

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2006-2014**

**TOUHY & WESTERN
Redevelopment Project Area
Designated September 13, 2006**



December 2, 2015

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

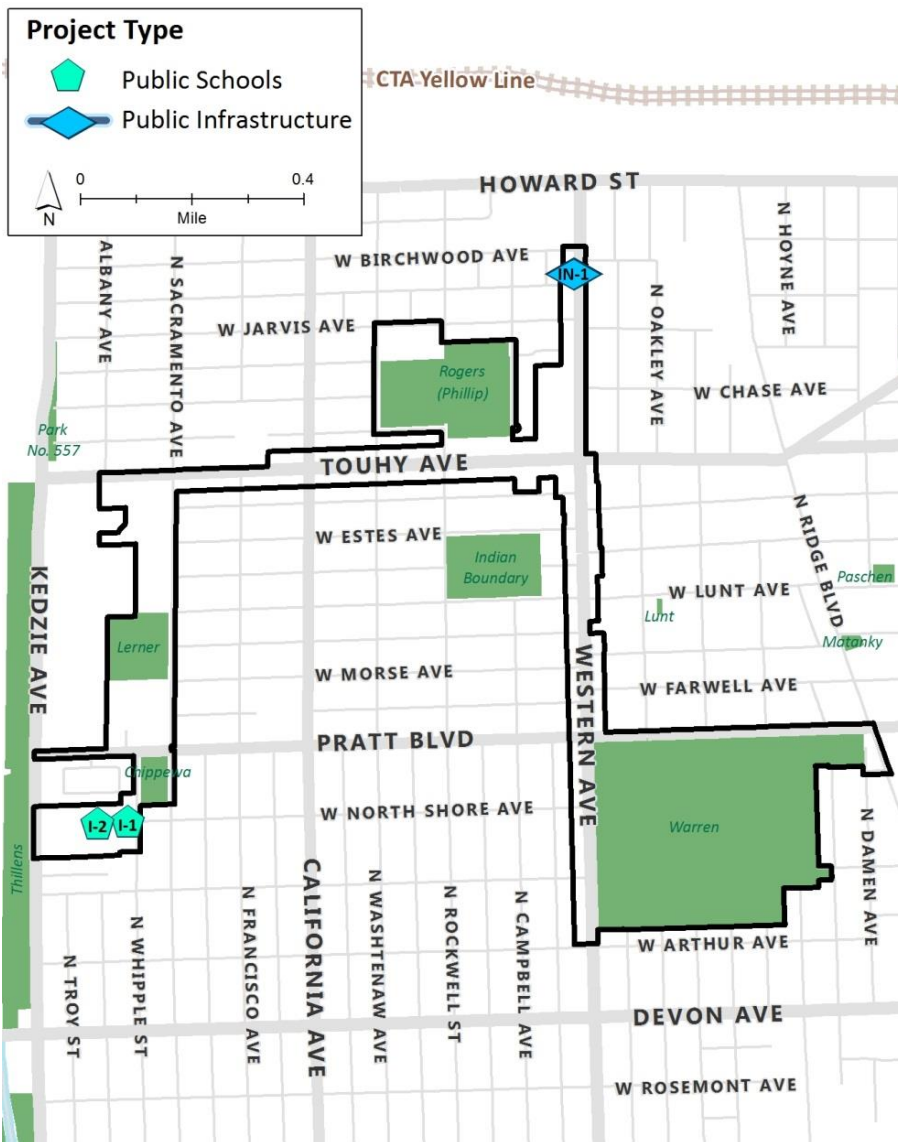
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S. B. FRIEDMAN & COMPANY

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Executive Summary



TOUHY & WESTERN REDEVELOPMENT PROJECT AREA

- Designated: September 13, 2006
- Expires: December 31, 2030
- 250 acres
- 395 parcels at time of designation

*Additional detail on projects within the Touhy/Western RPA is provided in Exhibits 8 through 12 and Exhibit 14.

The Touhy & Western Redevelopment Project Area (“RPA”) is characterized by three mixed-use residential and commercial sub-areas along Touhy, Western and Sacramento avenues in the West Ridge community area. Each sub-area possesses a variety of buildings and vacant sites, along with a unique combination of disinvestment characteristics and blighting influences that the RPA was created to comprehensively reverse. The goals of the approximately 250-acre RPA are to encourage investment in the rehabilitation of existing buildings along each street, to provide public infrastructure improvements involving public right-of-ways and to assist with the assembly of land for new development projects. Tax increment financing (“TIF”) funds are targeted to assist with the development of new and improved residential, commercial and institutional structures. TIF funds are also allocated to support job training, day care services and relocation assistance.

Touhy & Western RPA Activity 2006 - 2014

INVESTMENT SUMMARY

- \$26.2 million in TIF Funds leveraged \$25.4 million in other financing
- \$51.6 million in TIF Funds invested in West Ridge Elementary School
- \$34,000 in TIF Funds allocated for infrastructure improvements
- \$225,000 in Small Business Improvement Fund (SBIF) grant awarded to seven business owners

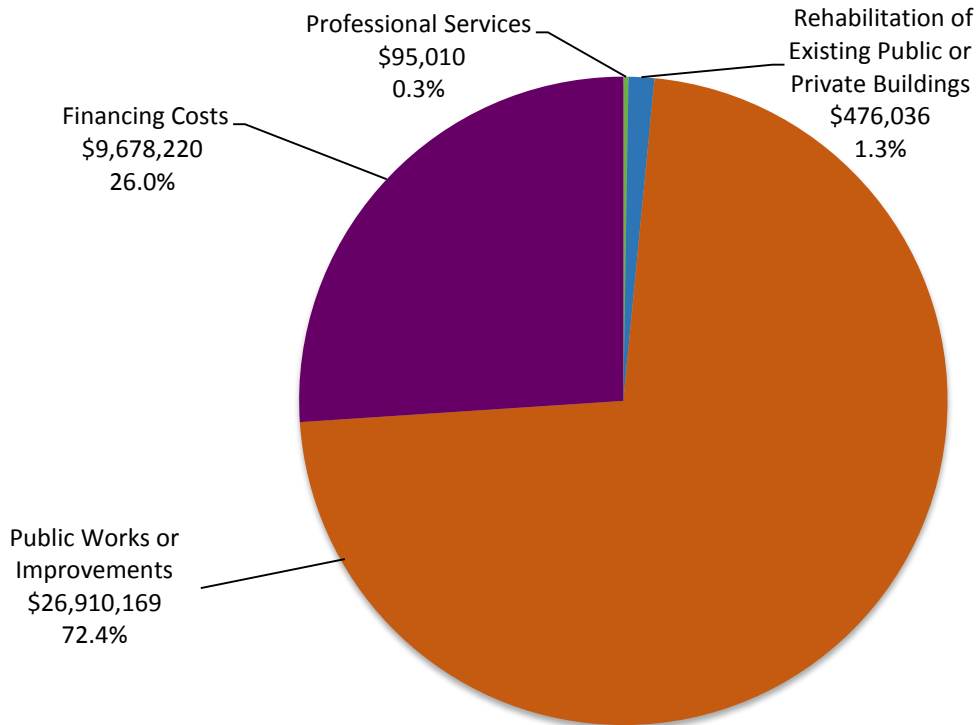
PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of -4.3 percent

JOB CREATION

- Construction Jobs – Estimated 242 one-year full-time equivalent (“FTE”) construction jobs created

DISTRIBUTION OF TIF-ELIGIBLE EXPENDITURES THROUGH 2014 [1]



[1] Additional detail on expenditures provided in **Exhibit 2**.

1. Redevelopment Project Area Information

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

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

The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2014 calendar year and the 2013 tax year (for which taxes were collected in 2014). For informational purposes, certain other supplementary information, such as upcoming planned projects, is reported as of July 2015.

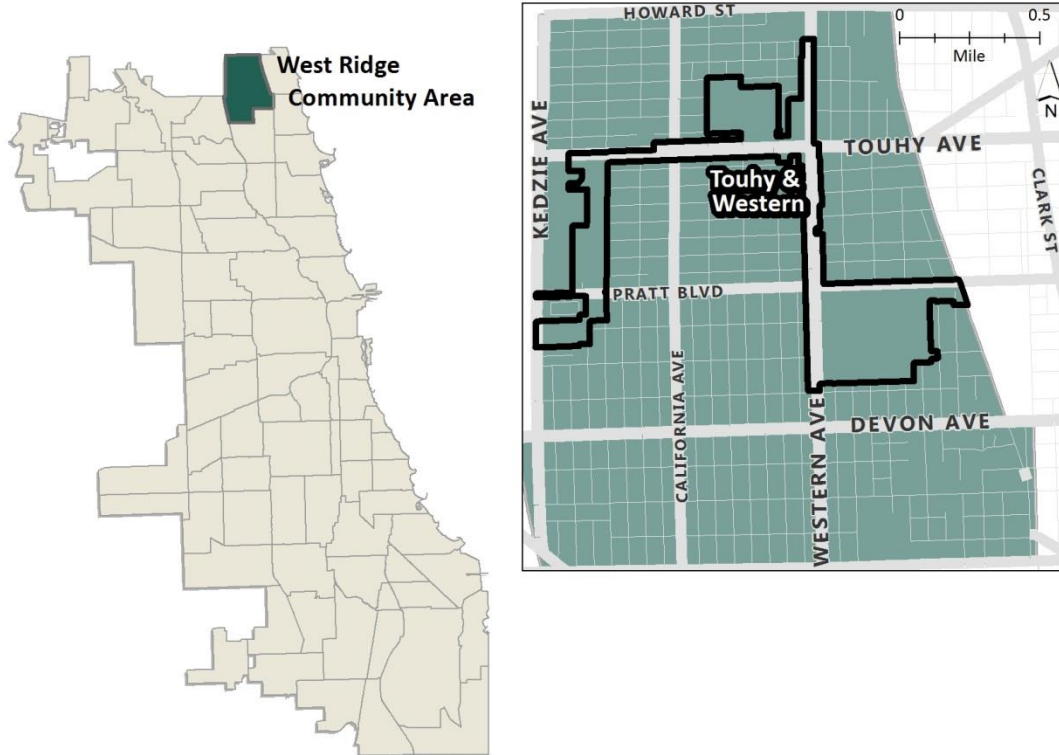
Detailed data on the Touhy & Western RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (the “Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment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

Project Area Context and Background

The approximately 250-acre Touhy & Western RPA is located in the West Ridge community area, approximately ten miles north of the central business district. The RPA generally includes: the west side of Sacramento Avenue, from Touhy Avenue on the north to North Shore Avenue on the south, Touhy Avenue from Albany Avenue on the west to Western Avenue on the east, Western Avenue, from Birchwood Avenue on the north to Arthur Avenue on the south, including the area bounded by Pratt Avenue, Arthur Avenue, Ridge Boulevard, Seeley Avenue and Western Avenue. The RPA boundary is shown in **Exhibit 1** on the following page.

The Touhy & Western RPA was designated as a TIF district on September 13, 2006, and is expected to expire no later than December 31, 2030. There have been no major or minor amendments to the Touhy & Western Tax Increment Financing Redevelopment Area Project and Plan (the “TIF Plan”) as of December 31, 2014.

Exhibit 1. Touhy & Western RPA



Conditions at Time of TIF Creation

The Touhy & Western RPA was determined to be eligible for TIF designation as an “improved conservation area” under the TIF Act. Designation as an “improved conservation area” requires that at least 50 percent of buildings be 35 years of age or older, and a minimum of three additional eligibility factors for improved land be present to a meaningful extent and reasonably distributed throughout the RPA. The following eligibility factors were described in the Touhy & Western TIF Plan:

- 82.1 percent of structures were found to be 35 years of age or older
- Eight (8) improved land factors present to a major extent:
 - Deterioration
 - Dilapidation
 - Deleterious land use or layout
 - Obsolescence
 - Excessive vacancies
 - Excessive land coverage and overcrowding of structures and community facilities
 - Lack of community planning
 - Lack of growth in equalized assessed value (EAV)

At the time of designation, the Touhy & Western RPA was characterized by commercial and mixed-use commercial/residential land uses on both Touhy and Western Avenues, and institutional uses distributed throughout the area. The 250-acre RPA was created to address the needs of the growing residential

community by providing for additional educational facilities and to increase the occupancy of the existing commercial areas. TIF funds are targeted to rehabilitation and new development projects, public works upgrades, infrastructure improvements, and environmental remediation where necessary.

Goals and Objectives for the RPA

The primary goals of the Touhy & Western RPA include creating new jobs and retaining existing jobs for residents, facilitating improvements necessary to public parks and open spaces and developing more educational facilities to support the RPA's growing residential community. The following six (6) specific goals and objectives were outlined in the TIF Plan:

1. **Encourage private investment in rehabilitation of buildings** in the RPA;
2. **Provide public infrastructure improvements** throughout the RPA. Replace and repair streets, alleys, sidewalks, and curbs, where necessary;
3. **Assist in the assemblage of land** whenever necessary to facilitate future developments;
4. **Provide public and private infrastructure and streetscape improvements** and other available assistance necessary to promote commercial (office and retail) uses in the RPA;
5. **Establish job training and job-readiness programs** to provide residents within and near the RPA with skills necessary to secure jobs; and
6. **Attract new sales tax and real estate tax dollars** to the City of Chicago.

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the Touhy & Western TIF Plan total \$32.0 million. Through 2014, \$37.2 million has been expended on TIF-supported projects within the RPA, representing 116.1 percent of the estimated total Redevelopment Project Costs.¹ **Exhibit 2** on the following page displays the estimated eligible costs of the TIF Plan through 2014 by statutory cost category.

¹ As indicated in Exhibit 2, approximately \$9.7 million in Financing Costs were expended during the period. As described in the Plan, total Redevelopment Project Costs are exclusive of exclusive of capitalized interest, issuance costs and other financing costs.

Exhibit 2. Total TIF-Eligible Project Costs and Expenditures through 2014

Permissible Cost Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through 2014	
			Expenditures	Percent of Total
1. Professional Services	Costs of studies, surveys, administration and professional services	\$1,000,000 [1]	\$95,010	3.2%
2. Marketing of Sites	Cost of marketing sites within RPA to prospective businesses, developers, investors	[1]	\$0	N/A
3. Property Assembly & Site Preparation	Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs	\$9,000,000 [2]	\$0	0.0%
4. Rehabilitation of Existing Public or Private Buildings	Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures	\$10,000,000 [3]	\$476,036	4.8%
5. Public Works or Improvements	Costs of construction of public works and improvements	\$8,000,000 [4]	\$26,910,169	336.4%
6. Job Training and Retraining	Cost of job training and retraining implemented by businesses or other taxing bodies, including "welfare-to-work" programs, advanced vocational or career education	\$1,000,000	\$0	0.0%
7. Financing Costs	Financing costs, including interest and issuance costs	[5]	\$9,678,220	N/A
8. Capital Costs	Taxing districts' capital costs resulting from redevelopment project	[4]	\$0	N/A
9. Increased Education Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects	[4]	\$0	N/A
10. Relocation Costs	Relocation costs	\$1,000,000	\$0	0.0%
11. Interest Costs	Costs of reimbursing developers for interest costs on redevelopment projects	\$1,000,000 [5]	\$0	0.0%
12. Affordable Housing Construction	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households	[3]	\$0	N/A
13. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$1,000,000	\$0	0.0%
TOTAL REDEVELOPMENT PROJECT COSTS [4] [5] [6]		\$32,000,000	\$37,159,435	116.1 %

Source: Touhy & Western Redevelopment Project Area Redevelopment Plan and Project, dated March 2006; Section (2) in 2004-2009 TIF Annual Reports; Attachment K in 2010-2014 TIF Annual Reports.

[1] Professional Services category may also include Marketing of Sites, as indicated in TIF Plan.

[2] Acquisition, originally a separate category in the TIF Plan, has been combined with the Property Assembly & Site Preparation category.

[3] Rehabilitation of Existing Buildings and Affordable Housing Construction combined in TIF Plan.

[4] Public Works or Improvements line item may include 1) reimbursements to an elementary, secondary or unit school district for increased costs attributed to assisted housing units, and 2) capital costs of taxing districts impacted by the redevelopment of the Project Area as noted in the TIF Plan.

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

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

2. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the Touhy & Western RPA from its inception through December 31, 2014. A summary of non-TIF City funds expended in support of projects through the 2014 calendar year is also presented.

Growth in EAV and Revenue Generated within Touhy & Western RPA

Incremental property tax revenues are generated based on the growth in equalized assessed value (EAV) that arises during the TIF district's existence, as compared to the initial EAV at the time of the TIF's original adoption. The RPA's initial EAV as of 2005 was \$55,187,828.² As of December 31, 2014, the total taxable EAV (for tax year 2013) of the RPA was \$48,325,189, representing a change of -12.4 percent from the initial EAV.³

Exhibit 3. Growth in EAV: Tax Year 2005– 2013

Year	EAV	% Increase from Initial EAV
2005- Initial EAV [1]	\$55,187,828	--
2013 - Current EAV	\$48,325,189	-12.4%

Source: Cook County Clerk.

[1] The RPA was designated in 2006, with initial EAV from tax year 2005.

Growth in EAV in the RPA generated a total of \$3.6 million in incremental property tax revenue from 2008⁴ through the end of 2014, as displayed in **Exhibits 4 and 5** on the following page. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2013, for which property taxes were collected in calendar year 2014.

² Office of the Cook County Clerk, Certificate of Initial Equalized Assessed Valuation. Initial EAV is from tax year 2005, the most recent EAV available at the time of designation.

³ Office of the County Clerk Tax Increment Agency Distribution Summary, Tax Year 2013.

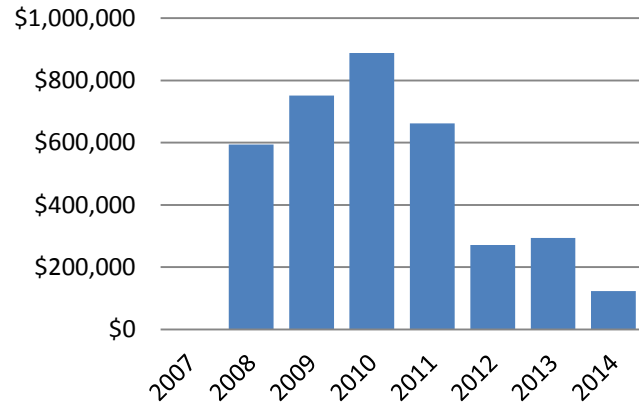
⁴ Incremental property tax was not collected for the Touhy & Western RPA until 2008.

Exhibit 4. Incremental Property Tax Revenue Collected, 2007 - 2014

Year	Property Tax Collected
2007	\$0
2008	\$593,983
2009	\$751,570
2010	\$887,978
2011	\$661,753
2012	\$270,936
2013	\$293,788
2014	\$123,787
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2007-2014	\$3,583,795

Source: TIF Annual Reports: Section (7)(D) in 2006-2009

Reports; Section 3.1 in 2010-2014 Reports. Property tax increment deposited in special tax allocation fund.

Exhibit 5. Annual Incremental Property Tax Revenue Collected**Transfers of TIF Funds**

A total of \$10.5 million was transferred (or “ported”) into the Touhy & Western special tax allocation fund from the adjacent Devon/Western TIF district through December 31, 2014. The funds were ported in for the following purposes:

- In 2007, \$1,338,363 was ported in to fund economic development projects within the Touhy & Western RPA.
- In two years, funds were ported in to fund Phase I of Modern Schools Across Chicago debt service:
 - 2008 - \$379,156, and
 - 2009 - \$379,339.
- In five years, funds were ported in to fund Phase I and II of Modern Schools Across Chicago debt service:
 - 2010 - \$1,836,601,
 - 2011 - \$1,612,383,
 - 2012 - \$1,539,900,
 - 2013 - \$1,680,289, and
 - 2014 - \$1,699,498.

No funds were transferred out of the Touhy & Western special tax allocation fund to adjacent TIF districts through December 31, 2014.

City Expenditures within the RPA

From 2006 to 2014, \$37.2 million in incremental property tax revenue was expended in support of projects within the Touhy & Western RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** (see page 6) by TIF-eligible cost categories outlined in the TIF Act.

The City of Chicago has allocated and expended additional non-TIF resources in support of TIF-funded projects within the Touhy & Western RPA. These investments include funds in support of infrastructure improvements within the RPA. These additional non-TIF investments made between 2006 and 2014 total approximately \$25.4 million and are displayed in **Exhibit 6** on the following page.

Exhibit 6. Non-TIF City Investments in TIF-Supported Projects, 2006-2014 [1]

Source of Funds	Use of Funds	Allocation
MSAC Bonds [2]	Boone Clinton Elementary School	\$2,034,332
MSAC Bonds [3]	West Ridge Elementary School (formerly known as Boone Clinton Elementary School)	\$23,385,349
Total Non-TIF City Allocations on TIF-Supported Projects		\$25,419,681

Source: Touhy & Western RPA Redevelopment Agreements.

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

[2] Phase I of the Modern Schools Across Chicago (MSAC) Bonds, Series 2007

[3] Phase II of the Modern Schools Across Chicago (MSAC) Bonds, Series 2010

Declaration of Surplus Funds

No declaration of surplus funds in the Touhy & Western special tax allocation fund has occurred through December 31, 2014. All unspent funds in the special tax allocation fund were reserved or earmarked for current and/or future projects.

3. Redevelopment Project Area Accomplishments

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

RPA Project Profiles – Major Accomplishments

Project profiles for TIF-supported projects within the Touhy & Western RPA that are underway or have been completed, as of December 31, 2014, are provided in **Exhibits 8 through 12** on the following pages (see pages 12 – 13).

Key project information presented includes total project costs, TIF investment (to date and expected), public-to-private investment ratio, and additional community impacts resulting from or expected to result from these projects. The tables include projects receiving TIF investment through intergovernmental agreements (“IGAs”), the Small Business Improvement Fund (“SBIF”), the Local Industrial Retention Initiative (“LIRI”), and public infrastructure improvements receiving funds through TIF and other City sources. Projects that have been allocated TIF funds, but for which no TIF expenditures have occurred, are presented in **Exhibit 14** in the following section on planned projects (see page 15).

The public infrastructure projects and TIF investments made via Intergovernmental Agreements within the RPA, as reported in **Exhibits 10 and 12** are displayed in **Exhibit 7** on the following page (projects without defined locations are not mapped).

Exhibit 7. TIF-Funded Project Map

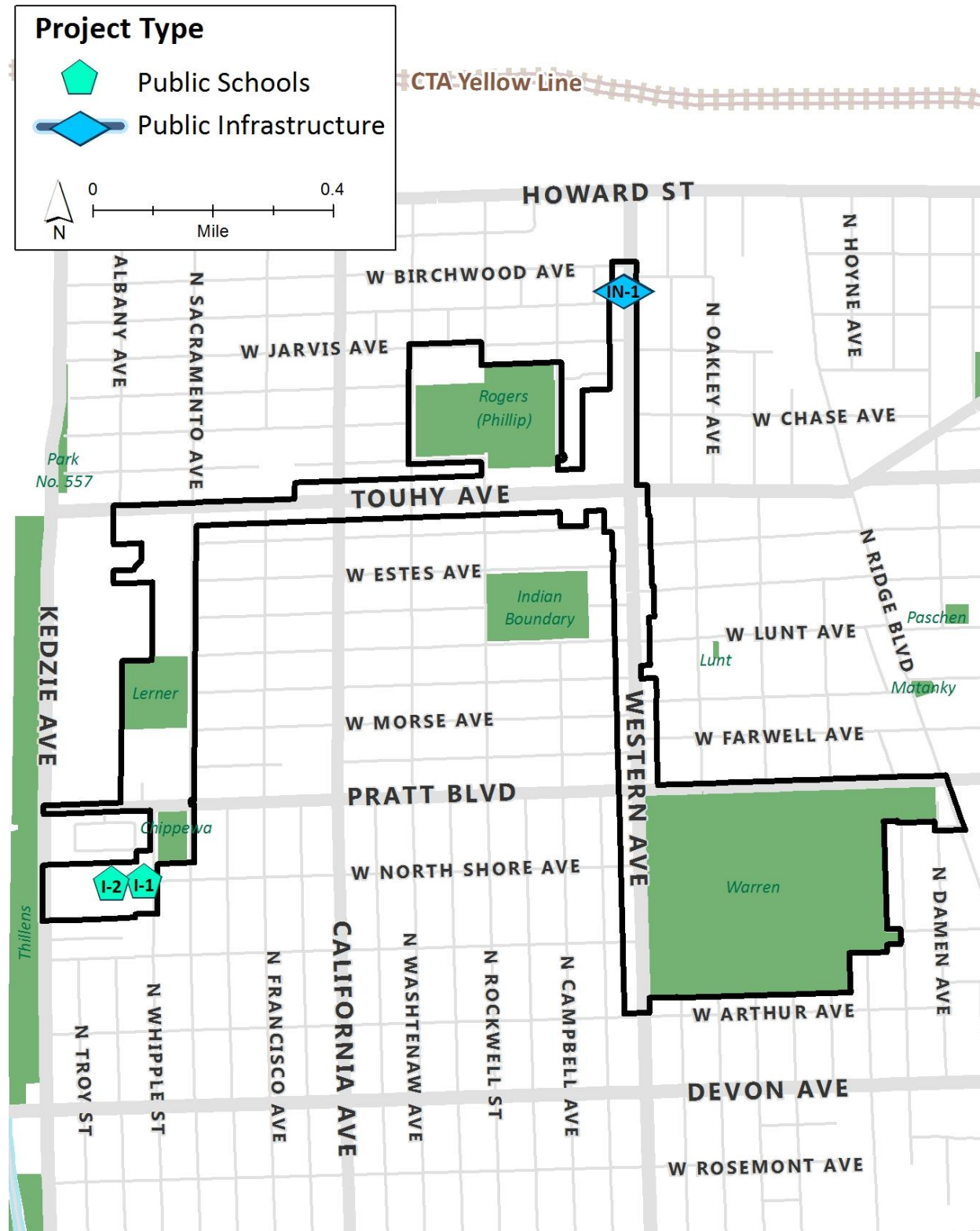


Exhibit 8. Redevelopment Agreement Projects

No Redevelopment Agreement Projects have received TIF funding through December 2014.

Source: City of Chicago.

Exhibit 9. Redevelopment Agreement Projects: Community Impacts

No Redevelopment Agreement Projects have received TIF funding through December 2014.

Source: City of Chicago.

Exhibit 10. Intergovernmental Agreement Projects

Map ID	Project	Address	Project Type	Total Project Cost [1]	TIF Funding Approved [1]	TIF Investment through 2014 [2]	Other City-Controlled Sources [1]		Description/ Key Community Impacts
							Source	Amount	
I-1	Boone Clinton Elementary School	Whipple St & North Shore Avenue	Civic/ Institutional	\$9,609,332	\$7,575,000	\$1,443,800	MSAC Bonds	\$2,034,332	As part of the Modern Schools Across Chicago Program, acquisition of land and design of new elementary school to accommodate 800-1,000 students, with design based on educational and community input.
I-2	West Ridge Elementary School (formerly known as Boone Clinton Elementary School)	6700 N Whipple St	Civic/ Institutional	\$42,040,349	\$18,655,000	\$466,667	MSAC Bonds	\$23,385,349	As part of Phase 2 of the Modern Schools Across Chicago Program, construction of the new West Ridge elementary school to accommodate 900 students.
TOTAL				\$51,649,681	\$26,230,000	\$1,910,467		\$25,419,681	

[1] Source: Intergovernmental Agreements; City of Chicago.

[2] Source: 2014 TIF Annual Report, City of Chicago.

Exhibit 11. TIF-Funded Programs

Project	Project Type	Total TIF Funding Expected [1]	Total Private Investment through 2014 [2]	TIF Investment through 2014 [3]	Ratio of Non-TIF to TIF Investment [3]	Description/ Key Community Impacts [2]
Small Business Improvement Fund (SBIF)	Small Business Rehabilitation	\$1,000,000	\$452,832	\$223,724	2:1	Nine SBIF grants through 2014 funded appearance and functionality improvements for seven small businesses, including a law firm and a dry cleaning and laundry business. Improvements included signage façade enhancements, interior buildout, HVAC improvements, energy-efficiency upgrades and environmental remediation. SBIF grants ranged from \$3,500 to \$139,000, reimbursing business owners 37% to 75% of total project costs.
Local Industrial Retention Initiative (LIRI)	Industrial and Business Retention	\$1,200	\$0	\$1,200	0:1	2012 Local Industrial Retention Initiative grants.
TOTAL		\$1,001,200	\$452,832	\$224,924	2:1	

[1] Source: 2014 TIF Annual Report, Section (7)(G), TIF Projection Reports 2015-2019, City of Chicago.

[2] Source: SBIF Grant Amounts provided by the City.

[3] Through 2014.

Exhibit 12. Public Infrastructure Projects

Map ID	Project	Project Type	TIF Funding Allocated [1]	TIF Investment through 2014 [2]	Other City-Controlled Sources		Description/ Key Community Impacts
					Source	Amount	
IN-1	Sidewalk Replacement	Public Improvements	\$33,808	\$0 [3]	N/A	\$0	Sidewalk replacement at 7436 N Western Ave
TOTAL			\$33,808	\$0		\$0	

[1] Source: Capital Management System database; 2006-2014; City of Chicago. Projects listed as Complete or Active.

[2] Source: City of Chicago

[3] Project is complete. TIF funding is pending.

Additional Performance Metrics

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

CONSTRUCTION JOB CREATION

242 one-year full-time equivalent construction jobs

Temporary construction employment associated with projects receiving funding through Intergovernmental Agreements (“IGAs”) and TIF grants through the Small Business Improvement Program (“SBIF”) has been estimated for this Report. For consistency, estimates for all projects were developed using IMPLAN, an economic impact modeling program, which incorporates local employment and economic data from the U.S. Bureau of Labor Statistics (“BLS”) and Bureau of Economic Analysis (“BEA”). The inputs for the IMPLAN analysis were derived from the SBIF program data provided by the City.

Based on this methodology, an **estimated 242 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of two IGAs and the SBIF program between 2006 and 2014.

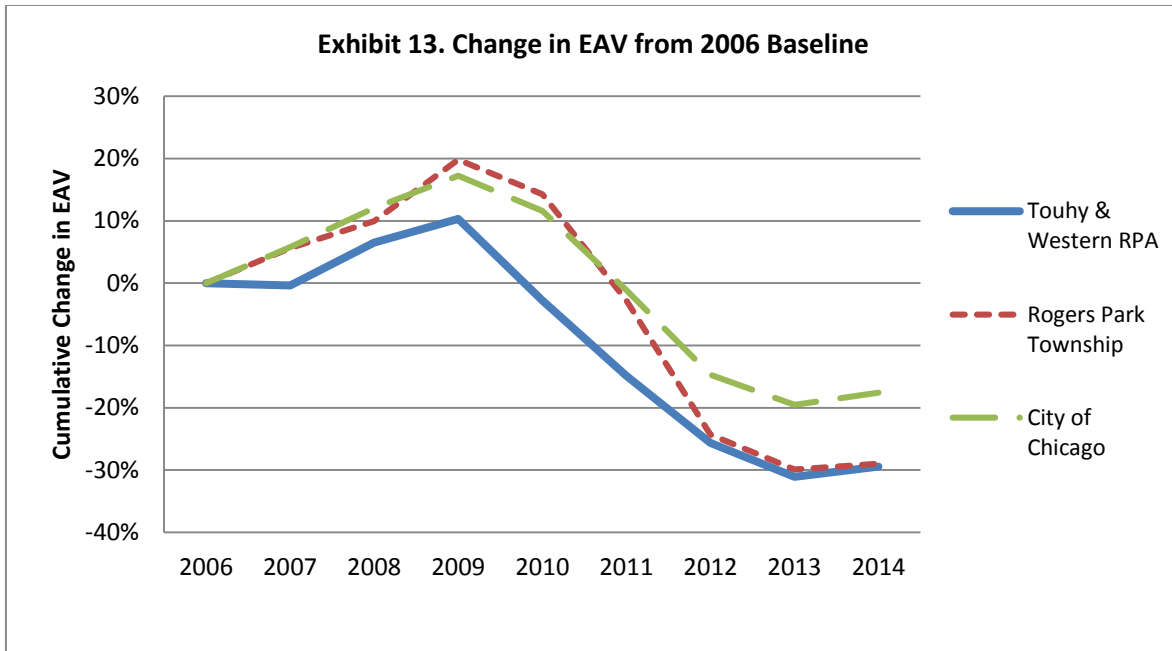
PERMANENT JOB CREATION

In some cases, RDAs require private, TIF-supported projects to create or retain a certain number of permanent jobs as a condition of receiving TIF funding. No RDAs have been approved in the Touhy & Western RPA through 2014, therefore no permanent job creation has been estimated.

CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in equalized assessed value (EAV) over time in the Touhy & Western RPA to larger geographies is one indication of the relative growth in property values in the RPA. The cumulative growth in total EAV for the Touhy & Western RPA, Rogers Park Township, and the City of Chicago, overall, is displayed in **Exhibit 13** on the following page for tax years 2006 through 2014.

Property values within the Touhy & Western RPA have declined at a **compound annual growth rate (CAGR) of -4.3 percent** from tax year 2006 to tax year 2014 while EAV in Rogers Park Township and the City of Chicago has declined at a CAGR of -4.2 percent and -2.4 percent, respectively.



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

Status of Planned Activities, Goals and Objectives

PLANNED ACTIVITIES

The projects presented in **Exhibits 8 through 12** include only those TIF-supported projects for which TIF funds have been expended through December 31, 2014. Planned projects are defined as those that have, as of December 2014, met substantial approval criteria for receiving TIF funds, but have not received any TIF funding. These planned projects consist of:

- Projects with an executed RDA, or with an RDA under negotiation following approval by the Community Development Commission;
- IGAs that have received City Council approval but without TIF expenditures through 2014;
- TIF-funded programs for which funding has been approved but no TIF dollars expended; and
- Public infrastructure projects with prior approval but no expenditures through 2014, or projects included in the City’s 2015-2019 TIF Projection Reports as “potential projects.”

Information on the planned projects in the RPA is presented in **Exhibit 14** below.

Exhibit 14. Planned Projects

There are no planned projects in the RPA as of December 2014.

Source: City of Chicago, TIF Projection Report 2015-2019.

Progress toward Achieving Goals and Objectives

The TIF Act requires that progress toward achieving goals and objectives outlined in the TIF Plan be addressed in the Report. **Exhibit 15** below presents a summary of the relevant projects and their progress in addressing the goals and objectives outlined in the Touhy & Western TIF Plan through 2014.

Exhibit 15. Progress toward Achieving Goals and Objectives Outlined in Touhy & Western TIF Plan

Map ID	Project	Relevant Goals and Objectives Addressed
--	Small Business Improvement Fund (SBIF)	1, 4, 6
I-1	Boone Clinton Elementary School	3, 4
I-2	West Ridge Elementary School (formerly known as Boone Clinton Elementary School)	3, 4
IN-1	Sidewalk Replacement	2, 4

Source: Intergovernmental Agreements, Capital Management System database, City of Chicago TIF Program Tracking Data.

