A – Boundary Map of TIF Area**.

The Plan summarizes the analyses and findings of Ernest R. Sawyer Enterprises, Inc. and sub-consultants, PGAV PLANNERS and the Goodman Williams Group (jointly hereinafter referred to as the “Consultant”) and, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

The Plan presents certain factors, research and analysis undertaken to document the eligibility of the Project Area for designation as a “conservation area” for the improved portion of the Project Area and a “blighted area” for the vacant portion of the Project Area. The need for public intervention, along with goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area for the improved portion of the Project Area and a blighted area for the vacant portion of the Project Area are presented in the **Plan Appendix, Attachment Three – Eligibility Study**.

Tax Increment Financing

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures that must be adhered to in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. Under 65 ILCS 5/11-74.4-3(p), the Act defines a "redevelopment project area" as:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area or combination of both blighted areas and conservation areas."

In adopting the Act, the Illinois State Legislature found that:

1. ...there exists in many municipalities within this State blighted, conservation and industrial park conservation areas...(at 65 ILCS 5/11-74.4-2(a)); and
2. ...the eradication of blighted areas and treatment and improvement of conservation areas by redevelopment projects is hereby declared to be essential to the public interest (at 65 ILCS 5/11-74.4-2(b)).

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements that must be met before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

The municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," "industrial park conservation area" or a combination "blighted and conservation areas." Based on the conditions present, the Eligibility Study concludes that the improved portion of the Project Area qualifies for designation as a conservation area and the vacant portion of the Project Area qualifies for designation as a blighted area under the Act.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan and in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value (EAV) of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition,

a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax Increment Financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. All taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess Incremental Property Taxes are not otherwise required, pledged or otherwise designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

The City authorized an evaluation to determine whether a portion of the City, to be known as the Washington Park Redevelopment Project Area, qualifies for designation as a combination conservation area/blighted area pursuant to the provisions contained in the Act. If the Project Area is so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

Overview of the Washington Park Redevelopment Project Area

The Project Area is approximately 988.4 acres, including 241.8 acres for public rights-of-way for streets and alleyways and a portion of the Dan Ryan Expressway. Excluding public rights-of-way the Project Area consists of 746.6 acres situated in 2,272 parcels. There are 2,785 unique parcel identification numbers (PINS) represented in the 2,272 total parcels. The Project Area is the shape of a square, and includes a 351-acre recreational park, residential uses to the east, north and portions west of the expressway in addition to small commercial nodes and industrial uses in the south, north and west borders. The Project Area is located approximately seven (7) miles south of Chicago's downtown in the Washington Park community area. The Project Area includes eight (8) 2010 U.S. Census Tracts: 4003, 4004, 4005, 4008, 8345, 8346, 8361, and 8425; of which, only tract 4004 has shown population growth from 2000 to 2010.

The vast majority (92%) of the buildings within the Project Area are well over 35 years of age. Many of the commercial properties are in need of minor repairs in order to improve their appearance, property values, and to remain viable. The majority of the Project Area was developed prior to the existence of a comprehensive plan and prior to present day development standards. This is most apparent in the excessive land coverage and lack of provisions for off-street parking found throughout the Project Area. The Plan seeks to respond to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the area.

In addition to over 50% of the buildings within the Project Area being 35 years or older, the improved tax blocks within the Project Area are characterized by the following statutory qualifying factors for a "conservation area" under Section 5/11-74.4-3(b) of the Act:

1. Deterioration
2. Inadequate utilities
3. Deleterious land use or layout
4. Lack of community planning
5. Declining or sub-par EAV growth

The vacant parcels within the Project Area are characterized by the following statutory qualifying factors for a "blighted area" under Section 5/11-74.4-3(b) of the Act:

1. Diversity of ownership
2. Deterioration of structures or site improvements in neighboring areas
3. Declining or sub-par EAV growth

In terms of net land area (total land area less public right-of-way and parcels used as street or rail right-of-way), approximately 16% of the Project Area is vacant land. If Washington Park and Dyett High School are excluded from the tabulation, vacant land accounts for about 31% of the net land area, or 952 individual parcels; 42% of the total parcels. Almost a third of the land in the Project Area, not including Washington Park/Dyett High School, is vacant land and is evidence of the extent of disinvestment. A case could also be made for excluding the industrial area south of 63rd Street from these vacant land calculations, which would only increase the percentage of vacant land in the Project Area. As a result of these conditions, the Project Area

is in need of redevelopment. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The **Eligibility Study**, in the **Plan Appendix, Attachment Three – Eligibility Study**, concludes that the property in this area is experiencing deterioration and a lack of sufficient investment. The analysis of conditions within the Project Area indicates the improved portion of the Project Area qualifies as a conservation area, and the vacant portion of the Project Area qualifies as a blighted area.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial, mixed-use and community facilities on existing parcels and/or the improvement of existing commercial, mixed use, and residential properties; and the general improvement of the area's physical environment and infrastructure. The development of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area that are assisted with tax increment financing.

SECTION 2. PROJECT AREA DESCRIPTION

Brief History of the Community

The Washington Park Redevelopment Project Area sits within the greater Washington Park Community Area. Washington Park is located approximately seven (7) miles south of the Chicago Loop. The Project Area includes eight (8) 2010 U.S. Census Tracts: 4003, 4004, 4005, 4008, 8345, 8346, 8361, and 8425; of which, only tract 4004 has shown population growth from 2000 to 2010. The 351-acre recreational Washington Park along with the Walter H. Dyett High School site separates the Project Area from the more affluent eastern neighborhood of Hyde Park.

Settled by the Irish and German railroad and meat packing workers in the 1860s and 1870s, Washington Park was a growing community for much of the late 19th and early 20th centuries. By the 1890s German Jews began moving into east Washington Park and a small number of African Americans settled into the working class districts south of Garfield (55th) and west of State Street. Wealthy American born whites settled on the wide avenues that ran north towards the Loop. In 1893, confirmation that the Columbian Exposition would be held in Jackson Park also brought another influx to the community's population.

The development of the recreational park began in 1869 and was known as South Park until 1881. The park was later renamed Washington Park. After years of lobbying by prominent south side residents, the Illinois State Legislature authorized the creation of a five-member, governor appointed South Park Commission. Frederick Law Olmsted and Calvert Vaux centered the park on a 100-acre greensward with surrounding walking trails, trees and shrubs. Olmsted and Vaux planned for a bandstand and refectory, a promenade, carriage roads and gathering places in the park. The park would be part of the boulevard system that linked the park north to the central business district. In addition, the architects' plans called for dredging and filling in wetlands in the park and the opening up of a canal between the park and Lake Michigan.

Transportation was the catalyst for much of the growth experienced by the south side neighborhoods; particularly in the Washington Park community during the late 19th and early 20th centuries. By 1887 cable cars reached as far south as 63rd Street on State Street and 67th Street on Cottage Grove Avenue. The "L" train system reached farther south than the Washington Park community by 1907. Cable cars, trains, and the wide boulevards provided easy access to Chicago's Loop for south side residents. Today, public transportation and highway access are still widely available to residents and visitors of Washington Park.

The site for the Race Riots of 1919, the Washington Park community was the home of many clashes between blacks and whites. The cultural institutions and churches have closely reflected the community's racial transition from one of the most racially diverse Chicago communities to a predominantly African American population. Greek Orthodox residents built SS. Constantine and Helen in 1909 and in 1948 the building was inhabited by an entirely African American Episcopal congregation. Many other churches in the Washington Park community such as St. Anselm Church in the 1930s, B'nai Shalom Temple Israel in 1925, were built in the early 20th century and sold to entirely African American congregations by the mid-1900s.St.

Mary's African Methodist Episcopal Church is the oldest black congregation in the Project Area and was established in 1897.

The early 1960s saw the construction of two of the Chicago Housing Authority's ("CHA") larger projects; Washington Park Homes and the Robert Taylor Homes. With the construction of these two projects, Washington Park had one of the highest concentrations of public housing in the United States. The Robert Taylor Homes consisted of 28 16-story high rises. When built, the homes planned for 11,000 residents, but at its peak housed up to 27,000 residents at once. The Robert Taylor Homes marked a failure for the CHA as socioeconomic problems perpetuated throughout the 1980s and 1990s and the City neglected property and building maintenance or building code updates. In 1996, HOPE VI federal funds were granted for off-site replacement housing for Robert Taylor Home residents. All apartments were planned to be vacated by 2005 and the last of the Robert Taylor buildings was demolished on March 8, 2007.

Current Land Use and Community Facilities

The eastern side of the Project Area is made up of Washington Park in addition to higher density residential uses. On the eastern boundary of the Project Area is Hyde Park, an affluent south side neighborhood that is home to the University of Chicago. Students and faculty have resided in Hyde Park for decades. As the demand for housing grows due to the growing number of university students, visitors and university faculty, they may choose to move to surrounding neighborhoods such as Washington Park. At the west end of the Project Area is the Englewood Community Area, which, until recently, was best known for the Englewood Mall. The Mall has recently been replaced by the Kennedy King College and the neighborhood has experienced a surge in housing demand and property values.

At intersections within and surrounding the Project Area, there are small commercial nodes. There are also some isolated industrial uses interspersed within the residential/commercial areas. Industrial corridors are located on the western border near Interstate Highway 90/94 (Dan Ryan Expressway) and also near the southwest boundary. Residential neighborhoods are also located on the western side of the Dan Ryan and to the north of the Project Area.

The Project Area includes a Chicago Fire Department station, located at the intersection of 59th Street and South Lafayette Avenue. While the Project Area offers some community facilities, there are no Chicago Police Department stations, public libraries or hospitals located within the boundaries of the Project Area.

Plan Appendix, Attachment Two, Exhibit C – Existing Land Use Map shows a lack of community parks within the boundaries of the Project Area. In 1959 the Chicago Park District took one (1) parcel of property and created the Loraine Hansberry Park which provides limited open space to the residents within the Project Area. During the 1990's, the Chicago Park District replaced the existing basketball court (at Loraine Hansberry Park) with a children's playground. The children in the neighborhoods have little access to local neighborhood parks. While there are three (3) pre-kindergarten thru eighth grade schools within the Project Area, only one provides a school playground for children. Two (2) of the schools are community schools, while the third is a charter school. There is a prominent need for more neighborhood park space within the Project Area.

Additionally, over the course of the last few decades, residential buildings have been demolished as the buildings deteriorated and were vacated. These parcels were “blighted before vacant”. The City has developed the Red X program to identify properties with structural or interior hazards with a red “X” sign. These hazards can include, but are not limited to, building deterioration or damage from previous fires, structural hazards when components of the building have been removed, and collapse hazards due to the integrity of chimney tops, parapet walls, roof systems and or stair systems being compromised. The red “X” serves as an indicator to first responders to the existence of the hazards. Further, the presence of the red “X” makes it unlawful for any person to enter the building without first notifying the fire commissioner. The vacant land that remains speaks to the poor building conditions before the demolition, the challenges of the Area, and also presents a resource and opportunity for in-fill development and revitalization.

Landmark and Historic Buildings

The Washington Park Community Area is home to several architecturally or historically significant buildings. *Washington Park*, itself, was added to the National Register of Historic Places in 2004 as United States Registered Historic District and includes all contributing buildings and structures located within the park. The City’s Park Boulevard System, including Garfield Boulevard, is in the process of being nominated for the National Register of Historic Places.

In 1995, the Commission on Chicago Landmarks completed an inventory of architecturally and historically significant structures. This inventory, called the Chicago Historic Resources Survey (“CHRS”), was a decade-long research effort to analyze the historic and architectural importance of all buildings constructed in the City prior to 1940. The CHRS database identifies each property’s date of construction, architect, building style and type, Chicago Landmark status, inclusion in the Illinois Historic Structures Survey, and property identification numbers (PIN). A color-coded ranking system was used to identify historic and architectural significance relative to age, degree of external physical integrity, and level of possible significance.

According to the City of Chicago Landmarks Division, the following buildings in the Project Area are listed as category “Orange” on the CHRS. Orange properties possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community. While there are other historic properties nearby the Project Area, the following list of 36 properties is representative of the “Orange”-coded CHRS properties in, or immediately adjacent to, the proposed TIF boundary.

1. 40 E. 55th St./Garfield Blvd. (Schulze Baking Co.)
2. 301 E. 55th St./Garfield Blvd. (office)
3. 119-125 W. 55th St./Garfield Blvd. (religious building/church)
4. 320 E. 55th St./Garfield Blvd. (Garfield elevated train station)
5. 341-343 E. 55th St./Garfield Blvd. (Rum-Boogie Club)
6. 5206 – 5310 S. Cottage Grove (General Richard L. Jones Armory)
7. 5644 S. Cottage Grove (DuSable Museum of African American History)
8. 5700 – 5740 S. Cottage Grove (railroad stable and roundhouse)
9. 5114 – 5128 S. King Dr. (Chicago Orphan Asylum)
10. 5228 S. King Dr. (residence)
11. 5644 S. King Dr. (multi-unit residential building)
12. 5922 S. King Dr. (Jesse Binga House)

13. 6116 – 6134 S. King Dr. (South Park Terrace Apartment Building)
14. 6160 – 6212 S. King Dr. (Washington Park Terrace Apartment Building)
15. 5613 – 5659 S. La Salle St. (industrial building)
16. 5621 – 5623 S. Lafayette Ave. (multi-unit residential building)
17. 5740 S. Lafayette Ave. (single family residence)
18. 5760 S. Lafayette Ave. (John Raber House)
19. 5510 – 5514 S. Michigan Ave. (Mulvey Apartment Building)
20. 5516 S. Michigan Ave. (multi-unit residential building)
21. 5600 – 5602 S. Michigan Ave. (multi-unit residential building)
22. 6055 – 6059 S. Michigan Ave. (St. Anselm Church)
23. 6101 – 6115 S. Michigan Ave. (religious building/church)
24. 6144 S. Michigan Ave. (single family residence)
25. 5611 S. Perry Ave. (single family residence)
26. 6002 S. Prairie Ave. (Ring Lardner Residence)
27. 6137 – 6201 S. Prairie Ave. (utility building)
28. 5520 S. State St. (commercial/Residential)
29. 5955 – 5961 S. State St. (multi-unit residential and commercial building)
30. 5502 – 5512 S. Wabash Ave. (multi-unit residential building)
31. 5646 S. Wabash Ave. (multi-unit residential building)
32. 5648 S. Wabash Ave. (multi-unit residential building)
33. 5656 – 5658 S. Wabash Ave. (multi-unit residential building)
34. 5916 S. Wabash Ave. (single family residence)
35. 5527 S. Wentworth Ave. (commercial/residential building)
36. 6067 – 6077 S. Wentworth Ave. (warehouse)

While there are many “Orange” buildings listed on the CHRS, with the exception of *Washington Park*, there are no buildings in the Project Area registered on the National Register of Historic Buildings. The historic *Raber House*, located at 5760 S. Lafayette Avenue, was designated as an official Chicago Landmark in 1996.

Transportation Characteristics

Street System

Regional – The Project Area offers exceptional access to transportation routes both within the boundaries and entrance/exit routes to and from the Project Area as well as to and from other parts of the City of Chicago and the region. The western edge of the Project Area is bordered by Interstate Highway 90/94 (Dan Ryan Expressway) with entrance/exit ramps at 55th Street, 57th Street, 59th Street, and 63rd Street. Access to the expressway is also available traveling northbound on Wentworth Avenue and southbound on Wells Street. State Street provides entrance/exit ramps to the Chicago Skyway.

Local – For residents and visitors who choose to drive into, out of, and around the Project Area, there are many major thoroughfares linking the Project Area to other parts of the City. Within the Project Area, the major thoroughfares include north-south routes: Martin Luther King Drive (“King Drive”), Michigan Avenue, Indiana Avenue, Cottage Grove Avenue and State Street; and east-west routes: Garfield Boulevard and 63rd Street. Due to the location of the Dan Ryan Expressway at the western boundary of the Project Area, east and west access across the expressway is limited to Garfield Boulevard, 57th, 59th, and 63rd Streets.

Public Transportation

The Chicago Transit Authority (“CTA”) has many terminals located within the Project Area. CTA’s Red and Green lines travel north/south to connect the Project Area to Chicago’s Loop located seven (7) miles north, and farther south to Chicago’s southern neighborhoods. Within the boundaries, the CTA Red Line stops at Garfield Boulevard and 63rd Street, along the Dan Ryan Expressway. The CTA Green Line provides two stops along King Drive; at Garfield Boulevard and at 63rd Street. Within a few blocks of the Project Area boundaries, the CTA Red Line stops at 47th Street, 51st Street, and at the intersection of 63rd Street and Cottage Grove Avenue.

CTA buses also service the interior with many stops in close proximity to the Project Area. There are eight (8) bus lines with stops within the Project Area with three (3) additional express buses and three (3) bus lines with stops adjacent to the Project Area that service residents and visitors within the Project Area’s boundaries. CTA bus routes within the boundaries of the Project Area are listed below:

<u>Bus #</u>	<u>Route</u>
3/X3	North-south route along King Drive
4/X4	North-south route along Cottage Grove Avenue
15	East-west along 51 st Street
24	Northbound route on Wentworth Avenue and south on Yale Avenue
29	North-south route on State Street
55/X55	East-west route along Garfield Boulevard
59	East-west route along 60 th and 61 st Streets
63	East-west route along 63 rd Street

The following CTA buses stop in close proximity to the Project Area: #2, #15, #51, and #170. The CTA buses, in conjunction with CTA’s Red and Green Lines, provide excellent public transportation options for residents and visitors within the Project Area.

Pedestrian Transportation

Pedestrian traffic in and throughout the Project Area is concentrated along the major arterial streets, with Garfield Boulevard, 51st Street, King Drive and Cottage Grove Avenue having the largest concentrations. The higher concentration of pedestrian traffic in these areas is associated with commuters utilizing the CTA bus and rail lines along this route and access to the recreational opportunities found in Washington Park. Concentration of pedestrian traffic is also associated with schools located within the Project Area. Most pedestrian traffic around schools is present during the peak periods before and after school hours.

There are sidewalks on most of the streets within the Project Area that connect pedestrians from north to south and east to west. The major thoroughfares provide crosswalks at intersections for pedestrian safety. Many of the sidewalks in the Project Area are cracked and uneven; neglect of sidewalk maintenance may make it difficult for children, elderly and/or handicapped individuals to use sidewalks as a form of transportation.

SECTION 3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A CONSERVATION/BLIGHTED AREA

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. A series of studies were undertaken to establish whether the land in the Project Area is eligible for designation in accordance with the requirements of the Act. This analysis, documented in the **Plan Appendix, Attachment Three – Eligibility Study** concluded that the Project Area so qualifies.

The improved parcels within the Project Area are characterized by the following statutory qualifying factors for a “conservation area” under Section 5/11-74.4-3(b) of the Act:

- the predominance of buildings that are 35 years of age or older (92% of buildings)¹;
- deteriorated buildings (63% of buildings);
- deteriorated site improvements (29% of parcels);
- deteriorated street and/or sidewalk pavement (86% of sub-areas);
- dilapidated buildings (4% of buildings);
- obsolete buildings (10% of buildings);
- primary buildings with excessive vacancies (20%);
- excessive land coverage (30% of improved parcels);
- inadequate utilities (76% of sub-areas);
- deleterious land use or layout (48% of sub-areas);
- lack of community planning (62% of sub-areas); and,
- demonstrates declining and sub-par EAV growth.

See Plan Appendix, Attachment Two, Exhibit B – Sub Area Key.

The vacant parcels within the Project Area, which constitutes approximately 120.6 acres (31% of net land area, not including The Park), represented on 952 parcels and by 21 sub-areas for this Plan. The vacant portion of the Project Area is characterized by the following statutory qualifying factors for a “blighted area” under Section 5/11-74.4-3(b) of the Act:

- obsolete platting (37% of parcels);
- diversity of ownership (43% of sub-areas);
- tax delinquencies (21% of vacant parcels; 50% of taxable vacant parcels);
- deterioration of structures or site improvements in neighboring areas (94% of vacant parcels); and,
- demonstrates declining or sub-par EAV growth.

For more detail on the basis for eligibility and definitions of these terms, refer to the Eligibility Study in **Plan Appendix, Attachment Three – Eligibility Study**.

Historic Equalized Assessed Values (EAV’s) for the Project Area, the rate of EAV growth for the City and the Consumer Price Index for All Urban Consumers (CPI-U) in the Chicago-Gary-Kenosha MSA for the period between 2008 and 2013 are considered to identify development

¹ This is 42% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years of age or older.

activity and determine assessed value trends. As discussed in **Section II-B of Attachment Three – Eligibility Study**, analysis of historic EAV for the Project Area indicated that the Project Area's EAV has declined in 2010, 2011, and 2012 and has also experienced growth at a rate less than that of the balance of the City and less than the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same years. Between 2008 and 2013, the EAV of the Project Area decreased from \$119.5 million to \$76.5 million (see **Table 2-3 in Plan Appendix, Attachment Three – Eligibility Study**). The table demonstrates that:

1. In at least 3 of the past 5 years, the EAV growth of the proposed Project Area has declined;
2. In at least 3 of the past 5 years, the EAV growth of the proposed Project Area has been less than the EAV growth of the remainder of the City; and,
3. In at least 3 of the past 5 years, the EAV growth of the proposed Project Area has been less than the CPI-U of the Chicago-Gary-Kenosha MSA.

While any one of the above conditions regarding property valuation is sufficient under the TIF Act to demonstrate evidence of a declining EAV, all 3 conditions are present in the proposed Project Area. A continuation of this minimal level of private investment may exacerbate deterioration and other conservation conditions within the Project Area. There is little incentive for commercial and residential developers to initiate new projects or make major investments in the Project Area, without public financial assistance that may include the use of tax increment financing.

Despite small incremental improvements scattered throughout the Project Area, there exist conditions that continue to threaten the public safety, health and welfare of the Project Area. While not an eligibility factor under the Act, crime statistics also provide evidence that these threatening conditions are present in the Project Area. Recent crime statistics (*Chicago Tribune -2014, May 19*. Retrieved from <http://crime.chicagotribune.com/chicago/community/> for the month of April 2014, obtained from the City of Chicago Data Portal) indicate the Washington Park Community Area currently ranks 7th among Chicago's 77 community areas in violent crime reports; 2nd for property crime reports; and 10th for quality of life crime reports. Other crime data sources may differ, but all indicated that the Washington Park Community Area has a high rate of crime. Furthermore, the presence of factors indicated by the Act include deteriorated, obsolete structures; building vacancies; inadequate utilities; land use incompatibilities; deteriorated streets and sidewalks; declining or sub-par EAV growth; and the predominance of underutilized, vacant and tax exempt or tax delinquent properties in the Project Area and may result in continued disinvestment that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Project Area will benefit from the TIF program.

SECTION 4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The following goals and objectives are provided to guide the decisions and activities that will facilitate the revitalization of the Project Area: They generally reflect existing City policies in all or portions of the Project Area. These goals and objectives can be achieved through effective use of local, state and federal tools. They are meant to guide the review and development of future projects in the Project Area.

General Goals

- Reduce or eliminate the conditions that qualify the Project Area as a Conservation/Blighted area.
- Strengthen the economic well-being of the Project Area and the City by enhancing properties and the local tax base to their fullest potential.
- Create new jobs and retain existing jobs for residents in the Project Area.
- Improve the quality of life for the residents by creating viable commercial area.
- Create an environment within the Project Area that will contribute to the health, safety, and general welfare of the residents of the Project Area and the City.
- Preserve and enhance the historic or architecturally significant properties in the Project Area.
- Improve and enhance access to transportation flow and public transportation facilities.
- Improve the public infrastructure in the Project Area.
- Encourage the participation of minorities and women in the redevelopment process of the Project Area.

Redevelopment Objectives

To achieve the general goals of this Plan, the following redevelopment objectives have been established:

- Encourage private investment in new development and rehabilitation of buildings in the Project Area.
- Revitalize and restore the physical and economic conditions in this once thriving neighborhood by removing structurally substandard buildings, obsolete building types, deleterious uses, and other blighting influences.
- Assemble City-owned vacant lots and other underutilized land into viable disposition parcels in order to provide sites for development.
- Use City programs, where appropriate, to create a unified identity that would enhance the marketability of the Project Area.
- Improve the transportation access, traffic flow and safety particularly along 63rd Street, State Street and Michigan Avenue to accommodate an increase in both pedestrian and vehicular traffic to the businesses.
- Encourage private investment in new development and rehabilitation of buildings in the Project Area.
- Provide public infrastructure improvements throughout the Project Area. Replace and repair streets, alleys, sidewalks, and curbs, where necessary.
- Provide public and private infrastructure and streetscape improvements and other available assistance necessary to promote commercial (office and retail) uses in the Project Area.

- Establish job training and job readiness programs to provide residents within and near the Project Area with skills necessary to secure jobs.
- Attract new sales tax and real estate tax dollars to the City of Chicago.

SECTION 5. REDEVELOPMENT PLAN

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly, Site Preparation and Environmental Remediation

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program, and may be for the purpose 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. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Plan Appendix, Attachment 2, Exhibit H-1, Land Acquisition Overview Map indicates the parcels currently proposed to be acquired for redevelopment in the Project Area. **Plan Appendix, Attachment 2, Exhibit H-2** contains **Land Acquisition by Block and Parcel Identification Number** which portrays the acquisition properties in more detail.

In connection with the City exercising its power to acquire real property not currently identified in **Plan Appendix, Attachment 2**, including the exercise of the power of eminent domain, under the Act in implementing the 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. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this plan.

For properties described in **Plan Appendix, Attachment 2**: (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan; (2) the acquisition of vacant properties by the City shall commence within ten years from the date of publication of the ordinance authorizing the acquisition. In either case, acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of the applicable period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the preceding paragraph.

Affordable Housing

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Planning and Development or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or

public improvements on one (1) or several parcels (collectively referred to as “Redevelopment Projects”). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking, surface right-of-way improvements, public schools and parks.

Terms of redevelopment as part of this redevelopment project may be incorporated in the appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Costs Eligible for Payment with TIF Funds Include:

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement, and manage the Plan.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

Construction of New Low-Income Housing Pursuant to the Act

Pursuant to the Act, the City may pay from incremental tax revenues up to 50% of the cost of construction of new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the City under this act or other constitutional or statutory or from other sources of municipal revenue that may be reimbursed from incremental tax revenues or the proceeds of bonds issued to finance the construction of that housing.

SECTION 6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to maintain and enhance most of the existing land uses with a focus on residential and mixed use (defined as commercial, residential, and/or institutional uses) redevelopment. A mix of commercial and light industrial uses is planned for the frontage of Wentworth Avenue and portions of State Street. The construction of new infrastructure is seen as an essential part of needed redevelopment due to the documentation of inadequate utilities in much of the Project Area.

The plan recognizes that new investment in residential, institutional, commercial and mixed-use property is needed to improve the appearance, vibrancy, and overall economic health of the Project Area. Such investment will create the high quality environment that is required to sustain a revitalization of the Project Area. The major physical improvements anticipated as a result of implementing the proposed Plan are outlined below.

Residential Development

Residential uses may take the form of various single-family and multi-family developments, with density and height restrictions consistent with existing zoning. Open space and neighborhood-oriented community facilities are also acceptable in these residential areas along most frontages on Wabash, Michigan and Indiana Avenues. Since a majority of the existing Project Area is residential, the Plan seeks to promote residential infill on vacant properties and also encourages site assembly to allow for larger multi-family residential development where permitted. In areas where there are multiple adjacent vacant parcels and/or vacant residential buildings that are so deteriorated that demolition may become necessary in the near future, the Plan encourages site assembly for redevelopment of larger, multi-family residential development and infill housing.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporated the study in the redevelopment project plan.

The Project Area contains 3,590 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled **Washington Park Project Area Tax Increment Financing Housing Impact Study**, and is located in **Plan Appendix, Attachment Six. Mixed Use (Commercial/Residential/Institutional)**,

The Plan recognizes that attractive new commercial development, coupled with stabilization and expansion of existing businesses, will encourage investment in residential property as well as provide a diverse mix of job opportunities for the residents of the Project Area. Additionally, the Plan seeks widespread residential development which will ultimately create an increased demand for commercial and retail uses. Currently, there are opportunities for several retail and

commercial corridors along the frontages of State Street, Michigan Avenue, Calumet Avenue and King Drive to compliment and promote expansion of existing smaller commercial nodes.

On State Street and Michigan Avenue there exists a diverse mix of commercial, retail and residential uses on the same block and many times on adjacent properties. Mixed use redevelopment is therefore encouraged along the frontages of State Street and Michigan Avenue, with the exception of the slated construction of a new park space south of 57th Place at State Street, to revitalize and strengthen these commercial corridors that serve residents and businesses in and around the Project Area.

Community organizations have expressed a particular desire for more restaurants, cultural venues, and retail merchandisers. In addition to providing an opportunity for retail development along State Street and Michigan Avenue, the Plan seeks to promote mixed use redevelopment along the west side of King Drive and along Calumet Avenue. Many of the existing multi-family housing units are currently vacant. Additionally, there are numerous vacant tax parcels. The Plan seeks to promote new commercial redevelopment along these streets to create productive and vibrant commercial corridors that would provide a variety of job opportunities for existing and future residents of the Project Area.

Commercial and Light Industrial

The Plan seeks to promote the growth of existing commercial and light industrial uses within the Project Area and to encourage and attract new enterprises along Wentworth Avenue and along State Street south of 59th Street as well as those areas south of 63rd Street where needed.

Parks and Open Space

There are plans to develop park space within the Project Area at the intersection of 57th Place and State Street. This new park space will be constructed around the Chicago Landmark *Raber House* which is located at 5760 S. Lafayette Avenue.

Public Improvements

The creation of public infrastructure is needed to complement and attract private sector investment. Infrastructure improvements planned for the Project Area may include, but are not limited to, the following:

- Repair existing sidewalks, street furniture, street lighting, highlighting of pedestrian crosswalks, and other pedestrian-friendly amenities;
- Repair curbs, gutters and pedestrian walkways within Washington Park.
- Creation of additional neighborhood park space at the intersection of 57th Place and State Street.
- Implementation of streetscape and building design guidelines that meet modern development needs and standards.
- New street lighting and streetscape improvements along State Street, Michigan Avenue, Indiana Avenue, and King Drive in the Project Area, as well as installation of similar lighting where deemed necessary for health and safety.
- Physical buffers or barriers between light industrial, intensive commercial uses and residential areas (such as fences, trees, bushes or other vegetation), to the extent possible;
- Installation of additional traffic signals, signage, and traffic calming mechanisms where necessary;

- Improvements that promote the use of public transportation and for transit-related facilities, including CTA bus and rail transit improvements.

SECTION 7. GENERAL LAND USE PLAN

Plan Appendix, Attachment Two, Exhibit I – Generalized Land Use Plan, identifies land use policies to be pursued in the implementation of the Plan. The **Generalized Land Use Plan** is intended to serve as a guide for land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and are consistent with existing zoning. The **Generalized Land Use Plan** is intended to serve as a broad guide for land use and redevelopment policy. The Plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment.

The principal land use categories planned for the Project Area are residential and Mixed Use (Commercial, Residential, and/or Industrial). Residential uses may take the form of various single-family and multi-family developments, with density and height restrictions consistent with existing zoning. Open space and neighborhood-oriented community facilities and institutional uses are also acceptable in these residential areas.

Mixed use designation is intended in the eastern corridors of the Project Area – along State Street, Michigan Avenue, Calumet Avenue, and King Drive. The mixed use category allows for commercial, residential and/or institutional uses. The Plan seeks to enhance and promote existing and new commercial/residential development in the eastern section of the Project Area in addition to major north/south arterial streets. These corridors offer the best environment for creating a pedestrian-friendly zone with a broad mix of retail merchants such as restaurants, coffee shops, bakeries, specialty food stores and book stores.

New commercial and light industrial uses are particularly encouraged for properties fronting on Wentworth Avenue and LaSalle Street, as these streets offer the best environment for creating new commercial uses in this area as well as maintaining and providing expansion opportunities for existing light industrial uses already located near the “L” tracks and in those areas south of 63rd Street.

Additional park space is planned within the Project Area at the intersection of 57th Place and State Street. The plan also encourages any necessary improvements to the existing Washington Park.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the **Generalized Land Use Plan** as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan’s goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

SECTION 8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the development of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important tool, but not the only one, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs").

In the event the Act is amended after the date of the approval of this Plan by the City Council of the City of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in **Table 8.1 – Estimated Redevelopment Project Costs** or otherwise adjust the line items in **Table 8.1** without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant the Act. Such costs may include, without limitation, the following:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The cost of marketing sites within the Project Area 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, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct cost or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the Project Area.
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 thereunder, 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 following completion and including reasonable reserves related thereto;
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
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 or by Section 74.4-3(n)(7) of the Act (see "Relocation" section, **Plan Appendix, Attachment Six, Housing Impact Study, Addenda**);
10. Payment in lieu of taxes, as defined in the Act;
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 (1) 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 Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, 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 community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.

12. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one (1) year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75% 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.
13. Unless specifically authorized by the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost,
14. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
15. Instead of the eligible costs provided for in (12) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (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-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act; and
16. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as

determined from time to time by the United States Department of Housing and Urban Development.

17. A public library district's increased costs attributable to assisted housing units will be reimbursed as set forth in the Act.
18. If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in **Table 8.1 -- Estimated Redevelopment Project Costs**.

1. Professional services including planning studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Plan. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, and financial and special service costs. *(Estimated cost: \$750,000)*
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by the City and private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$3,000,000)*
3. Costs of Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: \$13,250,000)*
4. Costs of Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Board of Education attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$5,000,000)*

5. Relocation costs. *(Estimated cost: \$1,000,000)*
6. Job Training, Re-training, and Welfare-to-Work Programs. *(Estimated cost: \$1,000,000)*
7. Interest costs related to redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$500,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$500,000)*

The estimated total of all eligible project costs over the life of the Redevelopment Project Area is approximately \$25,000,000. All project cost estimates are in 2014 dollars. Any bonds or other tax increment allocation revenue obligations issued to finance portions of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above. While development in within the Project Area will greatly influence the budget available, the Consultants are unaware of any pending projects at this time.

**TABLE 8.1
ESTIMATED REDEVELOPMENT PROJECT COSTS**

Eligible Expense	Estimated Cost
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$750,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$3,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$13,250,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ²	\$5,000,000
5. Relocation Costs	\$1,000,000
6. Job Training, Retraining, Welfare-to-Work	\$1,000,000
7. Interest Subsidy	\$500,000
8. Day Care Services	\$500,000
TOTAL REDEVELOPMENT COSTS^{3 4}	\$25,000,000⁵

² This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance or the objectives of the Plan.

³ Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments are may be made in line items without amendment to this Plan, to the extent permitted by the Act.

⁴ The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from the incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a Public right-of-way.

⁵ All costs are in 2014 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index for All Urban Consumers (CPI-U) for All Items for the Chicago-Gary-Kenosha, IL-IN-WI, CMSA, published by the U.S. Department of Labor.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Cost identified above.

Sources of Funds

The funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds as the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net Incremental Property Taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total redevelopment project costs described in this Plan.

The Project Area 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.*). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the Project Area 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 Project Area 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 Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in **Table 8.1 – Estimated Redevelopment Project Costs**.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

Nature and Term of Obligations to be Issued

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Plan in 2014, by December 31, 2038). 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 (1) or more series of obligations may be sold at one (1) or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Project Area 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 Project Area. The 2012 EAV of all taxable parcels within the Project Area is approximately \$76,534,773. This total EAV amount, by Property Index Number (“PIN”), is summarized in the **Plan Appendix, Attachment Four – Estimated EAV by Tax Parcel**. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2012 tax year. If the 2013 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2012 EAV with the 2013 EAV.

Anticipated Equalized Assessed Valuation

By tax year 2037 (collection year 2038) and following substantial completion of the Washington Park Redevelopment Plan, the EAV of the Project Area is estimated to be approximately \$105 million. This estimated value is based on several key assumptions, including: 1) redevelopment in the project area will occur over the next five (5) to ten years; 2) several existing low value uses will be redeveloped with new development and underutilized buildings will experience renovation and/or increased occupancy; 3) an estimated inflation rate in EAV of 0.71 percent through 2037 (somewhat less than the historic CPI-U), realized in triennial assessment years

only; and 4) for all future years, EAV is calculated using the 2013 state equalization factor for Cook County of 2.6621.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts will be eligible to levy taxes on properties located within the Project Area:

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

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

School Districts for the City of Chicago: General responsibilities of the School Districts include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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.

Metropolitan Water Reclamation District of Greater Chicago: The Water Reclamation District provides the main trunk lines for the collection of wastewater from the City and for the treatment and disposal thereof.

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The renovation or development of new residential property on underutilized parcels, deteriorated commercial parcels, or currently vacant residential units could increase the demand for school services as well as parks and other population-based services.

Within the land use designations on the **Generalized Land Use Plan (Plan Appendix, Attachment Two – Exhibit I)** that allow for mixed use which includes residential uses, approximately 500 new dwelling units could be constructed over the next 5 to 10 years. The total population of the Project Area could increase from the current number of residents. The number of school age children in the Project Area is also likely to increase as a result of

residential redevelopment. At this time, as there are schools within the surrounding areas which may or may not be currently running at capacity, TIF sources may possibly be used to accommodate increased enrollment in existing schools or to build new schools should the need arise.

The proposed residential and commercial redevelopment may increase the demand for improved water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District. As discussed below, the Project Budget's \$11 million for "Public Works and Improvements" is intended, in part, to address such improved service and infrastructure needs.

Redevelopment of the Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to occur. Prior to the completion of the Plan, certain taxing districts may experience an increased demand for services. However, upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base.

In anticipation of the increased demand, \$11 million has been allocated to public improvements, including "taxing district capital costs" to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues attributable to the increase in the EAV over the Certified Initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third

calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2014, by December 31, 2038).

SECTION 9. HOUSING IMPACT STUDY

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the Redevelopment Project Plan.

The Project Area contains 4,375 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study are described in a separate report which presents certain factual information required by the Act. The Report, prepared by the Consultant, is entitled ***Redevelopment Project Area Tax Increment Financing Program Housing Impact Study*** and is attached as **Plan Appendix, Attachment Six** to this Plan.

SECTION 10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended pursuant to the provisions of the Act.

SECTION 11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles with respect to this Plan:

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City of Chicago's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small business, residential property owners and developers from the above.

APPENDIX

**PLAN APPENDIX, ATTACHMENT ONE –
LEGAL DESCRIPTION**

THAT PART OF SECTIONS 10, 11, 14, 15, 16, 21 AND 22 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 6 OF SOUERBRY & GRUS' SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 16 AFORESAID RECORDED SEPTEMBER 24, 1868 AS DOCUMENT 183534; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD. TO THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE NORTH LINE OF SECTION 16; THENCE EAST ALONG THE NORTH LINE OF SECTION 16 TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE SOUTH ALONG THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF GARFIELD BLVD.; THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF GARFIELD BLVD. TO A POINT AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN YERBY'S SUBDIVISION RECORDED OCTOBER 17, 1857 AS DOCUMENT NUMBER 93105 SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF INDIANA AVE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF INDIANA AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN SUBDIVISION OF LOT 25, 26, 27 OF BLOCK 2 OF YERBY'S SUBDIVISION RECORDED SEPTEMBER 25, 1889 AS DOCUMENT NUMBER 1160736; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST LINE OF THE EAST 16 FEET OF LOT 2 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 16 FEET OF LOT 2 AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF 55TH PLACE; THENCE EAST TO THE WEST LINE OF THE EAST 11 FEET OF LOT 11 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 11 FEET OF LOT 11 TO THE NORTH RIGHT OF WAY LINE OF 56TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 56TH STREET TO THE EAST LINE OF THE WEST 18 FEET OF LOT 12 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 18 FEET OF LOT 12 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 56TH STREET; THENCE EAST ALONG SAID ALLEY TO THE EAST LINE OF THE WEST 23 FEET OF LOT 1 IN BLOCK 2 OF HANCE'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 23 FEET OF LOT 1 TO THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 55TH PLACE TO THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE); THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVE) TO THE SOUTH RIGHT OF WAY LINE OF 51ST STREET; THENCE WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH PARK AVENUE AS LOCATED IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 10 AFORESAID; THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 51ST STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 51ST STREET TO THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE EXTENDED NORTH; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH STREET TO THE EAST RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE); THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING JR. DRIVE (SOUTH PARK AVENUE) TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET ALSO BEING THE NORTHWEST

CORNER OF LOT 10 IN BLOCK 2 IN SONNENSCHNEIN & SOLOMON'S SUBDIVISION RECORDED APRIL 20, 1891 AS DOCUMENT 1453254; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63RD STREET TO THE CENTER LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID CENTER LINE OF PRAIRIE AVENUE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE NORTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 12 IN SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 22 TO THE EAST LINE OF INDIANA AVENUE; THENCE WESTERLY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID AND THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO THE NORTHWEST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 327.80 FEET TO THE NORTHEAST CORNER OF LOT 3 IN 64TH AND STATE STREETS SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1 IN CITY PRODUCTS CORPORATION SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 25.67 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 187.50 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 88.99 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE SOUTHWESTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SECTION 22; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 27 IN BRACKETT'S RESUBDIVISION OF LOTS 1 TO 30 IN JUNCTION GROVE, ARTEMUS WHITE AND FRANCIS B. DODSWORTH'S SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22 AFORESAID; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND LOT 28 TO THE NORTHEAST CORNER OF LOT 28 IN BRACKETT'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOT 28 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 28 BEING ALSO THE NORTH RIGHT OF WAY LINE OF 66TH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE EAST RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF STATE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET AS LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 66TH STREET TO THE CENTER LINE OF THE RIGHT OF WAY OF PERRY AVENUE; THENCE NORTH ALONG THE CENTER LINE OF THE RIGHT OF WAY OF PERRY AVENUE TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF VACATED PERRY AVENUE AS VACATED BY DOC. 89170528; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF VACATED PERRY AVENUE TO A POINT ON THE EAST LINE OF LOT 1 BEING 49.50 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 OF BLOCK 13 OF SKINNER AND JUDD'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG A LINE BEING 49.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF SAID

LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 13 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 86 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 8 AT A POINT BEING 86 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 8 AND ITS SOUTHWESTERLY EXTENSION TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65TH STREET AS LOCATED IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 21 AFORESAID; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 65TH STREET TO THE WESTERLY LINE OF THE DAN RYAN EXPRESSWAY ALSO BEING A POINT 182.80 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 4, 5 AND 6 OF BLOCK 8 OF SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE DAN RYAN EXPRESSWAY TO THE SOUTH LINE OF LOT 8 IN BLOCK 3 IN SKINNER AND JUDD'S SUBDIVISION AFORESAID; THENCE EAST TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 8 LYING 50.76 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST 40 FEET OF LOT 8 AFORESAID EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF 64TH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 64TH STREET TO THE EAST RIGHT OF WAY LINE OF YALE AVENUE; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF YALE AVENUE TO THE SOUTH RIGHT OF WAY LINE OF 63RD STREET; THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 34 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF 63RD STREET TO THE SOUTHWEST CORNER OF LOT 30 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30 IN BLOCK 3 A DISTANCE OF 38 FEET; THENCE NORTHEAST TO A POINT ON THE NORTH LINE OF LOT 31 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION SAID POINT BEING 12 FEET EAST OF THE WEST LINE OF SAID LOT 31; THENCE NORTH TO A POINT ON THE NORTH LINE OF A PUBLIC ALLEY LYING NORTH OF 63RD STREET SAID POINT ALSO BEING A POINT ON LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE PUBLIC ALLEY, TO THE CENTER LINE OF THE VACATED ALLEY IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH ALONG THE CENTER LINE OF THE VACATED PUBLIC ALLEY TO THE SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF ENGLEWOOD AVENUE TO THE NORTHWEST CORNER OF SAID LOT 22 IN BLOCK 3 IN I.J. NICHOL'S SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 2 IN I.J. NICHOL'S SUBDIVISION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF A 20 FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF LOT 17 IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17 AND THE SOUTH LINE OF LOTS 15 AND 16 IN BLOCK 1 TO THE NORTHEASTERLY LINE OF THE RAILROAD RIGHT OF WAY THROUGH SAID BLOCK 1; THENCE NORTHWEST ALONG THE NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF THE 20 FOOT VACATED ALLEY IN BLOCK 1 OF IRA J. NICHOLS SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED ALLEY TO THE SOUTH LINE

OF AN ALLEY SOUTH OF 61ST PLACE; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 7 IN ASSESSOR'S DIVISION OF OUTLOTS 17 TO 21 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF A PUBLIC ALLEY LYING EAST OF PRINCETON AVENUE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 61ST PLACE; THENCE WEST ALONG THE NORTH LINE OF 61ST PLACE TO THE EAST LINE OF THE WEST 20 FEET OF LOT 8 IN THE SUBDIVISION OF THE WEST 300 FEET OF PART OF BLOCK 5 OF ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 FEET OF LOT 8 TO THE NORTH LINE OF THE ALLEY LYING NORTH OF 61ST PLACE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO THE EAST LINE OF LOT 4 IN ASSESSOR'S DIVISION AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION OF THE NORTH 148.56 FEET OF OUTLOT 18 AND THE EAST ½ OF LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF 61ST STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY IN SUBDIVISION OF THE NORTH 148.56 FEET OF THE E ½ RECORDED AUGUST 22, 1881 DOCUMENT 344112; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID 16 FOOT ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT 11.12 FEET WEST OF THE SOUTHEAST CORNER OF LOT 24 IN THE SUBDIVISION OF THE NORTH 148.56 FEET OF OUTLOT 18 AND THE EAST ½ OF LOT 19 OF SCHOOL TRUSTEES' SUBDIVISION; THENCE NORTHEASTERLY TO A POINT 7.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24 SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE TO THE EAST LINE OF THE WEST 25 FEET OF LOT 26 IN D.C. NICHOL'S SUBDIVISION EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF 60TH PLACE; THENCE NORTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY IN D.C. NICHOL'S SUBDIVISION; THENCE EAST TO THE EAST LINE OF THE WEST 11 FEET OF LOT 16 IN D.C. NICHOL'S SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 60TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 60TH STREET TO THE SOUTHEAST CORNER OF LOT 7 IN COUNTY CLERK'S DIVISION OF PART OF BLOCK 5 IN ASSESSOR'S DIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 7 TO THE SOUTH LINE OF THE ALLEY LYING NORTH OF 60TH STREET; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT PUBLIC ALLEY TO A POINT WITH THE EXTENSION OF THE EAST LINE OF THE WEST 50 FEET OF LOT 11 IN COUNTY CLERK'S DIVISION AFORESAID; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH PLACE TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 IN MICHAEL REICH'S SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 19 & 29 IN BLOCK 1 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 59TH STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 59TH STREET TO THE WEST RIGHT OF WAY LINE OF WENTWORTH AVENUE; THENCE NORTH ALONG THE WEST LINE OF WENTWORTH AVENUE TO THE POINT OF BEGINNING.

**PLAN APPENDIX, ATTACHMENT TWO –
MAPS AND PLAN EXHIBITS A-I**

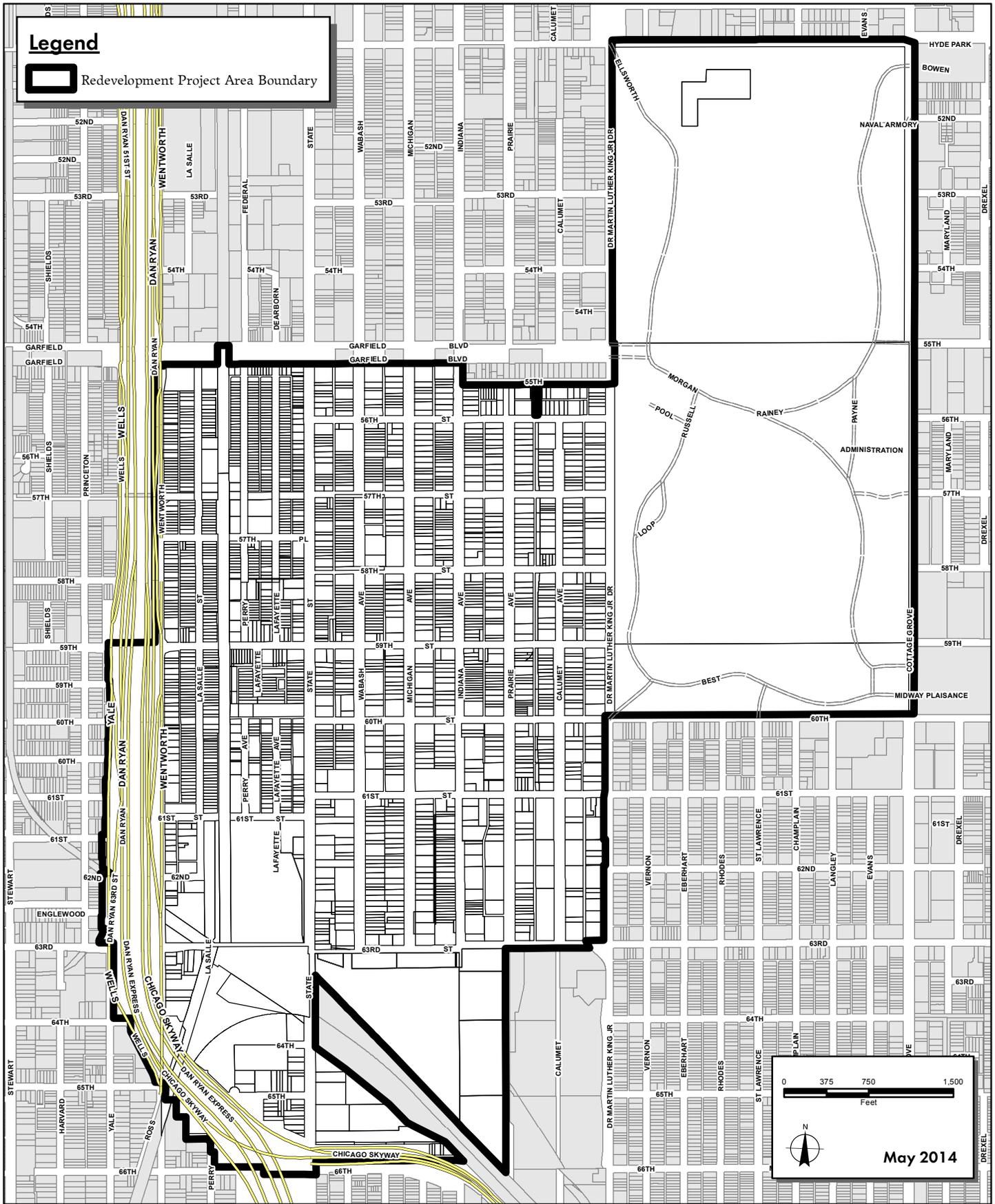


Exhibit A - Boundary Map of TIF Area

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



Ernest R. Saenger Enterprises, Inc.
 100 North LaSalle Street, Suite 1515 • Chicago, Illinois 60602



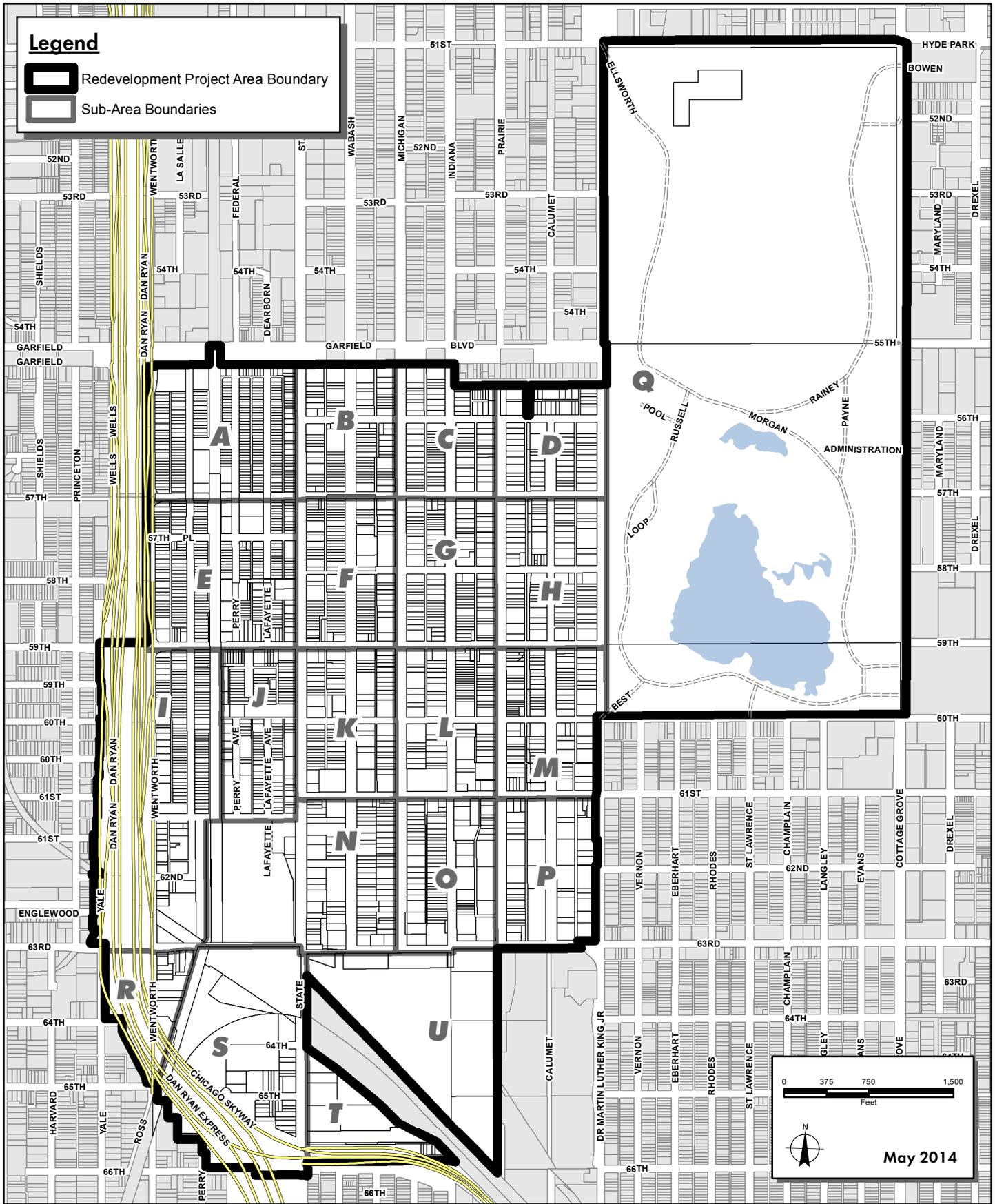


Exhibit B - Sub Area Key

Washington Park Redevelopment Project Area
City of Chicago, Illinois

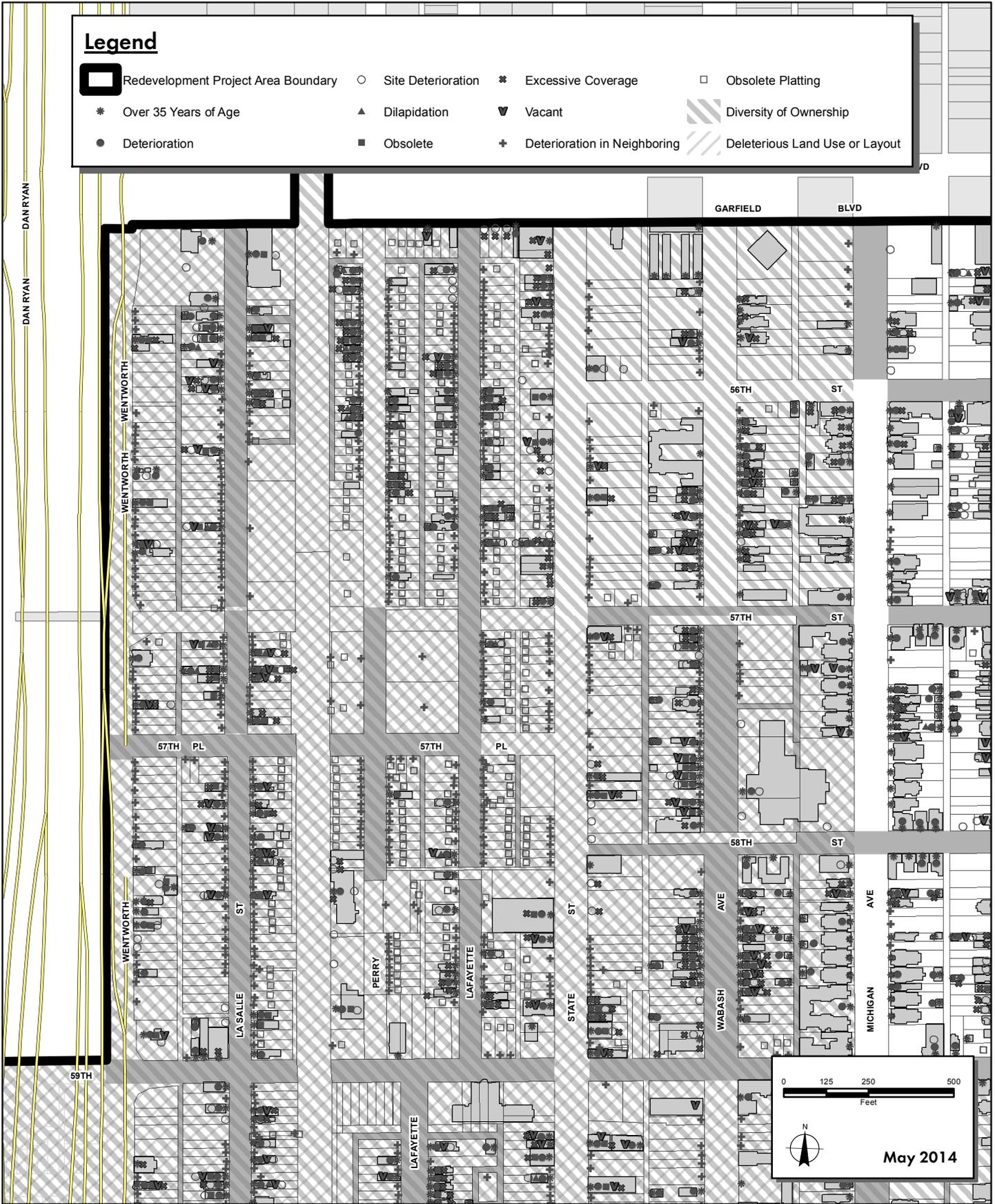


Ernest R. Swager Enterprises, Inc.
100 North LaSalle Street, Suite 1515 • Chicago, Illinois 60602



Legend

-  Redevelopment Project Area Boundary
-  Site Deterioration
-  Excessive Coverage
-  Obsolete Platting
-  Over 35 Years of Age
-  Dilapidation
-  Vacant
-  Diversity of Ownership
-  Deterioration
-  Obsolete
-  Deterioration in Neighboring
-  Deleterious Land Use or Layout



0 125 250 500
Feet

N

May 2014

Exhibit D1 - Existing Conditions (Northwest)

Washington Park Redevelopment Project Area
City of Chicago, Illinois



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Exhibit D2 - Existing Conditions (Northeast)

Washington Park Redevelopment Project Area
City of Chicago, Illinois



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Exhibit D3 - Existing Conditions (Southwest)

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



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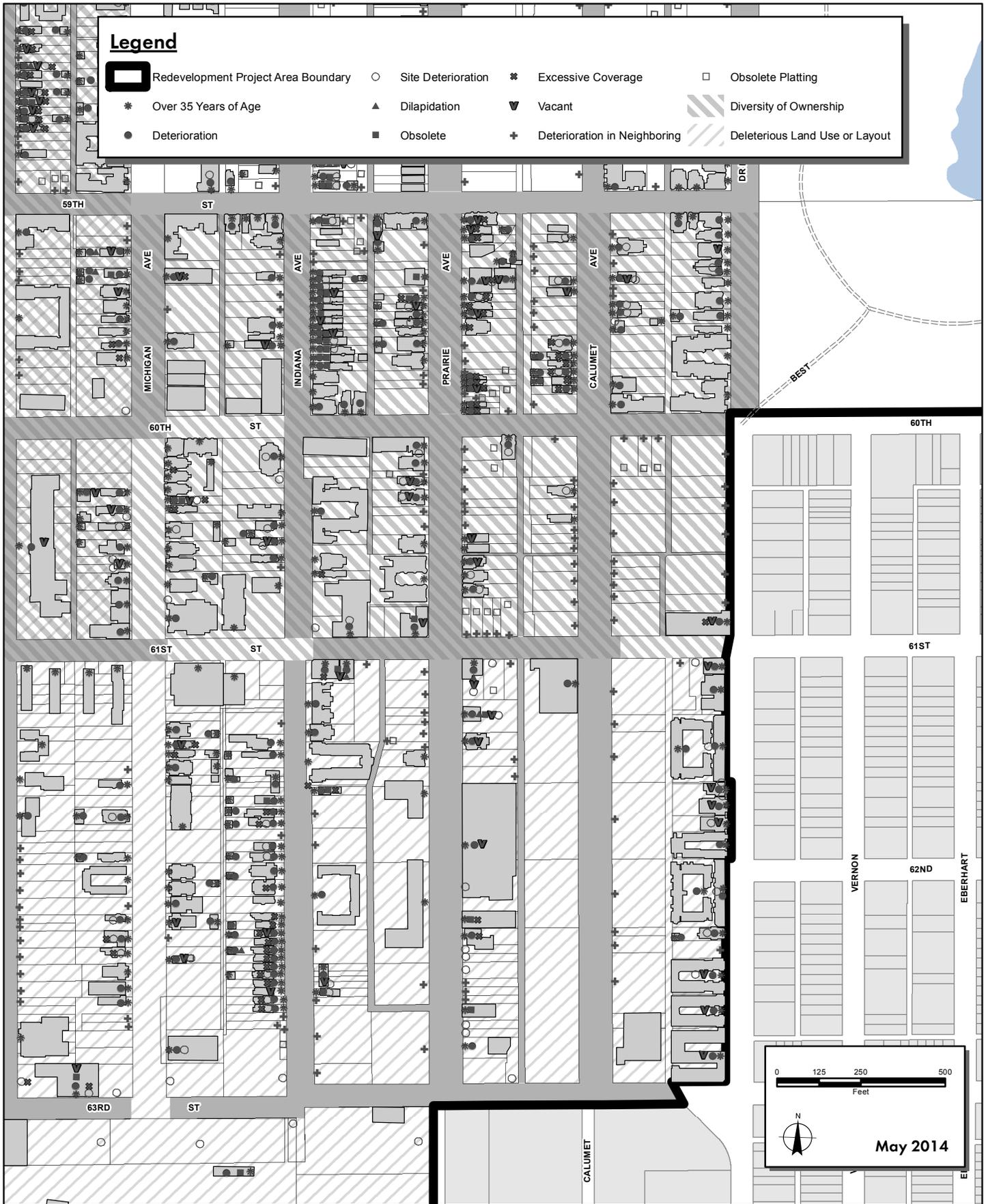


Exhibit D4 - Existing Conditions (Southeast)

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



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Exhibit D5 - Existing Conditions (Park)

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



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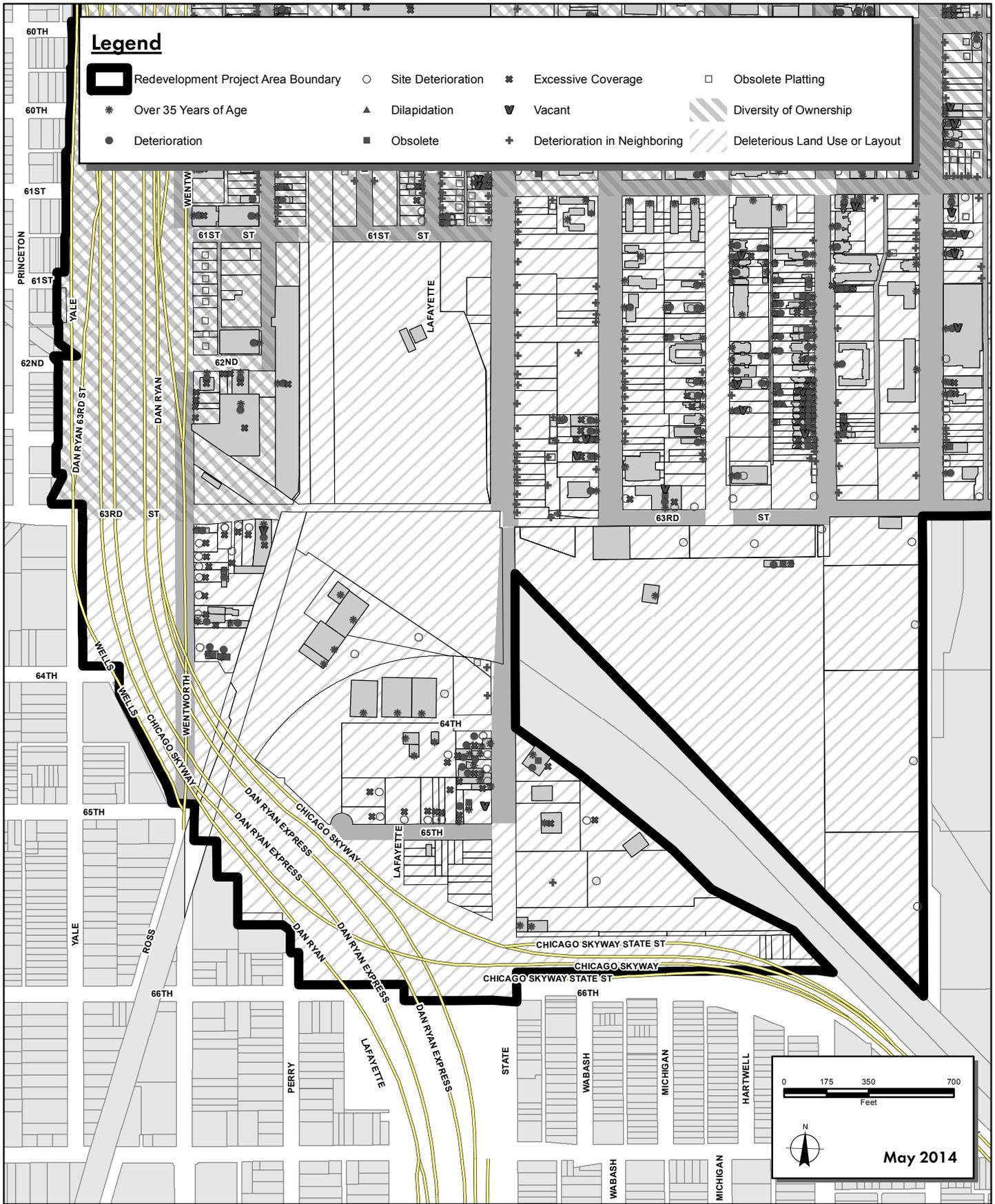


Exhibit D6 - Existing Conditions (Addition)

Washington Park Redevelopment Project Area
City of Chicago, Illinois



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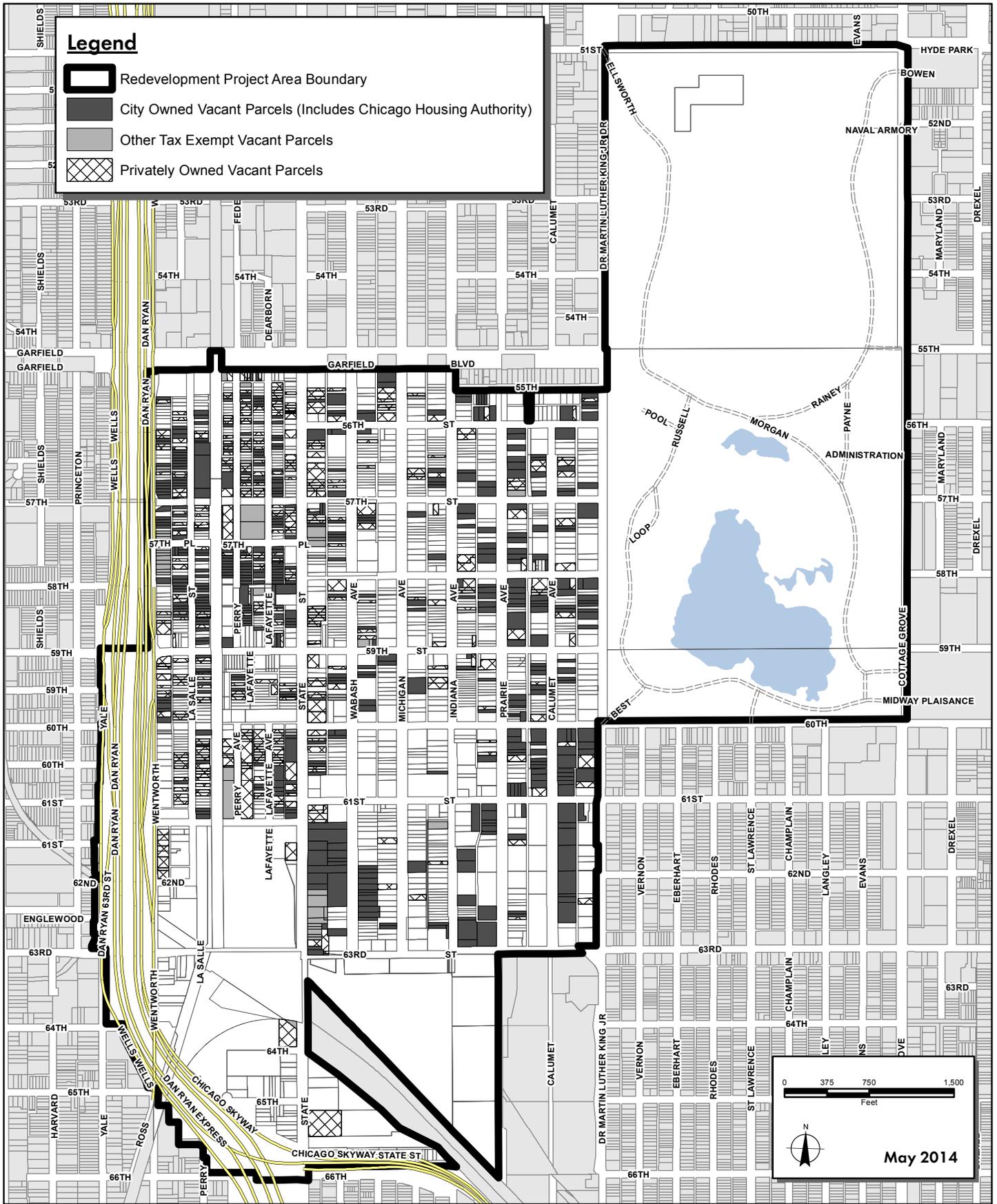


Exhibit E - Vacant Land

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



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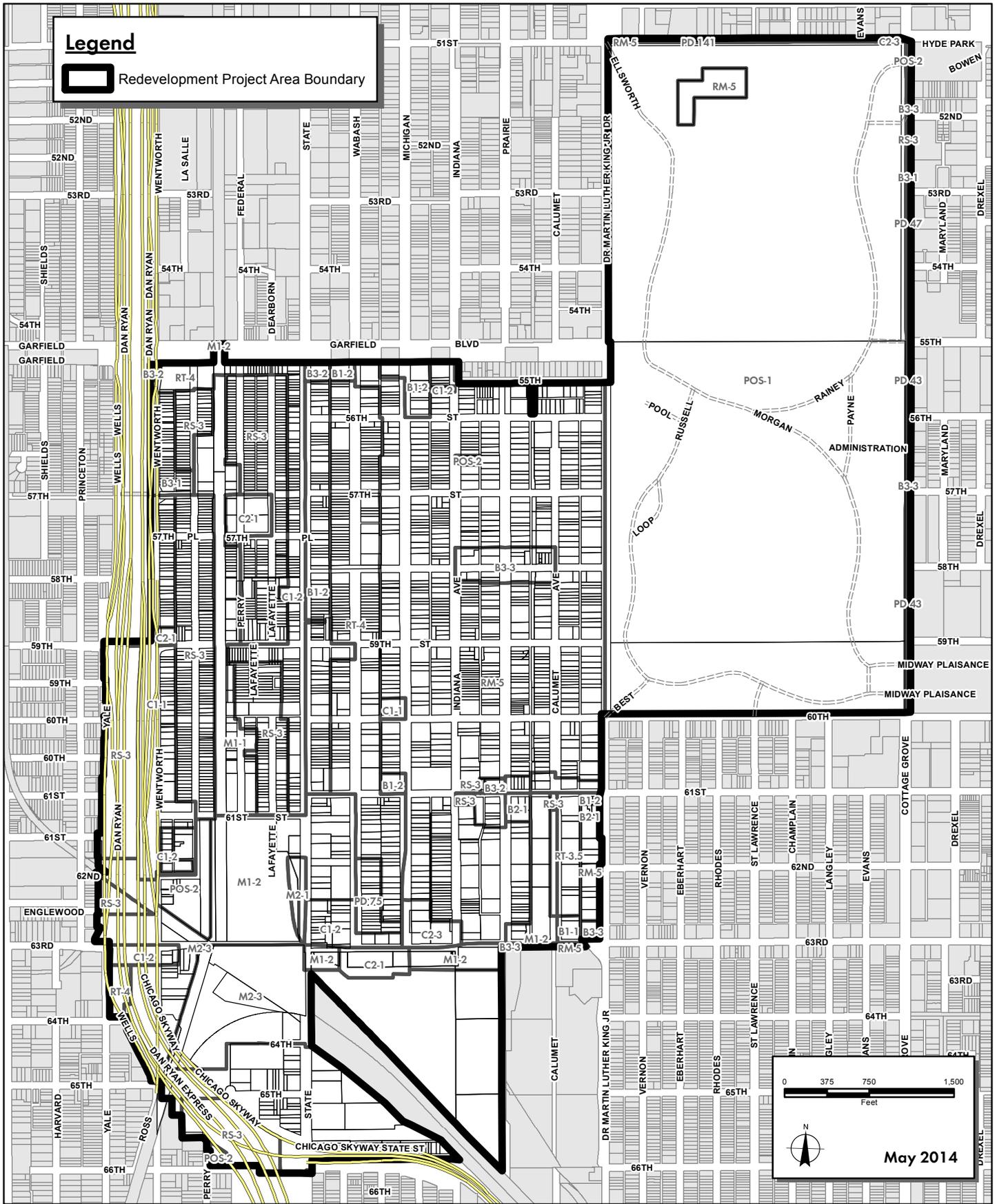


Exhibit F - Existing Zoning

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



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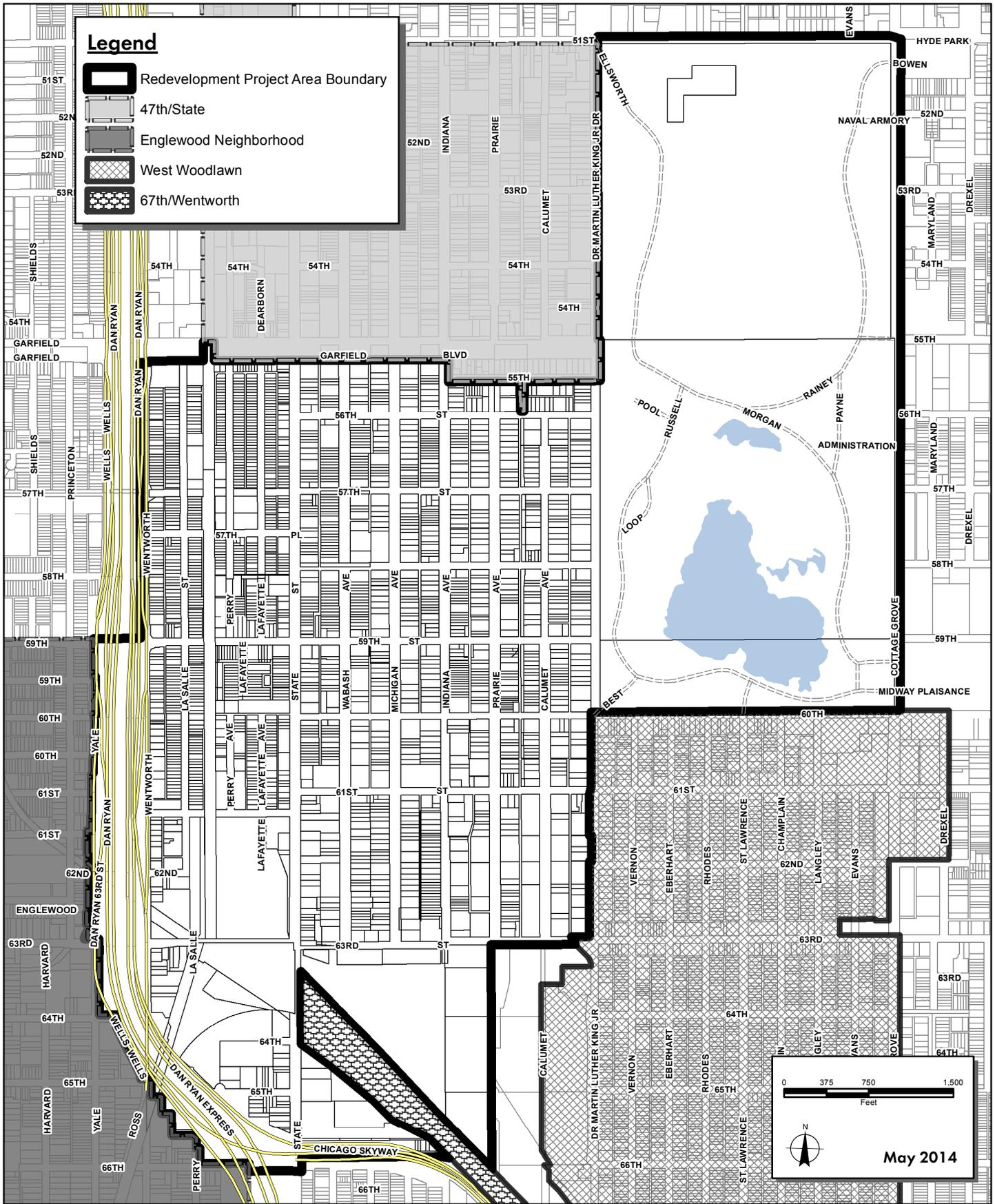


Exhibit G - Adjacent TIF / Redevelopment Areas

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



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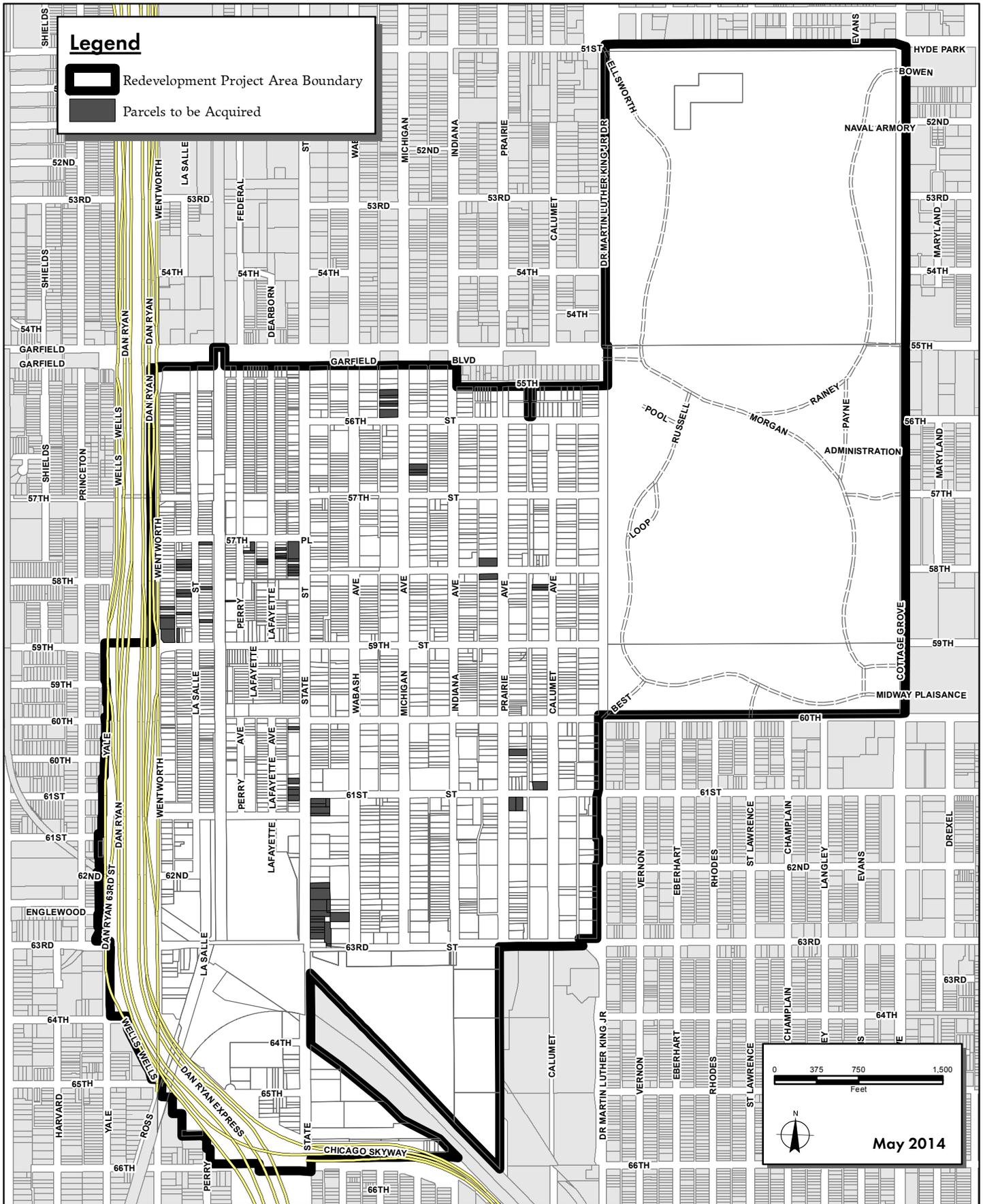


Exhibit H-1 - Land Acquisition

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



Ernest R. Sawyer Enterprises, Inc.
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#	PIN
1	20-15-101-011-0000
2	20-15-101-012-0000
3	20-15-101-014-0000
4	20-15-101-015-0000
5	20-15-101-017-0000
6	20-15-109-039-0000
7	20-15-109-040-0000
8	20-15-109-041-0000
9	20-15-116-024-0000
10	20-15-122-021-0000
11	20-15-123-011-0000
12	20-15-123-012-0000
13	20-15-310-007-0000
14	20-15-310-029-0000
15	20-15-312-001-0000
16	20-15-312-002-0000
17	20-15-312-003-0000
18	20-15-312-004-0000
19	20-15-312-005-0000
20	20-15-312-012-0000
21	20-15-312-013-0000
22	20-15-312-014-0000
23	20-15-312-015-0000
24	20-15-312-016-0000

#	PIN
25	20-15-312-018-0000
26	20-15-312-019-0000
27	20-15-312-021-0000
28	20-15-312-022-0000
29	20-15-312-023-0000
30	20-15-312-024-0000
31	20-15-312-044-0000
32	20-15-312-046-0000
33	20-16-218-018-0000
34	20-16-218-021-0000
35	20-16-218-022-0000
36	20-16-218-035-0000
37	20-16-218-036-0000
38	20-16-218-037-0000
39	20-16-218-045-0000
40	20-16-218-051-0000
41	20-16-218-061-0000
42	20-16-219-001-0000
43	20-16-219-016-0000
44	20-16-219-028-0000
45	20-16-219-052-0000
46	20-16-220-003-0000
47	20-16-220-005-0000

#	PIN
48	20-16-220-032-0000
49	20-16-220-033-0000
50	20-16-221-004-0000
51	20-16-221-006-0000
52	20-16-221-007-0000
53	20-16-221-008-0000
54	20-16-221-030-0000
55	20-16-221-032-0000
56	20-16-221-033-0000
57	20-16-221-035-0000
58	20-16-221-049-0000
59	20-16-414-023-0000
60	20-16-414-035-0000
61	20-16-414-036-0000
62	20-16-414-049-0000
63	20-16-414-050-0000
64	20-15-312-017-0000
65	20-15-312-038-0000
66	20-15-316-001-0000
67	20-15-316-002-0000
68	20-16-218-044-0000
69	20-16-218-056-0000
70	20-16-221-034-0000

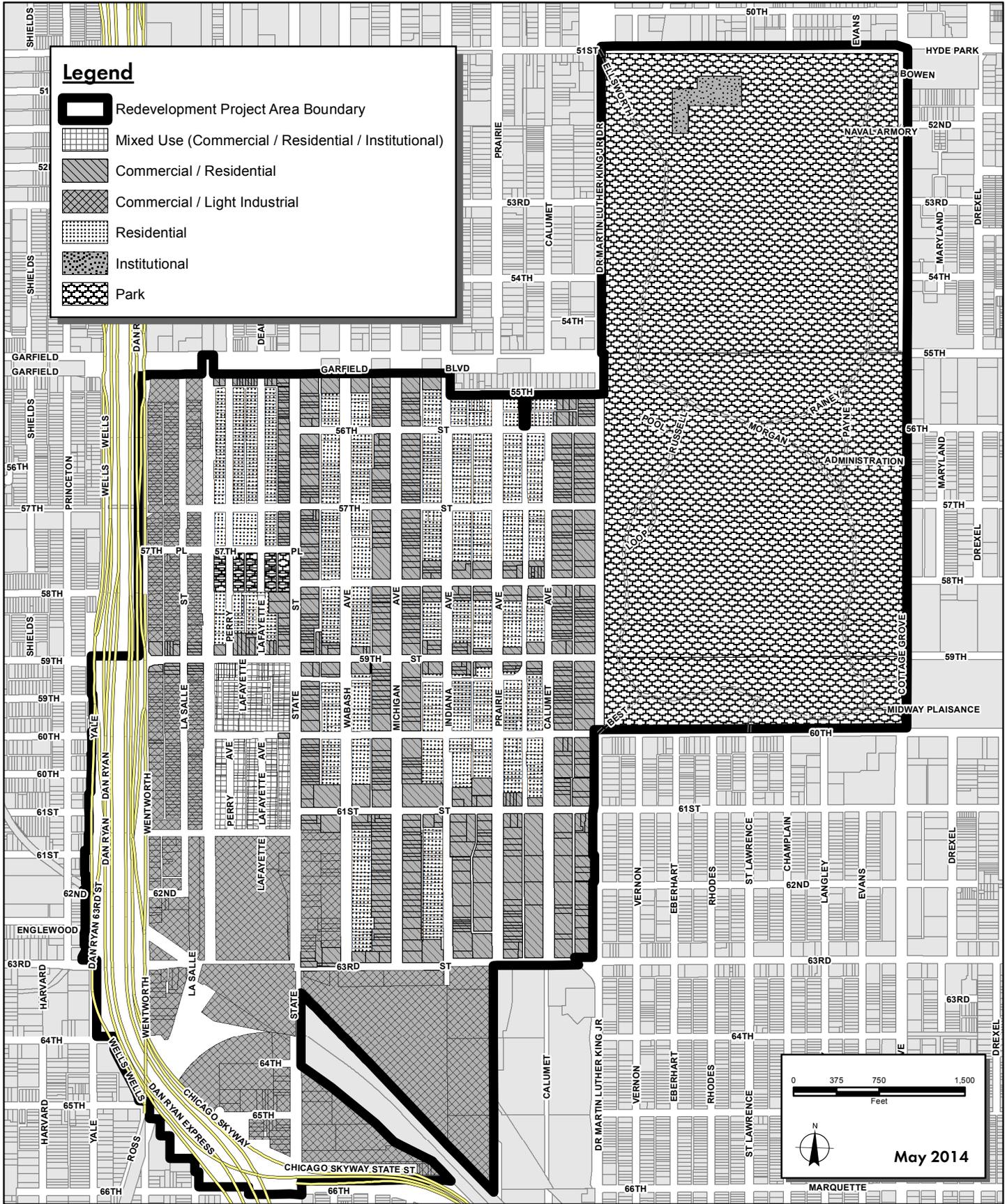


Exhibit I - General Land Use Plan

Washington Park Redevelopment Project Area
 City of Chicago, Illinois



Ernest R. Swager Enterprises, Inc.
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**PLAN APPENDIX, ATTACHMENT THREE –
ELIGIBILITY STUDY**

**WASHINGTON PARK
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PROJECT AND PLAN

ELIGIBILITY STUDY**

**Prepared for:
The City of Chicago
Rahm Emanuel, Mayor**

**Department of Planning and Development
Andrew J. Mooney, Commissioner**

**Prepared By:

Ernest R. Sawyer Enterprises, Inc.**

And

PGAV PLANNERS

Assisted by Goodman Williams Group

May 28, 2014

I. Introduction

Ernest R. Sawyer Enterprises (“ERSE”) in conjunction with PGAV PLANNERS (the “Consultant”) has been retained by the City of Chicago (the “City”) to prepare a Tax Increment Redevelopment Plan (the “Redevelopment Plan”) for the proposed redevelopment project area known as the Washington Park Redevelopment Project Area (the “Project Area”). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Project Area to determine whether the Project Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“the Act”).

This report includes the analyses and findings of the Consultant’s work, which is the responsibility of the Consultant. This assignment is the responsibility of the Consultant which has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and 2) on the fact that ERSE has obtained the necessary information to conclude that the Project Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Project Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Project Area as a combination conservation area and vacant blighted area under the Act; and Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

This Eligibility Study is a part of the overall tax increment redevelopment plan (the “Plan”) for the Project Area. Other portions of the Plan contain information and documentation as required by the Act for a redevelopment plan.

II. BACKGROUND INFORMATION

A. *Location and Size of Project Area*

The Washington Park Redevelopment Project Area is located about seven (7) miles south of Downtown Chicago. The Project Area can be separated into three sections: 1. Washington Park (the “Park”) is bounded by 51st and 60th Streets on the north and south, and Cottage Grove Avenue and Martin Luther King Drive on the east and west; 2. the neighborhood section which is generally bounded by Martin Luther King Drive and Washington Park on the east, the Dan Ryan Expressway on the west, Garfield Boulevard on the north and 63rd Street on the south; and 3. the industrial area south of 63rd Street to the Chicago Skyway, west of Prairie Avenue. The neighborhood section is roughly one (1) mile north to south and 0.8 miles east to west, centered on 59th Street and Michigan Avenue. The Park is roughly 1.2 miles north to south and 0.5 miles east to west, centered just north of the intersection of Morgan Drive and Rainey Drive. The industrial section is roughly two-thirds of a mile north to south and a third of a mile east to west, with a significant section of this area used as railway siding.

The Project Area contains approximately 988.4 acres in 2,272 parcels. The Project Area includes 241.8 acres for public rights-of-way for streets, alleyways, rail lines, and highways, leaving approximately 746.6 acres of usable land (either presently developed or vacant).

The boundaries of the Project Area are described in the **Plan Appendix, Attachment One - Legal Description** and are geographically shown on **Plan Appendix, Attachment Two, Exhibit A - Boundary Map of TIF Area**. The existing land uses are identified on **Plan Appendix, Attachment Two, Exhibit C - Existing Land Use Map**.

B. *Description of Current Conditions*

Surrounding Area Characteristics

The Project Area sits within the greater Washington Park community, located approximately seven (7) miles south of the Chicago Loop. The Project Area includes eight (8) 2010 U.S. Census Tracts: 4003, 4004, 4005, 4008, 8345, 8346, 8361, and 8425; of which, only tract 4004 has shown population growth from 2000 to 2010. The 352-acre Washington Park and Walter H. Dyett High School site separates the Project Area from the more affluent eastern neighborhood of Hyde Park.

Transportation was the catalyst for much of the growth experienced by the south side neighborhoods; particularly in the Washington Park community during the late 19th and early 20th centuries. By 1887 cable cars reached as far south as 63rd Street on State Street and 67th on Cottage Grove Avenue. The “L” train system reached farther south than the Washington Park community by 1907. Cable cars, trains, and the wide boulevards provided easy access to Chicago’s Loop for south side residents. Today, public transportation and highway access are still widely available to residents and visitors of Washington Park.

The Project Area is bordered by higher density residential uses. On the eastern boundary of the Washington Park Community Area is Hyde Park, an affluent south side neighborhood that is home to the University of Chicago. Students and faculty have resided in Hyde Park for decades. As the demand for housing grows around the growing university students, visitors and

university faculty may choose to move to surrounding neighborhoods such as Washington Park. To the west of the Project Area is the Englewood Community Area, which, until recently, was best known for the Englewood Mall. The Mall has recently been replaced by the Kennedy King College and the neighborhood has experienced a much needed surge in housing demand and property values.

At intersections within and surrounding the Project Area, there are small commercial nodes. There are also some isolated industrial uses interspersed within the residential/commercial areas. Industrial corridors within the Project Area are located near Interstate Highway 90/94 (Dan Ryan Expressway) and south of 63rd Street. Residential neighborhoods are also located on the western side of the Dan Ryan Expressway and to the north of the Project Area.

Existing Land Use

A tabulation of land area by land use category is provided below in **Table 2-1 – Tabulation of Existing Land Use**. Since almost 50% of the land area being encompassed by Washington Park and Walter H. Dyett High School, an additional table on the following page, **Table 2-2 – Tabulation of Existing Land Use Excluding Washington Park**, provides a tabulation of land use excluding Washington Park/Dyett High School. **Table 2-2** illustrates a more accurate breakdown of existing developed land uses in the Project Area because the percent to total land uses is not skewed by the open land in Washington Park; although the industrial area to the south of 63rd street is included. The existing land uses are shown graphically on **Plan Appendix, Attachment Two, Exhibit C – Existing Land Use**. Land use data for the Project Area was compiled as part of the TIF eligibility and redevelopment planning fieldwork conducted in spring and fall of 2013 and early 2014.

**Table 2-1
 Tabulation of Existing Land Use**

Land Use	Land Area (acres) ¹	% of Net Land Area
Vacant Land	120.6	16.1%
Multi-Family Residential	83.8	11.2%
Public/Semi-Public (Including Walter H. Dyett High School in Washington Park - 3.8 acres)	33.1	4.4%
Industrial	102.8	13.8%
Two-Family Residential	14.9	2.0%
Single-Family Residential	10.6	1.4%
Commercial (Retail/Service/Office)	14.1	1.9%
Mixed Use	4.0	0.5%
Utility	13.4	1.8%
Park (including parcels comprising Washington Park - 348.2 acres)	349.3	46.8%
TOTAL	746.6	100.0%

1. Land Area excludes 241.8 acres of street, alley, rail, or other public rights-of-way.
 Note: Percentage and acreage figures are approximated due to rounding.

In classifying land use for this TIF eligibility report, it is important to clarify the use of the term “vacant land”. The Act establishes one (1) set of eligibility criteria for designation of improved land and a separate set of criteria for designation of vacant land. The full definition of “vacant land” and the full set of criteria are provided in Section III of this study. In short, under the Act all parcels without buildings are considered “vacant”.

Classification of vacant land is especially relevant given the high proportion of the Project Area that is currently vacant. In terms of net land area (total land area less public right-of-way and parcels used as street or rail right-of-way), approximately 16% of the Project Area is vacant land as shown in **Table 2-1 – Tabulation of Existing Land Use**. If Washington Park/Dyett High School is omitted from tabulations, as shown below in **Table 2-2 – Tabulation of Existing Land Use Excluding Washington Park**, vacant land accounts for about 31% of the net land area, or 952 individual parcels; 42% of the total parcels. The next largest land use categories (still excluding Washington Park) are industrial uses (about 26% of net land area), followed by multi-family residential (about 21% of net land area).

Table 2-2
Tabulation of Existing Land Use Excluding Washington Park

Land Use	Land Area (acres) ¹	% of Net Land Area
Vacant Land	120.6	30.6%
Multi-Family Residential	83.8	21.2%
Public/Semi-Public (excludes Walter H. Dyett High School in Washington Park - 3.8 acres)	29.3	7.4%
Industrial	102.8	26.1%
Two-Family Residential	14.9	3.8%
Single-Family Residential	10.6	2.7%
Commercial (Retail/Service/Office)	14.1	3.6%
Mixed Use	4.0	1.0%
Utility	13.4	3.4%
Park (excludes parcels comprising Washington Park - 348.2 acres)	1.1	0.3%
TOTAL	394.6	100.0%

1. Land Area excluding Washington Park, street, alley, rail, or other public rights-of-way.
 Note: Percentage and acreage figures are approximated due to rounding.

Almost a third of the land in the Project Area, not including Washington Park/Dyett High School, is vacant land and is evidence of the extent of disinvestment. A case could also be made for excluding the industrial area south of 63rd Street from these vacant land calculations, which would only increase the percentage of vacant land in the Project Area. Additionally, over the course of the last few decades, residential buildings have been demolished as the buildings deteriorated and were vacated. These parcels were “blighted before vacant”. The City has developed the Red X program to identify properties with structural or interior hazards with a red “X” sign. These hazards can include, but are not limited to, building deterioration or damage

from previous fires, structural hazards when components of the building have been removed, and collapse hazards due to the integrity of chimney tops, parapet walls, roof systems and or stair systems being compromised. The red “X” serves as an indicator to first responders to the existence of the hazards. Further, the presence of the red “X” makes it unlawful for any person to enter the building without first notifying the fire commissioner. The vacant land that remains speaks to the poor building conditions before the demolition, the challenges of the Area, and also presents a resource and opportunity for in-fill development and revitalization. **Plan Appendix, Attachment Two, Exhibit E – Vacant Land Map** highlights the location of the vacant parcels in the Project Area and distinguishes between public and privately owned land. Of the 952 vacant parcels, 498 (52%) are owned by the City, 53 (6%) are owned by another tax-exempt entity, and the remaining 401 (42%) are privately owned. There are 2,785 unique parcel identification numbers (PINS) represented in the 2,272 total parcels. Of these PINS, 22 are railroad property and 907 are owned by other entities exempted from property tax. These 929 PINS indicate that a full third (33%) of the PINS in the Project Area are not in use by a property tax revenue generating entity.

As shown on **Plan Appendix, Attachment Two, Exhibit C – Existing Land Use Map**, the majority of the Project Area is residential in nature, with commercial uses situated near intersections and a number of smaller industrial uses scattered in the southern and western portions of the Project Area; and then industrial uses south of 63rd Street. Some of these industrial uses are directly adjacent to land used for, or zoned as, residential, which may present an obstacle to in-fill development. The residential density is generally greater in the central and eastern portions of the Project Area. Moving east toward the Park, there are fewer single-family homes and more multi-family buildings.

A total of 1,090 structures are located on the approximately 277 acres of improved land in the Project Area. Of these structures, 174 are accessory buildings, such as garages, outbuildings or other secondary structures. The improved portions of the Project Area comprise about 70% of land area, not including Washington Park and other parkland. According to field observation, 92% of buildings were judged to be more than 35 years old, which means the improved portions of the Project Area may qualify as a “conservation area” if a combination of three (3) or more conservation factors are found to be present such that the presence of those factors is detrimental to the public safety, health, morals or welfare and the area may become “blighted”. These factors are defined in detail in **Section III. Qualification of the Project Area**.

A high proportion of buildings in the Project Area have deteriorated primary or secondary building components. Further, deteriorated conditions in the public right-of-way, including streets, sidewalk, curb and gutter, have been documented. The extent of deterioration on improved parcels is documented in detail in Section III of this report. **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions** also provides documentation of deterioration and other blighting/conservation factors.

Within the Project Area, there are varying types of residential uses. The types of residential uses were identified during the building condition and land use survey conducted as part of this eligibility analysis for the Project Area. This survey, completed in 2013 and 2014, revealed that the Project Area contains about 4,375 housing units. Of those housing units, 3.7% are single unit dwellings, 7.0% are two-unit buildings, 32.8% are in 3-unit or 4-unit buildings, and 37.1% are multi-family dwellings in buildings of 5 units or more. Approximately 86% of all occupied units are rental units. Because there are likely to be residents displaced from more than 10 inhabited residential units within the boundaries of the Project Area, the municipality is required

to perform a Housing Impact Study as part of the feasibility report (see Subsection 11.74.4-3(n)(5) of the Act).

The Project Area has a relative lack of quality retail/commercial uses. While commercial buildings account for 3.6% of the total land (excluding rights-of-way and the Park), the majority of commercial and retail uses that used to thrive on neighborhood street corners are now boarded-up and vacant or underutilized. Many storefronts have deteriorated over time because of long-term disinvestment in the Project Area. The deterioration that has occurred as a result has led to total vacancy of many parcels in the Project Area.

Development Activity and Assessed Value Trends

Historic Equalized Assessed Values (EAV's) for the Project Area, the rate of EAV growth for the City, and the Consumer Price Index for All Urban Consumers (CPI-U) in the Chicago-Gary-Kenosha MSA for the period between 2008 and 2013 are considered to identify development activity and determine assessed value trends. **Table 2-3 - Equalized Assessed Value Trends**, shown below, illustrates the comparison of the Project Area's EAV growth to both the City EAV and the CPI-U.

Table 2-3 Equalized Assessed Value Trends 2008 - 2013
 Washington Park Redevelopment Project Area
 City of Chicago, Illinois

Comparison of EAV Growth Rates

	Project Area EAV ¹	% Change from Previous Year	Balance of City EAV ²	% Change from Previous Year	Is Area's EAV growth rate lower than the balance of the City's EAV growth rate ² ?
2008	\$119,521,985		\$80,858,021,035		
2009	\$128,241,562	7.3%	\$84,458,566,127	4.5%	NO
2010	\$115,965,285	-9.6%	\$81,971,204,778	-2.9%	YES
2011	\$96,747,622	-16.6%	\$75,026,166,288	-8.5%	YES
2012	\$76,534,773	-20.9%	\$65,173,852,494	-13.1%	YES
2013	\$76,534,773	0.0%	\$65,173,852,494	0.0%	NO

¹Cook County Assessor data compiled by ERSE, April 2013.

²Citywide EAV less the Project Area EAV. Source is Cook County Clerk's Agency Tax Rate Reports for City of Chicago.

Comparison to Consumer Price Index

	Project Area EAV ¹	% Change from Previous Year	CPI-U for Chicago-Gary-Kenosha MSA	Is proposed Area's EAV growth rate less than the CPI-U for Chicago-Gary-Kenosha MSA ² ?
2008	\$119,521,985		-0.5%	
2009	\$128,241,562	7.3%	2.2%	NO
2010	\$115,965,285	-9.6%	1.4%	YES
2011	\$96,747,622	-16.6%	2.1%	YES
2012	\$76,534,773	-20.9%	1.2%	YES
2013	\$76,534,773	0.0%	1.2%	YES

¹Cook County Assessor data compiled by ERSE, April 2013.

²CPI-U source is U.S. Department of Labor.

The upper half of **Table 2-3** also shows that between 2008 and 2013, the EAV of the Project Area decreased from \$119.5 million to \$76.5 million. The table demonstrates that; 1) In at least 3 of the past 5 years, the EAV growth of the Project Area has declined; 2) In at least 3 of the past 5 years, the EAV growth of the Project Area has been less than the EAV growth of the remainder of the City; and, 3) In at least 3 of the past 5 years, the EAV growth of the Project Area has been less than the CPI-U of the Chicago-Gary-Kenosha MSA.

There are 2,785 PINS represented in the 2,272 total parcels. As noted, 929 (33%) of these PINS are owned by an entity exempted from property tax. In 2012 a total of 424 PINS (15%), represented by 211 parcels were delinquent in the payment of property taxes; 200 of these parcels were also vacant.

Prior Redevelopment Efforts

Four (4) existing TIF redevelopment project areas are adjacent to the Project Area. The Englewood Neighborhood TIF (T-106) borders the Project Area to the south-west, the 67th/Wentworth TIF (T-174) extends into the Project Area to the south, the West Woodlawn TIF (T-171) was established on the south-eastern boundary, and the 47th/State TIF (T-136) borders along the north and western boundary of Washington Park. The boundaries of the adjacent TIF redevelopment project areas are identified in the **Plan Appendix, Attachment Two, Exhibit G – Adjacent TIF/Redevelopment Areas Map**.

The South Side Empowerment Zone covers a portion of the Project Area from the northern boundary to the southern boundary and from the eastern boundary west to State Street. The Englewood Enterprise Zone (#6) covers most of the Project Area. The Enterprise Zone omits only a section of the Project Area between 60th and 62nd Streets, east of State Street.

III. QUALIFICATION OF THE PROJECT AREA

A. *Illinois Tax Increment Allocation Redevelopment Act*

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two), or an industrial park conservation area as defined at 5/11-74.4-3(a) of the Act. Based on the criteria set forth in the Act, the improved portion of the Area was determined to qualify as a conservation area, and the vacant portion of the Area was determined to qualify as a blighted area.

As set forth in the Act a conservation area is:

“conservation area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
- (6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*

- (7) *Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*
- (8) *Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are:*
 - (i) *of insufficient capacity to serve the uses in the redevelopment project area,*
 - (ii) *deteriorated, antiquated, obsolete, or in disrepair, or*
 - (iii) *lacking within the redevelopment project area.*
- (9) *Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*
- (10) *Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
- (11) *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*

- (12) *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
- (13) *The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.”*

As set forth in the Act, a blighted area is:

“any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

...

- (2) *If **vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- (A) *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that crated inadequate right-of-way widths for streets, alleys,, or other public rights-of-way or that omitted easement for public utilities.*
 - (B) *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
 - (C) *Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.*
 - (D) *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
 - (E) *The area has incurred Illinois Environmental Protection Agency or United State Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of*

- hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
- (F) *The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.*
- (3) *If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- (A) *The area consists of one or more unused quarries, mines, or strip mine ponds.*
- (B) *The area consists of unused rail yards, rail tracks, or railroad rights-of-way.*
- (C) *The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*
- (D) *The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*
- (E) *Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one (1) of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982,, and the area has not been developed for that designated purpose.*
- (F) *The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.”*

B. Survey, Analysis and Distribution of Eligibility Factors

A parcel-by-parcel analysis of the Project Area was conducted to identify the presence of TIF eligibility factors. The condition of each parcel and structure in the Project Area was documented using a tablet computer with GIS software. Field survey data was compiled and analyzed to investigate the presence and distribution of each of the TIF eligibility factors.

Eligibility factor data was collected for individual parcels and is aggregated into 21 sub-areas (each approximately four blocks) for analysis and presentation in two tables: **Table 3-1 – Conservation Factors Matrix for Improved Land**, and **Table 3-2 – Blighting Factors Matrix for Vacant Land**. The conditions recorded in **Table 3-1** and **Table 3-2** are depicted graphically in the **Plan Appendix, Attachment Two, Exhibit D – Existing Conditions Map** (due to map scaling, the Existing Conditions Map displays the Project Area divided into six sections and labeled as Exhibit D1 through D6). Examples of the conditions are also documented in the **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions**.

The improved portion of the Project Area contains 1,090 structures and constitutes approximately 70% of the land area not including Washington Park. The Project Area is characterized by the following conditions:

- the predominance of buildings that are 35 years of age or older (92% of buildings)¹;
- deteriorated buildings (63% of buildings);
- deteriorated site improvements (29% of parcels);
- deteriorated street and/or sidewalk pavement (86% of sub-areas);
- dilapidated buildings (4% of buildings);
- obsolete buildings (10% of buildings);
- primary buildings with excessive vacancies (20%);
- excessive land coverage (30% of improved parcels);
- inadequate utilities (76% of sub-areas);
- deleterious land use or layout (48% of sub-areas);
- lack of community planning (62% of sub-areas); and,
- demonstrates declining and subpar EAV growth.

The vacant portion of the Project Area constitutes approximately 120.6 acres (30% of net land area, not including Washington Park), represented on 952 parcels and by 21 sub-areas for this Eligibility Study. The vacant portion of the Project Area is characterized by the following statutory qualifying factors for a “blighted area” under Section 5/11-74.4-3(b) of the Act:

- obsolete platting (37% of parcels);
- diversity of ownership (43% of sub-areas);
- tax delinquencies (21% of vacant parcels; 50% of taxable vacant parcels);
- deterioration of structures or site improvements in neighboring areas (94% of vacant parcels); and,
- demonstrates declining or subpar EAV growth.

C. Evaluation Procedure

The Consultant conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Project Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

The surveys examined not only the condition and use of buildings, but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities,

¹ This is 42% greater than the statutory requirement. Under the Tax Increment Allocation Redevelopment Act, for designation of an area as a Conservation Area, 50% or more of the buildings must be 35 years of age or older.

landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding area. Investigators also researched historic photos and were assisted by information obtained from the City. The boundary and qualification of the Project Area was determined by the field investigations, eligibility requirements described in the Act, and the needs and deficiencies of the Project Area.

D. Investigation and Analysis of Factors

In determining whether or not the Project Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to the Project Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Project Area was used. In addition, aerial photographs, Sidwell block sheets, City utility atlases, electronic permitting data, etc. were also utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc.
3. On-site field inspection of the Project Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of areas for tax increment financing.
4. Use of accepted definitions as provided for in the Act.
5. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:
 - i. There exists in many Illinois municipalities, areas that are conservation or blighted areas, within the meaning of the TIF statute.
 - ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
 - iii. These findings are made on the basis that the presence of blight or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

Table 3-1 – Conservation Factors Matrix for Improved Land, provided on the following page documents the conditions in the Project Area.

Table 3-1
Conservation Factors Matrix for Improved Land
Washington Park Redevelopment Project Area
City of Chicago, Illinois

Sub-Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	TOTAL
No. of improved parcels	104	59	66	42	81	81	96	49	78	56	56	74	58	59	67	35	4	14	34	6	9	1,128
No. of vacant parcels	173	43	30	33	190	45	30	48	77	83	34	17	55	53	22	16	0	0	2	1	0	932
Parcels in R.O.W.	9	1	0	3	5	2	0	6	69	14	5	4	6	0	7	0	0	18	15	28	0	192
Total parcels (net R.O.W. parcels)	277	102	96	75	271	126	126	103	224	153	95	91	113	112	89	51	4	32	51	35	9	2,080
No. of primary buildings	286	103	96	78	276	128	126	103	224	153	95	95	119	112	96	51	4	32	51	35	9	2,272
No. of secondary buildings	80	56	65	38	59	63	98	48	54	26	42	80	54	29	49	24	10	10	21	6	4	916
No. of buildings 35 years or older	13	11	20	15	5	13	25	10	6	2	11	13	8	3	18	1	0	0	0	0	0	174
Housing units	93	67	85	53	64	76	123	58	60	28	53	93	62	32	67	25	10	10	21	6	4	1,090
Occupied housing units	82	61	76	43	62	74	111	56	58	30	49	83	60	30	64	24	10	7	20	4	2	1,006
Sub-Area count	115	379	261	321	106	289	374	376	77	50	170	507	283	140	518	408	0	0	2	0	0	4,376
	91	351	202	311	86	251	319	327	10	32	146	477	243	137	502	304	0	0	0	0	0	3,789
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	21
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
IMPROVED LAND FACTORS:																						
No. of deteriorated buildings	73	28	44	30	47	52	73	37	51	27	34	48	41	16	44	21	5	7	7	1	1	687
No. of parcels with site improvements that are deteriorated	34	7	21	13	26	25	34	8	16	15	16	22	16	11	13	18	3	11	14	2	7	332
Deteriorated street and/or sidewalk pavement (by sub-area)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	0	0	18
No. of dilapidated buildings	9	0	2	0	7	1	8	2	4	2	2	0	1	0	2	2	1	0	0	0	0	43
No. of obsolete buildings	21	2	2	0	16	12	9	1	8	4	7	12	0	1	3	3	0	2	1	1	1	106
No. of structures below minimum code																						216
No. of buildings lacking ventilation, light or sanitation facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of building with illegal uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No. of primary buildings with excessive vacancies	12	10	9	4	16	18	24	12	8	9	16	12	12	3	7	11	0	1	1	0	0	185
No. of parcels with excessive land coverage or overcrowding of structures	46	31	18	3	30	39	23	2	27	20	12	6	20	8	19	2	0	12	14	3	0	335
Inadequate utilities (by sub-area)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	16
Deleterious land use or layout (by sub-area)	1	0	0	0	1	1	0	0	1	1	1	0	0	1	1	1	0	0	1	0	0	10
Environmental Clean-up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lack of community planning (by sub-area)	1	1	0	0	1	1	0	0	1	1	1	0	1	1	1	1	0	1	1	0	0	13
Declining or Sub-par EAV Growth																						62%
																						YES

E. Eligibility Factors – Improved Area

In making the determination of eligibility, each and every property or building in the Project Area is not required to be blighted or otherwise qualify. It is the Project Area as a whole that must be determined to be eligible.

The report stated below details conditions that cause the Project Area to qualify under the Act as a conservation area, per surveys and research undertaken by the Consultant in 2013 and 2014:

Age of Structures

Age, although not one of the 13 factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify.

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. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (“wear and tear”) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify may be present.

Summary of Findings Regarding Age:

There are 1,090 buildings in the Project Area (including accessory structures such as garages and secondary buildings). Of these buildings, 1006 (92%) are 35 years of age or older as determined by field surveys and local research. In many instances buildings are significantly older than 35 year of age; the vast majority of buildings were constructed prior to World War II. The Project Area meets the threshold requirement for a conservation area in that more than 50% of the structures exceed 35 years of age.

1. Dilapidation

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings in an advanced state of disrepair. In order for a building to be classified as dilapidated, as the term is defined in the Act, major defects to the primary structural components of the building must be evident, or evident structural defects must be so extensive that the buildings must be removed. A small number of structures in the Project Area have critical defects in primary structural components, such as leaning or bowing load-bearing walls, severely sagging roofs, damaged floor structures, or foundations exhibiting major cracks or displacement.

Summary of Findings Regarding Dilapidation:

Of the 1,090 buildings in the Project Area, 43 buildings, (4%), were found to exhibit primary structural components in an advanced state of disrepair.

2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. The Act defines obsolescence as “*the condition or process of falling into disuse. Structures have become ill-suited for the original use.*” Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes, and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete site improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Throughout the Project Area, there are buildings that have a size, layout, or construction type that are indicative of obsolescence. Vacant storefronts, vacant upper-stories, underutilized properties, undersized commercial buildings, lack of parking or loading space, deteriorated buildings, and inadequate site improvements are all found in the Project Area and are indicators of obsolescence. Some structures are clearly now used for purposes other than the building’s designed and original use.

Summary of Findings Regarding Obsolescence:

The field survey of buildings in the Project Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised approximately 10% or 106 of the 1,090 buildings in the Project Area. These obsolete buildings include:

- *Long-term vacant commercial and industrial structures (e.g. 6115 S. Prairie Avenue, 5822 State Street, 6238 Wabash Avenue) that have been rejected by the local real-estate market could be indicative of functional or economic obsolescence.*
- *Industrial buildings that have become ill-suited for their original use (e.g. 6155 S. Prairie Avenue). Industrial structures of this age are ill-suited for modern industrial*

techniques due to factors such as inadequate floor area, excessive roof supports, inadequate utilities, poor energy efficiency, and constrictive vehicular access. These conditions could be indicative of functional or economic obsolescence as well as obsolete site improvements.

- *Residential buildings that house more dwelling units than originally intended (multiple examples on LaSalle Street, Perry Avenue, and Michigan Avenue). Single-family housing that has been converted to multi-family units or another use demonstrates functional obsolescence and the buildings are not being used as originally intended. See **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions, page A5-1.***
- *Obsolete site improvements also exist in the Project Area and are generally associated with the commercial and industrial buildings. Examples of inadequate improvements include poor sidewalk conditions (**Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions, page A5-17 to A5-19**) and deteriorated fencing (e.g. 5841 Wabash Avenue, 6028 S. Perry Avenue, 6115 S. Prairie Avenue. See **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions, pages A5-1, A5-2, and A5-13**).*

3. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions that are not easily correctable in the course of normal maintenance were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of the defects. Buildings with major defects in the secondary building components (e.g., damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Project Area. Many of the structures located in the Project Area exhibited these conditions. In addition, roadways, off-street parking and surface storage areas also evidenced deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Summary of Findings Regarding Deterioration:

Throughout the Project Area, deteriorating conditions were recorded on 687 (63%) of the 1,090 buildings. The exterior field survey of primary buildings in the Project Area found major defects in secondary building components, including windows, doors, gutters, downspouts, siding, fascia materials, parapet walls, etc. 332 (29%) of the improved parcels in the Project Area demonstrated deteriorated site improvements. Deteriorated public improvements (street pavement, curb and gutter, and sidewalk) were observed on 18 (86%) of the 21 sub-areas in the Project Area.

4. Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in

such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

Summary of Findings Regarding Presence of Structures Below Minimum Code Standards:

Considering the age of buildings in the Project Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties by qualified professionals would be required. Rather than attempt such an evaluation, the Consultant relied on City data on documented code violations.

The Department of Planning and Development provided electronic data on code violation records for the Project Area. These records included thousands of building or property maintenance code compliance issues documented through the Department of Buildings tracking system between 2004 and 2013. Code violations were recorded for 216 separate addresses for buildings in the Project Area (20% of all primary buildings).

*Because the data are based on property address rather than PIN, code violation data is not presented at the sub-area level in **Table 3-1 – Conservation Factors Matrix for Improved Land**. It should also be recognized that the code violations documented through the City’s record system are only a fraction of the code deficiencies in the Project Area. The predominance of structures in excess of 60 years of age indicates that most of the buildings in the Project Area likely have some characteristics that do not meet the City’s current building or zoning requirements. However, due to this unsubstantiated data, this factor cannot be verified as present for this Eligibility Study.*

5. Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, State or local laws. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures:

This factor was not documented in the Project Area.

6. Excessive Vacancies

Establishing the presence of this factor requires documenting unoccupied or underutilized buildings that represent an adverse influence on the Project Area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

Summary of Findings Regarding Excessive Vacancies:

During the field investigation, and subsequent updates, of the Project Area a total of 185 primary buildings were observed to contain vacant floor space. Based on the condition of some of the vacant buildings (boarded-up windows, deteriorated interior finishes, lack of lighting, outdated signage, etc.) it is evident that a number of these buildings have been vacant for an extended period of time. The appearance of vacant buildings within the Project Area indicates underutilization of existing structures and may lead to a tendency of vacancies to spread quickly throughout the Project Area.

*Examples of vacant residential structures can be seen in the **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions**. Residential vacancies are especially abundant on Lafayette Avenue between Garfield Boulevard and 57th Street. Where there are improved parcels in this stretch, many multi-unit and single family residential structures stand boarded-up and vacant. Vacant residential buildings represent an adverse influence on the Project Area by causing a decrease in the value of surrounding property.*

*In addition to the number of vacant residential units in the Project Area, many commercial buildings are boarded-up and vacant, as well. The **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions** includes examples of vacant commercial buildings. The extent and duration of vacancies at these locations and other vacant commercial parcels within the Project Area, combined with the lack of investment in commercial development indicate that the frequency of vacancies will likely persist and spread.*

*Vacancies are generally distributed equally among commercial and residential structures within the Project Area, and many are owned by the City of Chicago as shown in the **Plan Appendix, Attachment Two, Exhibit E - Vacant Land Map**. From the field investigation, it appears that a high concentration of privately owned vacancies occurs in the north/west-central sub-areas of A, B, E, F, I, J, and K, as identified in the **Plan Appendix, Attachment Two, Exhibit B – Sub Area Key Map**. This distribution of vacancies results in a significant blighting effect on surrounding properties. Without intervention, vacancies are likely to persist and begin to negatively impact surrounding properties. The field investigation indicates that 185 primary buildings, 20% of the 916 total primary buildings, have vacancy of floor space, and It appears that many primary structures have been abandoned without use for an extended period of time.*

7. Lack of Ventilation, Light or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities are presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:

The exterior field survey of main buildings in the Project Area did not result in documentation of structures without adequate mechanical ventilation, natural light and proper window area ratios.

8. Inadequate Utilities

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm water drainage, water supply, electrical power, sanitary sewers, gas and electricity.

Summary of Findings Regarding Inadequate Utilities:

The Bureau of Engineering Services in the City's Department of Water Management provided the consultant with data on the condition of sanitary sewer mains and water lines in the Project Area. Many of the water mains serving the Project Area are deficient in terms of either age or size. According to the City's Bureau of Engineering Services, all 6-inch cast iron water mains are obsolete and in need of replacement with ductile iron mains of at least eight (8) inches in diameter. Undersized water mains are found in the majority of the Project Area's sub-areas. The projected service life of water mains is 100 years. Some sections of water line in the Project Area are more than 120 years old, and the Project Area's sub-areas are served by water mains that exceed their expected service life.

Sanitary sewer data was also reviewed by the Consultant. Many sections of sewer line exceed 100 years of age. Based on the age and condition of lines, 12 sections of sanitary sewer main in the Project Area have been identified as candidates for relining (a less costly alternative to replacement). These relining projects, along with three (3) sewer improvement projects identified through hydraulic studies, are distributed throughout the Project Area.

*Obsolete, undersized and deficient water lines are indicated on **Plan Appendix, Attachment Two, Exhibit D – Existing Condition Maps** with a dashed line pattern. These deficient utilities are distributed throughout the Project Area and present in 16 (76%) of the 21 sub-areas.*

9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing instances where building coverage is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development because problems associated with lack of parking or loading areas can negatively impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:

Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the industrial and commercial corridors in the western portion of the Project Area, and in the southern residential sub-areas. The incidence of excessive land coverage in the Project Area is high both as a result of inadequate spacing between buildings and inadequate parking.

Numerous commercial and industrial businesses are located in structures that cover 100% of their respective lots. Other businesses are utilizing 100% of their lots for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access. This is common along Wentworth Avenue and La Salle Street. Furthermore, delivery trucks were observed to be blocking alleys and streets while performing normal delivery operations or accessing shipping facilities.

*In addition, numerous residential structures exhibited excessive land coverage and overcrowding of structures. Along Wabash Avenue, LaSalle Street and State Street between 58th Street and 60th Street are numerous buildings where the buildings are spaced too closely or buildings are improperly situated on their sites. Residences that were originally built as single family homes have been converted into multi-unit residences. The result of overcrowding of structures in the residential corridors throughout the Project Area is increased demand for parking on residential streets. 30%, or 335 of the 1,128 improved parcels in the Project Area, revealed some evidence of excessive land coverage or overcrowding of structures and community facilities. Although this factor exists in the Project Area as shown in **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions, pages A5-1, A5-2, and A5-6**, this Eligibility Study considers no finding regarding Excessive Land Coverage.*

10. Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Summary of Findings Regarding Deleterious Land Use or Layout:

In locations such as the Project Area where its character has evolved over the years, industrial, commercial and residential uses are often in close proximity to one another. It is not unusual to find small pockets or isolated residential buildings within a predominantly industrial area or an industrial use in a residential area. Although these buildings may be considered, because of age and continuous occupancy, as legal non-conforming uses (whose existence and use is thereby “grandfathered”), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Project Area is influenced by these differing uses.

*As illustrated in **Exhibit C – Existing Land Use**, the Project Area is primarily residential with interspersed pockets of industrial corridors in the western sub-areas, as well as an industrial area to the south. The combination of limited on-site parking and high density industrial and commercial development in close proximity to primarily residential uses causes conflict in traffic, parking, safety, and environmental conditions that has promoted deleterious use of land in some portions of the Project Area. For example, a food manufacturing company, located on South Perry Avenue is located in a predominantly residential part of the Project Area as seen in the **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions**. Parallel streets adjacent to Perry Avenue, Lafayette and LaSalle Streets, contain mostly residential parcels or vacant parcels zoned residential. The food manufacturer’s location in a predominantly residential neighborhood is an example of deleterious land uses and land use relationships within the Project Area.*

*Additionally, the presence of other commercial or industrial uses within residential land uses or abandoned equipment and vehicles, as seen in the **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions** at 5612 S. LaSalle Street, the vehicle storage shown on Wentworth Avenue, or the automotive repair business located on South State Street qualify as deleterious or incompatible land uses. Commercial uses are typically not encouraged within primarily residential neighborhoods. The garage on the residential parcel located at 5612 S. LaSalle Street is being used for tire storage and is a noxious and offensive land use to neighboring residential property owners. The storage of abandoned vehicles on Wentworth Avenue is another example of deleterious land use. The location of the automotive repair business at 6053 S. State Street adjacent to residential land uses further exhibit’s the presence of deleterious land uses distributed throughout the Project Area.*

*Deleterious land uses and land use relationships were located within 48%, or ten (10) of the 21 sub-areas identified in the **Plan Appendix, Attachment Two, Exhibit B – Sub Area Key Map**.*

11. Lack of Community Planning

This may be counted as a factor if the proposed area was developed prior to, or without the benefit or guidance of, a community plan. This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area's development. Indications of a lack of community planning include:

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.
2. Inadequate street and utility layout.
3. Tracts of land that are too small or have awkward configurations that would not meet contemporary development standards.
4. Properties lack adequate access to public streets.
5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.
6. Commercial and industrial properties that are too small to adequately accommodate appropriate off-street parking and loading requirements.
7. The presence of deteriorated structures, code violations and other physical conditions that are further evidence of an absence of effective community planning.

Summary of Findings Regarding Lack of Community Planning:

Much of the Project Area was developed originally from the late 1800's to the mid-1900's. As evidenced by limited lot sizes for commercial uses, placement and orientation of buildings with total or near-total lot coverage, and lack of provisions for off-street parking, loading and service, the development of the area occurred without consideration of a comprehensive community plan with adequate guidelines for the overall community area development.

It should be noted that the Study Area has benefited from community planning in recent times. However, many of the conditions that now plague the area are the result of original development, which occurred without the benefit of sound community planning. Therefore, while significant planning investment has been made in the Study Area over recent decades, original development done without the benefit of sound community planning has contributed significantly to the Study Area's current problems.

*As previously noted in this analysis, many properties in the Project Area are affected by narrow streets, lack of parking that has led to excessive land coverage, incompatible land-uses, and inadequate utilities. Additionally, there is evidence of deteriorating building conditions and numerous code violations. As seen in the **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions, pages A5-2, A5-8, and A5-9** show examples of large commercial or industrial properties in potential conflict with residential areas and that may not meet contemporary development standards. In the **Plan Appendix, Attachment Five – Photo Appendix of Existing Conditions, pages***

A5-18 and A5-19, deteriorated infrastructure is shown as well as many areas with standing water that also indicates inadequate storm water utilities. Many parcels have been left vacant where previously there had been structural improvements. Increased disinvestment and lack of demand has resulted in the vacancy of structures and many buildings have subsequently been demolished. The lack of new construction after demolition can also be attributed to a lack of community planning in the Project Area. As indicated previously, there is a general lack of commercial uses throughout the Project Area. While Garfield Boulevard, State Street and Prairie Avenue had once served as commercial corridors for the Project Area, many of the previously existing businesses have been replaced by vacant or boarded-up storefronts. For example, at 5859 South State Street a previously open commercial structure is now boarded and vacant. This example shows the presence of deteriorated structures and other conditions that indicate the absence of community planning. The lack of effective community planning has led to continued disinvestment in the Project Area as well as increased commercial and residential vacancies.

Lack of community planning was observed in 62% or 13 of the 21 sub-areas identified in the **Plan Appendix, Attachment Two, Exhibit B – Sub Area Key Map**.

12. Environmental Remediation Costs

If an area has incurred Illinois or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development of the redevelopment project area then this factor may be counted.

Summary of Findings Regarding Environmental Remediation Costs:

This factor was not identified in the Project Area. However, field observation reveals that several properties may be affected by environmental contamination.

13. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation

If the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available then this factor may be counted.

Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:

As discussed in **Section II-B, Development Activity and Assessed Value Trends**, of this Eligibility Study, analysis of historic EAV for the Project Area indicates that the EAV of the Project Area has declined in 2010, 2011, and 2012 and has also experienced growth at a rate less than that of the balance of the City and less than the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same years.

F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Redevelopment Project Area

The presence of deteriorated buildings; deteriorated site improvements and public rights-of-way; inadequate utilities; deleterious land use relationships; lack of community planning; and declining or sub-par EAV growth are all indications of detrimental conditions in the Project Area. Furthermore, these conditions are present to a meaningful extent and reasonably distributed throughout the improved portions of the Project Area. The presence of these TIF eligibility factors underscores the lack of private investment in the Project Area.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies, which cause the improved portion of the Project Area to qualify as a conservation area consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis, it is clear that a number of eligibility factors affect the Project Area. The presence of these factors qualifies the improved portion of the Project Area as a conservation area.

G. Analysis of Undeveloped or Vacant Property

For the purpose of qualification for TIF, the term “vacant land” is defined in the TIF Act as follows:

Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area.

Approximately 120.6 acres of the 394.6-acre Area (30.6% of the net land area excluding Washington Park/Dyett High School) is considered vacant by this definition. Vacant land is identified in the **Plan Appendix, Attachment Two, Exhibit C - Existing Land Use Map** and highlighted in the **Plan Appendix, Attachment Two, Exhibit E – Vacant Land Map**. The blighting factors present on vacant parcels are summarized on **Table 3-2 – Blighting Factors Matrix for Vacant Land** on the following page.

Table 3-2
Blighting Factors Matrix for Vacant Land
Washington Park Redevelopment Project Area
City of Chicago, Illinois

Sub-Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	TOTAL	
No. of improved parcels	104	59	66	42	81	81	96	49	78	56	56	74	58	59	67	35	4	14	34	6	9	1,128	54%
No. of vacant parcels	173	43	30	33	190	45	30	48	77	83	34	17	55	53	22	16	0	0	2	1	0	952	46%
Parcels in R.O.W.	9	1	0	3	5	2	0	6	69	14	5	4	6	0	7	0	0	18	15	28	0	192	0%
Proportion of parcels vacant	62%	42%	31%	44%	70%	36%	24%	49%	50%	60%	38%	19%	49%	47%	25%	31%	0%	0%	6%	14%	0%		
Total parcels (net R.O.W. parcels)	277	102	96	75	271	126	126	97	155	139	90	91	113	112	89	51	4	14	36	7	9	2,080	100%
Sub-Area count	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	21	100%
VACANT LAND FACTORS (2 or More):																							
Obsolete Platting (by parcel)	103	4	5	0	127	11	4	4	13	50	2	4	14	4	2	1	0	0	1	1	0	350	NO
Obsolete Platting (% of vacant parcels)	60%	9%	17%	0%	67%	24%	13%	8%	17%	60%	6%	24%	25%	8%	9%	6%	0%	0%	50%	100%	0%		NO
Obsolete Platting (sub-area > 10%)	1	0	1	0	1	1	1	0	1	1	0	1	1	0	0	0	0	0	1	1	0	9	NO
Diversity of Ownership (by sub-area)	0	1	0	1	1	1	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	9	43%
Tax Delinquencies																						200	21%
Deterioration of Struct. Or Site																							
Improvements in Neighboring Areas	149	37	24	31	190	44	30	48	65	80	34	17	55	52	22	16	0	0	2	0	0	896	94%
Environmental Clean-up	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Declining or Sub-par EAV Growth																							YES
VACANT LAND FACTORS (1 or More):																							
Unused Quarry, Mines, Rail, etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Blighted Before Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Chronic Flooding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
Unused or Illegal Disposal Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%

Using GIS software the Consultant evaluated the Project Area's vacant land in terms of the conditions listed in **Table 3-2** during field surveys and subsequent analyses. The data was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

Vacant Blighted Area Category 1 Factors:

Obsolete Platting, Diversity of Ownership, Tax Delinquencies, Deterioration of Structures in Neighboring Areas, Environmental Remediation, Declining or Sub-Par E.A.V. (2 or More)

Vacant land may qualify as a blighted area if any two (2) of the six (6) Vacant Blighted Area Category 1 Factors are present or if any one (1) of the Vacant Blighted Area Category 2 Factors is present.

Summary of Findings Regarding Obsolete Platting:

The result of obsolete platting of vacant land is parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.

This Eligibility Study considers no finding regarding Obsolete Platting in the Project Area.

Summary of Findings Regarding Diversity of Ownership:

Diversity of ownership refers to parcels of vacant land owned by so large a number of individuals or entities that the ability to assemble the land for development is retarded or impeded. As indicated above, some assembly of parcels has taken place over time. However, an analysis of common ownership grouping reveals that there remain diverse ownership conditions in 9 of the Area's 21 sub-areas (43%). This diversity of ownership in the Project Area will present an obstacle to redevelopment of the Project Area.

Summary of Findings Regarding Tax Delinquencies:

There are 952 vacant parcels in the Project Area. 498 (52%) of these vacant parcels are owned by the City and another 53 (6%) are owned by other entities exempt from property tax, leaving a total of 401 (42%) vacant, privately owned, tax revenue generating parcels. The ability of these parcels to generate property tax revenue is critical and represents increased revenue potential for the Project Area. For the 2012 tax year, there were 200 (21%) vacant parcels found to be delinquent. Although not an impact on the qualifying factor, it is also important to note that of the 401 vacant, privately owned, tax generating parcels, 50% were delinquent for the 2012 tax year.

Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:

As indicated in the prior analysis of blighting factors on improved portions of the Project Area, approximately 63% of buildings exhibited deteriorated conditions and 86% of sub-areas exhibited deteriorated right-of-way conditions. It was found that 896 (94%) of the 952 vacant parcels are located adjacent to deteriorated buildings or site improvements.

Much of the vacant land in the Project Area is adjacent to or near deteriorated buildings and site improvements. These deteriorated buildings detract from the desirability and marketability of nearby vacant sites. This impediment to redevelopment can be addressed in part through the use of public-private financing mechanisms such as tax increment financing to encourage investment.

Summary of Findings Regarding Environmental Remediation:

As is noted in the discussion of environmental remediation, this factor was not identified. It is not known whether past land uses on parcels that are now vacant created soil or groundwater contamination. No documentation of past contamination of vacant land is presently available.

Summary of Findings Regarding Declining or Sub-Par Equalized Assessment Valuation (EAV) Growth:

As indicated in the prior analysis of blighting factors on improved portions of the Project Area, analysis of historic EAV for the Project Area indicated that the EAV has declined in 2010, 2011, and 2012 and has also experienced growth at a rate less than that of the balance of the City and less than the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same years.

With regard to the second set of vacant land factors, if the category 1 factors are not found to exist, only one (1) category 2 factor is required for eligibility. No category 2 factors were found to be present in the Project Area.

Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:

It is evident from aerial photography that many buildings have been demolished in the Project Area. Those familiar with the Project Area indicate that many of these buildings were deteriorated and vacant. Additionally, over the course of the last few decades, residential buildings have been demolished as the buildings deteriorated and were vacated. These parcels were “blighted before vacant”. The City has developed the Red X program to identify properties with structural or interior hazards with a red “X” sign. These hazards can include, but are not limited to, building deterioration or damage from previous fires, structural hazards when components of the building have been removed, and collapse hazards due to the integrity of chimney tops, parapet walls, roof systems and or stair systems being compromised. The red “X” serves as an indicator to first responders to the existence of the hazards. Further, the presence of the red “X” makes it unlawful for any person to enter the building without first notifying the fire commissioner. The vacant land that remains speaks to the poor building conditions

*before the demolition, the challenges of the Area, and also presents a resource and opportunity for in-fill development and revitalization. Based on data from the City, 63 demolition permits have been issued in the Project Area from 2007 to 2013. However, documentation of actual building demolitions and the conditions of these parcels prior to their becoming vacant is not available, and for the purposes of this analysis this factor was not shown as present within the Project Area on **Table 3-2 – Blighting Factors Matrix for Vacant Land**.*

Summary of Findings Regarding Unused or Illegal Disposal Site:

*Garbage and littering consisting of various materials was found on scattered vacant lots around the Project Area. However, none of these sites had accumulations of materials at a sufficient quantity to classify them as “illegal disposal sites”, and for the purposes of this analysis this factor was not shown on **Table 3-2 – Blighting Factors Matrix for Vacant Land** to be present. Nonetheless, it should be noted that the prevalence of vacant lots in the Project Area, most of which are not owned by residents of the Project Area, is such that ensuring proper maintenance of vacant lots will continue to be a challenge for the neighborhood. The presence of overgrown or litter-strewn vacant lots detracts from the appearance of the Project Area and inhibits investment.*

H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area

The discussion above, and the evidence summarized in **Table 3-2 – Blighting Factors Matrix for Vacant Land**, indicate that the factors required to qualify the vacant portion of the Project Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion of the Project Area.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the Project Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis, it is clear that the vacant portion of the Project Area is impacted by a number of eligibility factors. The presence of these factors qualifies the vacant portion of the Project Area as a blighted area.

IV. SUMMARY AND CONCLUSIONS

The conclusions of PGAV PLANNERS are that the number, degree, and distribution of eligibility factors in the Project Area as documented in this Eligibility Study warrant: i) the designation of the improved portion of the Project Area as a **conservation area**, and ii) the designation of the vacant portion of the Project Area as a **blighted area** as set forth in the Act. Below is a table summarizing the qualifying factors that are found to exist in the Project Area.

A. Conservation Area Statutory Factors

FACTOR ¹		EXISTING IN PROJECT AREA ²
	Age³	92% of bldgs. exceed 35 yrs. of age
1	Dilapidation	Minor extent (4% of buildings)
2	Obsolescence	Minor extent (10% of buildings)
3	Deterioration	Major extent (63% of buildings; 86% of sub-areas)
4	Presence of structures below minimum code standards	Not Verified
5	Illegal use of individual structures	Not Documented
6	Excessive vacancies	Minor extent (20% of buildings)
7	Lack of ventilation, light or sanitary facilities	Not Documented
8	Inadequate utilities	Major extent (76% of sub-areas)
9	Excessive land coverage or overcrowding of structures	No Finding
10	Deleterious land use or layout	Minor extent (48% of sub-areas)
11	Environmental clean-up	Not Documented
12	Lack of Community Planning	Major extent (62% of sub-areas)
13	Declining or subpar E.A.V. growth	YES

Notes:

- 1 Not including Age as a factor, only three (3) factors are required by the Act to be present for eligibility as a Conservation Area. Eight (8) factors are verified present in the Project Area.
- 2 Except for EAV growth, qualifying factors can be identified as being found to a major extent by their existence on more than 50% of the structures or sub-areas in the Project Area. Three (3) factors were found to exist to a major extent and four (4) other factors were found to exist to a minor extent.
- 3 Age, although not a blighting factor for designation, is a threshold that must be present for an area to qualify as a Conservation Area.

B. Blighting Factors for Vacant Areas

FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF PROJECT AREA
1	Two (2) or more of the following factors: i. Obsolete platting – no finding ii. Diversity of ownership – minor (Present on 43% of sub-areas) iii. Tax and assessment delinquencies – minor (Present for 21% of vacant parcels) iv. Deterioration of Structures in Neighboring Areas – YES (Present on 94% of vacant parcels) v. Environmental Remediation – not present vi. Declining or Subpar E.A.V. Growth – YES or	<p style="text-align: center;">YES Two (2) factors required, Two (2) are present</p>
2	Area immediately prior to becoming vacant qualified as a blighted improved area; or	Not Applicable
3	Area consists of unused quarry or quarries; or	Not Applicable
4	Area consists of unused rail yards, rail tracks or railroad right-of-way; or	Not Applicable
5	Area prior to designation is subject to chronic flooding or contributes to downstream flooding; or	Not Applicable
6	Area consists of unused or illegal disposal site containing earth, stone, building debris or similar materials; or	Not Documented
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	Not Applicable

Note: The Project Area qualifies per statutory requirements. Only one (1) above the above seven (7) situations is required by the Act.

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a conservation area or a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Project Area.

Despite small incremental improvements scattered throughout the Project Area, there exist conditions that continue to threaten the public safety, health and welfare of the Project Area. While not an eligibility factor under the Act, crime statistics also provide evidence that these threatening conditions are present in the Project Area. Recent crime statistics (*Chicago Tribune -2014, May 19*. Retrieved from <http://crime.chicagotribune.com/chicago/community/> for the month of April 2014, obtained from the City of Chicago Data Portal.) indicate the Washington Park Community Area currently ranks 7th among Chicago's 77 community areas in violent crime reports; 2nd for property crime reports; and 10th for quality of life crime reports. Other crime data sources may differ, but all indicated that the Washington Park Community Area has a high rate of crime. Furthermore, the presence of factors indicated by the Act include deteriorated, obsolete structures; building vacancies; inadequate utilities; land use incompatibilities; deteriorated streets and sidewalks; declining or subpar EAV growth; and the predominance of underutilized, vacant and tax exempt or tax delinquent properties in the Project Area and may result in continued disinvestment that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Project Area will benefit from the TIF program.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area for the improved portion of the Project Area and a finding of a blighted area for the vacant portion of the Project Area and making this Eligibility Study a part of the public record.

The analysis contained herein was based upon data assembled by Ernest R. Sawyer Enterprises and PGAV PLANNERS. The study and survey of the Project Area indicate the requirements necessary for designation as a combination conservation and blighted area, are present. Therefore, the Project Area qualifies as a combination conservation area and a vacant blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

**PLAN APPENDIX, ATTACHMENT FOUR –
2012 ESTIMATED EAV BY TAX PARCEL**

	B	C
1	20104000020000	EXEMPT
2	20104000030000	EXEMPT
3	20151000010000	364,722
4	20151000020000	8,467
5	20151000050000	8,470
6	20151000060000	EXEMPT
7	20151000070000	42,662
8	20151000080000	16,937
9	20151000090000	EXEMPT
10	20151000100000	EXEMPT
11	20151000110000	780,024
12	20151000120000	13,551
13	20151000130000	64,453
14	20151000140000	EXEMPT
15	20151000150000	48,015
16	20151000170000	EXEMPT
17	20151000180000	EXEMPT
18	20151000190000	26,339
19	20151000200000	16,937
20	20151000240000	59,695
21	20151010010000	EXEMPT
22	20151010020000	EXEMPT
23	20151010030000	41,989
24	20151010040000	119,238
25	20151010050000	84,839
26	20151010060000	EXEMPT
27	20151010070000	EXEMPT
28	20151010080000	EXEMPT
29	20151010090000	EXEMPT
30	20151010100000	27,102
31	20151010110000	27,102
32	20151010120000	13,551
33	20151010130000	57,913
34	20151010140000	13,551
35	20151010150000	13,551
36	20151010170000	39,890
37	20151010201001	23,096
38	20151010201002	16,096
39	20151010201003	23,096
40	20151010201004	23,096
41	20151020010000	EXEMPT
42	20151020020000	EXEMPT
43	20151020030000	5,081
44	20151020040000	5,081
45	20151020060000	78,402
46	20151020070000	25,991
47	20151020080000	9,876
48	20151020090000	EXEMPT
49	20151020100000	16,117
50	20151020120000	50,274
51	20151020130000	458,101
52	20151020140000	136,874
53	20151020150000	92,285
54	20151020160000	EXEMPT
55	20151020170000	29,049
56	20151020201001	32,222
57	20151020201002	26,165
58	20151020201003	26,165
59	20151020211001	30,811
60	20151020211002	37,811
61	20151020211003	30,811

	B	C
62	20151020211004	30,811
63	20151050010000	EXEMPT
64	20151050020000	EXEMPT
65	20151050030000	EXEMPT
66	20151050040000	58,267
67	20151050050000	23,261
68	20151050060000	EXEMPT
69	20151050070000	EXEMPT
70	20151050080000	52,305
71	20151050090000	EXEMPT
72	20151050100000	EXEMPT
73	20151050110000	EXEMPT
74	20151050120000	EXEMPT
75	20151050130000	14,603
76	20151050140000	271,694
77	20151050150000	EXEMPT
78	20151050160000	EXEMPT
79	20151050170000	19,883
80	20151050180000	EXEMPT
81	20151060010000	72,281
82	20151060280000	223,472
83	20151060050000	23,517
84	20151060060000	147,199
85	20151060070000	151,438
86	20151060080000	96,939
87	20151060090000	75,039
88	20151060290000	217,936
89	20151060150000	EXEMPT
90	20151060160000	12,726
91	20151060170000	63,084
92	20151060180000	EXEMPT
93	20151060190000	14,847
94	20151060200000	EXEMPT
95	20151060210000	EXEMPT
96	20151060220000	70,620
97	20151060230000	EXEMPT
98	20151060240000	8,560
99	20151060250000	EXEMPT
100	20151060260000	13,573
101	20151060270000	EXEMPT
102	20151070010000	EXEMPT
103	20151070020000	8,678
104	20151070030000	8,678
105	20151070040000	8,678
106	20151070050000	29,700
107	20151070060000	17,358
108	20151070070000	EXEMPT
109	20151070170000	EXEMPT
110	20151070180000	EXEMPT
111	20151070190000	301,829
112	20151070200000	29,761
113	20151070210000	49,609
114	20151070310000	16,937
115	20151070320000	33,538
116	20151070330000	8,131
117	20151070340000	8,467
118	20151070350000	8,467
119	20151070360000	8,467
120	20151070370000	8,521
121	20151070380000	8,417
122	20151070390000	13,568

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125	20151070420000	24,032
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127	20151070440000	34,214
128	20151070450000	45,768
129	20151070460000	39,831
130	20151070470000	13,551
131	20151070480000	0
132	20151070490000	EXEMPT
133	20151080010000	EXEMPT
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135	20151080030000	37,359
136	20151080040000	52,855
137	20151080050000	32,363
138	20151080060000	44,570
139	20151080070000	0
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141	20151080090000	17,213
142	20151080100000	55,486
143	20151080110000	49,794
144	20151080120000	44,023
145	20151080130000	13,551
146	20151080150000	54,415
147	20151080160000	13,551
148	20151080170000	26,270
149	20151080180000	45,406
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151	20151080240000	78,966
152	20151080250000	211,767
153	20151080260000	83,579
154	20151080270000	76,012
155	20151080280000	79,763
156	20151080290000	EXEMPT
157	20151080300000	EXEMPT
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159	20151080320000	187,075
160	20151080340000	54,802
161	20151080350000	45,992
162	20151080360000	13,551
163	20151080370000	27,102
164	20151080380000	80,075
165	20151080390000	89,386
166	20151080401001	43,361
167	20151080401002	23,696
168	20151080430000	18,927
169	20151080421001	20,792
170	20151080421002	20,141
171	20151080421003	20,529
172	20151090010000	121,342
173	20151090020000	121,342
174	20151090030000	84,454
175	20151090040000	73,972
176	20151090050000	EXEMPT
177	20151090060000	EXEMPT
178	20151090140000	EXEMPT
179	20151090150000	EXEMPT
180	20151090160000	68,642
181	20151090170000	53,612
182	20151090180000	40,193

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187	20151090230000	45,605
188	20151090240000	38,571
189	20151090380000	EXEMPT
190	20151090390000	27,102
191	20151090400000	13,551
192	20151090410000	13,551
193	20151090420000	94,268
194	20151090430000	49,987
195	20151090440000	58,631
196	20151090450000	58,631
197	20151090460000	58,631
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199	20151090480000	54,760
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201	20151090500000	23,306
202	20151090510000	EXEMPT
203	20151090520000	EXEMPT
204	20151090530000	EXEMPT
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206	20151090550000	31,128
207	20151100010000	26,886
208	20151100020000	25,632
209	20151100030000	21,032
210	20151100040000	52,507
211	20151100050000	2,257
212	20151100060000	17,708
213	20151100080000	EXEMPT
214	20151100090000	9,924
215	20151100100000	EXEMPT
216	20151100110000	EXEMPT
217	20151100120000	EXEMPT
218	20151100130000	86,090
219	20151100140000	168,950
220	20151100150000	26,937
221	20151100160000	76,444
222	20151100190000	10,605
223	20151100210000	64,116
224	20151100240000	344,017
225	20151100250000	EXEMPT
226	20151100260000	EXEMPT
227	20151100271001	8,582
228	20151100271002	15,265
229	20151100271003	28,137
230	20151100271004	26,827
231	20151100271005	14,811
232	20151100271006	21,137
233	20151100281001	15,206
234	20151100281002	16,115
235	20151100281003	22,694
236	20151100281004	22,142
237	20151100281005	18,211
238	20151100281006	23,211
239	20151100281007	24,830
240	20151100281008	24,830
241	20151100281009	884
242	20151100281010	884
243	20151100281011	884

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246	20151100281014	884
247	20151100281015	884
248	20151100281016	884
249	20151100281017	884
250	20151100281018	884
251	20151100281019	884
252	20151100281020	884
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254	20151100291002	25,410
255	20151100291003	34,057
256	20151100291004	38,268
257	20151100291005	20,410
258	20151100291006	34,057
259	20151100291007	2,466
260	20151100291008	2,466
261	20151100291009	2,466
262	20151100291010	1,007
263	20151100291011	1,007
264	20151100291012	1,007
265	20151100301001	22,100
266	20151100301002	22,100
267	20151100301003	17,697
268	20151100301004	29,697
269	20151100301005	24,215
270	20151100301006	31,215
271	20151100301007	32,736
272	20151100301008	32,736
273	20151100301009	3,793
274	20151100301010	3,793
275	20151100301011	3,793
276	20151100301012	3,793
277	20151100301013	3,793
278	20151100301014	3,793
279	20151100301015	3,793
280	20151100301016	3,793
281	20151100311001	28,940
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283	20151100311003	35,381
284	20151100311004	35,381
285	20151100311005	39,612
286	20151100311006	37,777
287	20151100311007	37,777
288	20151100311008	28,940
289	20151100311009	34,753
290	20151100311010	34,753
291	20151100311011	36,989
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293	20151100321002	29,366
294	20151100321003	31,386
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296	20151110020000	EXEMPT
297	20151110030000	163,844
298	20151110040000	EXEMPT
299	20151110050000	85,175
300	20151110060000	EXEMPT
301	20151110070000	EXEMPT
302	20151110080000	EXEMPT
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304	20151110100000	27,102

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309	20151110150000	EXEMPT
310	20151110160000	EXEMPT
311	20151110170000	22,557
312	20151110180000	22,557
313	20151110190000	EXEMPT
314	20151110200000	83,340
315	20151110220000	EXEMPT
316	20151110230000	37,710
317	20151110240000	69,402
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319	20151120020000	58,873
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321	20151120281002	22,779
322	20151120281003	31,198
323	20151120281004	25,646
324	20151120281005	26,931
325	20151120281006	29,779
326	20151120281007	30,957
327	20151120281008	25,646
328	20151120050000	59,075
329	20151120060000	13,551
330	20151120070000	27,102
331	20151120080000	EXEMPT
332	20151120090000	27,102
333	20151120100000	83,910
334	20151120110000	30,693
335	20151120120000	64,346
336	20151120130000	EXEMPT
337	20151120140000	EXEMPT
338	20151120150000	237,920
339	20151120160000	89,288
340	20151120170000	159,857
341	20151120180000	43,442
342	20151120190000	104,890
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344	20151120210000	107,449
345	20151120220000	131,695
346	20151120240000	83,570
347	20151120250000	EXEMPT
348	20151120260000	105,044
349	20151120271001	13,705
350	20151120271002	25,882
351	20151120271003	20,458
352	20151120271004	25,576
353	20151120271005	20,458
354	20151120271006	25,576
355	20151120291001	22,989
356	20151120291002	24,134
357	20151120291003	23,943
358	20151120291004	24,325
359	20151130010000	165,884
360	20151130020000	5,903
361	20151130030000	EXEMPT
362	20151130040000	EXEMPT
363	20151130050000	EXEMPT
364	20151130060000	8,467
365	20151130070000	8,467

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366	20151130080000	8,467
367	20151130090000	EXEMPT
368	20151130100000	33,552
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370	20151130120000	EXEMPT
371	20151130130000	966
372	20151130150000	8,386
373	20151130160000	EXEMPT
374	20151130170000	25,169
375	20151130180000	EXEMPT
376	20151130200000	47,575
377	20151130210000	EXEMPT
378	20151130220000	45,117
379	20151130230000	13,467
380	20151130240000	EXEMPT
381	20151130250000	55,972
382	20151130260000	72,735
383	20151130270000	EXEMPT
384	20151130280000	EXEMPT
385	20151130290000	EXEMPT
386	20151130300000	32,124
387	20151130320000	40,903
388	20151130330000	16,226
389	20151130340000	0
390	20151130350000	EXEMPT
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392	20151130380000	187,599
393	20151130390000	13,467
394	20151130400000	35,766
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396	20151130420000	EXEMPT
397	20151130430000	EXEMPT
398	20151130440000	3,919
399	20151130450000	33,389
400	20151130460000	36,243
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403	20151130481003	27,478
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406	20151140070000	EXEMPT
407	20151140080000	42,895
408	20151140120000	EXEMPT
409	20151140130000	EXEMPT
410	20151140140000	189,398
411	20151140150000	85,978
412	20151140160000	86,923
413	20151140180000	125,915
414	20151140190000	65,991
415	20151140200000	EXEMPT
416	20151140210000	EXEMPT
417	20151140220000	54,022
418	20151140231001	7,440
419	20151140231002	8,044
420	20151140231003	8,010
421	20151140231004	8,131
422	20151140231005	8,010
423	20151140231006	8,131
424	20151150010000	149,962
425	20151150020000	EXEMPT
426	20151150030000	27,270

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429	20151150060000	48,122
430	20151150080000	64,007
431	20151150090000	53,217
432	20151150120000	122,549
433	20151150130000	EXEMPT
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435	20151150150000	16,160
436	20151150170000	33,115
437	20151150180000	34,023
438	20151150190000	44,278
439	20151150200000	78,492
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441	20151150220000	31,846
442	20151150230000	33,900
443	20151150240000	40,824
444	20151150250000	36,546
445	20151150270000	78,021
446	20151150280000	72,258
447	20151150300000	EXEMPT
448	20151150310000	14,309
449	20151150320000	13,635
450	20151150330000	12,704
451	20151150340000	73,170
452	20151150351001	53,792
453	20151150351002	37,328
454	20151150351003	43,251
455	20151150351004	51,500
456	20151150351005	42,328
457	20151150351006	50,251
458	20151150420000	69,615
459	20151150371001	15,150
460	20151150371002	25,769
461	20151150371003	26,706
462	20151150381001	48,862
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464	20151150381003	36,032
465	20151150381004	48,862
466	20151150381005	35,101
467	20151150381006	43,032
468	20151150391001	18,943
469	20151150391002	18,943
470	20151150391003	18,943
471	20151150391004	17,636
472	20151150391005	17,633
473	20151150391006	17,633
474	20151150410000	122,939
475	20151160010000	EXEMPT
476	20151160020000	EXEMPT
477	20151160030000	155,363
478	20151160040000	EXEMPT
479	20151160050000	88,851
480	20151160060000	122,139
481	20151160070000	34,102
482	20151160080000	EXEMPT
483	20151160090000	61,339
484	20151160100000	49,359
485	20151160130000	47,990
486	20151160140000	EXEMPT
487	20151160160000	78,734

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490	20151160190000	446
491	20151160200000	30,912
492	20151160210000	EXEMPT
493	20151160220000	EXEMPT
494	20151160230000	EXEMPT
495	20151160240000	101,187
496	20151160250000	12,934
497	20151160261001	22,737
498	20151160261002	27,068
499	20151160261003	29,237
500	20151160261004	29,237
501	20151170010000	EXEMPT
502	20151170020000	46,057
503	20151170030000	127,658
504	20151170060000	EXEMPT
505	20151170070000	EXEMPT
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507	20151170100000	EXEMPT
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514	20151170210000	131,656
515	20151170220000	EXEMPT
516	20151170250000	84,541
517	20151170260000	67,966
518	20151170270000	EXEMPT
519	20151170280000	35,222
520	20151170290000	33,339
521	20151170300000	32,764
522	20151170310000	34,641
523	20151170330000	5,785
524	20151170340000	8,038
525	20151170360000	11,907
526	20151170370000	4,371
527	20151170381001	37,371
528	20151170381002	6,963
529	20151170381003	6,963
530	20151170381004	6,863
531	20151170391001	64,591
532	20151170391002	64,591
533	20151170391003	64,591
534	20151170391004	64,591
535	20151170391005	64,591
536	20151170391006	64,591
537	20151170391007	64,591
538	20151170391008	64,591
539	20151170430000	109,230
540	20151170420000	248,470
541	20151180010000	184,308
542	20151180020000	18,079
543	20151180040000	39,772
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545	20151180060000	EXEMPT
546	20151180070000	77,757
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548	20151180140000	24,746

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553	20151180221003	21,224
554	20151180221004	21,553
555	20151180221005	27,136
556	20151180221006	31,602
557	20151180221007	22,969
558	20151180221008	23,188
559	20151180221009	14,359
560	20151180221010	27,136
561	20151180221011	23,758
562	20151180221012	19,701
563	20151180221013	18,500
564	20151180221014	18,610
565	20151180221015	15,013
566	20151180221016	15,666
567	20151180221017	23,211
568	20151180221018	17,193
569	20151180221019	16,211
570	20151180221020	23,758
571	20151180221021	17,083
572	20151180221022	22,751
573	20151180221023	16,758
574	20151180221024	10,013
575	20151180221025	22,557
576	20151180221026	16,101
577	20151180221027	25,393
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580	20151180221030	15,557
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582	20151180221032	16,758
583	20151180221033	19,263
584	20151180221034	30,076
585	20151180221035	23,407
586	20151180221036	29,644
587	20151180221037	17,630
588	20151180221038	26,157
589	20151180221039	21,443
590	20151180221040	21,987
591	20151180221041	1,523
592	20151180221042	1,523
593	20151180221043	1,523
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613	20151180221063	1,523
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619	20151180221069	1,523
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632	20151180241004	28,362
633	20151180241005	36,187
634	20151180241006	36,187
635	20151180241007	30,284
636	20151180241008	30,284
637	20151180251001	14,937
638	20151180251002	20,015
639	20151180251003	20,040
640	20151180251004	27,119
641	20151180251005	21,059
642	20151180251006	21,137
643	20151180251007	21,059
644	20151180251008	21,137
645	20151180251009	4,074
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647	20151180251011	4,074
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655	20151180261001	24,600
656	20151180261002	13,677
657	20151180261003	7,598
658	20151180261004	13,677
659	20151180261005	14,598
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661	20151180261007	14,598
662	20151180261008	24,600
663	20151180261009	13,655
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668	20151180261014	14,598
669	20151180271001	50,380
670	20151180271002	50,380

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672	20151180271004	25,189
673	20151180271005	25,189
674	20151180271006	25,189
675	20151180271007	2,340
676	20151180271008	2,340
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683	20151180271015	2,340
684	20151180271016	2,340
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686	20151180271018	2,340
687	20151180271019	2,340
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691	20151180281003	37,786
692	20151180281004	37,786
693	20151180281005	30,093
694	20151180281006	44,786
695	20151180281007	44,786
696	20151180281008	44,786
697	20151180281009	37,786
698	20151180281010	37,786
699	20151180281011	37,786
700	20151180281012	37,786
701	20151180281013	20,052
702	20151180281014	37,786
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705	20151180281017	44,786
706	20151180281018	37,786
707	20151180281019	37,786
708	20151180281020	37,786
709	20151180281021	44,786
710	20151180281022	38,473
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712	20151180281024	44,786
713	20151180281025	44,786
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717	20151180281029	3,863
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723	20151180291001	76,969
724	20151180291002	49,928
725	20151180291003	49,928
726	20151190010000	EXEMPT
727	20151190020000	839
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755	20151190320000	1,429
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771	20151200060000	35,210
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773	20151200080000	56,566
774	20151200090000	39,158
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776	20151200110000	45,585
777	20151200120000	39,253
778	20151200130000	37,710
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782	20151200170000	17,238
783	20151200180000	EXEMPT
784	20151200190000	EXEMPT
785	20151200200000	EXEMPT
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831	20151210330000	0
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834	20151210351002	32,750
835	20151210351003	27,461
836	20151210351004	35,241
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843	20151210361003	6,228
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882	20151220381002	41,122
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884	20151220381004	39,048
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897	20151220411006	40,148
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910	20151230080000	48,784
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914	20151230120000	12,541

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918	20151230160000	EXEMPT
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923	20151230220000	EXEMPT
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925	20151230231002	24,100
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974	20151240351007	13,217
975	20151240351008	9,825

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1174	20153050381014	31,967
1175	20153050381015	22,849
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1178	20153050381018	37,547
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1335	20153080171025	22,159
1336	20153080171026	20,113
1337	20153080171027	20,526
1338	20153080171028	20,360
1339	20153080171029	20,526
1340	20153080171030	19,903
1341	20153080171031	21,915

	B	C
1342	20153080171032	23,141
1343	20153080171033	22,487
1344	20153080171034	22,650
1345	20153080171035	22,487
1346	20153080171036	22,978
1347	20153080171037	21,996
1348	20153090020000	130,424
1349	20153090050000	42,519
1350	20153090110000	EXEMPT
1351	20153090150000	66,007
1352	20153090170000	13,641
1353	20153090180000	EXEMPT
1354	20153090190000	85,055
1355	20153090200000	69,815
1356	20153090210000	1,240
1357	20153090260000	EXEMPT
1358	20153090270000	8,150
1359	20153090280000	7,659
1360	20153090290000	97,256
1361	20153090300000	11,741
1362	20153090310000	261,196
1363	20153090320000	EXEMPT
1364	20153090330000	229,919
1365	20153090360000	134,938
1366	20153090351001	36,518
1367	20153090351002	45,947
1368	20153090351003	47,760
1369	20153090351004	38,591
1370	20153090351005	38,414
1371	20153090351006	38,207
1372	20153090351007	35,098
1373	20153090351008	34,150
1374	20153100010000	EXEMPT
1375	20153100020000	EXEMPT
1376	20153100040000	EXEMPT
1377	20153100050000	EXEMPT
1378	20153100060000	EXEMPT
1379	20153100070000	30,850
1380	20153100080000	58,934
1381	20153100090000	52,804
1382	20153100110000	75,025
1383	20153100120000	78,596
1384	20153100130000	EXEMPT
1385	20153100140000	EXEMPT
1386	20153100150000	EXEMPT
1387	20153100160000	EXEMPT
1388	20153100170000	EXEMPT
1389	20153100180000	EXEMPT
1390	20153100190000	EXEMPT
1391	20153100200000	74,031
1392	20153100210000	EXEMPT
1393	20153100220000	46,646
1394	20153100230000	EXEMPT
1395	20153100240000	EXEMPT
1396	20153100250000	EXEMPT
1397	20153100260000	EXEMPT
1398	20153100270000	EXEMPT
1399	20153100280000	EXEMPT
1400	20153100290000	33,067
1401	20153100301001	36,633

	B	C
1402	20153100301002	43,024
1403	20153100301003	46,102
1404	20153100301004	50,057
1405	20153100311001	111,163
1406	20153100311002	83,685
1407	20153100311003	57,456
1408	20153100311004	53,292
1409	20153100311005	57,456
1410	20153100311006	53,292
1411	20153110010000	EXEMPT
1412	20153110020000	EXEMPT
1413	20153110030000	EXEMPT
1414	20153110040000	20,983
1415	20153110050000	EXEMPT
1416	20153110060000	EXEMPT
1417	20153110070000	EXEMPT
1418	20153110080000	EXEMPT
1419	20153110090000	EXEMPT
1420	20153110100000	EXEMPT
1421	20153110110000	EXEMPT
1422	20153110120000	EXEMPT
1423	20153110130000	EXEMPT
1424	20153110140000	EXEMPT
1425	20153110150000	68,218
1426	20153110160000	EXEMPT
1427	20153110170000	32,938
1428	20153110180000	114,679
1429	20153120010000	6,186
1430	20153120020000	3,765
1431	20153120030000	2,441
1432	20153120040000	9,514
1433	20153120050000	3,838
1434	20153120070000	EXEMPT
1435	20153120080000	EXEMPT
1436	20153120090000	EXEMPT
1437	20153120100000	EXEMPT
1438	20153120110000	EXEMPT
1439	20153120120000	EXEMPT
1440	20153120130000	EXEMPT
1441	20153120140000	EXEMPT
1442	20153120150000	EXEMPT
1443	20153120160000	EXEMPT
1444	20153120170000	EXEMPT
1445	20153120180000	EXEMPT
1446	20153120190000	EXEMPT
1447	20153120200000	EXEMPT
1448	20153120210000	EXEMPT
1449	20153120220000	EXEMPT
1450	20153120230000	EXEMPT
1451	20153120240000	14,766
1452	20153120250000	EXEMPT
1453	20153120260000	EXEMPT
1454	20153120300000	EXEMPT
1455	20153120310000	EXEMPT
1456	20153120320000	EXEMPT
1457	20153120330000	EXEMPT
1458	20153120340000	EXEMPT
1459	20153120350000	EXEMPT
1460	20153120360000	EXEMPT
1461	20153120370000	71,790
1462	20153120380000	92,837

	B	C
1463	20153120390000	EXEMPT
1464	20153120410000	EXEMPT
1465	20153120420000	EXEMPT
1466	20153120430000	160,149
1467	20153120440000	23,682
1468	20153120450000	889
1469	20153120460000	1,852
1470	20153120470000	143,492
1471	20153120480000	5,227
1472	20153120490000	668
1473	20153130010000	35,384
1474	20153130020000	19,375
1475	20153130030000	27,256
1476	20153130040000	27,254
1477	20153130050000	27,254
1478	20153130060000	4,660
1479	20153130070000	50,666
1480	20153130080000	71,734
1481	20153130090000	32,806
1482	20153130100000	30,373
1483	20153130110000	35,780
1484	20153130140000	EXEMPT
1485	20153130150000	EXEMPT
1486	20153130160000	EXEMPT
1487	20153130170000	EXEMPT
1488	20153130180000	EXEMPT
1489	20153130190000	EXEMPT
1490	20153130200000	EXEMPT
1491	20153130210000	EXEMPT
1492	20153130220000	EXEMPT
1493	20153130230000	EXEMPT
1494	20153130240000	EXEMPT
1495	20153130250000	EXEMPT
1496	20153130260000	EXEMPT
1497	20153130270000	EXEMPT
1498	20153130280000	EXEMPT
1499	20153130290000	EXEMPT
1500	20153130300000	1,383
1501	20153130320000	39,040
1502	20153130330000	7,544
1503	20153130340000	7,502
1504	20153130350000	7,502
1505	20153130360000	7,497
1506	20153130370000	4,497
1507	20153130380000	7,196
1508	20153130390000	28,903
1509	20153130400000	30,455
1510	20153130410000	19,460
1511	20153130420000	34,440
1512	20153130430000	10,100
1513	20153130440000	19,460
1514	20153130450000	18,315
1515	20153130460000	3,654
1516	20153130470000	178,215
1517	20153130480000	17,706
1518	20153130490000	48,004
1519	20153130500000	59,184
1520	20153130510000	55,559
1521	20153130520000	68,316
1522	20153130540000	EXEMPT
1523	20153130570000	EXEMPT

	B	C
1524	20153130580000	EXEMPT
1525	20153130590000	EXEMPT
1526	20153130600000	EXEMPT
1527	20153130610000	56,538
1528	20153130620000	144,988
1529	20153130630000	12,499
1530	20153130660000	30,632
1531	20153130670000	EXEMPT
1532	20153130680000	EXEMPT
1533	20153130690000	31,827
1534	20153130700000	5,886
1535	20153130710000	EXEMPT
1536	20153140010000	EXEMPT
1537	20153140020000	EXEMPT
1538	20153140030000	EXEMPT
1539	20153140040000	EXEMPT
1540	20153140050000	52,815
1541	20153140060000	41,702
1542	20153140070000	335
1543	20153140080000	80,714
1544	20153140090000	17,035
1545	20153140100000	EXEMPT
1546	20153140110000	EXEMPT
1547	20153140120000	EXEMPT
1548	20153140130000	79,752
1549	20153140140000	81,295
1550	20153140150000	78,647
1551	20153140160000	144,244
1552	20153140170000	26,995
1553	20153140180000	43,004
1554	20153140280000	EXEMPT
1555	20153140290000	EXEMPT
1556	20153140300000	EXEMPT
1557	20153140310000	EXEMPT
1558	20153140320000	EXEMPT
1559	20153140330000	EXEMPT
1560	20153140340000	78,933
1561	20153140370000	34,318
1562	20153140380000	56,106
1563	20153140390000	26,034
1564	20153140400000	18,663
1565	20153140410000	22,215
1566	20153140420000	51,598
1567	20153140430000	72,668
1568	20153140440000	68,067
1569	20153140450000	41,946
1570	20153140460000	59,184
1571	20153140470000	27,075
1572	20153140480000	17,117
1573	20153140490000	47,154
1574	20153140500000	47,151
1575	20153140510000	41,621
1576	20153140520000	36,953
1577	20153140530000	47,939
1578	20153140540000	47,047
1579	20153140560000	34,447
1580	20153140570000	41,548
1581	20153140580000	EXEMPT
1582	20153140610000	0
1583	20153140620000	9,886
1584	20153140630000	26,886

	B	C
1585	20153140640000	19,920
1586	20153140660000	EXEMPT
1587	20153140670000	EXEMPT
1588	20153140680000	EXEMPT
1589	20153140690000	EXEMPT
1590	20153140720000	EXEMPT
1591	20153140730000	EXEMPT
1592	20153140740000	EXEMPT
1593	20153140750000	EXEMPT
1594	20153140760000	EXEMPT
1595	20153140770000	484,056
1596	20153140780000	483,057
1597	20153140790000	483,057
1598	20153140800000	484,095
1599	20153140810000	504,284
1600	20153140830000	56,539
1601	20153150010000	187,209
1602	20153150020000	172,707
1603	20153150030000	80,756
1604	20153150040000	EXEMPT
1605	20153150050000	206,955
1606	20153150060000	3,232
1607	20153150070000	19,203
1608	20153150080000	EXEMPT
1609	20153150090000	EXEMPT
1610	20153150160000	EXEMPT
1611	20153150200000	47,802
1612	20153150210000	EXEMPT
1613	20153150350000	EXEMPT
1614	20153150360000	EXEMPT
1615	20153150370000	EXEMPT
1616	20153150380000	EXEMPT
1617	20153150390000	EXEMPT
1618	20153150400000	EXEMPT
1619	20153150420000	27,284
1620	20153150590000	EXEMPT
1621	20153150700000	26,894
1622	20153150750000	26,861
1623	20153150760000	17,846
1624	20153150770000	27,038
1625	20153150790000	EXEMPT
1626	20153150800000	EXEMPT
1627	20153150810000	EXEMPT
1628	20153150830000	315,624
1629	20153150840000	192,877
1630	20153150860000	232,216
1631	20153150880000	67,054
1632	20153160010000	41,189
1633	20153160020000	15,363
1634	20153160030000	EXEMPT
1635	20153160040000	154,546
1636	20153160060000	EXEMPT
1637	20153160070000	26,934
1638	20153160080000	289,100
1639	20153160120000	98,143
1640	20153160130000	58,954
1641	20153160140000	13,467
1642	20153160150000	13,467
1643	20153160160000	26,934
1644	20153160170000	EXEMPT
1645	20153160180000	EXEMPT

	B	C
1646	20153160190000	13,467
1647	20153160200000	EXEMPT
1648	20153160210000	EXEMPT
1649	20153160220000	EXEMPT
1650	20153160230000	EXEMPT
1651	20153160240000	EXEMPT
1652	20153160250000	EXEMPT
1653	20153160270000	166,796
1654	20153160280000	EXEMPT
1655	20153160290000	38,106
1656	20153160300000	EXEMPT
1657	20153160320000	20,195
1658	20153170010000	EXEMPT
1659	20153170020000	EXEMPT
1660	20153170200000	EXEMPT
1661	20153170210000	EXEMPT
1662	20153170300000	456,033
1663	20153170310000	EXEMPT
1664	20153170320000	21,757
1665	20153170330000	492,301
1666	20153170340000	464,324
1667	20153170350000	45
1668	20153170360000	62,108
1669	20153170370000	69,890
1670	20153170380000	85,568
1671	20153170390000	135
1672	20153170400000	455,427
1673	20153170410000	68,443
1674	20153170430000	63,348
1675	20153170450000	616,567
1676	20153170470000	193,146
1677	20153170500000	EXEMPT
1678	20153170510000	EXEMPT
1679	20153170520000	EXEMPT
1680	20153170530000	EXEMPT
1681	20153170560000	113,276
1682	20153170570000	395,960
1683	20154000010000	EXEMPT
1684	20155000020000	EXEMPT
1685	20155000030000	EXEMPT
1686	20155000040000	EXEMPT
1687	20155000050000	EXEMPT
1688	20155000060000	EXEMPT
1689	20155000070000	EXEMPT
1690	20155000080000	EXEMPT
1691	20155000090000	EXEMPT
1692	20155000100000	EXEMPT
1693	20155000110000	EXEMPT
1694	20155000120000	EXEMPT
1695	20155000130000	EXEMPT
1696	20155000140000	EXEMPT
1697	20155000160000	EXEMPT
1698	20155000170000	EXEMPT
1699	20155000180000	EXEMPT
1700	20155000190000	EXEMPT
1701	20155000200000	EXEMPT
1702	20155000210000	EXEMPT
1703	20155000220000	EXEMPT
1704	20155000240000	EXEMPT
1705	20155000250000	EXEMPT
1706	20155000260000	EXEMPT

	B	C
1707	20155000270000	EXEMPT
1708	20155000300000	EXEMPT
1709	20155000310000	EXEMPT
1710	20155000330000	EXEMPT
1711	20162040010000	EXEMPT
1712	20162040020000	EXEMPT
1713	20162040030000	34,627
1714	20162040040000	EXEMPT
1715	20162040050000	EXEMPT
1716	20162040060000	EXEMPT
1717	20162040070000	EXEMPT
1718	20162040080000	EXEMPT
1719	20162040090000	EXEMPT
1720	20162040100000	EXEMPT
1721	20162040110000	3,527
1722	20162040120000	9,797
1723	20162040130000	7,168
1724	20162040140000	EXEMPT
1725	20162040150000	EXEMPT
1726	20162040160000	7,348
1727	20162040170000	4,899
1728	20162040200000	EXEMPT
1729	20162040210000	67,292
1730	20162040220000	EXEMPT
1731	20162040230000	EXEMPT
1732	20162040240000	EXEMPT
1733	20162040250000	4,899
1734	20162040260000	16,654
1735	20162040270000	8,433
1736	20162040280000	EXEMPT
1737	20162040290000	EXEMPT
1738	20162040300000	EXEMPT
1739	20162040310000	EXEMPT
1740	20162040320000	7,696
1741	20162040330000	8,484
1742	20162040340000	31,176
1743	20162040350000	29,501
1744	20162040380000	4,899
1745	20162040390000	17,437
1746	20162040400000	4,899
1747	20162040410000	23,968
1748	20162040420000	0
1749	20162040430000	EXEMPT
1750	20162040440000	EXEMPT
1751	20162040450000	EXEMPT
1752	20162040460000	EXEMPT
1753	20162040470000	10,148
1754	20162040480000	30,371
1755	20162040490000	EXEMPT
1756	20162040500000	EXEMPT
1757	20162040510000	EXEMPT
1758	20162040520000	EXEMPT
1759	20162040530000	EXEMPT
1760	20162040540000	EXEMPT
1761	20162040550000	EXEMPT
1762	20162040560000	6,986
1763	20162040570000	4,750
1764	20162040580000	4,652
1765	20162040590000	EXEMPT
1766	20162040600000	EXEMPT
1767	20162040630000	10,369

	B	C
1768	20162040640000	11,847
1769	20162040650000	2,418
1770	20162040660000	EXEMPT
1771	20162040670000	EXEMPT
1772	20162040680000	EXEMPT
1773	20162040690000	29,880
1774	20162040700000	38,658
1775	20162050010000	23,267
1776	20162050020000	EXEMPT
1777	20162050030000	34,759
1778	20162050040000	29,509
1779	20162050050000	EXEMPT
1780	20162050060000	EXEMPT
1781	20162050070000	41,335
1782	20162050080000	EXEMPT
1783	20162050090000	21,738
1784	20162050100000	31,280
1785	20162050110000	4,899
1786	20162050120000	8,248
1787	20162050130000	EXEMPT
1788	20162050140000	EXEMPT
1789	20162050150000	EXEMPT
1790	20162050160000	EXEMPT
1791	20162050170000	EXEMPT
1792	20162050180000	EXEMPT
1793	20162050190000	26,836
1794	20162050200000	24,740
1795	20162050210000	27,840
1796	20162050220000	3,201
1797	20162050230000	3,201
1798	20162050240000	EXEMPT
1799	20162050250000	4,483
1800	20162050260000	20,052
1801	20162050270000	0
1802	20162050280000	33,889
1803	20162050290000	0
1804	20162050300000	3,201
1805	20162050310000	3,201
1806	20162050320000	3,201
1807	20162050330000	EXEMPT
1808	20162050340000	13,750
1809	20162050350000	8,234
1810	20162050360000	15,551
1811	20162050370000	3,201
1812	20162050380000	53,559
1813	20162050390000	3,201
1814	20162050400000	EXEMPT
1815	20162050410000	3,201
1816	20162050420000	EXEMPT
1817	20162050430000	3,072
1818	20162050440000	54,546
1819	20162050450000	3,818
1820	20162050460000	3,684
1821	20162050470000	EXEMPT
1822	20162050480000	3,818
1823	20162050490000	3,818
1824	20162050550000	7,306
1825	20162050560000	EXEMPT
1826	20162050570000	EXEMPT
1827	20162050580000	3,134
1828	20162060010000	5,796

	B	C
1829	20162060020000	3,858
1830	20162060030000	3,858
1831	20162060040000	EXEMPT
1832	20162060050000	22,187
1833	20162060060000	EXEMPT
1834	20162060070000	3,858
1835	20162060080000	37,522
1836	20162060090000	EXEMPT
1837	20162060100000	22,411
1838	20162060110000	3,779
1839	20162060120000	EXEMPT
1840	20162060130000	EXEMPT
1841	20162060140000	3,779
1842	20162060150000	EXEMPT
1843	20162060160000	3,779
1844	20162060170000	3,779
1845	20162060180000	3,779
1846	20162060190000	3,779
1847	20162060200000	5,917
1848	20162060210000	3,779
1849	20162060220000	3,779
1850	20162060230000	6,222
1851	20162060240000	10,560
1852	20162060250000	17,566
1853	20162060260000	EXEMPT
1854	20162060270000	16,301
1855	20162060280000	3,628
1856	20162060290000	3,779
1857	20162060300000	3,779
1858	20162060310000	3,779
1859	20162060320000	3,779
1860	20162060330000	0
1861	20162060340000	28,536
1862	20162060350000	30,068
1863	20162060360000	EXEMPT
1864	20162060370000	EXEMPT
1865	20162060380000	3,818
1866	20162060390000	3,818
1867	20162060400000	EXEMPT
1868	20162060410000	3,664
1869	20162060420000	3,818
1870	20162060430000	EXEMPT
1871	20162060440000	3,818
1872	20162060450000	2,963
1873	20162060460000	3,818
1874	20162060470000	3,818
1875	20162060480000	3,818
1876	20162060490000	EXEMPT
1877	20162060500000	EXEMPT
1878	20162060510000	EXEMPT
1879	20162060520000	EXEMPT
1880	20162060530000	EXEMPT
1881	20162060540000	EXEMPT
1882	20162060550000	EXEMPT
1883	20162060560000	EXEMPT
1884	20162060570000	3,779
1885	20162060580000	3,779
1886	20162060590000	29,619
1887	20162060600000	23,668
1888	20162060610000	30,418
1889	20162060620000	EXEMPT

	B	C
1890	20162060630000	29,184
1891	20162060640000	17,409
1892	20162060650000	17,543
1893	20162060660000	3,779
1894	20162060670000	28,878
1895	20162060680000	3,628
1896	20162060690000	3,779
1897	20162060700000	62,896
1898	20162060710000	3,779
1899	20162060720000	EXEMPT
1900	20162060730000	EXEMPT
1901	20162060740000	EXEMPT
1902	20162060750000	62,896
1903	20162060760000	3,647
1904	20162060770000	EXEMPT
1905	20162060780000	33,370
1906	20162060790000	0
1907	20162060800000	5,594
1908	20162060810000	EXEMPT
1909	20162060820000	EXEMPT
1910	20162060830000	3,779
1911	20162060840000	44,578
1912	20162060850000	3,818
1913	20162060860000	3,818
1914	20162060870000	3,818
1915	20162070010000	7,174
1916	20162070020000	10,762
1917	20162070030000	12,561
1918	20162070040000	6,141
1919	20162070050000	3,779
1920	20162070060000	3,779
1921	20162070070000	29,731
1922	20162070080000	4,495
1923	20162070090000	EXEMPT
1924	20162070100000	3,779
1925	20162070110000	3,779
1926	20162070120000	3,779
1927	20162070130000	3,779
1928	20162070140000	3,779
1929	20162070150000	EXEMPT
1930	20162070160000	17,541
1931	20162070170000	EXEMPT
1932	20162070180000	10,815
1933	20162070190000	1,832
1934	20162070200000	6,891
1935	20162070210000	19,213
1936	20162070220000	EXEMPT
1937	20162070230000	EXEMPT
1938	20162070240000	22,049
1939	20162070250000	EXEMPT
1940	20162070260000	EXEMPT
1941	20162070270000	0
1942	20162070280000	21,014
1943	20162070290000	EXEMPT
1944	20162070300000	EXEMPT
1945	20162070310000	3,684
1946	20162070320000	29,226
1947	20162070330000	27,029
1948	20162070340000	EXEMPT
1949	20162070350000	3,818
1950	20162070360000	29,751

	B	C
1951	20162070370000	EXEMPT
1952	20162070380000	EXEMPT
1953	20162070390000	EXEMPT
1954	20162070400000	EXEMPT
1955	20162070410000	EXEMPT
1956	20162070420000	EXEMPT
1957	20162070430000	81,399
1958	20162070440000	38,785
1959	20162070450000	6,862
1960	20162070460000	80,487
1961	20162070470000	30,657
1962	20162070480000	EXEMPT
1963	20162070490000	25,054
1964	20162070500000	EXEMPT
1965	20162070510000	EXEMPT
1966	20162070520000	3,628
1967	20162070530000	EXEMPT
1968	20162070540000	EXEMPT
1969	20162070550000	EXEMPT
1970	20162070560000	EXEMPT
1971	20162070570000	EXEMPT
1972	20162070580000	77,437
1973	20162070590000	44,194
1974	20162070600000	81,301
1975	20162070610000	14,477
1976	20162070620000	28,379
1977	20162070630000	29,251
1978	20162070640000	14,749
1979	20162070650000	EXEMPT
1980	20162070660000	EXEMPT
1981	20162070670000	EXEMPT
1982	20162070680000	2,778
1983	20162070690000	24,440
1984	20162070700000	2,778
1985	20162070710000	EXEMPT
1986	20162070720000	EXEMPT
1987	20162070730000	EXEMPT
1988	20162070740000	EXEMPT
1989	20162070760000	EXEMPT
1990	20162070770000	EXEMPT
1991	20162070780000	19,566
1992	20162120010000	12,572
1993	20162120020000	45,277
1994	20162120030000	EXEMPT
1995	20162120040000	EXEMPT
1996	20162120050000	EXEMPT
1997	20162120060000	EXEMPT
1998	20162120070000	35,811
1999	20162120080000	EXEMPT
2000	20162120090000	EXEMPT
2001	20162120100000	EXEMPT
2002	20162120110000	EXEMPT
2003	20162120120000	31,117
2004	20162120130000	5,210
2005	20162120140000	EXEMPT
2006	20162120150000	28,151
2007	20162120160000	19,381
2008	20162120170000	EXEMPT
2009	20162120190000	EXEMPT
2010	20162120200000	EXEMPT
2011	20162120210000	EXEMPT

	B	C
2012	20162120220000	EXEMPT
2013	20162120231001	6,077
2014	20162120231002	6,077
2015	20162120231003	6,259
2016	20162130010000	4,677
2017	20162130020000	31,672
2018	20162130030000	25,775
2019	20162130040000	4,677
2020	20162130050000	29,739
2021	20162130060000	27,341
2022	20162130070000	4,938
2023	20162130080000	4,938
2024	20162130090000	EXEMPT
2025	20162130100000	14,626
2026	20162130110000	21,078
2027	20162130120000	EXEMPT
2028	20162130130000	RAILROAD
2029	20162130140000	13,520
2030	20162130150000	RAILROAD
2031	20162130160000	13,910
2032	20162130170000	EXEMPT
2033	20162140270000	EXEMPT
2034	20162140288001	EXEMPT
2035	20162140288002	EXEMPT
2036	20162140298001	EXEMPT
2037	20162140298002	EXEMPT
2038	20162150010000	3,765
2039	20162150020000	28,418
2040	20162150030000	3,765
2041	20162150040000	3,765
2042	20162150050000	EXEMPT
2043	20162150060000	EXEMPT
2044	20162150070000	EXEMPT
2045	20162150080000	EXEMPT
2046	20162150090000	7,546
2047	20162150100000	3,818
2048	20162150110000	21,628
2049	20162150120000	4,124
2050	20162150130000	EXEMPT
2051	20162150140000	5,648
2052	20162150150000	5,648
2053	20162150160000	5,648
2054	20162150170000	11,295
2055	20162150180000	11,455
2056	20162150190000	5,726
2057	20162150200000	5,726
2058	20162150210000	3,818
2059	20162150220000	EXEMPT
2060	20162150230000	EXEMPT
2061	20162180010000	EXEMPT
2062	20162180020000	EXEMPT
2063	20162180030000	EXEMPT
2064	20162180040000	EXEMPT
2065	20162180050000	EXEMPT
2066	20162180060000	EXEMPT
2067	20162180070000	EXEMPT
2068	20162180080000	EXEMPT
2069	20162180090000	54,451
2070	20162180100000	14,814
2071	20162180110000	EXEMPT
2072	20162180120000	44,314

	B	C
2073	20162180130000	11,184
2074	20162180140000	15,237
2075	20162180150000	EXEMPT
2076	20162180160000	EXEMPT
2077	20162180170000	EXEMPT
2078	20162180180000	7,407
2079	20162180190000	EXEMPT
2080	20162180200000	22,459
2081	20162180210000	21,898
2082	20162180220000	85,001
2083	20162180270000	EXEMPT
2084	20162180280000	EXEMPT
2085	20162180290000	EXEMPT
2086	20162180300000	EXEMPT
2087	20162180310000	EXEMPT
2088	20162180320000	21,092
2089	20162180330000	5,207
2090	20162180340000	20,761
2091	20162180350000	10,880
2092	20162180360000	23,127
2093	20162180370000	23,042
2094	20162180380000	EXEMPT
2095	20162180390000	EXEMPT
2096	20162180400000	EXEMPT
2097	20162180410000	EXEMPT
2098	20162180420000	EXEMPT
2099	20162180430000	17,282
2100	20162180440000	6,874
2101	20162180450000	7,081
2102	20162180460000	EXEMPT
2103	20162180470000	EXEMPT
2104	20162180480000	EXEMPT
2105	20162180490000	5,207
2106	20162180500000	EXEMPT
2107	20162180510000	28,623
2108	20162180520000	25,845
2109	20162180530000	25,845
2110	20162180540000	31,956
2111	20162180550000	33,833
2112	20162180560000	4,820
2113	20162180570000	6,574
2114	20162180580000	EXEMPT
2115	20162180590000	EXEMPT
2116	20162180600000	EXEMPT
2117	20162180610000	83,893
2118	20162190010000	5,081
2119	20162190020000	EXEMPT
2120	20162190030000	EXEMPT
2121	20162190040000	16,772
2122	20162190050000	EXEMPT
2123	20162190060000	13,562
2124	20162190070000	0
2125	20162190080000	EXEMPT
2126	20162190090000	1,089
2127	20162190100000	EXEMPT
2128	20162190110000	34,402
2129	20162190120000	32,029
2130	20162190130000	EXEMPT
2131	20162190140000	EXEMPT
2132	20162190150000	EXEMPT
2133	20162190160000	27,197

	B	C
2134	20162190170000	EXEMPT
2135	20162190180000	EXEMPT
2136	20162190190000	EXEMPT
2137	20162190200000	EXEMPT
2138	20162190210000	EXEMPT
2139	20162190220000	EXEMPT
2140	20162190230000	5,246
2141	20162190240000	5,246
2142	20162190250000	EXEMPT
2143	20162190260000	EXEMPT
2144	20162190270000	EXEMPT
2145	20162190280000	5,592
2146	20162190290000	EXEMPT
2147	20162190300000	23,477
2148	20162190310000	37,525
2149	20162190320000	EXEMPT
2150	20162190330000	EXEMPT
2151	20162190340000	34,481
2152	20162190350000	EXEMPT
2153	20162190360000	EXEMPT
2154	20162190370000	2,430
2155	20162190380000	EXEMPT
2156	20162190390000	EXEMPT
2157	20162190400000	EXEMPT
2158	20162190410000	2,424
2159	20162190420000	EXEMPT
2160	20162190430000	EXEMPT
2161	20162190440000	EXEMPT
2162	20162190450000	EXEMPT
2163	20162190460000	24,577
2164	20162190470000	769
2165	20162190480000	120,282
2166	20162190500000	EXEMPT
2167	20162190510000	EXEMPT
2168	20162190520000	962
2169	20162190530000	EXEMPT
2170	20162190540000	EXEMPT
2171	20162190550000	EXEMPT
2172	20162200010000	EXEMPT
2173	20162200020000	EXEMPT
2174	20162200030000	4,871
2175	20162200040000	EXEMPT
2176	20162200050000	3,818
2177	20162200060000	63,227
2178	20162200070000	EXEMPT
2179	20162200080000	EXEMPT
2180	20162200090000	EXEMPT
2181	20162200100000	EXEMPT
2182	20162200110000	EXEMPT
2183	20162200120000	EXEMPT
2184	20162200130000	EXEMPT
2185	20162200140000	EXEMPT
2186	20162200150000	6,049
2187	20162200160000	EXEMPT
2188	20162200170000	5,709
2189	20162200180000	EXEMPT
2190	20162200190000	EXEMPT
2191	20162200200000	EXEMPT
2192	20162200210000	EXEMPT
2193	20162200220000	28,494
2194	20162200230000	EXEMPT

	B	C
2195	20162200240000	EXEMPT
2196	20162200250000	EXEMPT
2197	20162200260000	EXEMPT
2198	20162200270000	EXEMPT
2199	20162200280000	3,818
2200	20162200290000	29,630
2201	20162200300000	EXEMPT
2202	20162200310000	7,926
2203	20162200320000	63,227
2204	20162200330000	3,818
2205	20162200340000	EXEMPT
2206	20162200350000	EXEMPT
2207	20162200360000	EXEMPT
2208	20162200370000	EXEMPT
2209	20162200380000	0
2210	20162200390000	EXEMPT
2211	20162200400000	EXEMPT
2212	20162200410000	4,582
2213	20162200420000	4,582
2214	20162200430000	4,582
2215	20162200440000	EXEMPT
2216	20162200450000	0
2217	20162200460000	28,224
2218	20162200470000	28,637
2219	20162200480000	33,600
2220	20162200490000	457
2221	20162200500000	EXEMPT
2222	20162200510000	EXEMPT
2223	20162200520000	EXEMPT
2224	20162200530000	EXEMPT
2225	20162200540000	EXEMPT
2226	20162200550000	EXEMPT
2227	20162200560000	EXEMPT
2228	20162200570000	EXEMPT
2229	20162210010000	EXEMPT
2230	20162210020000	152
2231	20162210030000	EXEMPT
2232	20162210040000	3,818
2233	20162210050000	EXEMPT
2234	20162210060000	3,818
2235	20162210070000	1,908
2236	20162210080000	1,908
2237	20162210090000	EXEMPT
2238	20162210100000	EXEMPT
2239	20162210110000	EXEMPT
2240	20162210120000	EXEMPT
2241	20162210130000	EXEMPT
2242	20162210140000	EXEMPT
2243	20162210150000	EXEMPT
2244	20162210160000	EXEMPT
2245	20162210170000	EXEMPT
2246	20162210180000	3,818
2247	20162210190000	21,407
2248	20162210220000	3,818
2249	20162210230000	3,818
2250	20162210240000	0
2251	20162210250000	38,108
2252	20162210260000	4,060
2253	20162210270000	EXEMPT
2254	20162210280000	EXEMPT
2255	20162210290000	4,646

	B	C
2256	20162210300000	37,093
2257	20162210320000	5,726
2258	20162210330000	15,184
2259	20162210340000	6,071
2260	20162210350000	6,265
2261	20162210360000	EXEMPT
2262	20162210370000	EXEMPT
2263	20162210380000	225,486
2264	20162210390000	83,169
2265	20162210400000	EXEMPT
2266	20162210410000	EXEMPT
2267	20162210420000	EXEMPT
2268	20162210430000	EXEMPT
2269	20162210440000	19,892
2270	20162210450000	131,383
2271	20162210460000	145,706
2272	20162210470000	EXEMPT
2273	20162210480000	EXEMPT
2274	20162210490000	5,726
2275	20162210500000	EXEMPT
2276	20164010110000	10,151
2277	20164010120000	EXEMPT
2278	20164010200000	EXEMPT
2279	20164010210000	EXEMPT
2280	20164010220000	EXEMPT
2281	20164010230000	EXEMPT
2282	20164010240000	EXEMPT
2283	20164010250000	EXEMPT
2284	20164010260000	EXEMPT
2285	20164010270000	EXEMPT
2286	20164010280000	EXEMPT
2287	20164010290000	EXEMPT
2288	20164010300000	EXEMPT
2289	20164010310000	EXEMPT
2290	20164010320000	EXEMPT
2291	20164010380000	EXEMPT
2292	20164010390000	EXEMPT
2293	20164010430000	EXEMPT
2294	20164010440000	EXEMPT
2295	20164010450000	EXEMPT
2296	20164030140000	EXEMPT
2297	20164030150000	EXEMPT
2298	20164030300000	EXEMPT
2299	20164030350000	EXEMPT
2300	20164030360000	EXEMPT
2301	20164030370000	EXEMPT
2302	20164040040000	26,678
2303	20164040050000	7,166
2304	20164040070000	37,808
2305	20164040080000	7,166
2306	20164040090000	EXEMPT
2307	20164040100000	7,166
2308	20164040110000	10,151
2309	20164040120000	EXEMPT
2310	20164040130000	EXEMPT
2311	20164040140000	EXEMPT
2312	20164040150000	EXEMPT
2313	20164040180000	EXEMPT
2314	20164040190000	2,558
2315	20164040200000	EXEMPT
2316	20164040210000	31,768

	B	C
2317	20164040220000	5,036
2318	20164040230000	EXEMPT
2319	20164040240000	5,036
2320	20164040250000	5,036
2321	20164040260000	5,036
2322	20164040270000	5,036
2323	20164040280000	34,094
2324	20164040290000	47,872
2325	20164040300000	24,064
2326	20164040310000	EXEMPT
2327	20164040320000	30,157
2328	20164040330000	29,852
2329	20164040340000	EXEMPT
2330	20164040350000	8,503
2331	20164040360000	15,113
2332	20164040370000	14,345
2333	20164040380000	5,246
2334	20164040390000	5,246
2335	20164040400000	0
2336	20164040420000	15,526
2337	20164040430000	EXEMPT
2338	20164040440000	EXEMPT
2339	20164040450000	16,598
2340	20164040470000	14,929
2341	20164040498001	EXEMPT
2342	20164040498002	3
2343	20164050010000	EXEMPT
2344	20164050030000	5,073
2345	20164050040000	50,599
2346	20164050050000	30,536
2347	20164050060000	EXEMPT
2348	20164050070000	EXEMPT
2349	20164050080000	EXEMPT
2350	20164050090000	2,721
2351	20164050100000	35,505
2352	20164050110000	5,073
2353	20164050120000	26,288
2354	20164050130000	EXEMPT
2355	20164050140000	5,073
2356	20164050150000	20,969
2357	20164050160000	EXEMPT
2358	20164050170000	28,513
2359	20164050180000	5,283
2360	20164050190000	5,283
2361	20164050200000	11,472
2362	20164050210000	18,270
2363	20164050220000	17,420
2364	20164050230000	20,313
2365	20164050240000	7,009
2366	20164050250000	18,826
2367	20164050260000	RAILROAD
2368	20164050270000	EXEMPT
2369	20164050280000	EXEMPT
2370	20164050290000	EXEMPT
2371	20164050300000	EXEMPT
2372	20164050310000	EXEMPT
2373	20164050320000	EXEMPT
2374	20164050340000	EXEMPT
2375	20164050350000	EXEMPT
2376	20164050360000	EXEMPT
2377	20164050370000	RAILROAD

	B	C
2378	20164050380000	11,023
2379	20164050390000	RAILROAD
2380	20164050400000	5,555
2381	20164050410000	EXEMPT
2382	20164050420000	EXEMPT
2383	20164050430000	0
2384	20164050440000	4,820
2385	20164050450000	27,576
2386	20164050460000	EXEMPT
2387	20164050470000	22,633
2388	20164050480000	4,820
2389	20164050490000	5,014
2390	20164050500000	9,212
2391	20164050510000	63,140
2392	20164050520000	64,731
2393	20164050530000	39,795
2394	20164050540000	138,524
2395	20164050550000	EXEMPT
2396	20164050560000	EXEMPT
2397	20164050570000	EXEMPT
2398	20164060010000	EXEMPT
2399	20164060020000	EXEMPT
2400	20164060030000	EXEMPT
2401	20164060040000	EXEMPT
2402	20164060050000	EXEMPT
2403	20164060060000	EXEMPT
2404	20164060070000	EXEMPT
2405	20164060080000	EXEMPT
2406	20164060090000	EXEMPT
2407	20164060100000	EXEMPT
2408	20164060110000	46,040
2409	20164060120000	9,258
2410	20164060130000	30,949
2411	20164060140000	30,949
2412	20164060150000	32,113
2413	20164060160000	22,706
2414	20164060170000	22,414
2415	20164060180000	614
2416	20164060190000	2,964
2417	20164060200000	23,009
2418	20164060210000	69,876
2419	20164060220000	70,429
2420	20164060270000	EXEMPT
2421	20164060280000	EXEMPT
2422	20164060290000	36,863
2423	20164060300000	36,097
2424	20164060310000	EXEMPT
2425	20164060320000	5,785
2426	20164060330000	0
2427	20164060340000	8,678
2428	20164060350000	EXEMPT
2429	20164060360000	EXEMPT
2430	20164060370000	EXEMPT
2431	20164060380000	9,026
2432	20164060390000	9,026
2433	20164060400000	9,026
2434	20164060410000	9,699
2435	20164060420000	440,541
2436	20164060430000	EXEMPT
2437	20164080470000	EXEMPT
2438	20164080480000	EXEMPT

	B	C
2439	20164080490000	EXEMPT
2440	20164100180000	41,349
2441	20164100300000	EXEMPT
2442	20164100310000	EXEMPT
2443	20164100320000	EXEMPT
2444	20164110010000	4,164
2445	20164110020000	6,770
2446	20164110030000	2,643
2447	20164110040000	16,817
2448	20164110050000	7,642
2449	20164110060000	7,642
2450	20164110070000	164,206
2451	20164110080000	38,072
2452	20164110170000	15,271
2453	20164110180000	13,848
2454	20164110190000	8,365
2455	20164110200000	8,710
2456	20164110210000	23,084
2457	20164110220000	12,052
2458	20164110230000	20,840
2459	20164110240000	30,385
2460	20164110250000	4,887
2461	20164110260000	EXEMPT
2462	20164110270000	4,887
2463	20164110280000	28,519
2464	20164110290000	4,887
2465	20164110300000	4,887
2466	20164110310000	3,431
2467	20164110320000	0
2468	20164110330000	36,739
2469	20164110340000	5,906
2470	20164110350000	EXEMPT
2471	20164110360000	31,190
2472	20164110370000	33,608
2473	20164110380000	19,731
2474	20164110390000	6,111
2475	20164110400000	6,111
2476	20164110410000	6,111
2477	20164110420000	17,627
2478	20164110450000	258,090
2479	20164110460000	EXEMPT
2480	20164110470000	EXEMPT
2481	20164110480000	EXEMPT
2482	20164120020000	4,629
2483	20164120030000	4,629
2484	20164120040000	2,315
2485	20164120050000	4,629
2486	20164120060000	4,629
2487	20164120070000	4,629
2488	20164120080000	4,629
2489	20164120090000	4,629
2490	20164120100000	EXEMPT
2491	20164120110000	31,094
2492	20164120120000	4,629
2493	20164120130000	4,629
2494	20164120140000	6,557
2495	20164120150000	4,711
2496	20164120160000	19,538
2497	20164120170000	5,207
2498	20164120180000	31,644
2499	20164120190000	5,207

	B	C
2500	2016412020000	5,207
2501	20164120210000	5,207
2502	20164120220000	9,547
2503	20164120230000	EXEMPT
2504	20164120240000	19,235
2505	20164120250000	EXEMPT
2506	20164120260000	EXEMPT
2507	20164120270000	EXEMPT
2508	20164120280000	75,549
2509	20164120290000	74,275
2510	20164120300000	5,362
2511	20164120310000	1,072
2512	20164120320000	2,143
2513	20164120330000	48,472
2514	20164120340000	1,072
2515	20164120350000	RAILROAD
2516	20164120360000	RAILROAD
2517	20164120370000	EXEMPT
2518	20164120380000	27,944
2519	20164120390000	EXEMPT
2520	20164120400000	EXEMPT
2521	20164130010000	4,012
2522	20164130020000	4,012
2523	20164130030000	2,522
2524	20164130040000	4,124
2525	20164130460000	161,970
2526	20164130130000	4,124
2527	20164130140000	4,124
2528	20164130150000	35,889
2529	20164130160000	112,224
2530	20164130170000	11,988
2531	20164130180000	3,703
2532	20164130190000	3,703
2533	20164130200000	3,703
2534	20164130210000	3,703
2535	20164130220000	31,036
2536	20164130230000	38,005
2537	20164130240000	3,703
2538	20164130250000	30,632
2539	20164130260000	3,703
2540	20164130290000	27,812
2541	20164130300000	5,246
2542	20164130310000	34,158
2543	20164130320000	EXEMPT
2544	20164130330000	EXEMPT
2545	20164130340000	27,049
2546	20164130350000	38,911
2547	20164130360000	3,858
2548	20164130370000	25,062
2549	20164130380000	39,264
2550	20164130390000	11,192
2551	20164130400000	11,444
2552	20164130410000	11,433
2553	20164130420000	EXEMPT
2554	20164130430000	31,653
2555	20164130440000	EXEMPT
2556	20164130450000	EXEMPT
2557	20164140010000	4,012
2558	20164140040000	3,703
2559	20164140050000	3,703
2560	20164140060000	8,091

	B	C
2561	20164140070000	9,637
2562	20164140080000	29,661
2563	20164140090000	3,703
2564	20164140100000	3,703
2565	20164140110000	23,592
2566	20164140120000	29,582
2567	20164140130000	EXEMPT
2568	20164140140000	EXEMPT
2569	20164140150000	EXEMPT
2570	20164140160000	EXEMPT
2571	20164140170000	7,715
2572	20164140180000	28,943
2573	20164140190000	28,943
2574	20164140200000	EXEMPT
2575	20164140220000	EXEMPT
2576	20164140230000	5,588
2577	20164140240000	EXEMPT
2578	20164140330000	EXEMPT
2579	20164140350000	39,497
2580	20164140360000	11,573
2581	20164140370000	EXEMPT
2582	20164140380000	EXEMPT
2583	20164140390000	EXEMPT
2584	20164140400000	10,454
2585	20164140410000	31,832
2586	20164140420000	4,189
2587	20164140430000	4,242
2588	20164140440000	EXEMPT
2589	20164140450000	22,807
2590	20164140460000	EXEMPT
2591	20164140470000	EXEMPT
2592	20164140480000	EXEMPT
2593	20164140490000	11,573
2594	20164140500000	5,785
2595	20164160390000	EXEMPT
2596	20164160400000	EXEMPT
2597	20164160410000	EXEMPT
2598	20164160420000	EXEMPT
2599	20164160430000	EXEMPT
2600	20164160440000	EXEMPT
2601	20164180080000	EXEMPT
2602	20164180180000	EXEMPT
2603	20164180370000	EXEMPT
2604	20164180380000	EXEMPT
2605	20164180390000	EXEMPT
2606	20164180400000	EXEMPT
2607	20164190010000	14,884
2608	20164190040000	12,370
2609	20164190050000	12,370
2610	20164190060000	28,435
2611	20164190070000	24,740
2612	20164190080000	6,184
2613	20164190090000	19,328
2614	20164190100000	16,511
2615	20164190120000	25,408
2616	20164190210000	168,347
2617	20164190220000	4,924
2618	20164190230000	6,722
2619	20164190240000	100,550
2620	20164190250000	20,865
2621	20164190260000	85,111

	B	C
2622	20164200090000	EXEMPT
2623	20164200100000	EXEMPT
2624	20164200320000	EXEMPT
2625	20164200350000	EXEMPT
2626	20164200370000	EXEMPT
2627	20164200380000	EXEMPT
2628	20164200390000	EXEMPT
2629	20164220020000	EXEMPT
2630	20164220100000	6,576
2631	20164220150000	EXEMPT
2632	20164220340000	EXEMPT
2633	20164220350000	EXEMPT
2634	20164220360000	EXEMPT
2635	20164220370000	EXEMPT
2636	20164230010000	EXEMPT
2637	20164230020000	EXEMPT
2638	20164230050000	EXEMPT
2639	20164230060000	EXEMPT
2640	20164230070000	EXEMPT
2641	20164230080000	EXEMPT
2642	20164230130000	RAILROAD
2643	20164230150000	EXEMPT
2644	20164230170000	EXEMPT
2645	20164230180000	EXEMPT
2646	20164230190000	467,295
2647	20164240020000	EXEMPT
2648	20164240070000	RAILROAD
2649	20164240080000	7,746
2650	20164240100000	113,893
2651	20164240110000	22,389
2652	20165010010000	EXEMPT
2653	20165010020000	EXEMPT
2654	20165020040000	RAILROAD
2655	20165020050000	RAILROAD
2656	20165020060000	RAILROAD
2657	20165020070000	RAILROAD
2658	20212020030000	EXEMPT
2659	20212020090000	EXEMPT
2660	20212020250000	EXEMPT
2661	20212020330000	EXEMPT
2662	20212020340000	EXEMPT
2663	20212020350000	EXEMPT
2664	20212020360000	EXEMPT
2665	20212020370000	EXEMPT
2666	20212030010000	40,437
2667	20212030020000	19,541
2668	20212030030000	12,505
2669	20212030040000	14,182
2670	20212030050000	22,585
2671	20212030060000	49,749
2672	20212030070000	RAILROAD
2673	20212030080000	17,187
2674	20212030090000	10,535
2675	20212030100000	17,563
2676	20212030110000	75,055
2677	20212030120000	113,228
2678	20212030130000	43,024
2679	20212030140000	EXEMPT
2680	20212030180000	EXEMPT
2681	20212030190000	EXEMPT
2682	20212030200000	9,828

	B	C
2683	20212030210000	6,630
2684	20212030220000	7,485
2685	20212030230000	1,389
2686	20212030240000	1,728
2687	20212030280000	EXEMPT
2688	20212030290000	EXEMPT
2689	20212030410000	EXEMPT
2690	20212030420000	EXEMPT
2691	20212030430000	482,633
2692	20212030440000	EXEMPT
2693	20212030460000	503,987
2694	20212030470000	294,153
2695	20212030480000	78,708
2696	20212030490000	RAILROAD
2697	20212030500000	RAILROAD
2698	20212060220000	EXEMPT
2699	20212060240000	EXEMPT
2700	20212070010000	214,050
2701	20212070020000	43,619
2702	20212070030000	24,367
2703	20212070040000	57,352
2704	20212070050000	19,614
2705	20212070060000	9,836
2706	20212070070000	7,443
2707	20212070080000	13,756
2708	20212070090000	216,643
2709	20212070100000	81,116
2710	20212070110000	79,073
2711	20212070120000	54,852
2712	20212070130000	47,692
2713	20212070140000	36,546
2714	20212070150000	107,589
2715	20212110400000	EXEMPT
2716	20212110410000	EXEMPT
2717	20212110420000	EXEMPT
2718	20212120320000	EXEMPT
2719	20212120330000	EXEMPT
2720	20212130010000	EXEMPT
2721	20212130020000	EXEMPT
2722	20212130030000	EXEMPT
2723	20212130050000	EXEMPT
2724	20212130060000	EXEMPT
2725	20212130070000	EXEMPT
2726	20212130200000	EXEMPT
2727	20212130210000	EXEMPT
2728	20212130220000	EXEMPT
2729	20212130230000	EXEMPT
2730	20212130240000	EXEMPT
2731	20212130250000	EXEMPT
2732	20212130260000	EXEMPT
2733	20212130270000	EXEMPT
2734	20212130280000	EXEMPT
2735	20212130290000	EXEMPT
2736	20212130300000	EXEMPT
2737	20212130410000	EXEMPT
2738	20212130420000	EXEMPT
2739	20212130430000	EXEMPT
2740	20215020030000	EXEMPT
2741	20221000020000	236,015
2742	20221000070000	552,902
2743	20221000100000	808

	B	C
2744	20221000120000	EXEMPT
2745	20221000140000	137,415
2746	20221000150000	43,074
2747	20221000160000	223,183
2748	20221000170000	3,179
2749	20221000180000	6,579
2750	20221000190000	EXEMPT
2751	20221000210000	RAILROAD
2752	20221000220000	RAILROAD
2753	20221000230000	RAILROAD
2754	20221000240000	187,122
2755	20221000250000	207,112
2756	20221000260000	255,764
2757	20221010010000	EXEMPT
2758	20221010020000	EXEMPT
2759	20221010030000	EXEMPT
2760	20221010040000	EXEMPT
2761	20221010050000	EXEMPT
2762	20221010060000	10,072
2763	20221010070000	EXEMPT
2764	20221010080000	EXEMPT
2765	20221010090000	EXEMPT
2766	20221020010000	EXEMPT
2767	20221020020000	EXEMPT
2768	20221020030000	EXEMPT
2769	20221020040000	EXEMPT
2770	20221020050000	EXEMPT
2771	20221020060000	EXEMPT
2772	20221030010000	3,067
2773	20221030020000	3,067
2774	20221030030000	3,067
2775	20221030040000	EXEMPT
2776	20221030050000	EXEMPT
2777	20221030060000	EXEMPT
2778	20221030070000	EXEMPT
2779	20221030080000	EXEMPT
2780	20221030090000	EXEMPT
2781	20221080010000	443,332
2782	20221080020000	RAILROAD
2783	20221080050000	RAILROAD
2784	20221080080000	RAILROAD
2785	20164050020000	5,073
2786	TOTALS	76,534,773
2787		

**PLAN APPENDIX, ATTACHMENT FIVE –
PHOTO APPENDIX OF EXISTING CONDITIONS**



Step cracking in the bricks of 5551 La Salle Street.



5529 La Salle Street is a vacant boarded up Multi-Family Home. Note lack of setback between the homes, which constitutes "excessive land coverage".



Deteriorated shingles on 5530 La Salle Street.



5841 Wabash Avenue is a vacant boarded up home. Note: deteriorated fence.



The vacant boarded up home at 5614 La Salle has been deemed by the City to be in danger of collapse (indicated by the red X).



This former residential property has been converted into a church, creating an obsolete building.



Street right-of-way adjacent to 6076 S. LaSalle is used for parking and loading commercial trucks, an indication of excessive land coverage.



Another example of excessive land coverage on a commercial or industrial property (140 W. 62nd).



An example of a deleterious land use that adversely affects adjacent residential areas (6053 S. State).



The Wa King Noodle Company is located in a predominantly residential area, an example of an incompatible land use.— photo from 2009.



5702 La Salle is a boarded up vacant home.



5754 La Salle was boarded up and unsafe to enter, and has since been demolished.



The siding on 5750 La Salle has become dislodged.



The gutter is falling off of 5957 La Salle. Note the roof is inadequately covered in roofing felt without the protection of shingles.



5948 La Salle is in need of tuck-pointing.



The roof on 5932 La Salle is severely deteriorated.



The porch roof on 5924 La Salle is deteriorated and the shingles have become dislodged.



The chimney on 6048 La Salle is crumbling.



6040 La Salle is a boarded up vacant two-family residential building.



The roof on 5601 Perry Avenue is wavy indicating the underlayment is in need of replacement.



5707 La Salle is another vacant boarded up home in danger of collapse.



5607 Perry Avenue is a vacant home in danger of collapse.



5764 Lafayette Avenue is a vacant boarded up multi-family home.



5624 Lafayette Avenue is one of several newer homes that was improperly siding and the siding has become dislodged.



5538 Lafayette Avenue is a vacant board up that has been tagged by the city as unsafe.



5512 Lafayette Avenue is a vacant church. Note deteriorated stone veneer



The roof is severely deteriorated and the gutter is falling off of 5821 Lafayette.



The roof on 5703 Lafayette Avenue is only covered in roofing felt. Note sagging rear porch roof.



5635 Lafayette Avenue has a dilapidated roof structure with roof with holes in it.



5611 Lafayette Avenue has a missing chimney cap allowing birds and other animals access.



The vacant and boarded up home at 5612 La Salle Street has a severely deteriorated porch.



Step cracking in the brick on 5927/5929 Lafayette Avenue.



Step cracking in the brick of 5931/5933 Lafayette Avenue.



The close proximity of these buildings does not meet set back requirements and is a demonstration of Excessive Coverage.



5924 Lafayette Avenue has dislodged siding, missing gutters sections and no shingles covering the roofing felt.



5821 Wabash Avenue is a vacant boarded up single-family home



6032 Lafayette Avenue is a multi-family home that is vacant and boarded up.



The siding on 6038 Lafayette Avenue has become dislodged.



The walls on 5928 State Street are no longer straight.



Graffiti on the dumpster screening wall of 6 59th Street



A boarded up vacant industrial building located at 5822 State Street. Note : property backs to residential.



The bricks on 5632 Indiana Avenue are in need of tuck-pointing. Note: concrete band is cracked and crumbling.



5847 Indiana Avenue is a boarded up residential.



The doors on 6238 Wabash are deteriorated and the building is vacant.



6232 Wabash Avenue is a vacant residential property sandwiched between industrial properties, creating an incompatible land use relationship.



Overgrown deteriorated curb in the 5900 block of S. Michigan.



Rust running down the concrete from the roof of 22/24 58th Street.



5752 Wabash is a vacant boarded up home in danger of collapse.



An industrial recycling center adjacent to residential properties presents an incompatible land use.



The church located at 5849 State Street has deteriorated bricks and mortar.



5859 State Street is a vacant commercial building.



Step cracking in the bricks on 108/110 58th Street.



Step cracking and spalling in the brick walls of 5915 Michigan Avenue.



6125 Michigan Avenue is a boarded up vacant home.



6221 Michigan Avenue is a boarded up and vacant residential building.



This hole in Indiana Avenue is filled with trash.



The parapet wall on 215 East 61st Street is leaning in and deteriorated.



Deteriorated brick wall at 201 East 61st Street.



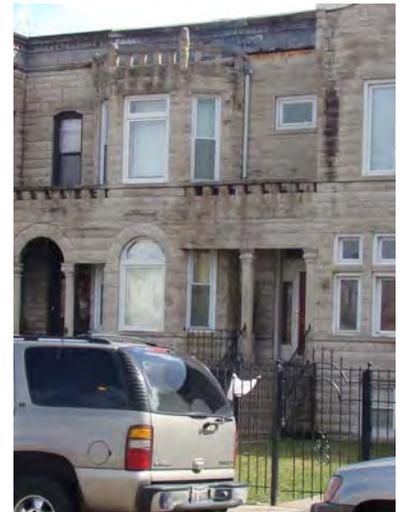
Deteriorated windows and siding on 6024 Indiana Avenue.

The building at 5933 Indiana Avenue is boarded up and vacant. Note: deteriorated front steps



Deteriorated bricks and mortar at 5917 Indiana Avenue.

Rusted corning on 5929 Indiana Avenue.



Rusted cornice on 5925 Indiana Avenue.



Roofing felt is being used to cover up a severely deteriorated roof on 5855 Indiana Avenue.



The cornice on 5652 Indiana Avenue is rusted.



5611 Indiana Avenue is boarded up and vacant.



The church at 5500 Indiana Avenue is in need of tuck-pointing.



Trash and debris on this abandoned lot.



A vacant and boarded up mixed use building at 301 61st Street.



Wood support members supporting the exterior wall at 301 61st Street.



Deteriorated fencing along 6115 Prairie Avenue.



A boarded up vacant multi-family building located at 6123 Prairie Avenue.



A vacant industrial building located at 6155 Prairie Avenue.



6155 Prairie Avenue has deteriorated bricks, windows and corning.



Missing shingles on 6215 Prairie Avenue.



Step cracking in the side of 228 61st Street.



The walls of 6036 Prairie Avenue are in need of tuck-pointing.



The yard of 6014 Prairie Avenue and the vacant lot next door are covered in trash.



5822 Wabash Avenue is a vacant boarded up building that has been tagged by the city as unsafe.



The parapet wall on 5919 Prairie Avenue is deteriorated and leaning in.



A vacant and boarded up multi-family home located at 309 East 59th Street.



The rear brick wall of 221 East 58th Street is dilapidated.



The siding on 219 East 59th Street has become dislodged.



A vacant restaurant located at 304 East 58th Street.



A vacant commercial strip development located along East 58th Street that has been deemed unsafe to enter by the city.



The rear wall of the previous commercial building is sagging and bricks have fallen out of the wall.



The steel beams used at this newer commercial development are rusted and deteriorated.



The concrete reinforcing inside of the steps is rusted due to moisture penetrating the concrete..



229 East 55th Street is boarded up and vacant.



Step cracking in 5528/5530 Prairie Avenue.



The parapet wall on 352 East 60th Street is in need of tuck-pointing.

5919 Calumet Avenue has deteriorated/missing shingles, bricks, windows, porch and fascia.



The concrete cornice is crumbling on 5841 Calumet Avenue.



A boarded up and vacant multi-family located at 5727 Calumet Avenue.



This 37 unit multi-family building at 6242-6236 Martin Luther King Junior Drive is boarded up and vacant.



This 36 unit multi-family building at 6224-6232 Martin Luther King Junior Drive is boarded up and vacant.



This 16 unit multi-family building at 6142-6144 Martin Luther King Junior Drive is boarded up and vacant.



Standing water at the intersection of Martin Luther King Junior Drive and 59th Street due to a lack of storm drainage.



Flooding along Martin Luther King Junior Drive due to a lack of storm drainage.



Standing water along 58th Street due to inadequate storm drainage. Note: excessive amount of trash.



Several of the holes in the storage building located inside of Washington Park.



A deteriorated sidewalk along LaSalle Street.



Standing water in the parking lot of the swimming pool building inside of Washington Park.



Deteriorated sidewalk located on 57th Place.



A sidewalk that has become overgrown and the concrete has crumbled.



A deteriorated sidewalk that has become overgrown.



Deteriorated street paving located along 61st Street.



Deteriorated street paving located along Perry Avenue.



A deteriorated sidewalk along 59th Street.



The flooding along 63rd Street is covering sections of sidewalk



Standing water in an alleyway.



A buckled sidewalk along Wentworth Avenue.

**PLAN APPENDIX, ATTACHMENT SIX –
HOUSING IMPACT STUDY**

WASHINGTON PARK
REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM
HOUSING IMPACT STUDY

Prepared for:
The City of Chicago

By:
Goodman Williams Group

GOODMAN WILLIAMS
— GROUP —
REAL ESTATE RESEARCH

April 2014

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I. INTRODUCTION

Goodman Williams Group was retained by Ernest R. Sawyer Enterprises, Inc. to be part of a team working for the City of Chicago Department of Planning and Development to develop a Tax Increment Financing (TIF) district for an area designated as the Washington Park Project Area. PGAV Urban Consulting is also part of the team for this assignment.

The Washington Park Project Area (referred to in this report as the “Project Area”) is generally bounded by:

- Cottage Grove Avenue and Washington Park on the east
- 51st Street on the north
- The Dan Ryan Expressway (I-90/94) on the west
- 63rd Street on the south

A map of the Project Area is included in the Redevelopment Plan, which is contained in a separate document.

Housing Impact Study

The Redevelopment Plan for the Project Area does not presently envision acquiring or demolishing occupied housing units. It is possible, however, that at some point during the 23-year life of the TIF some relocation may occur as a consequence of the renovation and redevelopment activity that is envisioned.

It is for that reason that this report fulfills the legislative requirements for a Housing Impact Study, as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.). The specific requirements of the Housing Impact Study are as follows:

Part I of the Housing Impact Study shall include the following for all residential units within the Project Area:

- (i) data as to whether the residential units are single family or multi-family units; and
- (ii) the number and type of rooms within the units, if that information is available; and
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the Housing Impact Study shall identify the inhabited residential units in the Project Area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) the number and location of those units that will or may be removed; and
- (ii) the municipality's plans for relocation assistance for those residents in the Project Area whose residences are to be removed; and
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and the type, location, and cost of the housing; and
- (iv) the type and extent of relocation assistance to be provided.

II. HOUSING IMPACT STUDY – Part I

The information presented in this report is compiled from a variety of sources. In winter 2014, Ernest R. Sawyer Enterprises and PGAV conducted field research that identified the parcels and buildings located in the Project Area, the number of units in each building, and whether the units were occupied or vacant.

The field work was supplemented with information from the U.S. Census American Community Survey Selected Housing Characteristics Profile. Ratios from the four Census tracts that align most closely with the Project Area were applied to the actual unit counts to provide estimates of the age of the housing stock, the number of rooms and bedrooms, and whether the occupied units were leased or owned.

Demographic information on current residents of the Project Area was provided by Esri Business Analyst, a respected vendor of demographic and economic data. Other information in Part II of the Housing Impact Study was provided by Goodman Williams Group and reliable secondary sources as noted in the tables.

Number and Type of Residential Units

The recent field work identified a total of 4,375 housing units in 887 buildings located within the Project Area. **Table 1** provides estimates of the age of the structures based on percentages derived from the Census. As the table indicates, nearly half of the housing units in the Project Area were built before 1939.

**Table 1 Housing Units in Project Area by Year
 Structure Built**

Total Housing Units	4,375	100.0%
2000 to Present	206	4.7%
1990 to 1999	105	2.4%
1980 to 1989	201	4.6%
1970 to 1979	385	8.8%
1960 to 1969	411	9.4%
1950 to 1959	459	10.5%
1940 to 1949	508	11.6%
1939 or Earlier	2,109	48.2%

*Source: ERS Enterprises and PGAV Consulting,
 based on field work, 2014 and U.S. Census American
 Community Survey Housing Profile*

This older housing stock consists mostly of multifamily buildings. As **Table 2** below shows, 39.8% of units in the Project Area are located in buildings containing two to four units. Another third (37.1%) are in buildings with 5 or more units, and only 3.7% of the housing stock is comprised of single-family homes.

Table 2
Washington Park TIF Redevelopment Project Area
Housing Unit Occupancy by Building Type

<u>Building Type</u>	<u>Occupied Units</u>		<u>Vacant Units</u>		<u>Total</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single Unit Dwellings	104	4.1%	19	10.6%	123	3.7%
Units in Two-Unit Buildings	230	7.8%	84	18.4%	314	7.0%
Units in 3 and 4-Unit Buildings	479	38.0%	199	49.6%	678	32.8%
Units in Multi-Family (>5 units) Buildings	2,777	44.3%	483	21.3%	3,260	37.1%
		100.0		100.0		100.0
TOTAL	3,590	%	785	%	4,375	%

Source: ERS Enterprises and PGAV Consulting, based on field work, 2014

Number and Type of Rooms Within Units

Estimates of the number and types of rooms in the units in the Project Area are shown in **Table 3**. Key findings include:

- Of the 4,375 total units counted in the Project Area, more than 27% contain five rooms. Another 21% of units contain four rooms, and 17% contain six rooms.
- Most of the units in the Project Area (60.9%) contain two or three bedrooms. Smaller studio and one-bedroom units make up 30% of the units. Larger units with four or five bedrooms make up the remainder of the mix.

These findings suggest that the housing stock in the Project Area includes a high percentage of larger units with two or more bedrooms. These apartments meet the needs of larger families with children.

Table 3
Washington Park TIF Redevelopment Project Area
Number and Type of Rooms

	Number	Percent
Total Number of Housing Units	4,375	100.0%
Number of Rooms		
1 room	186	4.3%
2 rooms	454	10.4%
3 rooms	492	11.2%
4 rooms	928	21.2%
5 rooms	1,193	27.3%
6 rooms	741	16.9%
7 rooms	250	5.7%
8 rooms	83	1.9%
9 or more rooms	48	1.1%
Number of Bedrooms		
No bedroom	401	9.2%
1 bedroom	927	21.2%
2 bedrooms	1,499	34.3%
3 bedrooms	1,165	26.6%
4 bedrooms	347	7.9%
5 or more bedrooms	35	0.8%

Sources: ERS Enterprises with percentages derived from U.S. Census

Number of Inhabited Units

Of the 4,375 total residential units identified in the Project Area, 3,590, or 82.1% are occupied. As shown in **Table 4**, most of these occupied units are rental apartments. Owner-occupied units constitute only 14.0% of the total.

Table 4
Washington Park TIF Redevelopment Project Area
Housing Units Occupancy and Tenure

	Number	Percent
Total Housing Units	4,375	100.0%
Occupied	3,590	82.1%
Vacant	785	17.9%
Occupied Housing Units	3,590	100.0%
Owner Occupied	503	14.0%
Renter Occupied	3,087	86.0%

Sources: ERS Enterprises and PGAV Consulting with tenure estimates from Esri Business Analyst

Race and Ethnicity of Residents

Table 5 provides demographic information on residents of the Project Area.

- The 2013 total population of the Project Area is estimated to be 8,730, a slight decrease from the 2010 Census count. Of the total, 97.1% of the residents identify as Black or African American, 0.5% White, 0.1% Asian, and less than 1% Hispanic or Latino.
- The majority of the Project Area’s 3,240 estimated households in 2013 were Family Households, defined as two or more related persons living together. The number of non-family households grew between 2010 and 2013.
- The number of family households living in the Project Area with incomes below the poverty level was slightly higher than the number of family households at or above the poverty level. The estimated median household income within the Project Area in 2013 was \$16,880, well below the estimated 2013 median for the City of Chicago of \$43,854.

Table 5
Washington Park TIF Redevelopment Project Area
Select Population Characteristics

	2010		2013 Estimate	
	Number	Percent	Number	Percent
Population	8,787	100.0%	8,730	100.0%
Race				
White Alone	44	0.5%	43	0.5%
Black or African American Alone	8,602	97.9%	8,536	97.1%
American Indian and Alaska Native Alone	12	0.1%	12	0.1%
Asian Alone	6	0.1%	6	0.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%
Alone				
Some Other Race Alone	18	0.2%	20	0.2%
Two or More Races	104	1.2%	113	1.3%
Hispanic or Latino	68	0.8%	72	0.8%
Households	3,241	100.0%	3,240	100.0%
Family Households	2,035	62.8%	2,009	62.0%
Nonfamily Households	1,206	37.2%	1,231	38.0%
Median Household Income (Esri Estimate)	\$17,414		\$16,880	

Source: U.S. Census Bureau, Esri Business Analyst and Goodman Williams Group

III. HOUSING IMPACT STUDY – Part II

Number and Location of Units that Could Potentially be Removed

One of the defining features of this proposed TIF district is the abundance of vacant land, which presents many opportunities for development without the need to disturb existing structures. The primary objectives of the Plan are to rehabilitate existing single and multi-family dwellings, redevelop vacant land, and correct obsolete land use patterns through redevelopment.

Methodology

Presented below are the three steps used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed or impacted.

- 1) **Properties identified for acquisition.** An acquisition plan has not been prepared as part of the Plan. There are no occupied housing units that are planned for acquisition.
- 2) **Dilapidation.** As stated above and presented in more detail in the Eligibility Study, there are no occupied residential buildings classified as “dilapidated” in the Project Area. As a result of this analysis, there are no occupied housing units that are likely to be displaced because they are located within a dilapidated structure.
- 3) **Changes in land use.** The Land Use Plan, presented in Section V of the Plan identifies the future land uses to be in effect upon adoption of the Plan. If public or private redevelopment occurs in accordance with land use changes proposed by the Plan, displacement of inhabited units will not result. As a result of this analysis, no occupied housing units are likely to be displaced because of land use changes.

Relocation Plan

With no residential displacement anticipated, a relocation plan for displaced residents within the proposed TIF District has not been established.

Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area.

At this juncture there are no plans to remove any occupied residences within the Project Area. However, if replacement housing were needed, available housing options within the boundaries of, or in close proximity to, the Project Area are discussed below.

Housing Eligibility Assessment

Table 6 presents a breakdown of Project Area households by income. These 2013 estimates suggest that 44.5% of the households in the Project Area have annual incomes of less than \$15,000. Nearly a third (31.9%) have incomes between \$15,000 and \$35,000 annually, and the remaining 23.7% have incomes in excess of \$35,000.

Table 6
Washington Park TIF Redevelopment Project Area
Number of Households by Income, 2013 Estimates

	<\$15,000	\$15,000 -\$24,999	\$25,000 -\$34,999	\$35,000 -\$49,999	\$50,000 -\$74,999	\$75,000 -\$99,999	\$100,000 or more
Number of Households	1,429	652	373	350	185	93	132
Percent of Households	44.5%	20.3%	11.6%	10.9%	5.8%	2.9%	4.1%

Source: Esri Business Analyst

Most of the subsidized and public housing options available to low-income residents in Chicago are determined by Maximum Annual Income Limits published by the US Department of Housing and Urban Development (HUD). Limits are based on household size and are calculated from the Area Median Income (AMI). The 2013 schedule, the most recent available, is shown in **Table 7** below. The highlighting corresponds to the household size and income that applies to most of the residents in the Project Area.

Table 7
Schedule of Maximum Annual Income Limits for Greater Chicago*
Effective December 18, 2013

AMI	<u>1</u> Person	<u>2</u> Person	<u>3</u> Person	<u>4</u> Person	<u>5</u> Person	<u>6</u> Person	<u>7</u> Person	<u>8</u> Person
120%	\$60,840	\$69,600	\$78,240	\$86,880	\$93,840	\$100,800	\$107,760	\$114,720
80%	\$40,550	\$46,350	\$52,150	\$57,900	\$62,550	\$67,200	\$71,800	\$76,450
60%	\$30,420	\$34,800	\$39,120	\$43,440	\$46,920	\$50,400	\$53,880	\$57,360
50%	\$25,350	\$29,000	\$32,600	\$36,200	\$39,100	\$42,000	\$44,900	\$47,800
40%	\$20,280	\$23,200	\$26,080	\$28,960	\$31,280	\$33,600	\$35,920	\$38,240
30%	\$15,210	\$17,400	\$19,560	\$21,720	\$23,460	\$25,200	\$26,940	\$28,680
20%	\$10,140	\$11,600	\$13,040	\$14,480	\$15,640	\$16,800	\$17,960	\$19,120
10%	\$5,070	\$5,800	\$6,520	\$7,240	\$7,820	\$8,400	\$8,980	\$9,560

* Includes Cook, DuPage, Lake, Kane, McHenry, & Will Counties

Source: Illinois Housing Development Authority

The Project Area has an estimated 2,454 households, or 74% of total households, who earn 60% or less of the Area Median Income (AMI). 1,429 households earn less than \$15,000 and are categorized as earning less than 30% AMI. 652 households earn between \$15,000 and \$24,999 earn less than 50% AMI but more than 30% AMI.

Rental Housing

This section discusses rental housing options, including CHA, affordable, and market-rate.

Housing Choice Vouchers. Approximately 86% of the Project Area’s residents are renters and 74% of all households have an income at or below 60% AMI, making them qualified for Housing Choice Vouchers, also known as Section 8. Under the Housing Choice Voucher Program, renters pay 30-40% of their income for rent and utilities. Landlords whose tenants have Housing Choice Vouchers are entitled to Fair Market Rents (FMR), established annually by HUD, and which are roughly equivalent to Maximum Monthly Gross Rents for households at 60% AMI. Landlords collect the difference between tenants’ rent and the FMR directly from the Chicago Housing Authority (CHA). According to the CHA’s FY2012 Annual Report, the City of Chicago had 38,525 tenant-based vouchers at the end of 2012.

Project-Based Voucher Program. This program is designed for developments where landlords enter into a contract with HUD to provide subsidized housing such that the Section 8 status is tied to the development and cannot be transferred if a qualified low-income tenant moves away. A major concern in gentrifying neighborhoods is the loss of these project-based Section 8 units when rental properties convert to condominiums or when landlords choose not to renew their Section 8 contracts, thereby decreasing the availability of low-income housing.

Within the Project Area and surrounding community areas, **Table 8** shows that there are a total of 6,607 Section 8 units in 70 developments.

Table 8
Project-Based Section 8 Housing

Community Area	Assisted Units	Projects
Washington Park (the Project Area)	583	8
Grand Boulevard	1,252	19
Englewood	642	6
Woodlawn	2,024	19
Kenwood	908	9
Greater Grand Crossing	1,198	9
Total	6,607	70

Source: Chicago Rehab Network

CHA and the Plan for Transformation. Chicago's public housing stock is in the midst of an ongoing redevelopment program known as CHA Plan for Transformation. Now in its 13th year, the plan calls for the redevelopment of 25,000 units of public housing into mixed-income communities. The CHA's FY2012 Annual Report projected a total of 21,376 units, or 85.5% of 25,000 units, to be completed by the end of FY2012.

Many of the properties in the CHA's portfolio are reserved specifically for families. The CHA Community Wide (Family Housing) Wait List remained closed to new applicants in Fiscal Year 2012; 32,647 applicants remain on the list prior to completion of its wait list survey update which began in December 2012. There are several CHA properties in and around the Project Area, discussed below.

- *Washington Park Low-Rises.* This family housing development consists of 60 two-story row houses in 27 scattered locations roughly bounded by 39th Street (N), 63rd Street (S), Stewart Avenue (W), and Lake Michigan (E). Some of the units are in the Project Area. Renovation of the units, which were built in 1963, was begun in and was completed in 2010.
- *Washington Park Homes.* This family housing development is being redeveloped and rehabilitated as a mixed-income community. The completed project as currently envisioned will include 192 public housing units (37%), 183 affordable units (35%), and 146 market-rate units (28%) for a total of 521 units. At the end of 2008, two developments were completed: Keystone Place and St. Edmund's Meadows.

St. Edmund's Meadows, located near the intersection of 61st and South Michigan Avenue, was completed in 2007. The new rental development consists of three- and four-bedroom row houses and three-flat buildings. 14 of the 56 units are rehabilitated public housing units. Keystone Place has a mix of 38 public, 24 affordable and 7 market-rate units in the Woodlawn community area bounded by 63rd Street (N), Woodlawn Avenue (E), Marquette Road (S), and Drexel Avenue (W).

- *Legends South.* This major redevelopment replaces Robert Taylor Homes. Once the country's largest public housing development with 4,321 units, Robert Taylor was demolished between 2002 and 2007, clearing 92 acres bounded by 39th Street on the north, State Street on the east, 54th Street on the south, and Federal Street on the west. Redevelopment of the property calls for 2,400 mixed-income rental and for-sale units, with one-third of the units reserved each for public, affordable, and market-rate housing tenants. The redevelopment team is being led by Brinshore Development.

Table 9 shows the unit mix for the phases in Legends South that are completed, and **Table 10** presents the unit mix, size, and rent are shown for Savoy Square, located at 4448 South State Street.

Brinshore continues their redevelopment efforts with Legends South C-3, a 71-unit mixed-income rental development bounded by 43rd Street (N), Calumet Ave (E), 48th Street (S) and Michigan Ave (W). **Table 11** shows the unit mix for Legends South C-3, which is expected to open in December 2014.

Table 9
Legends South Unit Mix

<u>Unit Type</u>	<u>Public</u>	<u>Affordable</u>	<u>Market Rate</u>	<u>Total Units</u>
<i>Hansberry Square, completed 2007</i>				
Family, 1BR	12	3	1	16
Family, 2BR	35	33	18	86
Family, 3BR	29	33	14	76
Family, 4BR	7	0	0	7
<i>Subtotal</i>	83	68	30	181
<i>Mahalia Place, completed 2005</i>				
Family, 1BR	8	4	0	12
Family, 2BR	23	28	11	62
Family, 3BR	19	12	1	32
Family, 4BR	4	0	0	4
<i>Subtotal</i>	54	44	12	110
<i>Coleman Place, completed 2008</i>				
Family, 1BR	7	3	2	12
Family, 2BR	25	28	14	67
Family, 3BR	16	12	7	35
Family, 4BR	4	0	0	4
<i>Subtotal</i>	52	43	23	118
<i>Savoy Square, completed 2011</i>				
Family, 1BR	11	9	6	26
Family, 2BR	20	19	12	51
Family, 3BR	24	22	10	56
Family, 4BR	5	0	0	5
<i>Subtotal</i>	60	50	28	138
Total Units	249	205	93	547

Source: Chicago Housing Authority, February 2014

Table 10
Savoy Square - Legends South Rent Mix

	Sq. Ft.	Rent	\$ / Sq. Ft.
Market Rate	1 BR/1 BA 758 - 775	\$1,000	\$1.29 - \$1.32
	2 BR/1 BA 945 - 1,021	\$1,200	\$1.17 - \$1.27
	1,256 - 3 BR/1.5 BA or 2 BA 1,573	\$1,350 - \$1,450*	\$0.92 - \$1.07
Affordable	1 BR/1 BA 758 - 775	\$754	\$0.97 - \$0.99
	2 BR/1 BA 945 - 1,021	\$901	\$0.88 - \$0.95
	1,256 - 3 BR/1.5 BA 1,573	\$1,037	\$0.66 - \$0.82
	4 BR (Public Housing Only)	--	--

Source: Savoy Square rental office, February 2014 and Goodman Williams Group

*Higher rent is for 3BR/2BA unit

Table 11
Legends South C-3 Unit Mix

<u>Unit Type</u>	<u>Public</u>	<u>Affordable</u>	<u>Market Rate</u>	<u>Total Units</u>
Family, 1BR	8	7	6	21
Family, 2BR	10	9	8	27
Family, 3BR	9	7	4	20
Family, 4BR	3	0	0	3
Subtotal	30	23	18	71

Source: Chicago Housing Authority, February 2014

Planned and Completed Rental Developments

Several new development projects that are completed, are under construction, or are planned could provide additional affordable rental opportunities to residents of the Project Area. These include:

- POAH's redevelopment of Grove Park Plaza on South Cottage Grove Avenue between 61st and 63rd Streets. The renamed Woodlawn Park will include 420 residential units and 65,000 square feet of commercial space.
- The Shops and Lofts at 47, a mixed-use development that is currently under construction at the southwest corner of 47th and South Cottage Grove Avenue that will include 96 rental apartments.
- Parkway Gardens, located on South King Drive between 63rd and 66th Street reopened in 2013 after a two-year renovation of its 694 units.
- The Rosenwald, a long vacant landmarked building at 4600 South Michigan Avenue, is scheduled to undergo extensive redevelopment. The project as currently envisioned will include 239 apartments, 51,000 square feet of commercial space and 27,000 square feet of community space.

Market Rate Rentals. The Project Area has relatively few market-rate rental apartments. Listings in Midwest Real Estate Data (MRED) in January 2014 revealed apartment rates that roughly corresponded to IHDA’s Maximum Monthly Gross Rents for 50% to 60% Area Median Income (AMI).

The outliers shown in **Table 12** below are three-bedroom apartments in Washington Park that were recently rehabbed and finished with high-end features.

Table 12
Summary of Rental Listings

Washington Park Neighborhood

Bedrooms	Available Apts.	Avg Rent
1	2	\$730
2	5	\$910
3	7	\$1,292

Englewood Neighborhood

Bedrooms	Available Apts.	Avg Rent
1	1	\$650
2	13	\$812
3	17	\$1,026
4	3	\$1,292

Source: Midwest Real Estate Data, January 2014

Senior Housing. Two affordable senior housing projects are located in the Project Area, one with 35 units and one with 60 units. Rent is tied to residents’ incomes, and all units are reserved for low-income residents.

The CHA owns 10 dedicated senior buildings in the vicinity of the Project Area, although none is located in Washington Park. Seniors must be 60 years old to apply and 62 years old to move in to CHA senior housing. Nearby community areas with CHA senior buildings include Grand Boulevard, Kenwood, Fuller Park, Greater Grand Crossing, Woodlawn, and Englewood. A list of senior properties can be found in the master table in the Appendix.

Planned and Completed Rental Developments

St. Edmund’s Redevelopment Corporation (SERC) is a prominent developer in the Washington Park community area. Since its inception in 1990, it has developed 598 housing units in 26 buildings. Its most recent development is St. Edmund’s Court, a vacant apartment building

rehabbed into 36 units of affordable housing in conjunction with the City of Chicago's Neighborhood Stabilization Program. Located near St. Edmund's Common, the project was completed in December 2011.

SERC has two additional projects in the development stages:

- St. Edmund's Oasis will be a 54 unit rental townhome development on scattered sites on 61st St, Indiana and Prairie Avenues. SERC is partnering with Tria Adelfi, LLC in a joint venture through the Neighborhood Stabilization Program.
- St. Edmund's Tower Annex (Tower Annex) will be a 34 unit affordable senior rental building at 6151 South Michigan Avenue.

For-Sale Housing

As discussed previously, only 14.0% of Project Area residents were estimated to be homeowners and the remaining 86.0% were renters. The market of for-sale housing is therefore relatively smaller than other community areas. **Table 13** below summarizes 28 listings from registered Realtors as reported by Midwest Real Estate Data. The real estate listings revealed a wide range in prices, from inexpensive to high-end units. The predominant unit type was three-bedroom condominiums.

Table 13
Summary of Washington Park For-Sale Listings

<u>Type</u>	<u># Bedrooms</u>	<u>Median Price</u>	<u>Price Range</u>	<u># Listings</u>
Condominium	1	\$54,500	\$28,000 - \$125,000	4
Condominium	2	\$33,600	\$20,000 - \$89,000	5
Condominium	3	\$40,000	\$29,000 - \$83,500	13
Condominium	4+	\$98,450	\$92,000 - \$104,900	2
House	NA	\$129,450	\$4,900 - \$299,900	4

Source: Midwest Real Estate Data January 2014

Tables 14 and 15 on the following pages show median sale prices of detached and attached housing units sold by Realtors in the Washington Park, Englewood, Woodlawn, and Grand Boulevard community areas over the previous 10 years. Prices are highest in Grand Boulevard, remaining stable from 2005 to 2007. Prices have dropped precipitously with the market downturn beginning at the end of 2007.

Table 14
Median Sales Price of Detached Single-Family Units

Community Name	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	\$380,000	\$375,000	\$379,500	\$242,000	\$139,900	\$200,000	\$80,000	\$220,000	\$249,000
Woodlawn	\$146,450	\$237,500	\$258,050	\$70,700	\$71,500	\$24,000	\$44,000	\$40,000	\$45,583
Washington Park	\$82,000	\$97,750	\$74,750	\$69,250	\$27,000	\$40,500	\$13,625	\$60,250	\$144,075
Englewood	\$79,500	\$90,000	\$67,000	\$20,000	\$10,000	\$12,000	\$11,950	\$9,900	\$9,000

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Number of Detached Single-Family Units Sold

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	51	45	24	30	45	36	27	34	55
Woodlawn	32	26	18	20	6	4	36	25	30
Washington Park	9	6	4	6	27	21	5	8	6
Englewood	184	139	123	100	117	125	64	53	59

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Table 15
Median Sales Price of Attached Single-Family Units

Community Name	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	\$229,000	\$244,000	\$239,250	\$205,000	\$57,000	\$36,315	\$40,850	\$50,600	\$60,300
Washington Park	\$184,900	\$194,950	\$199,950	\$148,300	\$44,000	\$25,000	\$25,000	\$28,000	\$32,150
Woodlawn	\$199,000	\$213,000	\$205,000	\$179,900	\$46,000	\$45,000	\$40,000	\$37,000	\$45,550
Englewood	\$61,500	\$69,995	\$60,000	\$10,000	\$10,500	\$6,000	\$11,500	\$1	\$18,850

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Number of Attached Single-Family Units Sold

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Grand Boulevard	309	423	272	159	153	178	140	158	176
Washington Park	186	192	96	63	67	65	76	58	62
Woodlawn	187	171	199	105	147	115	83	87	78
Englewood	11	9	3	13	8	5	3	1	2

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2011 through December 2013. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Foreclosures

Table 16 below summarizes the foreclosure filings in the Washington Park, Englewood, Woodlawn, Grand Boulevard, and Kenwood community areas over the last five years. Foreclosures are highest in Greater Grand Crossing and Grand Boulevard. Washington Park and Kenwood have recorded the fewest foreclosures since 2008; foreclosures in Washington Park have dropped steadily over the last five years.

Table 16
Foreclosure Filings by Property Type by Community Area

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2008 - 2012</u> <u>Total</u>
Washington Park	163	150	121	123	110	667
Grand Boulevard	351	347	315	252	259	1,524
Greater Grand Crossing	415	349	334	291	334	1,723
Kenwood	111	90	125	103	118	547
Woodlawn	397	294	277	201	195	1,364

Source: Woodstock Institute

Proposed For-Sale Developments in Project Area

A number of new residential developments are planned or have been announced in the Project Area, taking advantage of the vacant lots or existing buildings in need of rehabilitation. Most of these developments, described below, are located in the eastern half of the Project Area. The status of a number of these developments is uncertain, and will depend on the ongoing recovery of the housing market.

- 10 single-family homes were proposed by Appiah Development on South Wabash Avenue between 56th and 57th Streets.
- A 12-unit condominium development was planned at 57th Street and South Prairie Avenue.
- Ascendance Partners proposed rehabbing an existing building at 59th Street and South Wabash Avenue to create approximately 32 units.
- Good Shepherd Community Service Organization proposed developing 19 units between 56th and 57th Streets on South Prairie Avenue.

Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph “low-income households”, “very low-income households” and “affordable housing” shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937; (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

Appendix

Affordable Housing Options on Chicago's Southside

<u>Name</u>	<u>Address</u>	<u>Bedrooms</u>	<u>Tenant Type</u>	<u>Income</u>		<u>Source of Subsidy</u>
				<u>Restricted Units</u>	<u>Total Units</u>	
Within Study Area						
Washington Park Low-Rises	6217 S Calumet Ave	2, 3, 4	Multifamily	-	100	CHA
Brand New Beginnings, Inc	5801 S Michigan Ave	2, 3	Supportive	-	24	DPD, IHDA
St. Edmund's Manor	5947-59 S Indiana Ave	1, 2, 3	Multifamily	-	31	DPD
St. Edmund's Village	6253 S Michigan Ave	1, 2, 3	Multifamily	186	230	Section 8, DPD
St. Edmund's Plaza	S Michigan Ave between 57th and 61st St	1, 2, 3, 4	Multifamily	-	65	DPD
Harriett Tubman Apartments	5751-59 S Michigan Ave	-	Multifamily	-	28	DPD
Coppin House	325-43 E 55th Place	1, 2, 3, 4	Multifamily, Supportive	54	54	DPD, IHDA
St. Edmund's Commons	60th & S Michigan, Wabash, and Indiana	3, 4	Multifamily	-	53	DPD
St. Edmund's Corners	5556 S Michigan Ave	2, 3	Senior	35	35	IHDA, DPD
Prairie Park Apartments	331 E 56th St	1, 2, 3, 4	Multifamily	56	56	IHDA
Woodlawn/Michigan Apts.	5630 S. Michigan Ave	1, 2, 3, 4	Multifamily	84	84	IHDA
6027-29 S. Michigan	6027 S Michigan Ave	1, 2, 3	Multifamily	8	8	IHDA
St. Edmund's Tower	6141 S Michigan Ave	-	Senior	59	59	Section 8
St. Edmund's Meadows	61st St between Michigan and Wabash	3, 4	Multifamily	-	56	DPD
St. Edmund's Place	6109-19 S Indiana Ave	1, 2, 3	Multifamily	-	16	DPD
St. Edmund's Square	6121 S Michigan Ave & 5926-32 S Indiana Ave	1, 2, 3	Multifamily	-	17	DPD
6000 S Indiana Apartments	6000 S Indiana Ave	-	Multifamily	67	100	Section 8
Good Shepherd Tower	55 E Garfield Blvd	0, 1	Multifamily, Senior	60	60	Section 8
Liberty Commons	4835 S King Dr	-	Multifamily	54	54	Section 8
5800 S Michigan LLC	5800 S Michigan Ave	-	Multifamily	30	30	Section 8
Park View Apartments	5110 S King Dr	-	Multifamily	102	102	Section 8
South Wabash Apartments	5907-09 S Wabash Ave	-	Multifamily	25	25	Section 8
South Park Apartments	331 E 56th St	1, 2, 3, 4	Multifamily	16	16	IHDA
Park Apartments	220 E Garfield Blvd	1, 2, 3, 4	Multifamily	120	120	IHDA
Westwood Phase II	6201 S King Dr	1, 2, 3	Multifamily	42	42	IHDA
Outside of Study Area						
Urbanite Apartments	5441 S Michigan Ave	-	Supportive	-	25	DPD
Lake Parc Place	3900 S Lake Park Ave	-	Multifamily	300	300	CHA
Ada S. Dennison-McKinley Apartments	661 E 69th St	1	Senior	125	125	CHA
Jazz on the Boulevard	4162 S Drexel Blvd	2, 3, 4	Multifamily	39	137	CHA
Lake Park Crescent	1061 E 41st Place	1, 2, 3, 4	Multifamily	-	215	CHA
Legends South	4016 S State St	-	Multifamily	-	-	CHA
Oakwood Shores	3867 S Ellis Ave	1, 2, 3, 4	Multifamily	-	-	CHA

Park Boulevard	3506 S State St	-	Multifamily	-	- CHA
Judge Green Apartments	4030 S Lake Park	1	Senior	-	- CHA
Judge Slater Apts & Annex	7401 E 43rd & 4218 S Cottage Grove	1	Senior	-	- CHA
Kenneth Campbell Apts	6360 S Minerva	1	Senior	-	- CHA
Maudelle Brown Bousfield Apts	4949 S Cottage Grove	1	Senior	-	- CHA
Vivian Gordon Harsh Apt	4227 S Oakenwald	1	Senior	-	- CHA
Major Lawrence Apts	655 W 65th St	-	Senior	-	- CHA
Mary Jane Lawrence Apts	4930 S Langley	-	Senior	-	- CHA
Minnie Riperton Apts	4250 S Princeton	-	Senior	-	- CHA
Vivian Carter Apts	6401 S Yale	-	Senior	-	- CHA
Yale Building	6565 S Yale Ave	-	Senior	-	- DPD
Antioch Homes II	6408-14 S Normal	2, 3	Multifamily	57	57 IHDA
Victoria Jennings Residences	624 W 61st St	-	Supportive	23	24 Section 8
Englewood Gardens	6956 S Vincennes Ave	-	Multifamily	167	167 Section 8
Rowan Trees Apartments	500 W Englewood Ave	0, 1, 2	Supportive	45	45 IHDA, DPD
Englewood Apartments	901 W 63rd St	-	Supportive	-	- DPD
Branch of Hope Apartments	5628-30 S Halsted Ave	-	Supportive	-	- DPD
Vision House	514 E 50th Pl	0, 1, 2, 3	Supportive	25	25 IHDA
Metropolitan Apts.	5136 S King Dr	0, 1, 2, 3, 4	Multifamily	69	69 IHDA
Cottage View Terrace	4829 S Cottage Grove	1, 2	Senior	-	97 IHDA
South Shore Manor/Senior	5248 S Martin Luther King Dr	1	Senior	-	33 IHDA
Center For New Horizons	5356 S Michigan Ave	2, 3, 4, 5	Multifamily, Senior	20	20 IHDA
Vincennes Court	4801-07 S Vincennes	1, 2, 3	Multifamily	20	20 IHDA
Transformation Housing. II (fka Grand Apts.)	4751 S Vincennes	1, 2, 3	Multifamily	36	36 IHDA
McGill Terrace	829 E. 49Th St	1, 2, 3	Multifamily	48	48 Section 8
Frances Larry Apts.	824 E 53rd	1	Multifamily	37	61 IHDA
Willard Square Apts	4843 S St. Lawrence Ave	-	Multifamily	83	102 IHDA
Harper Square Coop.	4800 S Lake Park	1, 2, 3	Multifamily	-	591 IHDA
51st & King Drive Apartments	5049 S King Drive	1, 2, 3, 4, 5	Multifamily	-	96 Section 8
Washington Park SRO	5000 S Indiana Ave	0	Supportive	-	63 IHDA, DPD
Kenwood Apartments	4710 S Woodlawn Ave	1, 2, 3, 4	Multifamily	48	48 Section 8
Woodlawn Manor (aka Drexel Terrace Apts)	6140 S Drexel	1, 2, 3, 4	Multifamily	86	86 IHDA
Jackson Parkside Apts.	6040 S Harper St	0, 1, 2, 3, 4	Multifamily	-	322 IHDA
Parkway Gardens Homes	6330-6546 S Martin Luther King Dr	2, 3	Multifamily	-	694 IHDA
6101 S Evans Apts.	6101 S Evans Ave	1	Multifamily	15	15 IHDA
65th Street Apartments	848 E 65th St	0, 1, 2, 3, 4	Multifamily	63	403 IHDA
Greenway Park fka Woodlawn Cohousing Dev	6224 S Kimbark Ave	1, 2, 3	Multifamily, Supportive	10	10 IHDA
Greenwood Senior Living	6033 S Cottage Grove	0, 1	Senior	-	219 IHDA
Keystone Place	6531 S Minerva	1, 2, 3, 4	Multifamily	62	69 IHDA

Minerva Place	6517 S Minerva	3	Multifamily, Senior	-	6 IHDA
Vk Apartments	6211 S Vernon Ave	1, 2, 3, 4	Multifamily	-	24 IHDA
Champlain Apts.	6037 S Champlain	2, 3	Multifamily, Senior	-	8 IHDA
Chaney/Braggs Apts.	6450 S Stony Island	1, 2	Multifamily	23	23 IHDA
Butler Linden Apts.	6146 S Kenwood Ave	0, 1, 3	Supportive	42	42 IHDA
Brand New Beginnings ka Sojourner Truth	115 E 58th St	2, 3	Supportive	-	24 IHDA
South Ingleside Apts	6520 S Ingleside	1, 2, 3, 4, 5	Multifamily	27	27 IHDA
Benjamin Troutman Apts	1025 E 62nd St	1, 2	Multifamily	9	9 IHDA
South Park Apts.	331 E 56th St	1, 2, 3, 4	Multifamily	-	46 IHDA
Hearts United Phase III (CHA)	400 E 41st St	1, 2, 3, 4	Multifamily	-	203 IHDA
Woodlake Townhomes	4521 S Woodlawn	2, 3	Multifamily	-	70 IHDA
Lake Grove Village	3555 S Cottage Grove	1, 2, 3	Multifamily	-	458 IHDA
Paul G. Stewart Phase V	410 E Bowen	1, 2	Multifamily	-	96 IHDA, DPD
Kenwood-Oakland Apts. fka Krmb Apts.	4001 S Ellis Ave	1, 2, 3	Multifamily	-	102 IHDA
Lake Park Crescent I (CHA)	1061 E 41st Pl	1, 2, 3	Multifamily	-	141 IHDA
Pioneer Village Apartments	340 E 38th Str	1, 2	Senior	-	152 Section 8
43 King Partnership	4240-42 S Martin Luther King Dr.	2, 3, 4, 5	Multifamily	-	8 IHDA
45th & Vincennes	4520 S Vincennes	1, 2, 3	Multifamily	-	18 IHDA
46th & Vincennes	444 E 46th St	2, 3, 4	Multifamily	11	- Section 8
Paul G. Stewart IV	400 E 41st St	1, 2, 3, 4	Multifamily	187	187 Section 8
Spring Grove Apartments	4554 S Drexel Blvd	1, 2, 3	Multifamily	99	101 IHDA
Grand Boulevard Ren.	4331 S King Dr	2, 3, 4, 5	Multifamily	-	30 IHDA
TRC Senior Village I	346 E 53rd St	1, 2	Senior	-	71 IHDA
The Grant at Woodlawn Park	6227-30 S Cottage Grove	1, 2, 3	Multifamily	-	67 Section 8
Antioch Haven Homes	420 W 63rd	-	Multifamily	195	195 Section 8
Bethel Terrace	900 W 63rd Parkway	-	Senior	122	123 Section 8
7000 S Parnell LLC	7000 S Parnell Ave	-	Multifamily	55	55 Section 8
Prairie Haven Homes	239 W Marquette	-	Supportive	23	23 Section 8
Tolton Manor	6345 S Steward	-	Senior	-	80 Section 8
Deliverance Manor	4201 S Wabash	-	Senior	-	56 Section 8
Cal-Met Village	4101 S Calumet Ave	-	Senior	75	- Section 8
Margaret Ford Manor	4500-12 S Wabash	-	Senior	59	60 Section 8
North Washington Park Manor	550 E 50th Pl	-	Multifamily, Senior	57	- Section 8
Trinity Acres	3939 S Calumet Ave	-	Senior	70	- Section 8
Willa Rawls Manor	4120 S Indiana Ave	-	Senior	123	- Section 8
King Drive Apts	4747 S King Dr	-	Multifamily	141	- Section 8
North Washington Park Estates	4756-58 S Vincennes Ave	-	Senior	-	21 Section 8
Paul G Stewart Apts III	401 E Bowen	-	Multifamily	190	190 Section 8
Washington Park Senior	5440 S Indiana Ave	-	Senior	-	60 Section 8

Vincennes Apartments	460 E 42nd Pl	-	Senior	8	9 Section 8
Lafayette Terrace Apartments	6950 S Vincennes	-	Multifamily	93	93 Section 8
Paradise Haven Homes	7111 S Wentworth Ave	-	Supportive	39	39 Section 8
Antioch Senior Housing	7147 S Wentworth	-	Senior	-	59 Section 8
Lafayette Plaza Housing Coop	50 W 71st St	-	Multifamily	98	118 Section 8
Perry Village	6828 S Perry Ave	-	Multifamily	27	27 Section 8
Seventy Third and Dobson	1034-40 E 73rd St	-	Multifamily	31	78 Section 8
Greencastle of Kenwood	4909 S Cottage Grove	-	Senior	-	60 Section 8
Alpha Towers	936 E 47th St	-	Senior	149	149 Section 8
Drexel Court Apts	4420 S Drexel Blvd	-	Multifamily	-	60 Section 8
Drexel Square	810 E Hyde Park Blvd	-	Multifamily	-	103 Section 8
Drexel Tower Apartments	4825 S Drexel Blvd	-	Multifamily	-	136 Section 8
Ellis Lakeview Apartments	4624 S Ellis Ave	-	Multifamily	-	105 Section 8
Lake Park East Apartments	4325 S Drexel Blvd	-	Multifamily	-	153 Section 8
Lake Village East Apartments	4700 S Lake Park Ave	-	Multifamily	43	- Section 8
Jackson Park Terrace	6040 S Harper Ave	-	Multifamily	115	320 Section 8
Trinity Oaks	6225 S Drexel	-	Senior, Supportive	-	48 Section 8
Dorchester Apartments	6400 S Maryland	-	Multifamily	-	63 Section 8
Kimbark Residential	6141 S University Ave	-	Multifamily, Senior	20	20 Section 8
Parkshore East Senior	6250 S Harper Ave	-	Senior	-	204 Section 8
Edwin Berry Manor	737 E 69th St	-	Multifamily, Senior	-	56 Section 8
Father Martin Farrell House	1415 E 65th St	-	Senior	-	59 Section 8
Island Terrace Apt	6430 S Stony Island Ave	-	Multifamily	-	88 Section 8
Midway Plaisance Senior Apartments	731 E 60th St	-	Senior	-	52 Section 8
THI-7	1541-43 E Marquette	-	Supportive	-	8 Section 8
Washington Scene	6001 S Vernon	-	Multifamily	92	92 Section 8
Woodlawn Redevelopment No. 2	6040 S Harper Ave	-	Multifamily	-	100 Section 8
Fred C Matthews III Senior Housing Center	5040 S Indiana	-	Senior	-	60 Section 8
Dorchester Apartments	1410 E 62nd St	-	Multifamily, Senior	-	16 DPD
Yale Garden Project	7205-07 S Yale	2, 3	Multifamily	22	22 IHDA
Roseanna Burrell Apts	423 W Englewood	0, 1, 2	Multifamily	30	30 IHDA
Normal Parkway Homes	7147 S Wentworth	2, 3	Multifamily	40	40 IHDA
Normal Haven Apts	6800 S Normal	0, 1, 2, 3	Multifamily	73	73 IHDA
Lake Park Crescent	1061 E. 41st Place	-	Multifamily	-	148 DPD
Oakwood Shores Terraces	3755 S. Cottage Grove Ave.	-	Senior	-	40 DPD
Oakwood Shores 1A	37th/Ellis	-	Multifamily	-	163 DPD, IHDA
Oakwood Shores 1B	37th/Cottage	-	Multifamily	-	162 DPD, IHDA
Oakwood Shores 2A	37th/Langley	-	Multifamily	-	199 DPD, IHDA
Oakwood Shores 2B 1	38th/Vincennes	-	Multifamily	-	75 DPD, IHDA

Oakwood Shores Senior Apartments	3750 S. Cottage Grove Ave.	-	Multifamily	-	75 DPD
Park Boulevard IA	3845 S. State St.	-	Multifamily	-	80 DPD
Park Boulevard IIA	17 W. 36th St.	-	Multifamily	-	36 DPD
Park Boulevard IIA	3604 S. State St.	-	Multifamily	-	6 DPD
Park Boulevard IIA	3612 S. State St.	-	Multifamily	-	6 DPD
Park Boulevard IIA	3640 S. State St.	-	Multifamily	-	80 DPD
Park Boulevard IB	3506 S. State St.	-	Multifamily	-	54 DPD
South Park Plaza	2600 S. King Dr.	-	Multifamily	-	134 DPD
Pioneer Gardens Supportive Living	3800 S. King Dr.	-	Senior	-	120 DPD
Pioneer Village Apartments	340 E. 38th St.	-	Senior	-	152 DPD
Eden Development	3145 S. Michigan Ave.	-	Multifamily	-	14 DPD
Indiana Manor Town Homes	44th/Indiana	-	Multifamily	-	65 DPD
Hearts United Phase I - The Langston	41st St. - 44th St.	-	Multifamily	-	116 DPD
Hearts United Phase II - The Quincy	E. Evans - W. Vincennes	-	Multifamily	-	107 DPD
Progressive Square	4752 S. Wabash Ave.	-	Multifamily	-	107 DPD
Park Boulevard Tower/Grand Renaissance Apts	4257 S. King Dr.	-	Senior	-	65 DPD
Geneva Gables	4420-24 S. Michigan Ave.	-	Multifamily	-	20 DPD
Margaret Ford Manor Independent Living	4500 S. Wabash Ave.	-	Senior HUD 202	-	60 DPD
Cornerstone/Evans Langley	4907 S. St. Lawrence Ave.	-	Senior	-	45 DPD
Legends South - Hansberry Square	4034 S. State St.	-	Multifamily	-	181 DPD, CHA
Legends South - Mahalia Place	116 E. 43rd St.	-	Multifamily	-	110 DPD, CHA
Legends South - Coleman Place	223 E. 41st St.	-	Multifamily	-	118 DPD, CHA
Legends South - Savoy Square	4448 S. State St.	-	Multifamily	-	138 DPD, CHA
Hearts United Apartments	654 E. 43rd St.	-	Multifamily	-	116 DPD

Source: Goodman Williams Group, February 2014