


79th/Vincennes Redevelopment Project Area
Tax Increment Finance District
Eligibility Study, Redevelopment Plan and Project

City of Chicago
Richard M. Daley, Mayor

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

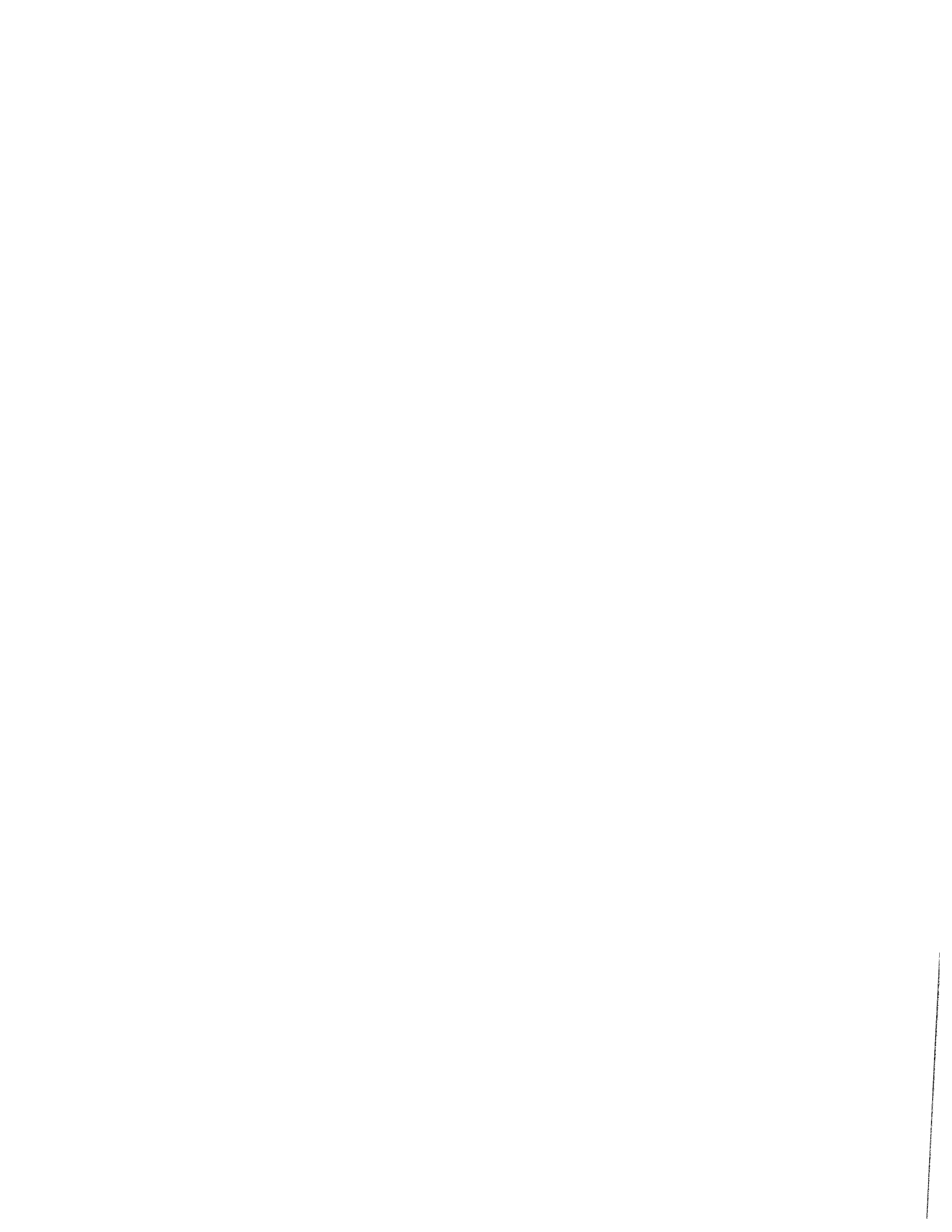


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1. Executive Summary

In July 2006, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study (the "Eligibility Study") for the proposed 79th/Vincennes Redevelopment Project Area. This report details the eligibility factors found within the proposed 79th/Vincennes Redevelopment Project Area in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"), and thus in support of its designation as the 79th/Vincennes Redevelopment Project Area (the "79th/Vincennes RPA" or "RPA"). In addition, since the Eligibility Study has determined that the RPA qualifies as a conservation area, this report also contains the Redevelopment Plan and Project (the "Redevelopment Plan" or "Redevelopment Plan and Project") for the 79th/Vincennes RPA.

The 79th/Vincennes RPA is located within the Greater Grand Crossing, Auburn Gresham, and Chatham community areas ("Community Area") of the City of Chicago, and is generally bounded by Perry Avenue on the east; 79th and 81st Streets on the south; portions of Union and Emerald Avenues and Halsted Street on the west; and 76th Street on the north.

Determination of Eligibility

This Eligibility Study concludes that the 79th/Vincennes RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50 percent or more of the structures in the area are 35 years in age or older, and because the following four eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value (EAV);
2. Deterioration;
3. Deleterious Land Use and Layout; and
4. Inadequate Utilities.

Redevelopment Plan, Goal, Objectives, and Strategies

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the 79th/Vincennes RPA as a conservation area, and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment in rehabilitation of existing structures and new development. Eliminating these conditions and facilitating development within the RPA will facilitate reestablishment of the RPA as a cohesive and vibrant mixed-use area that provides a broad range of both housing opportunities and commercial/retail uses, while accommodating public and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area's land uses; and attract private redevelopment.

Objectives. Twelve broad objectives support the overall goal of area-wide revitalization of the 79th/Vincennes RPA. These include:

1. Provide resources for the rehabilitation and modernization of existing structures and the reuse and rehabilitation of architecturally and historically significant structures, especially those identified as “orange” on the Chicago Historic Resources Survey;
2. Facilitate residential development and redevelopment that will accommodate current and future residents of the RPA, including a range of income levels and a variety of housing tenure (ownership versus rental);
3. Encourage high-quality retail development that promotes a lively pedestrian environment, incorporates enhanced plazas and green spaces, provides sufficient off-street parking, and adequately serves households residing in the area;
4. Improve the quality of existing open space, plazas, and streetscape elements to provide the community with safe, attractive public gathering spaces;
5. Provide resources for creation and/or improvement of community facilities to provide health/wellness, education, social support, and job training opportunities for RPA residents;
6. Improve vehicular circulation throughout the RPA, through improvements to streets, alleys and loading areas;
7. Improve public transit facilities within the RPA, including encouragement of upgrades to Chicago Transit Authority and Metra properties and facilities;
8. Promote commercial and residential development and redevelopment that is “transit-oriented” in nature and reflects site design and mixes of uses that promote transit ridership and accessibility;
9. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
10. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the 79th/Vincennes RPA, particularly in the design and construction industries;
11. Support job training and welfare to work programs and increase employment opportunities for City residents; and
12. Provide daycare assistance to support employees of local businesses.

Strategies. These objectives will be implemented through four specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the 79th/Vincennes RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA. These improvements may include improvement of new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Encourage Private Sector Activities and Support Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements, in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

The City requires that developers who receive TIF assistance for market-rate housing set aside twenty percent (20 percent) of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred percent (100 percent) of the area median income, and affordable rental units should be affordable to persons earning no more than sixty percent (60 percent) of the area median income. TIF funds can also be used to pay for up to fifty percent (50 percent) of the cost of construction or up to seventy five percent (75 percent) of interest costs for 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.

3. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the 79th/Vincennes RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs 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. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. 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.

Required Findings

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the 79th/Vincennes RPA.

1. The RPA has not been subject to growth and development through investment by private enterprise. The EAV of the 79th/Vincennes RPA has not kept pace with the City of Chicago as a whole. In addition, construction activity within the RPA has been limited to a small number of buildings, and the total value of these construction projects has been minimal relative to the estimated market value of the area.
2. Without the support of public resources, the redevelopment objectives of the 79th/Vincennes RPA will most likely not be realized. TIF assistance may be used to fund rehabilitation, infrastructure improvements, and expansions to public facilities. Without the creation of the 79th/Vincennes RPA, these types of projects are not likely to occur.
3. The 79th/Vincennes RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.
4. The proposed land uses described in this Redevelopment Plan and Project will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the 79th/Vincennes Redevelopment Project Area. The 79th/Vincennes RPA is located within the Greater Grand Crossing, Auburn Gresham, and Chatham community areas of the City of Chicago (the "City"), in Cook County (the "County"). In July 2006, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The Eligibility Study and Plan summarizes the analyses and findings of *S.B. Friedman & Company's* work, which, unless otherwise noted, is the responsibility of *S.B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of this Eligibility Study and Plan in designating the 79th/Vincennes Redevelopment Project Area as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Eligibility Study and Plan with the understanding that the City would rely: 1) on the findings and conclusions of the Eligibility Study and Plan in proceeding with the designation of the 79th/Vincennes Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that *S.B. Friedman & Company* has obtained the necessary information to conclude that the 79th/Vincennes Redevelopment Project Area can be designated as a Redevelopment Project Area under the Act and that the Eligibility Study and Plan will comply with the Act.

The community context of the 79th/Vincennes RPA is detailed on Map 1. The RPA is generally bounded by Perry Avenue on the east; 79th and 81st Streets on the south; portions of Union and Emerald Avenues and Halsted Street on the west; and 76th Street on the north. The RPA consists of 880 tax parcels on 59 blocks, and is located wholly within the City of Chicago.

Map 2 details the boundary of the 79th/Vincennes RPA, which includes only the contiguous real property that is expected to substantially benefit from the Redevelopment Plan and Project improvements discussed herein.

Appendix 1 contains a legal description of the 79th/Vincennes RPA.



The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the 79th/Vincennes RPA as a "conservation area" under the Act at the completion of our research on December 7, 2006 and not thereafter. Events or conditions, such as governmental actions and additional developments occurring after that date are excluded from the analysis. The improved parcels suffer from lack of growth and investment, deterioration, inadequate utilities, and obsolescence. In addition, many buildings show visible signs of disinvestment that include peeling roof shingles, brick work in need of tuck pointing, porches nearly collapsing, and more. Without a comprehensive approach to address these issues, the RPA is not likely to see substantial private investment. The Redevelopment Plan and Project address

these issues by providing the means to facilitate private development and rehabilitation, and the construction of public infrastructure.

These improvements will benefit all of the property within the RPA by alleviating conditions qualifying the RPA as a conservation area.

Map 1 Community Context

Legend

-  Proposed 79th/Vincennes TIF Boundary
-  Existing TIF Boundary

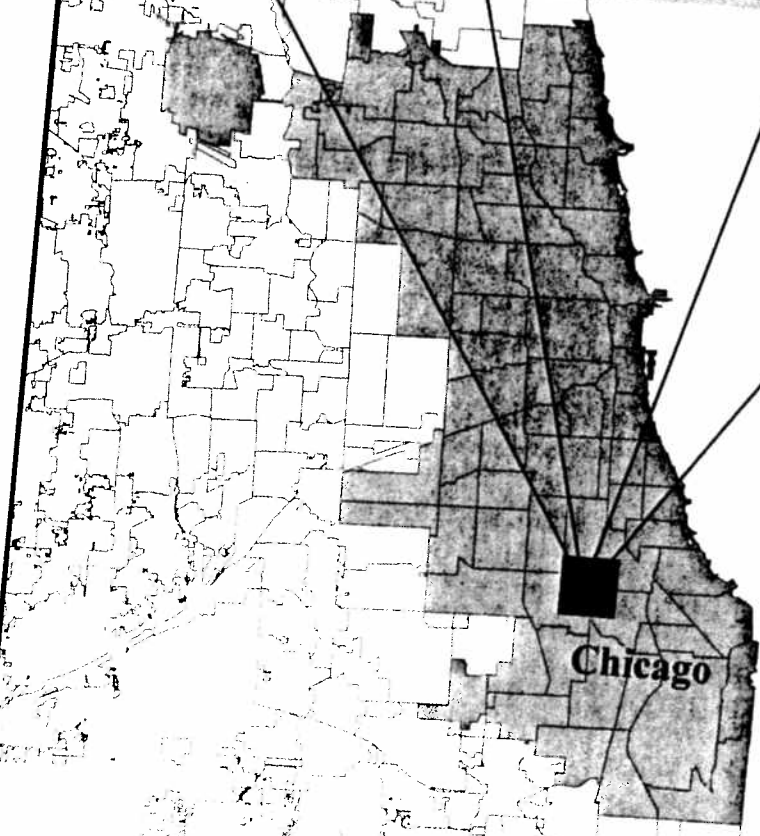
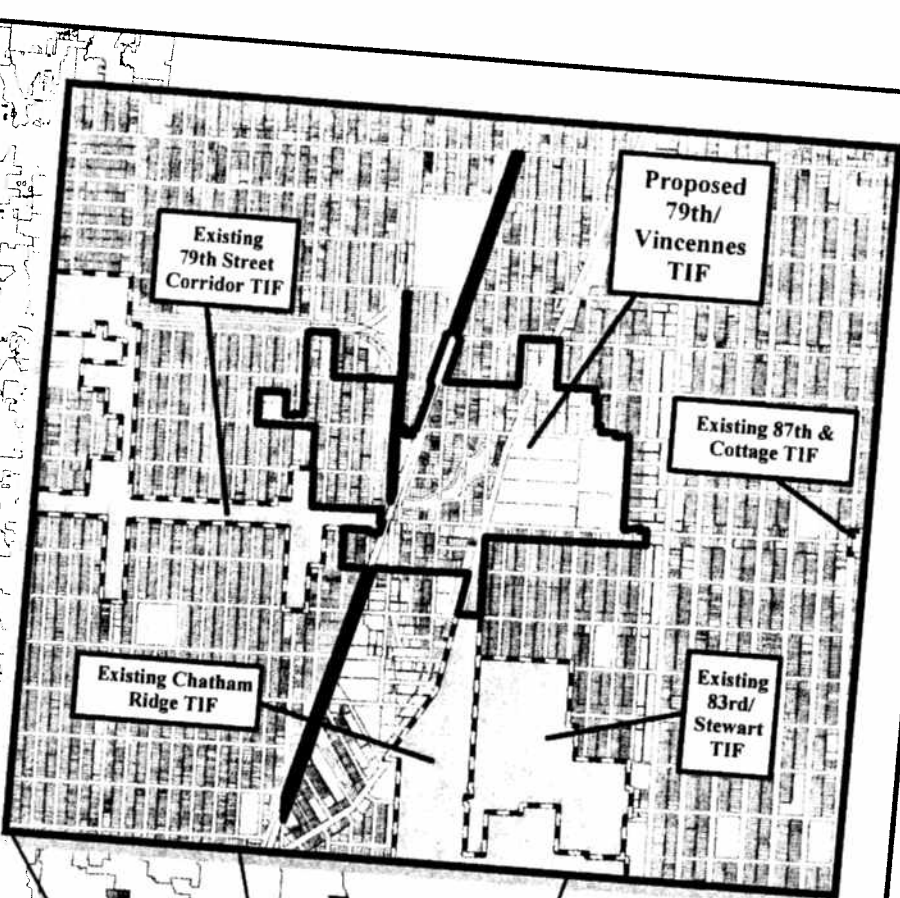


City of Chicago

Proposed
**79th/
Vincennes**
Tax Increment
Finance District

April 2007

 S. B. Friedman & Company




Lake Michigan

Chicago



Map 2B RPA Boundary

Legend

 Proposed 79th/Vincennes
TIF Boundary


Note: xx-xx-xxx denotes
block number



City of Chicago

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**79th/
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 S. B. Friedman & Company



History of Community Area¹

The 79th/Vincennes RPA is located within three Community Areas on the South Side of the City of Chicago: Greater Grand Crossing, Auburn Gresham, and Chatham. The majority of the RPA is located within the Greater Grand Crossing Community Area, which is bounded roughly by an irregular northern boundary extending southeast from LaSalle and 61st Streets along South Chicago Avenue, and then north to 67th Street; the Illinois Central Railroad (ICRR) on the east; 79th Street on the south; and an irregular western boundary stretching northwest from Wallace and 79th Streets to LaSalle and 61st Streets. The western and southeastern portions of the RPA lie in the Auburn Gresham and Chatham Community Area, respectively. The history of each Community Area in which portions of the RPA is located is described below.

Greater Grand Crossing. The community of Greater Grand Crossing is comprised of several century-old neighborhoods, including Grand Crossing, Park Manor, Brookline, Brookdale, and Essex. A socio-economic mix of working class and poverty-ridden areas, Greater Grand Crossing is comprised of a south central core that resembles more prosperous neighborhoods to the south, and a periphery that bears a socio-economic resemblance to the resource-poor communities of the South Side of Chicago.

The development of Greater Grand Crossing followed a historic rail collision between trains of the Illinois Central and Michigan Southern railroads in 1853, at the intersection of what is now 75th Street and South Chicago Avenue. South Side developer Paul Cornell believed that the area surrounding the stop was a desirable site for both residential and industrial development, as transportation into the City was assured. The remainder of the community was unsettled prairie, until the manufacturing industry began establishing factories in the community during the 1870s, the earliest of which was the Chicago Tack Company, established in 1876. As industrial development grew, frame cottages began to appear in the 1890s, between 71st and 75th Streets from Cottage Grove Avenue to St. Lawrence Avenue. Development was further facilitated by the extension of the Calumet Electric Trolley Line at 63rd Street and Grand Boulevard (King Drive) to Cottage Grove Avenue and 93rd Street.

Between 1895 and 1930, the population of Greater Grand Crossing grew steadily. However, during the Depression and World War II, only minor population increases occurred. Though the community is served by extensive bus routes as well as two rapid transit and two commuter rail routes (with two stops in the Community Area), no major residential or commercial development has taken place in the neighborhood since the 1960s. Commercial activities along the east-west thoroughfares of 71st, 75th, and 79th Streets, as well as the north-south thoroughfares of Cottage Grove Avenue and State Street remain strong, but the overall number of housing units in the neighborhood declined nearly 10 percent between 1970 and 2000.

¹ Information on the history of the Greater Grand Crossing, Auburn Gresham, and Chatham community areas was derived from the *Local Community Fact Book of Chicago Metropolitan Area 1990*, edited by the Chicago Fact Book Consortium (copyright 1995, Board of Trustees of the University of Illinois), and the *Encyclopedia of Chicago* (published in hard copy in 2004 by the Newberry Library and in electronic format in 2005 by the Chicago Historical Society).

The population of Greater Grand Crossing has also been in decline, decreasing nearly 40 percent since 1960. As of 2000, more than 98 percent of the remaining population was African American, nearly one fifth were unemployed, and nearly 30 percent lived at or below the poverty line.

Auburn Gresham. The Auburn Gresham community began to be settled in mid-19th century, with the arrival of the railroad. The World's Columbian Exposition of 1893 catalyzed extension of city services to the area, including streetcar lines which were further extended between 1913 and 1918 along 79th Street, Halsted Street, and Racine and Ashland Avenues.

Auburn Gresham's accessibility to public transportation placed it at an advantage in attracting households seeking to escape older, more congested City neighborhoods. Many stockyard workers, city employees, and railroad and construction workers moved to the area, causing the population to nearly triple between 1920 and 1930 to 57,381. Most of the residences built to house these new households were bungalows, two- and three-flat structures, and larger apartment buildings. The many and diverse European ethnic groups living in the area tended to reside in close proximity to their respective churches, both Catholic and Protestant.

In the late 1950s, African Americans began to move into the neighborhoods of Auburn Gresham, causing tensions among long-time neighborhood residents. In 1959, several churches and civic organizations established the Organization of Southwest Communities (OSC) to maintain property values and appearances, stop real estate blockbusting, dispel racial stereotypes through education, and allow peaceful, stable neighborhood integration. While OSC was widely supported by residents, during the 1960s, crime rose in the area at a rate higher than that of the city as a whole. Population also increased by nearly 10,000 residents. This combination made the area less appealing to existing and potential residents.

Since its peak in 1970, Auburn Gresham's population has declined by nearly 20 percent to 55,928 as of the 2000 U.S. Census. More than 98 percent of residents are African American, one fifth live at or below the poverty line, and more than 15 percent are unemployed.

Chatham. Settlement of the Chatham community began between 1884 and 1895, with the construction of frame houses in a new residential area named Avalon Highlands. In 1889, Chatham was annexed into the City of Chicago as a part of the Village of Hyde Park and the Town of Lake. Through the beginning of the twentieth century, the majority of the community consisted of either grassland or swamp. After World War I, construction began with a cluster of bungalows at 79th and Maryland Avenue, and a new community of homes was developed from 87th Street to 89th Street between Indiana Avenue and State Street.

As a community of middle-class professionals and service workers, Chatham experienced significant growth through the middle of the 20th century, despite poor transportation to downtown Chicago and limited shopping facilities. Residential growth was augmented in the 1940s and 1950s by the development of the Chatham Fields Housing Project, the introduction of a new shopping center on Cottage Grove Avenue, and the creation of a light manufacturing district along the Illinois Central Railroad (ICRR) between 83rd and 87th streets.

Known as a stable community with a low crime rate and strict property standards, Chatham's level

of homeownership has historically been strong in comparison to other Community Areas on Chicago's South Side. Neighborhoods in the area consist of mostly single-family dwellings and two- and three-flat apartment buildings; historically, between fifty-five and sixty percent of the housing stock in the area has been owner-occupied. As of the 2000 Census, homeownership stood at approximately 40 percent of occupied housing units.

Another feature of the community is a commitment to neighborhood involvement. Neighborhoods in the area have organized multiple block clubs that work to relieve overcrowding in area schools, defend the neighborhoods from gangs, and influence neighborhood zoning decisions. Historically, entrepreneurship has also been a characteristic of the community, making it home to some of the most successful African American businesses in Chicago, including Johnson Products Company (hair care), Independence Bank of Chicago, and a branch of the Illinois Service Federal Savings and Loan Association.

Though Chatham still maintains an attractive residential community, its business district is in need of investment from the private sector. Much of the area suffers from physical decay and obsolete and outdated structures, most notably within the Cottage Grove Avenue corridor. Rehabilitation has been scattered throughout the area, and a notable improvement in the appearance and functionality of main thoroughfares would be best addressed through a coordinated, neighborhood-wide redevelopment strategy.

Since its peak in 1970, Chatham's population has declined by approximately 20 percent to 37,275 as of the 2000 U.S. Census. More than 98 percent of residents are African American, nearly one fifth live at or below the poverty line, and unemployment stands at more than 10 percent.

The 79th/Vincennes RPA faces numerous challenges today, including declining population, lack of investment, and deteriorating infrastructure. Designation of the area as a tax increment financing district will provide resources to help address these issues.

Existing Land Use

Based on *S. B. Friedman & Company's* research, eight land uses have been identified within the 79th/Vincennes RPA:

- Commercial;
- Residential;
- Mixed Uses;
- Light Industrial;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Parks/Open space;
- Railroad/Rights-of-way; and
- Vacant land.

The existing land use pattern in the 79th/Vincennes RPA is shown in Map 3. This map represents the predominant land use in the area on a parcel-by-parcel basis. The land use displayed was the

land use most apparent during field observation. The mixed-use designation is used for those parcels that contain two or more of the following land uses: residential, commercial, or public/institutional.

Overall, the area contains mainly commercial, residential, and mixed land uses. Commercial and mixed uses are located along 79th Street, Halsted Street, Vincennes Avenue, and 76th Street. Residential uses are found throughout the RPA, primarily west of Vincennes Avenue. Light industrial uses are concentrated in the northeast portion of the RPA, while public and institutional uses are dispersed throughout the RPA. Three contiguous ponds divided by local streets create Auburn Park, which is centrally located within the RPA.

Commercial. Commercial and retail development is located primarily along 79th Street and Vincennes Avenue, and interspersed with residential and institutional uses on 76th and Halsted Streets.

Residential. Residential uses are found throughout the RPA. Multi-family rental apartment buildings that include two- and three-flats are the predominant building type. Some residential units are also located on the upper floors of mixed-use buildings on 79th Street. The highest concentration of single-family homes is found south of 79th Street. The RPA does not contain any condominium units.

Light Industrial. There are several light industrial uses located in the northeast portion of the RPA, along Yale and Wentworth Avenues, between 76th and 77th Streets.

Public/Institutional. There are several public and/or institutional uses located in the RPA. These include the Chicago Transit Authority bus facility that comprises the majority of the eastern portion of the RPA, as well as numerous religious uses located throughout the RPA.

Parks/Open Space. The RPA contains two Chicago Park District park: Auburn Park, located along Winneconna Parkway, between Fielding and Stewart Avenues; and Lyle Park, located on Wallace Street between 76th and 77th Streets. Auburn Park contains three lagoons surrounded by Winneconna Parkway. This is an unusual landscape feature in the context of Chicago neighborhoods.

Vacant Land. There are numerous vacant parcels of varying sizes distributed throughout the RPA.

Historically Significant Structures

S. B. Friedman & Company obtained data from the Chicago Historic Resources Survey (CHRS) to identify architecturally and/or historically significant buildings located within the 79th/Vincennes RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. A ranking system was used to identify historic and architectural significance according to three criteria adopted by the CHRS: 1) age; 2) degree of external physical integrity; and 3) level of possible significance.

According to this survey, seven buildings have been identified by the CHRS as possessing some architectural feature or historical association that made them significant in the context of the community. Some structures may potentially qualify for Chicago Landmark designation. The properties identified by the CHRS are listed in Table 1.

Table 1: Historic Buildings in RPA

Name	Address	Type of Building	Style	Year Built	CHRS Color Code ^[3]
Oglesby Public School	830-858 W. 77 th Street	Public	Art Nouveau	1913	Orange
St. Leo Roman Catholic Church (former)	7752-7756 S. Emerald Avenue	Residential ^[1]	Romanesque Revival	1905	Orange
N/A	7630 S. Union Avenue	Residential	Queen Anne	N/A	Orange
N/A	7636 S. Union Avenue	Residential	Queen Anne	N/A	Orange
Auburn Park Masonic Temple (former)	7824-7834 S. Union Avenue	Public/ Institutional ^[2]	Beaux-Arts	1916	Orange
N/A	7716 S. Eggleston Avenue	Residential	Queen Anne	N/A	Orange
Harvard School	7515-7529 S. Harvard Avenue	Public	Tudor	1904	Orange
N/A	7919 S. Union Avenue	Residential	Eastlake	1890	Orange

[1] Former church building is currently being renovated for use as special needs housing.
 [2] Former Masonic temple is currently used as an alternative high school.
 [3] Orange indicates that the property "possesses potentially significant architectural or historical features." None of the identified properties possessed Chicago Landmark status as of the CHRS survey date.

St. Leo Roman Catholic Church and the Auburn Park Masonic Temple have undergone or are undergoing redevelopment/rehabilitation. The remaining five buildings were not slated for redevelopment or rehabilitation at the time of this Eligibility Study and Redevelopment Plan.

The location of these historic buildings is detailed on Map 3, along with current land uses within the RPA.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the 79th/Vincennes RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the 79th/Vincennes RPA meets the eligibility requirements of the Act as a "conservation area." The following text outlines the provisions of the Act to establish eligibility.

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

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

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a conservation area.

Factors for Improved Property

For improved property to constitute a "blighted area," a combination of five or more of the following thirteen eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must meaningfully exist and be reasonably distributed throughout the RPA. "Conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged 35 years or older, plus a combination of three or more of the 13 eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

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.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

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.

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.

Illegal Use of Individual Structures. The use of structures in violation of the applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

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.

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 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.

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.

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: (i) 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 (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one 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.

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.

Environmental Contamination. The proposed redevelopment project 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.

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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

Factors for Vacant Land

Under the provisions of the "blighted area" section of the Act, for vacant land to constitute a "blighted area," a combination of two or more of the following six factors must be identified as being present to a meaningful extent and reasonably distributed which act in combination to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. 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-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

Tax and Special Assessment Delinquencies. 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 years.

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

Environmental Contamination. 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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 "blighted area" eligibility factors for improved property listed above were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes six other tests for establishing eligibility but none of these are relevant to the conditions within the 79th/Vincennes RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive field survey of all property within the 79th/Vincennes RPA, and a review of building and property records. Building and property records include building code violation citations, building permit data, assessor information, and information on the age and condition of sewer and water lines within the study area. Our survey of the area established that there are 535 primary structures and 880 tax parcels within the 79th/Vincennes RPA. Ancillary structures are excluded from this total. Ancillary structures might include sheds, detached garages, car ports, and other non-primary structures.

The 79th/Vincennes RPA was examined for qualification factors consistent with either the "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the property within the 79th/Vincennes RPA qualifies for designation as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* noted the number of eligibility factors present, and analyzed the distribution of the eligibility factors on a building-by-building and/or parcel-by-parcel basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings and/or parcels using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a parcel map of the 79th/Vincennes RPA by block to establish the distribution of eligibility factors, and to determine which factors were present to a major extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent and reasonably distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

To reasonably arrive at this designation, *S. B. Friedman & Company* documented the existence of qualifying eligibility factors and confirmed that a sufficient number of factors were present within the 79th/Vincennes RPA and reasonably distributed.

Although it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of the RPA as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary.

Conservation Area Findings

As required by the Act, within a conservation area, at least fifty percent (50%) of the buildings must be 35 years of age or older, and at least three of the 13 eligibility factors must be found present to a major extent within the 79th/Vincennes RPA.

Establishing that at least 50 percent of the 79th/Vincennes RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Based on information provided by the Cook County Assessor's office, we have established that of the 535 buildings located within the 79th/Vincennes RPA, 463 (87 percent) are 35 years of age or older.

In addition to establishing that 79th/Vincennes RPA meets the age requirement, our research has revealed that the following four factors are present to a major extent:

1. Lack of Growth in Equalized Assessed Value (EAV);
2. Deterioration;
3. Deleterious Land Use and Layout; and
4. Inadequate Utilities.

Based on the presence of these factors, the RPA exceeds the minimum requirements of a

“conservation area” under the Act.

Overall, the growth in equalized assessed value of the RPA has fallen behind that of the balance of the City for three out of the last five years. More than two thirds of the blocks within the RPA are serviced by inadequate utilities, particularly sewer lines which are deficient relative to City standards and therefore overdue for repair/replacement. More than 90 percent of the blocks within the RPA either contain deteriorated buildings or parking surfaces, or are served by deteriorated infrastructure, including cracked or crumbling sidewalks, deteriorated alleys, and deteriorated roadways. The high cost of upgrading these deteriorating and obsolete structures and infrastructure increases the likelihood that buildings within the RPA will fall into disrepair or disuse. Incompatible land uses (including vacant lots interspersed with residential uses throughout the RPA) and street layouts that negatively impact adjacent parcels are additional factors that may cause the area to fall into physical and economic decline.

Maps 4A through 4D illustrate the presence and distribution of these eligibility factors on a block-by-block basis within the RPA. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the 79th/Vincennes RPA.

1. Lack of Growth in Equalized Assessed Value

Total Equalized Assessed Value (EAV) is a measure of the value of property within the 79th/Vincennes RPA. During three of the previous five years, the total growth in EAV of the 79th/Vincennes RPA has not kept pace with that of the balance of the City of Chicago. This lack of growth in EAV is an indication that the RPA suffers from a lack of private investment as compared to the balance of the City of Chicago.

Table 2: Percent Change in Annual Equalized Assessed Value (EAV)

	Percent Change in EAV 2000/2001	Percent Change in EAV 2001/2002	Percent Change in EAV 2002/2003	Percent Change in EAV 2003/2004	Percent Change in EAV 2004/2005
79 th /Vincennes RPA	1.34	5.15	21.93	0.83	9.39
City of Chicago (balance of)	3.71	7.98	17.29	3.97	7.28

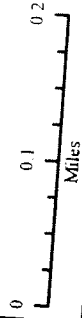
The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for three of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.
 * Qualifying periods are shaded.

Map 4A Eligibility Factor Map Age (35+ years)

Legend

- Proposed 79th/Vincennes
TIF Boundary
- PIN contains structure
35+ years old

Note: xx-xx-xxx denotes
block number

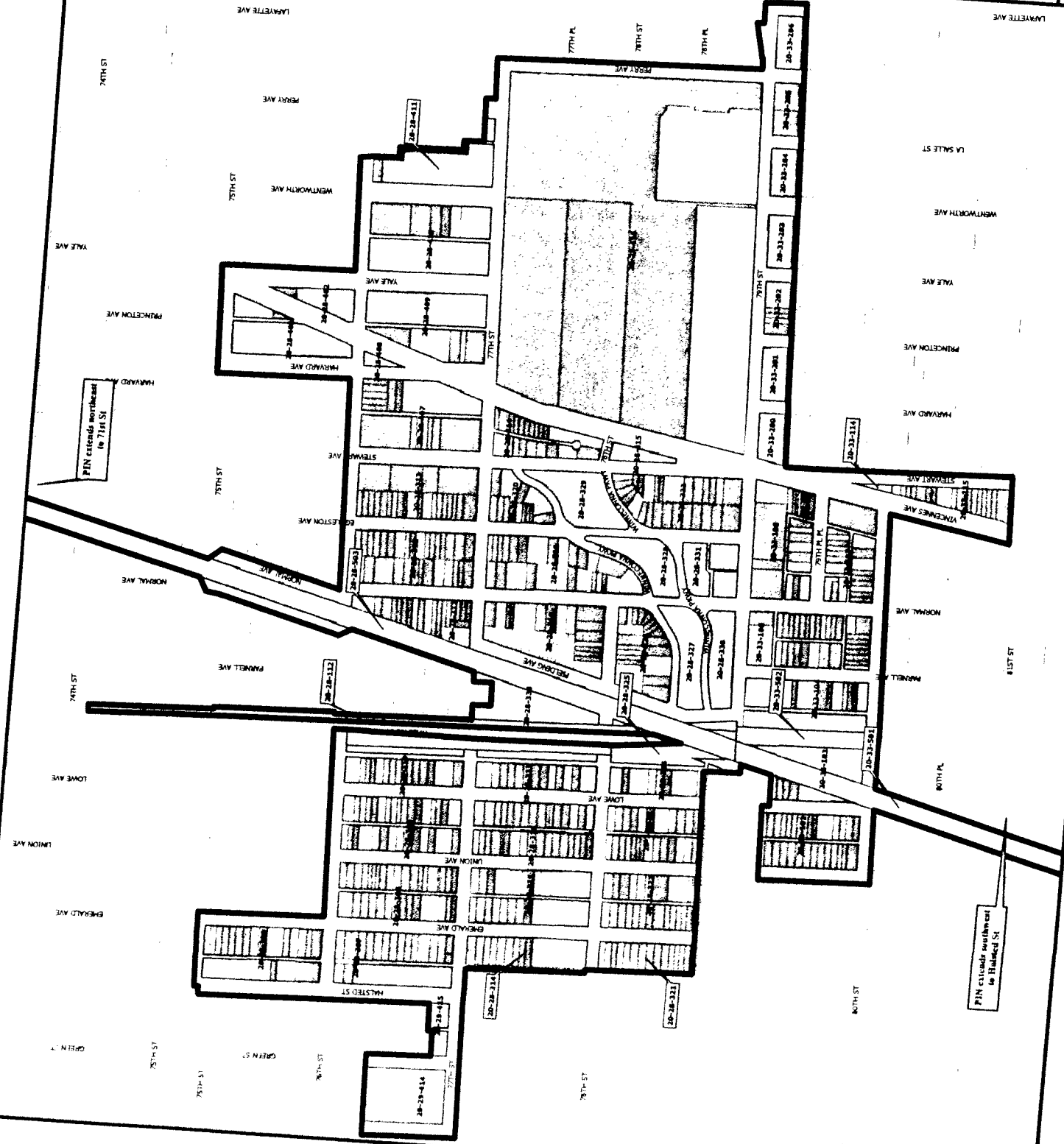


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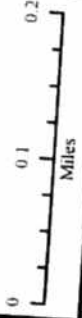


Map 4B Eligibility Factor Map Deterioration

- Legend**
- Proposed 79th/Vincennes TIF Boundary
 - Deterioration*

*Shading denotes those blocks on which the factor was found to be present to a meaningful extent

Note: XX-XX-XXX denotes block number

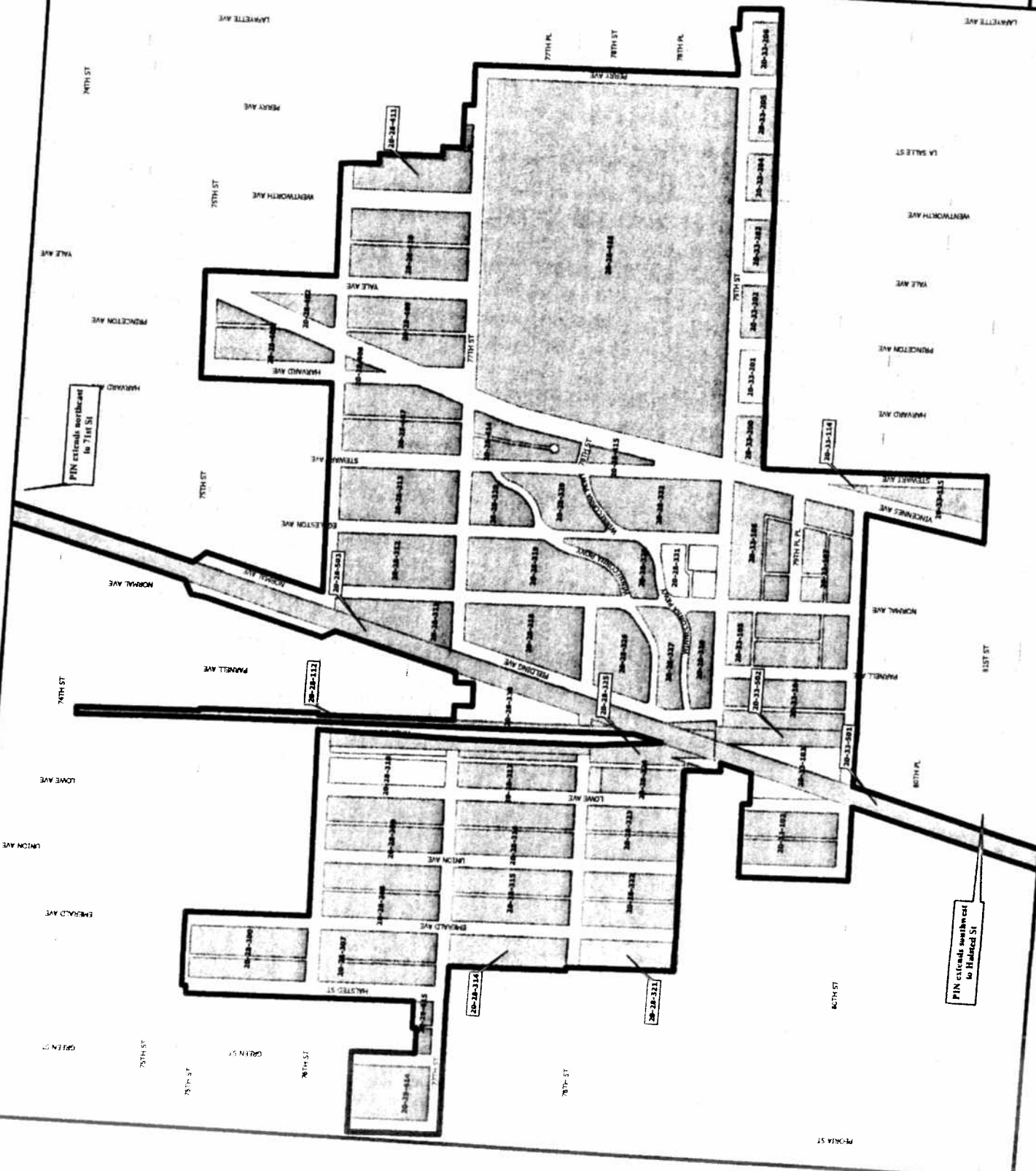


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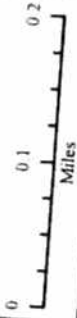
Map 4D
Eligibility
Factor Map
Inadequate Utilities

Legend

-  Proposed 79th/Vincennes TIF Boundary
-  Inadequate Utilities*

*Shading denotes those blocks on which the factor was found to be present to a meaningful extent

Note: xx-xx-xxxx denotes block number



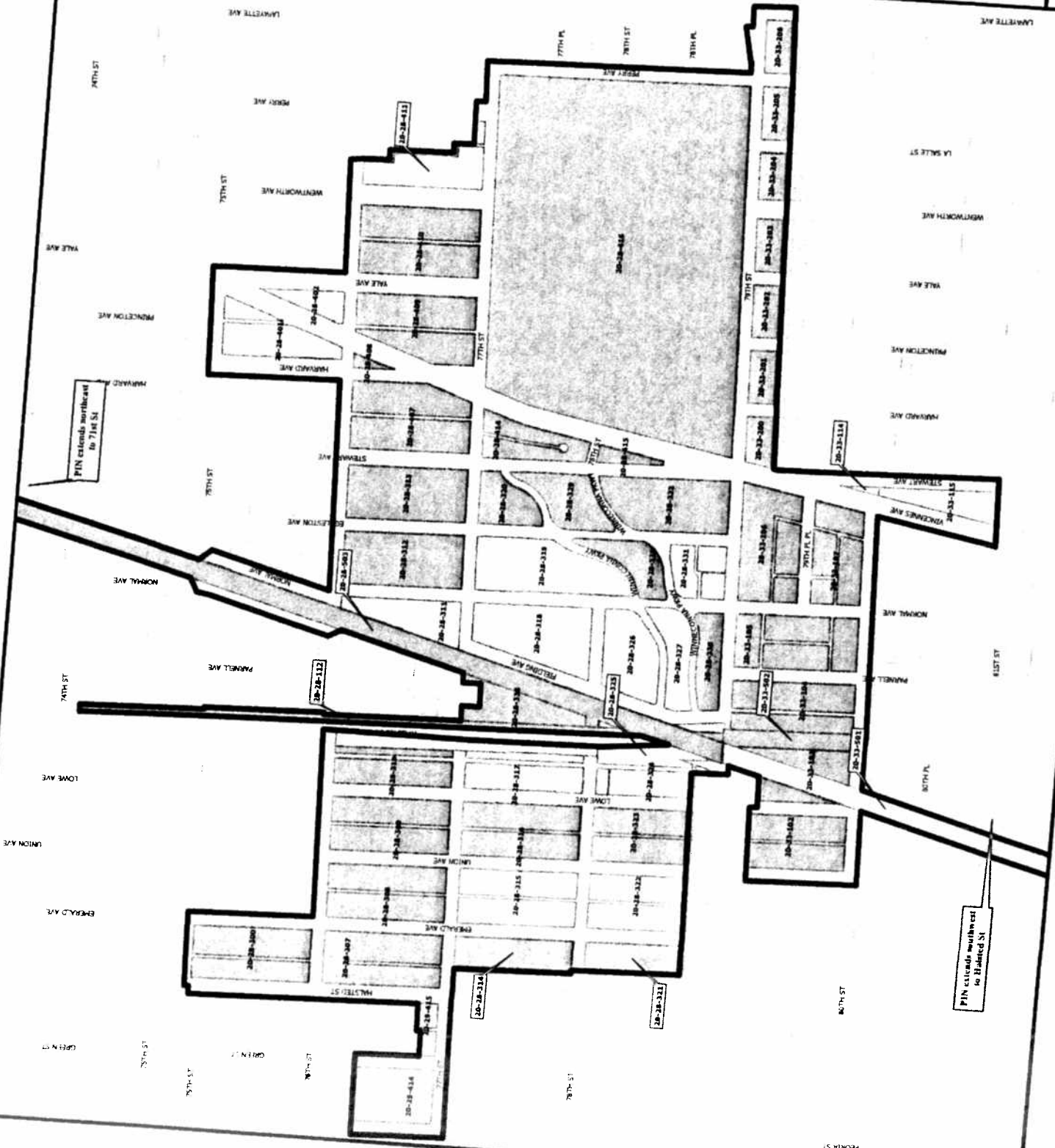
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2. Deterioration

This factor was given to those buildings (and their corresponding parcels) where interior and/or exterior deterioration of buildings could be documented through surveys or interview. Examples of the building deterioration observed in the field are deteriorated roofs, porches, and exterior doors and stairs; missing or deteriorating brick and other fascia; and broken windows.

Deterioration of public improvements is also evident throughout the 79th/Vincennes RPA. Many of the streets and sidewalks, and nearly all of the alleys in the RPA exhibit deterioration. Of particular concern are sidewalks along 77th Street, 78th Street, and portions of Winneconna Parkway near Auburn Park. Parcels that are directly served by deteriorated infrastructure were deemed to exhibit the deterioration factor.

Overall, 665 parcels within the RPA (76 percent) are directly served by deteriorated infrastructure (such as alleys, streets, and sidewalks); and 382 parcels (43 percent) contain buildings which exhibit deterioration. Deterioration was deemed to be present to a meaningful extent on a given block if 50 percent or more of its parcels exhibited at least one type of deterioration. One or both of these types of deterioration is present to meaningful extent on 54 blocks (92 percent) within the study area.

3. Deleterious Land Use and Layout

The deleterious land use and layout factor was found to be present in the RPA in instances where conflicting land uses and improper or unsafe interactions of parcels and rights-of-way were observed. A parcel was deemed to exhibit the factor if one or more of the conditions outlined below was present on that parcel:

- **Alleys shared by conflicting uses.** At several locations in the RPA, residential parcels share a common alley with commercial and/or industrial uses. Conflicts may arise in these locations due to the interaction of truck traffic and loading/unloading associated with the non-residential parcels and the access to backyards and/or alley-loaded garages and parking areas associated with the residential parcels.
- **Unsafe vehicular access and/or traffic flow.** The design and configuration of some streets within the RPA results in problematic and potentially unsafe traffic flow patterns and vehicular access to parcels. Examples of this include the lack of one-way signage and stop signs on both the northern and southern lanes of Winneconna Parkway; residential garages that are laid out in such a way that residents are required to exit by backing out into a public roadway (Stewart Avenue between 80th and 81st streets); and triangular commercial parcels with vehicular access on all three sides in close proximity to intersections, resulting in potentially unsafe traffic patterns on the surrounding public rights-of-way.
- **Inadequately secured vacant land.** Throughout much of the RPA, vacant parcels are interspersed with residential parcels. Many of these parcels are unsecured or insufficiently secured and contain trash, construction materials, and other debris that create a health and

safety hazard for nearby residents, especially children. The extensive presence of these conditions is incompatible with nearby residential property and serves to break up the fabric of the neighborhood. Therefore, in addition to vacant parcels themselves, parcels located within 50' of a vacant parcel were also deemed to exhibit deleterious land use and layout.

Deleterious land use and layout was found to be present on 700 of the 880 parcels within the RPA (80%). A block was deemed to exhibit the factor if it was present on 50 percent or more of the parcels on that block. On this basis, 46 of the 59 total blocks (78%) were found to exhibit deleterious land use and layout.

4. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect 562 (or 64 percent) of the 880 tax parcels in the 79th/Vincennes RPA. This is due primarily to the number of antiquated sewer lines in the RPA, many of which were installed prior to 1907. These lines have surpassed their 100-year service lives and are in need of replacement or have been deemed inadequate by the City's water department.²

The inadequate utilities factor was deemed to be present to a meaningful extent on a given block if 50 percent or more of its parcels exhibited the factor. Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 40 blocks (or 68 percent) of the 59 blocks within the 79th/Vincennes RPA.

Minor Supporting Factors

In addition to the factors that previously have been documented as being present to a major extent in the 79th/Vincennes RPA, three additional factors are present to a minor extent. These additional factors suggest that the 79th/Vincennes RPA may face gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Obsolescence

Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

An appreciable amount of obsolescence exists within the 79th/Vincennes RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 13 of the 535 buildings (2 percent) within the RPA. While this may appear to be a relatively small number of

² The City of Chicago Department of Water Management defines the projected service life as 100 years.

structures, the properties on which these structures are located account for 53.1 acres of land area or 27 percent of the total land area comprised by the parcels within the RPA. The Chicago Transit Authority (CTA) bus facility accounts for the majority of this land area (approximately 45 acres), exhibiting functional obsolescence due to outdated major mechanical systems and the changing needs of the facility coupled with its lack of flexibility to adapt to these needs (e.g., longer bus sizes, computerized bus mechanical systems, etc.).

2. Structures Below Minimum Code Standards

Relying on data provided by the City's Department of Buildings, code violation citations were issued for 86 separate property addresses within the 79th/Vincennes RPA between January 2000 and November 2006. This continuing problem underscores the documented deterioration of buildings.

Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 16 percent of the buildings within the 79th/Vincennes RPA between January 2000 and November 2006. This eligibility factor was present to a meaningful extent on 13 of the 59 blocks (22 percent) within the RPA.

3. Environmental Clean-Up

Within the boundaries of the 79th/Vincennes RPA, eleven (11) parcels are classified by the Illinois Environmental Protection Agency (IEPA) as Leaking Underground Storage Tank (LUST) sites. This classification indicates that a hazardous substance leak is reported to have occurred from an underground storage tank on each of these parcels. According to the IEPA, these sites pose a potential threat to human health and safety. Potential threats include: fire and explosion; inhalation of dangerous vapors; contamination of soil and groundwater; contamination of drinking water; and contamination of streams, rivers, and lakes. These incidents have been deemed significant enough by the IEPA to warrant remediation actions associated with the LUST program.

Overall, the presence of this factor on 11 parcels represents an impact on 26 acres or 13 percent of the total land area comprised by the parcels within the 79th/Vincennes RPA.

4. *Redevelopment Plan & Project*

Redevelopment Needs of the 79th/Vincennes RPA

The existing land use pattern and conditions in the 79th/Vincennes RPA suggest four redevelopment needs for the area:

1. Infrastructure improvements, streetscaping, and buffering/screening between land uses;
2. Resources for commercial, residential, and mixed-use development and rehabilitation;
3. Property assembly, demolition, and site preparation; and
4. Job training and day care assistance.

The Redevelopment Plan and Project identifies tools the City will use to guide redevelopment in the 79th/Vincennes RPA to create, promote, and sustain a vibrant mixed use community.

The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the 79th/Vincennes RPA. The proposed public improvements outlined in the Redevelopment Plan and Project will help to create an environment conducive to private investment and redevelopment within the 79th/Vincennes RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to rehabilitate older buildings, improve, or repair RPA public facilities and/or infrastructure, and provide streetscape improvements. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

Goals, objectives, and strategies are designed to address the need for redevelopment within the overall framework of the Redevelopment Plan and Project for the use of anticipated tax increment funds generated within the 79th/Vincennes RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the 79th/Vincennes RPA as a conservation area, and thus to secure the RPA's future as a cohesive and vibrant mixed-use area that provides a broad range of both housing opportunities and commercial/retail uses, while accommodating public and institutional uses where appropriate. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment in rehabilitation of existing structures as well as new development.

Objectives. Twelve broad objectives support the overall goal of area-wide revitalization of the 79th/Vincennes RPA. These include:

1. Provide resources for the rehabilitation and modernization of existing structures and the reuse and rehabilitation of architecturally and historically significant structures, especially those identified as "orange" on the Chicago Historic Resources Survey;

2. Facilitate residential development and redevelopment that will accommodate current and future residents of the RPA, including a range of income levels and a variety of housing tenure (ownership versus rental);
3. Encourage high-quality retail development that promotes a lively pedestrian environment, incorporates enhanced plazas and green spaces, provides sufficient off-street parking, and adequately serves households residing in the area;
4. Improve the quality of existing open space, plazas, and streetscape elements to provide the community with safe, attractive public gathering spaces;
5. Provide resources for creation and/or improvement of community facilities to provide health/wellness, education, social support, and job training opportunities for RPA residents;
6. Improve vehicular circulation throughout the RPA, through improvements to streets, alleys and loading areas;
7. Improve public transit facilities within the RPA, including encouragement of upgrades to Chicago Transit Authority and Metra properties and facilities;
8. Promote commercial and residential development and redevelopment that is "transit-oriented" in nature and reflects site design and mixes of uses that promote transit ridership and accessibility;
9. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
10. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the 79th/Vincennes RPA, particularly in the design and construction industries;
11. Support job training and welfare to work programs and increase employment opportunities for City residents; and
12. Provide daycare assistance to support employees of local businesses.

Strategies. These objectives will be implemented through four specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the 79th/Vincennes RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement of new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Encourage Private Sector Activities and Support Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements, in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

The City requires that developers who receive TIF assistance for market-rate housing set aside twenty percent (20 percent) of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred percent (100 percent) of the area median income, and affordable rental units should be affordable to persons earning no more than sixty percent (60 percent) of the area median income. TIF funds can also be used to pay for up to fifty percent (50 percent) of the cost of construction or up to seventy five percent (75 percent) of interest costs for 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.

3. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the 79th/Vincennes RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs 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.

In connection with the City exercising its power to acquire real property, 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 of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate.

These activities are representative of the types of projects contemplated to be undertaken during the life of the 79th/Vincennes RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Furthermore, additional projects may be identified throughout the life of the 79th/Vincennes RPA. To the extent that these projects meet the goals, objectives, and strategies of this Redevelopment Plan and Project and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Proposed Future Land Use

The proposed future land use of the 79th/Vincennes RPA reflects the objectives of the Redevelopment Plan and Project, which are to provide resources for the rehabilitation of existing structures, facilitate diverse new residential and retail development, upgrade public infrastructure, enhance pedestrian and vehicular circulation, improve transit facilities, and enhance the quality of community and open space resources within the RPA.

The proposed future land use for the study area is as a mixed-use (residential, retail/commercial, and public/institutional) district, as shown on Map 5. This proposed future land use is consistent with historical land use patterns and current redevelopment trends in and around the RPA, as well as the need to serve the community with modern facilities of the types noted above. The proposed future land use within the RPA includes a range of residential and retail/commercial uses; residential units above retail and commercial uses; and educational, civic, and institutional uses. The proposed future land uses shown on Map 5 are the predominant uses and are not exclusive of any other uses.

Map 5 Proposed Future Land Use

Legend

- Proposed 79th/Vincennes TIF Boundary
- Residential
- Mixed Use: Residential, Commercial, Public/Institutional
- Parks/Open Space
- Railroad/Right-of-Way
- Historic Building



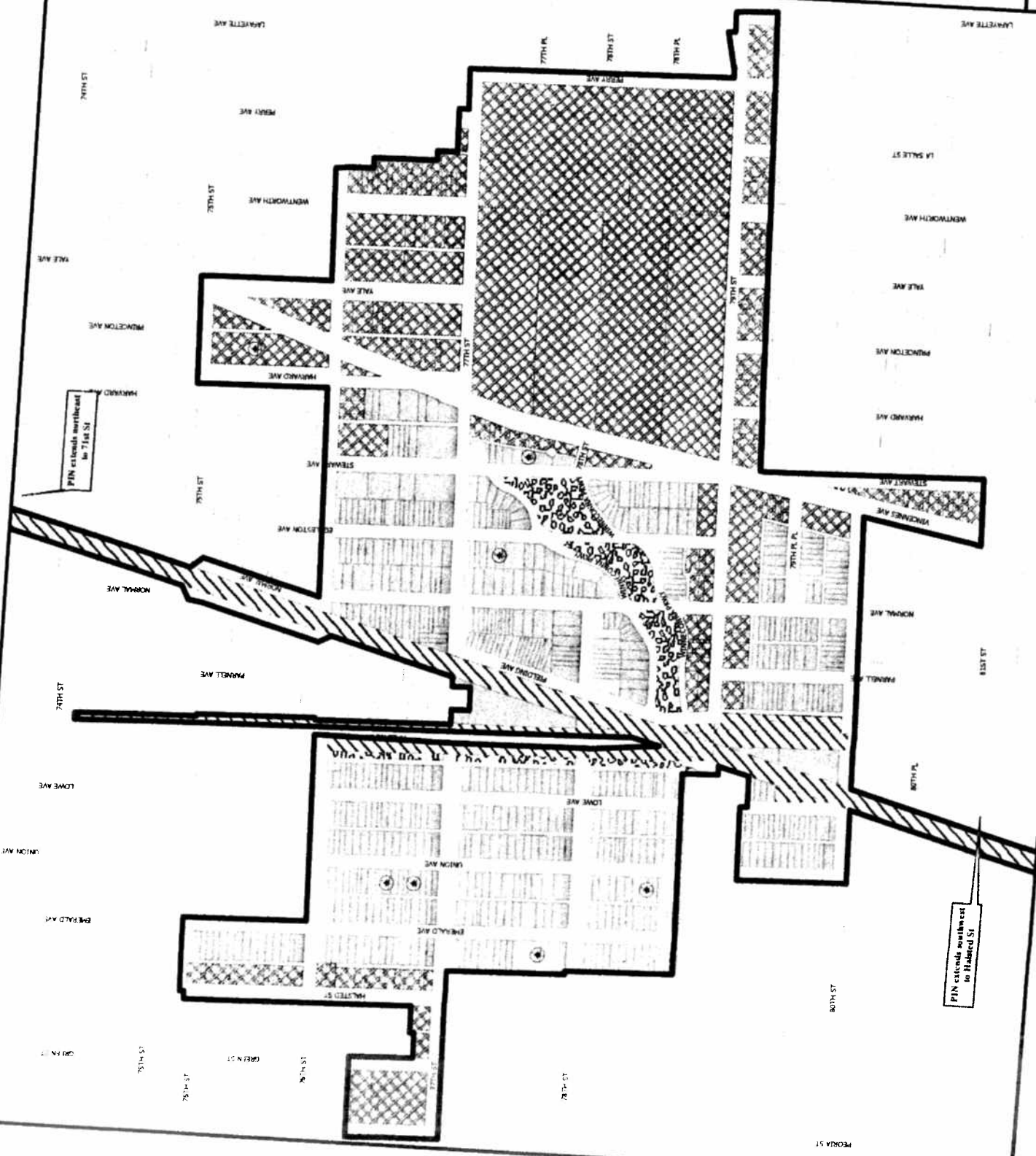
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Assessment of Housing Impact

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 RPA contains an estimated 1,263 inhabited residential units. Since the redevelopment project area contains more than 75 units, a Housing Impact Study is required by the Act and was prepared by *S. B. Friedman & Company*. The results of the Housing Impact Study are described in a separate report which presents certain factual information required by the Act. The report is entitled "*79th/Vincennes Redevelopment Project Area Tax Increment Finance District Housing Impact Study*," and is attached as Appendix 2 to this Plan.

5. Financial Plan

Eligible Costs

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 Redevelopment Plan and Project (the "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 to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan and Project 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 costs of marketing sites within the RPA to prospective businesses, developers, and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs 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;
5. Costs of the construction of public works or improvements 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 costs of "welfare to work" programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Greater Grand Crossing, Auburn Gresham, and Chatham Community Areas with particular attention to the needs of those residents who have previously

- experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
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 Redevelopment Plan and Project;
 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;
 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 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 RPA; 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:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

- b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the redeveloper for the redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - e. 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, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above;
13. Unless explicitly provided in 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 12b, 12d, and 12e above, the City may pay up to 50 percent of the cost of construction, renovation, and/or rehabilitation of all low- 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- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
 16. The costs of daycare services for children of employees from low-income families working for businesses located within the RPA and all or a portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (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.
- 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 RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Redevelopment Project Costs

The estimated eligible costs that are deemed to be necessary to implement this Redevelopment Plan and Project are shown in Table 3. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act. Additional funding in the form of State, Federal, County, or local grants, private developer contributions, and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 3: Estimated Redevelopment Project Costs

Eligible Expenses	Estimated Project Costs
Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$750,000
Property Assembly (including acquisition, site preparation, demolition, and environmental remediation)	\$5,000,000
Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements	\$5,000,000
Eligible Construction Costs (Affordable Housing Construction Costs)	\$3,000,000
Relocation Costs	\$750,000
Public Works or Improvements (including streets and utilities, parks and open space, public facilities (schools & other public facilities)) (1)	\$20,000,000
Job Training, Retraining, Welfare-to-Work	\$1,500,000
Interest Costs	\$2,500,000
Day Care Services	\$1,500,000
TOTAL REDEVELOPMENT COSTS (2), (3), (4)	\$40,000,000

(1) 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 of the RPA. 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 of the objectives of the Plan.

(2) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

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

(4) All costs are in 2006 dollars and may be increased by five percent (5%) after adjusting for annual 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 Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 3 are anticipated, and may be made by the City without amendment to the Redevelopment Plan and Project to the extent permitted by the Act. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Redevelopment Plan and Project by the City Council 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 Redevelopment Plan and Project shall be deemed to incorporate such additional, expanded, or increased eligible costs as eligible costs under the Redevelopment Plan and Project, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 3, or otherwise adjust the line items in Table 3 without amendment to this Redevelopment Plan and Project, 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 Redevelopment Plan and Project.

Phasing and Scheduling of the Redevelopment

Each private project within the 79th/Vincennes RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s).

The Redevelopment Plan and Project shall 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 year calendar year following the year in which the ordinance approving this Redevelopment Plan and Project is adopted (by December 31, 2031, if the ordinances establishing the RPA are adopted during 2007).

Sources of Funds to Pay Costs

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 include land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds 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 79th/Vincennes RPA is contiguous to or separated by only a public right-of-way from the 79th Street Corridor RPA and the Chatham Ridge RPA, and may in the future, be contiguous to, or be separated only by a public right-of-way from other redevelopment areas created under the Act. The City may utilize net incremental property taxes received from the 79th/Vincennes RPA 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 RPA, 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 RPA, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The 79th/Vincennes RPA may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). 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 RPA, 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 RPA be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the RPA to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3 of this Plan.

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

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by Incremental Property Taxes generated within the 79th/Vincennes RPA 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 obligations bonds. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment 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 RPA in the manner provided by the Act.

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

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the 79th/Vincennes RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 79th/Vincennes RPA. The 2005 EAV of the 880 parcels in the Project Area is approximately \$34,999,043. This total EAV amount, by PIN, is summarized in Appendix 3. 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 2005 tax year. If the 2006 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 2005 EAV with the 2006 EAV.

Anticipated Equalized Assessed Valuation

By 2030, the EAV for the 79th/Vincennes RPA will be approximately \$63 million. This estimate is based on several key assumptions, including: 1) an inflation factor of two-and-one-half percent (2.5 percent) per year on the EAV of all properties within the 79th/Vincennes RPA, with its cumulative impact occurring in each triennial reassessment year; and 2) an equalization factor of 2.732 (2005 equalization factor) throughout the life of the RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district. To investigate a lack of growth and private investment within the 79th/Vincennes RPA, *S. B. Friedman & Company* obtained and analyzed data for all building permits issued within the RPA between 2000 and 2006. This data was provided by the Department of Buildings. In addition, tax assessment data provided by the Cook County Assessor was analyzed for both the RPA and the City of Chicago.

As discussed in the Eligibility Study above, the Equalized Assessed Value (EAV) of the 79th/Vincennes RPA has not kept pace with that of the balance of the City of Chicago for three of the previous five years for which data is available (2001-2005). During this time period, the EAV of the RPA grew at a compound annual growth rate of 7.46 percent; this rate of growth is 0.48 percent lower than the compound annual growth rate for the balance of the City, which was 7.94 percent. This suggests that private investment in the RPA has been limited relative to the rest of the City of Chicago.

A review of building permit data indicates that 186 building permits were issued within the 79th/Vincennes RPA between 2001 and 2006. Of this number, 45 permits (24 percent) were issued for new construction in the RPA. However, approximately half (49 percent) of these were related to construction of ancillary structures such as garages, walls/fencing, driveways, or trash receptacles. Over the six years studied, new construction permits were issued for only 23 primary structures, comprised of 21 residential buildings (33 units), one Single-Room Occupancy (SRO) building, and a one-story retail structure.

Of these 23 new construction permits for primary structures, only a very minimal number were issued in conjunction with private investment activity. Of the 21 residential new construction permits, at least 15 of these (72 percent) were issued for the construction of for-sale housing units in the Auburn Lakes development, which received subsidies under the New Homes for Chicago program. Therefore, combined with the 141-unit SRO building, at least 17 of the 23 primary structure building permits issued (74 percent) and 167 of the 174 total residential dwelling units constructed (96 percent) since 2001 have been income-restricted or targeted to special needs populations.

The balance of the building permits issued between 2001 and 2006 were comprised of 36 permits (19 percent of the total) for building additions or alterations, and 105 permits (56 percent of the total) for general repairs to existing properties.

Only a modest degree of investment has occurred in the RPA in recent years, the magnitude and nature of which does not suggest a robust level of private investment. Approximately three quarters of building permits were issued for general repairs or alterations/additions to existing

structures, while new construction of primary structures has largely been characterized by income-restricted and/or special needs housing. Private investment in market-rate properties located within the RPA appears to have been extremely limited during the period analyzed.

Given the extensive infrastructure needs of the 79th/Vincennes RPA, as well as the high cost of rehabilitating structures that have become obsolescent, significantly deteriorated, or have fallen below current standards for new development, it is unlikely that the 79th/Vincennes RPA will see substantial private investment without public intervention such as that envisioned in this Redevelopment Plan and Project.

Finding: The Redevelopment Project Area (79th/Vincennes RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Project.

Conformance to the Plans of the City

The 79th/Vincennes Redevelopment Plan and Project must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

Dates of Completion

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5, above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Project and tax increment financing, the 79th/Vincennes RPA is not expected to see substantial investment from private enterprise. As a result, there is a genuine threat that property values in the area will stagnate or decline. This would lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting both public and private development in the 79th/Vincennes RPA.

This Redevelopment Plan and Project is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV

(established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the 79th/Vincennes RPA. At the time when the 79th/Vincennes RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the 79th/Vincennes RPA will be distributed to all taxing districts levying taxes against property located in the 79th/Vincennes RPA. These revenues will then be available for use by the affected taxing districts.

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

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the 79th/Vincennes RPA 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 major taxing districts presently levy taxes on properties located within the 79th/Vincennes RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

1. City of Chicago

- Fire Station E122 (101 E. 79th St.)
- Fire Station E54 (7101 S. Parnell Ave.)
- Fire Station E 73 (8630 S. Emerald Ave.)
- Police Station – 6th District (7808 S. Halsted St.)

2. Chicago Board of Education

- Oglesby School (7646 S. Green St.)
- Harvard School (7525 S. Harvard Ave.)
- Westcott School (409 W. 80th St.)
- Gresham School (8524 S. Green St.)
- Morgan School (8407 S. Kerfoot Ave.)
- Simeon High School (8235 S. Vincennes Ave.)
- Yale School (7025 S. Princeton Ave.)

3. Chicago School Finance Authority

4. Chicago Park District

- Auburn Park (406 W. Winneconna Pkwy.)
- Lyle Park (7700 S. Wallace St.)
- Hamilton Park (513 W. 72nd St.)
- Memorial Park (149 W. 73rd St.)
- Leland Giants Park (7526 S. Lowe Ave.)
- Park No. 419 (8001 S. Wabash Ave.)

- Park No. 382 (8116 S. Halsted St.)
- West Chatham Park (8223 S. Princeton Ave.)
- The Grove (8421 S. Morgan St.)
- Lily Gardens (632 W. 71st St.)
- Jackson Park (8385 S. Birkhoff Ave.)

5. **City of Chicago Library Fund**
6. **Chicago Community College District 508**
7. **Metropolitan Water Reclamation District of Greater Chicago**
8. **County of Cook**
9. **Cook County Forest Preserve District**
10. **Special Service Area #32 (properties in 72123 tax code only)**

Map 6 illustrates the locations of community facilities operated by the above listed taxing districts within or in close proximity to the 79th/Vincennes RPA. Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of the increased demand for services on these taxing districts, and the proposed activities to address increased demand, are described below.

City of Chicago. The City is responsible for a wide range of municipal services including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing, and zoning codes. Replacement of vacant and under-utilized sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. While no public service facilities are operated by the City within the 79th/Vincennes RPA, two fire stations and the 6th District police station lie within close proximity to the RPA.

Additional costs to the City for police, fire, and recycling and sanitation services arising from residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the 79th/Vincennes RPA can be handled adequately by City police, fire protection, sanitary collection and recycling services, and programs currently maintained and operated by the City. The redevelopment of the 79th/Vincennes RPA will not require expansion of services in this area.

City of Chicago Library Fund. The Library Fund, supported primarily by property taxes, provides for the operation and maintenance of City of Chicago public libraries. Additional costs to the City for library services arising from residential development may occur. However, it is expected that any increase in demand for City library services and programs associated with the 79th/Vincennes RPA can be handled adequately by existing City library services. The redevelopment of the 79th/Vincennes RPA will not require expansion of services in this area.

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

It is possible that some families who purchase housing or rent new apartments in the 79th/Vincennes RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust the existing capacity of public schools that serve residents of the RPA.

Existing capacity was verified through data provided from the Department of School Demographics and Planning at the Chicago Public Schools (CPS). According to information from CPS, design capacity for a school is determined by counting the total number of classrooms and multiplying that number by 30. In elementary and middle schools, program capacity is calculated as 80% of the design capacity, allowing schools to use a percentage of classroom space for non-traditional learning spaces (e.g., art rooms, music rooms, computer rooms). In a high school, scheduling and more student/teacher mobility allow program capacity to be 100% of the design capacity.

Data obtained from CPS reveal that the elementary (K-8) and high schools that include the 79th/Vincennes RPA in their respective catchment areas currently operate at following capacities:

School Name	Address	School Type	Inside/Outside RPA	Enrollment as % of Design Capacity	Enrollment as % of Program Capacity
Harvard	7525 S. Harvard Ave.	Elementary	Inside	65.2%	81.5%
Oglesby	7646 S. Green St.	Elementary	Inside	99.3%	124.1%
Lenart	8101 S. LaSalle St.	Elementary	Outside	53.0%	66.2%
Wescott	409 W. 80th St.	Elementary	Outside	66.7%	83.3%
Simeon	8235 S. Vincennes Ave.	High School	Outside	93.9%	93.9%
Robeson	6835 S. Normal Ave.	High School	Outside	87.7%	87.7%

One school of the group summarized above, Oglesby Elementary, is currently over its program capacity. Given the predominantly commercial character of the development/redevelopment that is anticipated to occur in the 79th/Vincennes RPA, it appears unlikely that enrollment at any of the listed schools will significantly increase as a result of TIF-supported activities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the 79th/Vincennes RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands on the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

Chicago Park District. The Chicago 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.

It is expected that the households that may be added to the 79th/Vincennes RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the 79th/Vincennes RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

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

It is expected that any increase in demand for services from Community College District 508 indirectly or directly caused by development within the 79th/Vincennes RPA can be handled adequately by the district's existing service capacity, programs, and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of wastewater from Cities, Villages, and Towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the 79th/Vincennes RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration, and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure, and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by

existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Special Service Area #32. Special Service Area (SSA) #32 partially overlaps with the 79th/Vincennes RPA, funding expanded services and programs through a localized property tax levy for a contiguous subset of parcels in the district. It is expected that any increase in demand for SSA services can be handled adequately by existing services and programs offered by the SSA. Therefore, at this time, no special programs are proposed for the SSA. Should demand increase, the City will work with the SSA to determine what, if any, program is necessary to provide adequate services.

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

7. Provisions for Amending Redevelopment Plan and Project

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Redevelopment Plan and Project. However, the City shall have the right in its sole discretion to exempt certain small businesses, residential property owners, and developers from the above.

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

*Appendix 1:
Boundary and Legal Description*

0702006
S. B. FRIEDMAN & COMPANY

79TH AND VINCENNES TAX INCREMENT FINANCING (TIF) DISTRICT

THOSE PARTS OF SECTIONS 28, 29 AND 33, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF PEORIA STREET WITH THE SOUTH LINE OF 77TH STREET IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING;

THENCE NORTH ALONG SAID WEST LINE OF PEORIA STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 76TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 76TH STREET AND THE NORTH LINE THEREOF TO THE WEST LINE OF GREEN STREET;

THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 76TH STREET TO THE EAST LINE OF GREEN STREET;

THENCE SOUTH ALONG SAID EAST LINE OF GREEN STREET TO THE NORTH LINE OF LOT 26 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 1 TO 4 AND 13 TO 16 IN WEST AUBURN IN SECTION 29;

THENCE EAST ALONG SAID NORTH LINE OF LOT 26 TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF GREEN STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF GREEN STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 21 IN BLOCK 16 IN THE SUBDIVISION OF BLOCKS 1 TO 4 AND 13 TO 16 IN WEST AUBURN IN SECTION 29;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 21 AND THE NORTH LINE THEREOF TO THE WEST LINE OF HALSTED STREET;

THENCE NORTH ALONG SAID WEST LINE OF HALSTED STREET TO THE SOUTHERLY LINE OF THE WABASH RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-29-501-001;

THENCE EAST ALONG SAID SOUTHERLY LINE OF THE WABASH RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-29-501-001, TO THE CENTERLINE OF HALSTED STREET;

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THENCE NORTH ALONG SAID CENTERLINE OF HALSTED STREET TO THE SOUTHERLY LINE OF THE WABASH RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-501-001;

THENCE EAST ALONG SAID SOUTHERLY LINE OF THE WABASH RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-501-001, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF EMERALD AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF EMERALD AVENUE AND THE EAST LINE THEREOF TO THE NORTH LINE OF 76TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 76TH STREET TO THE EASTERLY LINE OF THE BELT RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-311-001;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE BELT RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-311-001, PIN 20-28-311-004 AND PIN 20-28-325-001, TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS 20-28-503-001;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001, TO THE EASTERLY LINE OF THE WESTERLY PORTION OF THE CHICAGO & WESTERN INDIANA RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-501-002;

THENCE NORTH ALONG SAID EASTERLY LINE OF THE WESTERLY PORTION OF THE CHICAGO & WESTERN INDIANA RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-501-002, TO THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 20-28-112-009;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 20-28-112-009 TO THE EAST LINE OF THE CHICAGO & WYOMING RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-112-008;

THENCE SOUTH ALONG SAID EAST LINE OF THE CHICAGO & WYOMING RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS 20-28-112-008, TO THE CENTERLINE OF 75TH STREET;

THENCE EAST ALONG SAID CENTERLINE OF 75TH STREET TO THE WEST LINE OF THE PARCEL OF LAND BEARING PIN 20-28-303-002;

THENCE SOUTH ALONG SAID WEST LINE OF THE PARCEL OF LAND BEARING PIN 20-28-303-002 AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-28-338-001;

THENCE EAST ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-28-338-001 TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE SOUTH ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-28-338-001 TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE EAST ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-28-338-001 TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE NORTH ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-28-338-001 TO AN ANGLE POINT IN SAID NORTHERLY LINE;

THENCE EAST ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-28-338-001 TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001, TO THE SOUTH LINE OF 76TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 76TH STREET TO THE SOUTHWESTERLY EXTENSION OF THE WESTERLY LINE OF WRIGHT STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE WESTERLY LINE OF WRIGHT STREET AND THE WESTERLY LINE THEREOF TO THE SOUTH LINE OF 75TH STREET;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE INTERSECTION OF THE NORTH LINE OF 75TH STREET WITH THE WEST LINE OF NORMAL AVENUE;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE INTERSECTION OF THE EAST LINE OF NORMAL AVENUE WITH THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001, SAID POINT BEING ALSO THE INTERSECTION OF THE WEST LINE OF LOT 10 IN BLOCK 20 OF MALLETTE AND BROWNELL'S SUBDIVISION IN SECTION 28 WITH THE EASTERLY LINE THEREOF;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001, TO THE CENTERLINE OF 71ST STREET;

THENCE EAST ALONG SAID CENTERLINE OF 71ST STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-28-503-001, TO THE NORTH LINE OF 75TH STREET;

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THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE
 INTERSECTION OF THE SOUTH LINE OF 75TH STREET WITH THE
 EASTERLY LINE OF NORMAL AVENUE;
 THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF
 NORMAL AVENUE TO THE NORTH LINE OF 76TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF 76TH STREET TO THE
 WEST LINE OF HARVARD AVENUE;
 THENCE NORTH ALONG SAID WEST LINE OF HARVARD AVENUE
 TO THE NORTH LINE OF 75TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF 75TH STREET TO THE
 EAST LINE OF YALE AVENUE;
 THENCE SOUTH ALONG SAID EAST LINE OF YALE AVENUE TO
 THE NORTH LINE OF 76TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF 76TH STREET TO THE
 NORTHERLY EXTENSION OF THE WEST LINE OF LOT 53 IN BLOCK 10 IN
 BANKER'S RESUBDIVISION OF BLOCKS 3 AND 10 OF STEWART'S
 SUBDIVISION IN SECTION 28;
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE
 WEST LINE OF LOT 53 AND THE WEST LINE THEREOF TO THE NORTH
 LINE OF THE 20 FOOT WIDE ALLEY SOUTH OF 76TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE
 ALLEY SOUTH OF 76TH STREET TO THE NORTHERLY EXTENSION OF
 THE EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WENTWORTH
 AVENUE;
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE
 EAST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WENTWORTH
 AVENUE AND THE EAST LINE THEREOF TO THE NORTH LINE OF THE 20
 FOOT WIDE ALLEY NORTH OF 77TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF THE 20 FOOT WIDE
 ALLEY NORTH OF 77TH STREET TO THE EAST LINE OF THE 16 FOOT
 WIDE ALLEY WEST OF PERRY AVENUE;
 THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE
 ALLEY WEST OF PERRY AVENUE TO THE SOUTH LINE OF LOT 22 IN
 BLOCK 10 IN BANKER'S RESUBDIVISION OF BLOCKS 3 AND 10 OF
 STEWART'S SUBDIVISION IN SECTION 28;
 THENCE EAST ALONG SAID SOUTH LINE OF LOT 22 AND THE
 EASTERLY EXTENSION THEREOF TO THE EAST LINE OF PERRY
 AVENUE;
 THENCE SOUTH ALONG SAID EAST LINE OF PERRY AVENUE TO
 THE NORTH LINE OF 77TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF 77TH STREET TO THE
 NORTHERLY EXTENSION OF THE EAST LINE OF PERRY AVENUE;

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THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE
 EAST LINE OF PERRY AVENUE AND THE EAST LINE THEREOF TO THE
 NORTH LINE OF 79TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF 79TH STREET TO AN
 ANGLE POINT IN SAID NORTH LINE;
 THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF 79TH
 STREET TO THE WEST LINE OF LOT 29 IN BLOCK 4 IN CARELIN'S
 SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST
 QUARTER OF SECTION 28;
 THENCE SOUTH ALONG SAID WEST LINE OF LOT 29 TO THE
 NORTH LINE OF 79TH STREET;
 THENCE EAST ALONG SAID NORTH LINE OF 79TH STREET TO THE
 NORTHERLY EXTENSION OF THE EAST LINE OF LAFAYETTE AVENUE;
 THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE
 EAST LINE OF LAFAYETTE AVENUE AND THE EAST LINE THEREOF TO
 THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE
 ALLEY SOUTH OF 79TH STREET;
 THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE
 SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79TH STREET AND
 THE SOUTH LINE THEREOF TO THE EASTERLY LINE OF VINCENNES
 AVENUE;
 THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF
 VINCENNES AVENUE TO THE EAST LINE OF STEWART AVENUE;
 THENCE SOUTH ALONG SAID EAST LINE OF STEWART AVENUE
 TO THE NORTH LINE OF 81ST STREET;
 THENCE WEST ALONG SAID NORTH LINE OF 81ST STREET TO THE
 WESTERLY LINE OF VINCENNES AVENUE;
 THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF
 VINCENNES AVENUE TO THE SOUTH LINE OF 80TH STREET;
 THENCE WEST ALONG SAID SOUTH LINE OF 80TH STREET TO THE
 EASTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD
 RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-33-501-001;
 THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE
 CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO
 KNOWN AS PIN 20-33-501-001, TO THE CENTERLINE OF HALSTED
 STREET;
 THENCE NORTH ALONG SAID CENTERLINE OF HALSTED STREET
 TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC
 RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-33-501-001;
 THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE
 CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO
 KNOWN AS PIN 20-33-501-001, TO THE SOUTH LINE OF 80TH STREET;

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THENCE WEST ALONG SAID SOUTH LINE OF 80TH STREET TO THE WEST LINE OF UNION AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF UNION AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79TH STREET AND THE SOUTH LINE THEREOF TO THE WEST LINE OF LOWE AVENUE;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 79TH STREET TO THE CENTERLINE OF LOWE AVENUE;

THENCE SOUTH ALONG SAID CENTERLINE OF LOWE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 8 IN BLOCK 1 IN GEO. A. CHAMBER'S SUBDIVISION IN SECTION 33;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 8 AND THE NORTH LINE THEREOF TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-33-501-001;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY, ALSO KNOWN AS PIN 20-33-501-001, TO THE SOUTH LINE OF 79TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 79TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN BLOCK 1 IN STORKE'S SUBDIVISION OF AUBURN IN SECTION 28;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 AND THE EAST LINE THEREOF TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79TH STREET;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 12 TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 79TH STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 78TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF 78TH STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF HALSTED STREET TO THE SOUTH LINE OF 77TH STREET;

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THENCE WEST ALONG SAID SOUTH LINE OF 77TH STREET TO THE WEST LINE OF PEORIA STREET, BEING ALSO THE POINT OF BEGINNING OF THE HERETOFORE DESCRIBED TRACT OF LAND, ALL IN COOK COUNTY, ILLINOIS.

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Ordered By: S. B. Friedman & Company
March 26, 2007

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*Appendix 2:
Housing Impact Study*

79th/Vincennes Redevelopment Project Area

Housing Impact Study

City of Chicago
Richard M. Daley, Mayor

Filed April 25, 2007

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

Assessment of Housing Impact

The purpose of this section is to conduct a Housing Impact Study for the 79th/Vincennes RPA as set forth in the Tax Increment Allocation Redevelopment Act (the "Act") 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that 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 the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the "79th/Vincennes Redevelopment Project and Plan," or the "Redevelopment Plan."

The primary goal of the Redevelopment Project and Plan is to provide the necessary mechanisms to re-establish the 79th/Vincennes RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses, as well as a diverse mix of housing types to current and future residents, while accommodating institutional uses where appropriate. Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study shall include:

- (i) Data as to whether the residential units are single family or multi-family units;
- (ii) The number and type of rooms within the units, if that information is available;
- (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 of the Act is passed; and
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census.

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment 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 be, or may be, removed;
- (ii) The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) The availability of replacement housing for those residents whose residences are

to be removed, and identification of the type, location, and cost of the replacement housing; and

- (iv) The type and extent of relocation assistance to be provided.

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed in December 2006, revealed that the 79th/Vincennes RPA contains 473 residential buildings containing 1,485 total dwelling units. The number of residential units by building type is described as follows:

Building Type	Total Buildings	Total Units
Single-Family	222	222
Multi-Family	251	1,263
Total	473	1,485

Source: *S. B. Friedman & Company*

(ii) Number and Type of Rooms within Units

The distribution within the 79th/Vincennes RPA of the 1,485 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the 79th/Vincennes RPA, *S. B. Friedman & Company* analyzed 2000 Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 2000 US Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 2000 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Units by Bedroom Type¹		
Number of Bedrooms	2000 Census	Current Estimate for RPA
Studio	4%	54
1 Bedroom	19%	288
2 Bedrooms	37%	548
3 Bedrooms	29%	430
4 Bedrooms	9%	136
5+ Bedrooms	2%	29
Total	100%	1,485

Source: 2000 U.S. Census

Units by Number of Rooms²		
Number of Rooms	2000 Census	Current Estimate for RPA
1 Room	2%	29
2 Rooms	3%	48
3 Rooms	11%	167
4 Rooms	19%	282
5 Rooms	27%	402
6 Rooms	23%	345
7 Rooms	7%	95
8 Rooms	5%	68
9+ Rooms	3%	49
Total	100%	1,485

Source: 2000 U.S. Census

¹ As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

² As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* in December 2006, the 79th/Vincennes RPA contains an estimated 1,485 residential units of which 222 units (or 15 percent) are estimated to be vacant. Therefore, there are approximately 1,263 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of December 2006, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to U. S. Census data, the average household size within the Block Groups which comprise the 79th/Vincennes RPA was 3.0 persons in 2000. Therefore, there are an estimated 3,789 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

Race	Estimated Residents (2000)	Percentage
Black or African-American Alone	3,724	98.3%
White Alone	16	0.4%
Asian Alone	5	0.2%
American Indian or Alaska Native Alone	5	0.2%
Some other race Alone	6	0.1%
Two other races	27	0.7%
Three or more races	6	0.1%
Total	3,789	100%

Source: 2000 U.S. Census

Hispanic Origin	Estimated Residents (2000)	Percentage
Hispanic	13	0.3%
Non-Hispanic	3,776	99.7%
Total	3,789	100%

Source: 2000 U.S. Census

We have also estimated the potential distribution by income of the households living in the inhabited units within the 79th/Vincennes RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from Claritas, Inc., a national demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

Claritas estimates that of all households residing within the Block Groups encompassed by the 79th/Vincennes RPA, 56% may be classified as very low-income or lower, 20% may be classified as low-income, and 13% may be classified as moderate-income households.

Households By Income Category			
Income Category	2006 Percentage (from Claritas)	Number of Households	Annual Income Range (Average HH of 3 Persons)
Very, Very Low-Income	37%	461	\$0 - \$20,370
Very Low-Income	19%	246	\$20,371 - \$33,950
Low-Income	20%	247	\$33,951 - \$53,650
Moderate-Income	13%	168	\$53,651 - \$81,480
Subtotal: Moderate-Income or Below	89%	1,122	\$0 - \$81,480
Above Moderate-Income	11%	141	\$81,481 +
Total	100%	1,263	--

Source: HUD, Claritas, Inc. and *S. B. Friedman & Co.*

PART II

(i) Number and Location of Units to be Removed

Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. Since no specific Redevelopment Projects have been proposed to

date involving parcels with inhabited residential units, it is impossible to determine the exact extent to which future projects receiving tax increment assistance (or other public projects implemented in furtherance of the Redevelopment Plan) will bring about the removal of residences. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps:

- (i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No pre-existing acquisition lists or maps were identified, nor has an acquisition list been included in the 79th/Vincennes Redevelopment Project and Plan. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- (ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in December 2006 identified no dilapidated buildings. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- (iii) Step three counts the number of inhabited residential units that exist where the future land use indicated by the Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the 79th/Vincennes RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Though our analysis above suggests that no inhabited residential units are likely to be removed, it is uncertain whether any such units will actually be removed as a result of projects within the RPA.

Based on the income distributions in and around the RPA, it is reasonable to assume that approximately 89% of households that may be displaced during the life of the RPA are of moderate-, low-, very low-, or very, very low-income. However, it is possible that a higher percentage, up to 100%, of potentially displaced households lie within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low-income or lower.

(ii) Relocation Plan

The City's plan for relocation assistance for those qualified residents in the 79th/Vincennes RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the 79th/Vincennes RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size). If, during the 23-year life of the 79th/Vincennes RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in the Redevelopment Project Area or the surrounding Greater Grand Crossing, Chatham, and Auburn Gresham Community Areas.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and housing sales data from the Multiple Listing Service (MLS).

Vacancy Data

According to the 2000 Census, the 12 Block Groups surrounding and encompassing the 79th/Vincennes RPA contained 3,546 housing units, of which 537 (15%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

Vacancy Status	Vacancy Rate by Vacancy Status	
	Share of all Housing Units (RPA Vicinity)	Citywide Percentage
For rent	7.8%	3.4%
For sale	1.0%	0.8%
Rented/sold but not occupied	1.6%	0.9%
For seasonal/recreational/occasional use/migrant	0.1%	0.5%
Other	4.6%	3.0%
Total Vacant Units	15.1%	8.6%

Source: 2000 U.S. Census

The percentage of residential units that are vacant and awaiting rental in the RPA Vicinity is more than twice that of the City of Chicago (7.8% vs. 3.4%), suggesting the potential that a relatively large supply of replacement rental housing exists in the RPA Vicinity. The percentage of ownership housing units that are vacant and awaiting sale in the RPA Vicinity is comparable to that of the city as a whole, while the overall rate of residential vacancy in the RPA is nearly twice that of the city.

Replacement Rental Housing

According to information obtained from the City of Chicago by *S. B. Friedman & Company*, there are no current projects located within the 79th/Vincennes RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23-year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the Greater Grand Crossing, Chatham, and Auburn Gresham Community Areas.

The location, type, and cost of this sample were determined through the examination of classified advertisements from the *Chicago Tribune* and the *Chicago Sun Times* during the month of December 2006. It is important to note that the Chicago metro-area has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These higher turnover times would likely reflect a wider variety of rental rates, unit sizes, and locations than those available in the months surveyed for this study.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the following table in comparison with the advertised rents found in the above-mentioned newspaper listings.

Number of Bedrooms	Implied Family Size*	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range**	Units in Sample
		Very, Very Low	Very Low	Low	Moderate		
Studio	1	\$396	\$660	\$1,043	\$1,583	N/A	0
1	1.5	\$424	\$707	\$1,118	\$1,697	\$632 - \$742	5
2	3	\$509	\$848	\$1,341	\$2,036	\$672 - \$1,902	26
3	4.5	\$588	\$980	\$1,550	\$2,352	\$872 - \$1,722	34
4	6	\$655	\$1,093	\$1,728	\$2,624	\$1,001 - \$1,651	8
5	7.5	\$723	\$1,206	\$1,907	\$2,895	\$1,469	1
6	9	\$791	\$1,320	\$2,086	\$3,167	\$1,992	1
Total							75

Source: HUD, *Chicago Tribune*, *Chicago Sun-Times*, S. B. Friedman & Company

*Derived from the number of bedrooms using HUD formulas.

**Based on a random sample of apartments located in the Greater Grand Crossing, Chatham, and Auburn Gresham Community Areas and advertised in the *Chicago Tribune* and *Sun Times* during the month of December 2006.

The table on the following page provides a detailed summary of the apartment listings found in the *Chicago Tribune* and *Chicago Sun Times* during the month of December. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, S.B. Friedman & Company has adjusted the monthly rents listed below to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority.

The above table indicates that the apartment listings generally reflect the mix of unit sizes (as measured by the number of bedrooms) cited from the 2000 Census, although units with fewer than two bedrooms are less prevalent in the sample collected by SBFCo. In this sample (summarized above), approximately 7% of available rental units have less than two bedrooms, while the 2000 Census indicates approximately 23% of residential units in the RPA Vicinity have that number of bedrooms. The sample also suggests that the RPA may contain relatively few non-income-restricted units affordable to very, very low-income households.

Available Apartments in the Vicinity of the Proposed 79th/Vincennes TIF (December 2006)

Ref. #	Street Address	ZIP	Bedrooms	Heat Incl.?	Rent	Util Adj.	Adjusted Rent	Affordable To
1	7120 S Wabash	60619						
2	7615-23 S Blackstone	60619			\$ 550	\$ 82	\$ 632	Very Low Income or higher
3	703 W 76th Street	60620	1	Y	\$ 625	\$ 37	\$ 662	Very Low Income or higher
4	8001 S Justine	60620	1		\$ 585	\$ 82	\$ 667	Very Low Income or higher
5	8113 S Ingleside #2A	60619	1		\$ 650	\$ 82	\$ 732	Low Income or higher
6	7917-27 S Drexel	60619	2		\$ 660	\$ 82	\$ 742	Low Income or higher
7	7955-59 S Paulina #3	60620	2	Y	\$ 625	\$ 47	\$ 672	Very Low Income or higher
8	1401 W 80th Street Garden	60620	2	Y	\$ 705	\$ 47	\$ 752	Very Low Income or higher
9	709 W 76th Street	60620	2	Y	\$ 725	\$ 47	\$ 772	Very Low Income or higher
10	7255 S Princeton	60621	2		\$ 680	\$ 102	\$ 782	Very Low Income or higher
11	7615-23 S Blackstone	60619	2		\$ 685	\$ 102	\$ 787	Very Low Income or higher
12	1723 W 91st Street #2	60620	2	Y	\$ 750	\$ 47	\$ 797	Very Low Income or higher
13	1745 W 91st Street #2N	60620	2	Y	\$ 760	\$ 47	\$ 807	Very Low Income or higher
14	7231 S Prairie	60619	2	Y	\$ 795	\$ 47	\$ 842	Very Low Income or higher
15	8001 S Justine	60620	2		\$ 750	\$ 102	\$ 852	Low Income or higher
16	9133 S Wentworth #2	60620	2		\$ 750	\$ 102	\$ 852	Low Income or higher
17	7936 S Rhodes #3	60619	2		\$ 750	\$ 102	\$ 852	Low Income or higher
18	7026 S Emerald	60621	2		\$ 785	\$ 102	\$ 887	Low Income or higher
19	7131 S Emerald	60621	2	Y	\$ 850	\$ 47	\$ 897	Low Income or higher
20	1015 W 71st Street	60621	2		\$ 795	\$ 102	\$ 897	Low Income or higher
21	1522 E 65th Place, #1	60637	2		\$ 800	\$ 102	\$ 902	Low Income or higher
22	6729 S Langley	60637	2		\$ 800	\$ 102	\$ 902	Low Income or higher
23	8123 S Ingleside, #3	60619	2		\$ 800	\$ 102	\$ 902	Low Income or higher
24	8423 S Ingleside, #3	60619	2		\$ 820	\$ 102	\$ 922	Low Income or higher
25	652 E 73rd St.	60619	2		\$ 820	\$ 102	\$ 922	Low Income or higher
26	6614 S Langley, Unit 1	60637	2		\$ 900	\$ 102	\$ 1,002	Low Income or higher
27	1739 W 71st	60636	2		\$ 900	\$ 102	\$ 1,002	Low Income or higher
28	6341 S Bishop	60636	2		\$ 1,000	\$ 102	\$ 1,102	Low Income or higher
29	8140 S Drexel #2E	60619	2		\$ 1,000	\$ 102	\$ 1,102	Low Income or higher
30	58 W 72nd Street	60621	2		\$ 1,050	\$ 102	\$ 1,152	Low Income or higher
31	650 E 78th Street	60619	2		\$ 1,100	\$ 102	\$ 1,202	Low Income or higher
32	6558 S Laflin	60636	3		\$ 1,800	\$ 102	\$ 1,902	Moderate Income or higher
33	6353 S Langley	60637	3		\$ 750	\$ 122	\$ 872	Very Low Income or higher
34	6747 S Paulina, #1	60636	3		\$ 850	\$ 122	\$ 972	Very Low Income or higher
35	6036 S Eberhart, 2A	60637	3		\$ 850	\$ 122	\$ 972	Very Low Income or higher
36	1522 E 65th Place, #3	60637	3		\$ 865	\$ 122	\$ 987	Low Income or higher
37	1522 E 65th Place, #2	60637	3		\$ 900	\$ 122	\$ 1,022	Low Income or higher
38	6015 S Damen, #1	60636	3		\$ 900	\$ 122	\$ 1,022	Low Income or higher
39	6601 S Langley	60637	3		\$ 900	\$ 122	\$ 1,022	Low Income or higher
40	7744 S Maryland #1	60619	3		\$ 900	\$ 122	\$ 1,022	Low Income or higher
41	7744 S Maryland #2	60619	3		\$ 900	\$ 122	\$ 1,022	Low Income or higher
42	1241 W 71st	60636	3		\$ 900	\$ 122	\$ 1,022	Low Income or higher
43	7127 S Drexel	60619	3	Y	\$ 1,000	\$ 56	\$ 1,056	Low Income or higher
44	1143 E 81st Place, #1	60619	3		\$ 950	\$ 122	\$ 1,072	Low Income or higher
45	1851 W Garfield Rd	60636	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
46	6121 S Green Street	60621	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
47	6341 Bishop	60636	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
48	6507 S Peoria	60621	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
49	6534 S Green St.	60621	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
50	7625 S Lowe	60620	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
51	5914 S Carpenter	60621	3		\$ 1,000	\$ 122	\$ 1,122	Low Income or higher
52	7629 S Lowe, #2	60620	3	Y	\$ 1,100	\$ 56	\$ 1,156	Low Income or higher
53	1739 W 71st	60636	3	Y	\$ 1,100	\$ 56	\$ 1,156	Low Income or higher
54	545 S E 60th, Unit 2A	60637	3		\$ 1,050	\$ 122	\$ 1,172	Low Income or higher
55	6959 S Princeton, 3rd Flr	60621	3		\$ 1,100	\$ 122	\$ 1,222	Low Income or higher
56	7928 S Harvard, Unit 2	60620	3		\$ 1,100	\$ 122	\$ 1,222	Low Income or higher
57	300 E 69th St	60619	3	Y	\$ 1,175	\$ 56	\$ 1,231	Low Income or higher
58	300 E 90th St	60619	3		\$ 1,200	\$ 122	\$ 1,322	Low Income or higher
59	6243 S Justine	60636	3		\$ 1,200	\$ 122	\$ 1,322	Low Income or higher
60	6429 S Oakley	60636	3		\$ 1,200	\$ 122	\$ 1,322	Low Income or higher
61	6116 S Ellis	60637	3		\$ 1,200	\$ 122	\$ 1,322	Low Income or higher
62	8610 S Wood	60620	3	Y	\$ 1,300	\$ 56	\$ 1,356	Low Income or higher
63	7344 S Carpenter	60621	3		\$ 1,350	\$ 122	\$ 1,472	Low Income or higher
64	5948 S King Drive	60637	1		\$ 1,400	\$ 122	\$ 1,522	Low Income or higher
65	8819 S Michigan	60619	3		\$ 1,500	\$ 122	\$ 1,622	Moderate Income or higher
66	6341 S Eberhart	60637	4		\$ 850	\$ 151	\$ 1,001	Very Low Income or higher
67	5640 S Marshfield	60621	4		\$ 900	\$ 151	\$ 1,051	Very Low Income or higher
68	6554 S Green St	60636	4		\$ 1,100	\$ 151	\$ 1,251	Low Income or higher
69	6006 S Marshfield	60621	4		\$ 1,150	\$ 151	\$ 1,301	Low Income or higher
70	6950 S Eggleston	60620	4		\$ 1,200	\$ 151	\$ 1,351	Low Income or higher
71	8348 S Hamilton	60636	4		\$ 1,400	\$ 151	\$ 1,551	Low Income or higher
72	1301 W 73rd	60620	4		\$ 1,475	\$ 151	\$ 1,626	Low Income or higher
73	8749 S Marshfield	60636	4		\$ 1,500	\$ 151	\$ 1,651	Low Income or higher
74	516 W 57th St	60620	5		\$ 1,300	\$ 169	\$ 1,469	Low Income or higher
75	7916 S Loomis	60620	6		\$ 1,800	\$ 192	\$ 1,992	Low Income or higher

Total Number of Units in Sample

S. B. Friedman & Company has also researched the availability of subsidized and income-restricted housing in and near the 79th/Vincennes RPA. According to data provided by the Illinois Housing Development Authority (IHDA), there are at least 4,027 units in IHDA properties in the Greater Grand Crossing, Chatham, and Auburn Gresham Community Areas. Of this total, 3,976 are income-restricted units, including an estimated 983 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the preceding table, a fair number of apartments in the vicinity of the 79th/Vincennes RPA are eligible for tenants with Section 8 vouchers.

Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the Greater Grand Crossing, Chatham, and Auburn Gresham Community Areas for the past three years, as well as all current available properties listed for sale.

Price Range	2004 Sales	2005 Sales	2006 Sales (through 12/07/06)	Currently Active Properties (as of 12/08/06)
\$0 - \$100,000	316	158	97	45
\$100,000 - \$150,000	302	304	227	88
\$150,000 - \$200,000	126	189	226	156
\$200,000 - \$250,000	23	56	80	50
\$250,000 & Above	23	42	48	52
Total	790	749	678	391

Source: Multiple Listing Service of Northern Illinois, *S. B. Friedman & Company*

Based on the available data, we anticipate that the rental and for-sale residential markets for the Community Areas in and around 79th/Vincennes RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, it is likely that any displacement of units would occur

incrementally over the 23-year life of the RPA as individual development projects are initiated.

(iv) 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 hereunder, 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" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, 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% but less than 80% 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% 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% of the maximum allowable income for such households, as applicable.

The City of Chicago will make a good faith effort to relocate these households to affordable housing located in or near the 79th/Vincennes RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.

*Appendix 3:
Summary of Estimated 2005 EAV (by PIN)*

Appendix 3

Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
1	20-28-312-014-0000	\$ 8,977	\$ 24,525
2	20-28-312-020-0000	\$ 3,359	\$ 9,177
3	20-28-314-026-0000	\$ 8,909	\$ 24,339
4	20-28-318-004-0000	\$ -	\$ -
5	20-28-414-011-0000	\$ 3,150	\$ 8,606
6	20-28-319-021-0000	\$ 12,024	\$ 32,850
7	20-28-308-025-0000	\$ 9,307	\$ 25,427
8	20-28-322-016-0000	\$ 10,015	\$ 27,361
9	20-28-322-017-0000	\$ 9,058	\$ 24,746
10	20-28-309-019-0000	\$ 1,442	\$ 3,940
11	20-28-414-002-0000	\$ 13,266	\$ 36,243
12	20-28-317-005-0000	\$ 11,144	\$ 30,445
13	20-28-311-012-0000	\$ 11,349	\$ 31,005
14	20-28-309-025-0000	\$ 8,023	\$ 21,919
15	20-28-321-020-0000	\$ 10,545	\$ 28,809
16	20-28-414-005-0000	\$ 11,678	\$ 31,904
17	20-33-105-016-0000	\$ 7,637	\$ 20,864
18	20-33-104-016-0000	\$ 7,373	\$ 20,143
19	20-33-104-005-0000	\$ 986	\$ 2,694
20	20-28-326-011-0000	\$ 9,832	\$ 26,861
21	20-28-318-036-0000	\$ 11,271	\$ 30,792
22	20-28-312-015-0000	\$ 9,858	\$ 26,932
23	20-28-300-024-0000	\$ 9,364	\$ 25,582
24	20-28-407-010-0000	\$ 11,493	\$ 31,399
25	20-28-300-026-0000	\$ 2,756	\$ 7,529
26	20-28-322-008-0000	\$ 59,400	\$ 162,281
27	20-28-316-031-0000	\$ 2,645	\$ 7,226
28	20-28-317-006-0000	\$ 8,727	\$ 23,842
29	20-28-312-004-0000	\$ 12,394	\$ 33,860
30	20-28-402-003-0000	\$ -	\$ -
31	20-28-323-005-0000	\$ 7,050	\$ 19,261
32	20-28-319-007-0000	\$ 3,359	\$ 9,177
33	20-33-104-022-0000	\$ 8,449	\$ 23,083
34	20-28-308-003-0000	\$ 13,360	\$ 36,500
35	20-28-322-023-0000	\$ 3,306	\$ 9,032
36	20-33-107-007-0000	\$ 7,379	\$ 20,159
37	20-28-307-032-0000	\$ -	\$ -
38	20-28-323-004-0000	\$ 9,303	\$ 25,416
39	20-33-107-023-0000	\$ 78,922	\$ 215,615
40	20-28-410-014-0000	\$ 10,380	\$ 28,358
41	20-28-315-022-0000	\$ -	\$ -
42	20-28-307-013-0000	\$ 10,351	\$ 28,279
43	20-33-105-037-0000	\$ 10,942	\$ 29,894
44	20-28-316-034-0000	\$ 9,316	\$ 25,451
45	20-28-402-004-0000	\$ 34,936	\$ 95,445
46	20-33-103-009-0000	\$ 8,605	\$ 23,509
47	20-33-104-003-0000	\$ -	\$ -
48	20-28-330-041-0000	\$ 8,244	\$ 22,523
49	20-33-106-036-0000	\$ 6,316	\$ 17,255
50	20-33-106-024-0000	\$ 3,346	\$ 9,141
51	20-28-311-026-0000	\$ 1,366	\$ 3,732
52	20-28-407-009-0000	\$ 99,357	\$ 271,443
53	20-28-313-006-0000	\$ 7,529	\$ 20,569
54	20-28-315-008-0000	\$ 15,762	\$ 43,062
55	20-28-416-005-0000	\$ 1,500,000	\$ 4,098,000

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
56	20-28-311-029-0000	\$ 7,958	\$ 21,741
57	20-28-310-010-0000	\$ 11,614	\$ 31,729
58	20-33-201-008-0000	\$ 40,857	\$ 111,621
59	20-28-324-010-0000	\$ -	\$ -
60	20-28-311-014-0000	\$ 2,349	\$ 6,417
61	20-33-105-038-0000	\$ 7,486	\$ 20,452
62	20-28-309-027-0000	\$ 8,674	\$ 23,697
63	20-28-414-023-0000	\$ -	\$ -
64	20-28-331-027-0000	\$ -	\$ -
65	20-28-331-028-0000	\$ -	\$ -
66	20-28-331-029-0000	\$ -	\$ -
67	20-28-331-030-0000	\$ -	\$ -
68	20-28-331-025-0000	\$ -	\$ -
69	20-28-402-005-0000	\$ -	\$ -
70	20-28-402-006-0000	\$ -	\$ -
71	20-28-402-007-0000	\$ -	\$ -
72	20-28-401-001-0000	\$ -	\$ -
73	20-28-319-001-0000	\$ 10,022	\$ 27,380
74	20-28-330-033-0000	\$ -	\$ -
75	20-28-307-019-0000	\$ 1,873	\$ 5,117
76	20-28-410-013-0000	\$ 1,766	\$ 4,825
77	20-28-318-025-0000	\$ 1,248	\$ 3,410
78	20-28-409-013-0000	\$ 3,533	\$ 9,652
79	20-28-316-029-0000	\$ 9,558	\$ 26,112
80	20-33-204-007-0000	\$ -	\$ -
81	20-28-318-030-0000	\$ 19,913	\$ 54,402
82	20-28-316-007-0000	\$ 3,174	\$ 8,671
83	20-28-310-009-0000	\$ 11,869	\$ 32,426
84	20-28-318-038-0000	\$ 1,707	\$ 4,664
85	20-28-321-023-0000	\$ 12,132	\$ 33,145
86	20-28-318-016-0000	\$ -	\$ -
87	20-33-102-036-0000	\$ 11,124	\$ 30,391
88	20-28-300-032-0000	\$ -	\$ -
89	20-28-312-023-0000	\$ 3,359	\$ 9,177
90	20-28-326-019-0000	\$ 7,100	\$ 19,397
91	20-28-311-025-0000	\$ 8,206	\$ 22,419
92	20-33-200-004-0000	\$ 23,941	\$ 65,407
93	20-28-332-005-0000	\$ 2,060	\$ 5,628
94	20-28-326-005-0000	\$ 7,575	\$ 20,695
95	20-33-107-017-0000	\$ 3,464	\$ 9,464
96	20-28-332-018-0000	\$ 4,405	\$ 12,034
97	20-28-316-033-0000	\$ 2,645	\$ 7,226
98	20-28-323-026-0000	\$ 12,428	\$ 33,953
99	20-28-415-001-0000	\$ 10,957	\$ 29,935
100	20-33-102-032-0000	\$ -	\$ -
101	20-33-105-012-0000	\$ 1,650	\$ 4,508
102	20-28-324-013-0000	\$ -	\$ -
103	20-28-316-027-0000	\$ 7,215	\$ 19,711
104	20-28-312-010-0000	\$ 10,690	\$ 29,205
105	20-33-102-031-0000	\$ 11,064	\$ 30,227
106	20-33-202-006-0000	\$ 2,200	\$ 6,010
107	20-33-106-034-0000	\$ 68,022	\$ 185,836
108	20-28-311-017-0000	\$ 11,136	\$ 30,424
109	20-28-307-024-0000	\$ 10,763	\$ 29,405
110	20-28-331-034-0000	\$ -	\$ -

Appendix 3

Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
111	20-28-331-033-0000	\$ -	\$ -
112	20-28-401-002-0000	\$ -	\$ -
113	20-28-401-003-0000	\$ -	\$ -
114	20-28-401-004-0000	\$ 5,111	\$ 13,963
115	20-28-401-005-0000	\$ 8,366	\$ 22,856
116	20-28-411-001-0000	\$ 7,387	\$ 20,181
117	20-28-323-032-0000	\$ 24,753	\$ 67,625
118	20-33-115-020-0000	\$ 2,843	\$ 7,767
119	20-28-411-002-0000	\$ 10,465	\$ 28,590
120	20-29-414-006-0000	\$ 866	\$ 2,366
121	20-28-331-032-0000	\$ -	\$ -
122	20-28-331-031-0000	\$ -	\$ -
123	20-28-411-003-0000	\$ -	\$ -
124	20-28-411-004-0000	\$ 1,595	\$ 4,358
125	20-28-411-005-0000	\$ 866	\$ 2,366
126	20-28-411-006-0000	\$ 866	\$ 2,366
127	20-28-411-007-0000	\$ 2,313	\$ 6,319
128	20-28-411-008-0000	\$ 1,187	\$ 3,243
129	20-28-411-009-0000	\$ 1,187	\$ 3,243
130	20-28-411-010-0000	\$ 1,187	\$ 3,243
131	20-28-332-028-0000	\$ 1,187	\$ 3,243
132	20-28-321-024-0000	\$ 2,284	\$ 6,240
133	20-28-307-023-0000	\$ 13,381	\$ 36,557
134	20-28-322-011-0000	\$ 10,498	\$ 28,681
135	20-28-317-013-0000	\$ 7,941	\$ 21,695
136	20-33-115-012-0000	\$ 8,474	\$ 23,151
137	20-28-324-022-0000	\$ 10,306	\$ 28,156
138	20-28-317-007-0000	\$ 15,026	\$ 41,051
139	20-28-310-015-0000	\$ 23,035	\$ 62,932
140	20-33-106-039-0000	\$ -	\$ -
141	20-33-202-008-0000	\$ 6,685	\$ 18,263
142	20-28-308-014-0000	\$ 5,040	\$ 13,769
143	20-28-313-012-0000	\$ 9,643	\$ 26,345
144	20-33-105-009-0000	\$ 1,679	\$ 4,587
145	20-28-330-039-0000	\$ 9,807	\$ 26,793
146	20-28-332-010-0000	\$ 8,204	\$ 22,413
147	20-28-322-009-0000	\$ 9,964	\$ 27,222
148	20-33-104-011-0000	\$ 8,103	\$ 22,137
149	20-28-313-002-0000	\$ -	\$ -
150	20-28-409-010-0000	\$ 10,448	\$ 28,544
151	20-28-332-031-0000	\$ 883	\$ 2,412
152	20-33-107-004-0000	\$ 1,679	\$ 4,587
153	20-33-102-015-0000	\$ 7,714	\$ 21,075
154	20-33-105-027-0000	\$ 9,145	\$ 24,984
155	20-28-313-018-0000	\$ 1,320	\$ 3,606
156	20-28-332-001-0000	\$ 12,412	\$ 33,910
157	20-33-105-023-0000	\$ 28,442	\$ 77,704
158	20-28-310-013-0000	\$ 10,650	\$ 29,096
159	20-28-321-029-0000	\$ 11,571	\$ 31,612
160	20-28-324-021-0000	\$ 14,071	\$ 38,442
161	20-28-322-033-0000	\$ 11,363	\$ 31,044
162	20-33-107-024-0000	\$ 7,476	\$ 20,424
163	20-28-324-004-0000	\$ 7,389	\$ 20,187
164	20-33-204-001-0000	\$ 2,203	\$ 6,019
165	20-33-104-001-0000	\$ 20,527	\$ 56,080
		\$ -	\$ -

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
166	20-28-318-012-0000	\$ -	\$ -
167	20-28-315-010-0000	\$ -	\$ -
168	20-28-308-018-0000	\$ -	\$ -
169	20-28-319-004-0000	\$ 45,579	\$ 124,522
170	20-33-104-015-0000	\$ -	\$ -
171	20-33-201-001-0000	\$ -	\$ -
172	20-28-317-016-0000	\$ 17,442	\$ 47,652
173	20-28-322-001-0000	\$ -	\$ -
174	20-28-309-001-0000	\$ -	\$ -
175	20-28-307-003-0000	\$ -	\$ -
176	20-28-316-005-0000	\$ 14,759	\$ 40,322
177	20-28-407-022-0000	\$ 2,523	\$ 6,893
178	20-33-106-040-0000	\$ -	\$ -
179	20-28-316-008-0000	\$ 6,685	\$ 18,263
180	20-28-324-007-0000	\$ 10,390	\$ 28,385
181	20-28-320-016-0000	\$ 13,058	\$ 35,674
182	20-28-322-013-0000	\$ 9,215	\$ 25,175
183	20-28-310-004-0000	\$ 11,403	\$ 31,153
184	20-33-115-006-0000	\$ 9,676	\$ 26,435
185	20-28-310-007-0000	\$ 7,281	\$ 19,892
186	20-28-411-011-0000	\$ 11,712	\$ 31,997
187	20-28-411-012-0000	\$ 1,187	\$ 3,243
188	20-28-411-013-0000	\$ 1,187	\$ 3,243
189	20-28-411-014-0000	\$ 2,579	\$ 7,046
190	20-28-411-015-0000	\$ 2,178	\$ 5,950
191	20-28-309-018-0000	\$ 2,178	\$ 5,950
192	20-28-409-003-0000	\$ 12,517	\$ 34,196
193	20-28-332-003-0000	\$ 47,725	\$ 130,385
194	20-28-319-015-0000	\$ 9,852	\$ 26,916
195	20-28-310-020-0000	\$ 10,169	\$ 27,782
196	20-33-201-004-0000	\$ 1,952	\$ 5,333
197	20-28-309-006-0000	\$ 33,068	\$ 90,342
198	20-28-332-025-0000	\$ 12,259	\$ 33,492
199	20-28-414-017-0000	\$ 7,619	\$ 20,815
200	20-28-407-007-0000	\$ 2,714	\$ 7,415
201	20-28-323-001-0000	\$ 13,721	\$ 37,486
202	20-33-104-009-0000	\$ 14,397	\$ 39,333
203	20-28-311-020-0000	\$ 10,432	\$ 28,500
204	20-33-106-012-0000	\$ 12,014	\$ 32,822
205	20-28-411-016-0000	\$ 3,182	\$ 8,693
206	20-28-318-034-0000	\$ 2,371	\$ 6,478
207	20-28-318-033-0000	\$ -	\$ -
208	20-28-319-011-0000	\$ 11,392	\$ 31,123
209	20-28-415-002-0000	\$ -	\$ -
210	20-28-309-021-0000	\$ 13,730	\$ 37,510
211	20-33-102-030-0000	\$ 12,517	\$ 34,196
212	20-28-326-022-0000	\$ 11,039	\$ 30,159
213	20-33-115-013-0000	\$ 1,278	\$ 3,491
214	20-28-314-021-0000	\$ 2,239	\$ 6,117
215	20-28-330-043-0000	\$ 10,828	\$ 29,582
216	20-28-308-005-0000	\$ 20,979	\$ 57,315
217	20-28-317-011-0000	\$ 13,927	\$ 38,049
218	20-28-309-015-0000	\$ 10,407	\$ 28,432
219	20-28-318-019-0000	\$ 2,645	\$ 7,226
220	20-33-107-009-0000	\$ -	\$ -
		\$ 12,721	\$ 34,754

Appendix 3

Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
221	20-28-327-001-0000	\$ -	\$ -
222	20-28-414-025-0000	\$ -	\$ -
223	20-28-330-037-0000	\$ -	\$ -
224	20-28-315-016-0000	\$ 4,880	\$ 13,332
225	20-33-104-002-0000	\$ 9,993	\$ 27,301
226	20-33-115-001-0000	\$ -	\$ -
227	20-28-321-016-0000	\$ -	\$ -
228	20-28-315-014-0000	\$ 13,629	\$ 37,234
229	20-28-308-010-0000	\$ -	\$ -
230	20-28-322-018-0000	\$ 10,668	\$ 29,145
231	20-28-317-003-0000	\$ 2,645	\$ 7,226
232	20-33-102-034-0000	\$ 8,598	\$ 23,490
233	20-28-323-003-0000	\$ 8,059	\$ 22,017
234	20-28-318-015-0000	\$ 12,545	\$ 34,273
235	20-28-316-003-0000	\$ -	\$ -
236	20-28-315-001-0000	\$ 12,397	\$ 33,869
237	20-28-312-012-0000	\$ 13,120	\$ 35,844
238	20-28-320-007-0000	\$ 11,273	\$ 30,798
239	20-28-321-022-0000	\$ 10,534	\$ 28,779
240	20-28-300-009-0000	\$ 14,235	\$ 38,890
241	20-33-105-015-0000	\$ 1,874	\$ 5,120
242	20-28-332-015-0000	\$ 8,647	\$ 23,624
243	20-28-322-010-0000	\$ 10,100	\$ 27,593
244	20-28-309-017-0000	\$ 7,858	\$ 21,468
245	20-28-332-013-0000	\$ 3,608	\$ 9,857
246	20-28-311-024-0000	\$ 9,866	\$ 26,954
247	20-28-324-012-0000	\$ 1,528	\$ 4,174
248	20-33-115-017-0000	\$ -	\$ -
249	20-28-315-023-0000	\$ 11,178	\$ 30,538
250	20-33-201-002-0000	\$ -	\$ -
251	20-28-409-011-0000	\$ 18,900	\$ 51,635
252	20-28-313-028-0000	\$ 883	\$ 2,412
253	20-28-309-020-0000	\$ 132,118	\$ 360,946
254	20-28-324-002-0000	\$ 12,517	\$ 34,196
255	20-28-319-014-0000	\$ 2,182	\$ 5,961
256	20-28-300-022-0000	\$ 10,353	\$ 28,284
257	20-28-309-009-0000	\$ 8,858	\$ 24,200
258	20-28-311-030-0000	\$ 10,705	\$ 29,246
259	20-28-321-025-0000	\$ -	\$ -
260	20-33-105-010-0000	\$ 13,453	\$ 36,754
261	20-33-105-033-0000	\$ 2,145	\$ 5,860
262	20-28-318-027-0000	\$ 8,061	\$ 22,023
263	20-28-319-002-0000	\$ -	\$ -
264	20-33-107-027-0000	\$ 12,823	\$ 35,032
265	20-28-316-004-0000	\$ 7,870	\$ 21,501
266	20-28-410-009-0000	\$ 10,443	\$ 28,530
267	20-28-313-010-0000	\$ 69,119	\$ 188,833
268	20-28-324-005-0000	\$ 3,359	\$ 9,177
269	20-28-323-011-0000	\$ -	\$ -
270	20-33-102-044-0000	\$ 13,656	\$ 37,308
271	20-28-308-032-0000	\$ 8,905	\$ 24,328
272	20-28-326-006-0000	\$ 14,393	\$ 39,322
273	20-28-313-019-0000	\$ 1,241	\$ 3,390
274	20-28-322-015-0000	\$ 15,243	\$ 41,644
275	20-28-308-037-0000	\$ 8,040	\$ 21,965
		\$ 8,063	\$ 22,028

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
276	20-28-312-024-0000	\$ -	\$ -
277	20-28-321-019-0000	\$ 6,427	\$ 17,559
278	20-28-316-024-0000	\$ 49,786	\$ 136,015
279	20-28-310-023-0000	\$ 11,964	\$ 32,686
280	20-28-323-012-0000	\$ -	\$ -
281	20-28-321-028-0000	\$ 13,988	\$ 38,215
282	20-28-318-007-0000	\$ 10,906	\$ 29,795
283	20-28-308-023-0000	\$ -	\$ -
284	20-28-313-001-0000	\$ 9,626	\$ 26,298
285	20-28-309-022-0000	\$ 10,982	\$ 30,003
286	20-28-332-030-0000	\$ -	\$ -
287	20-28-318-005-0000	\$ 1,679	\$ 4,587
288	20-28-407-016-0000	\$ 1,343	\$ 3,669
289	20-33-202-002-0000	\$ 13,421	\$ 36,666
290	20-28-407-014-0000	\$ 2,849	\$ 7,783
291	20-33-105-019-0000	\$ 14,900	\$ 40,707
292	20-28-316-009-0000	\$ 7,594	\$ 20,747
293	20-33-102-020-0000	\$ 2,645	\$ 7,226
294	20-33-115-003-0000	\$ 8,697	\$ 23,760
295	20-28-326-020-0000	\$ 8,124	\$ 22,195
296	20-28-311-009-0000	\$ 6,776	\$ 18,512
297	20-28-300-008-0000	\$ 11,828	\$ 32,314
298	20-28-322-020-0000	\$ 11,078	\$ 30,265
299	20-33-107-026-0000	\$ 9,612	\$ 26,260
300	20-28-325-001-0000	\$ 8,956	\$ 24,468
301	20-28-315-002-0000	\$ -	\$ -
302	20-28-309-024-0000	\$ 11,328	\$ 30,948
303	20-28-311-011-0000	\$ 1,851	\$ 5,057
304	20-33-106-020-0000	\$ 10,109	\$ 27,618
305	20-28-317-004-0000	\$ 1,584	\$ 4,327
306	20-28-313-032-0000	\$ 9,335	\$ 25,503
307	20-28-313-014-0000	\$ 121,242	\$ 331,233
308	20-28-308-008-0000	\$ 8,305	\$ 22,689
309	20-33-102-035-0000	\$ 9,856	\$ 26,927
310	20-28-318-026-0000	\$ 1,202	\$ 3,284
311	20-28-315-017-0000	\$ 1,252	\$ 3,420
312	20-28-414-018-0000	\$ 11,988	\$ 32,751
313	20-28-313-003-0000	\$ 2,740	\$ 7,486
314	20-28-309-004-0000	\$ 10,594	\$ 28,943
315	20-28-332-023-0000	\$ -	\$ -
316	20-28-307-009-0000	\$ -	\$ -
317	20-28-308-007-0000	\$ -	\$ -
318	20-28-322-022-0000	\$ 14,214	\$ 38,833
319	20-28-322-003-0000	\$ -	\$ -
320	20-33-106-041-0000	\$ 12,831	\$ 35,054
321	20-28-300-010-0000	\$ 6,685	\$ 18,263
322	20-28-310-011-0000	\$ -	\$ -
323	20-28-332-024-0000	\$ 12,441	\$ 33,989
324	20-33-105-031-0000	\$ 60,121	\$ 164,251
325	20-28-310-005-0000	\$ 7,432	\$ 20,304
326	20-28-307-021-0000	\$ -	\$ -
327	20-28-313-007-0000	\$ 12,672	\$ 34,620
328	20-33-107-006-0000	\$ 1,679	\$ 4,587
329	20-28-323-023-0000	\$ 7,669	\$ 20,952
330	20-33-105-002-0000	\$ -	\$ -
		\$ 3,872	\$ 10,578

Appendix 3

Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
331	20-33-103-011-0000	\$ -	\$ -
332	20-33-200-003-0000	\$ 23,941	\$ 65,407
333	20-28-313-009-0000	\$ 8,077	\$ 22,066
334	20-33-115-011-0000	\$ 8,197	\$ 22,394
335	20-33-105-011-0000	\$ 7,504	\$ 20,501
336	20-28-308-033-0000	\$ 8,063	\$ 22,028
337	20-33-102-017-0000	\$ 12,383	\$ 33,830
338	20-28-312-018-0000	\$ 8,638	\$ 23,599
339	20-33-107-002-0000	\$ 2,504	\$ 6,841
340	20-28-414-016-0000	\$ 2,764	\$ 7,551
341	20-33-104-018-0000	\$ -	\$ -
342	20-33-107-011-0000	\$ 1,711	\$ 4,674
343	20-28-414-024-0000	\$ -	\$ -
344	20-28-312-021-0000	\$ 10,933	\$ 29,869
345	20-28-323-014-0000	\$ 2,645	\$ 7,226
346	20-28-312-013-0000	\$ 8,386	\$ 22,911
347	20-28-409-030-0000	\$ 4,487	\$ 12,258
348	20-28-409-006-0000	\$ 1,567	\$ 4,281
349	20-33-104-008-0000	\$ 1,673	\$ 4,571
350	20-28-318-018-0000	\$ -	\$ -
351	20-33-115-018-0000	\$ 11,479	\$ 31,361
352	20-28-315-004-0000	\$ 1,322	\$ 3,612
353	20-28-330-040-0000	\$ 8,264	\$ 22,577
354	20-28-307-012-0000	\$ -	\$ -
355	20-28-321-015-0000	\$ 2,005	\$ 5,478
356	20-28-319-017-0000	\$ 5,596	\$ 15,288
357	20-28-318-040-0000	\$ 9,774	\$ 26,703
358	20-33-105-013-0000	\$ 1,650	\$ 4,508
359	20-28-407-006-0000	\$ -	\$ -
360	20-28-300-012-0000	\$ 1,874	\$ 5,120
361	20-28-300-030-0000	\$ 12,032	\$ 32,871
362	20-28-309-010-0000	\$ 13,702	\$ 37,434
363	20-33-105-029-0000	\$ 7,553	\$ 20,635
364	20-33-102-024-0000	\$ 17,597	\$ 48,075
365	20-28-311-008-0000	\$ 10,818	\$ 29,555
366	20-28-315-009-0000	\$ 12,811	\$ 35,000
367	20-28-321-017-0000	\$ 13,273	\$ 36,262
368	20-33-107-005-0000	\$ 11,542	\$ 31,533
369	20-28-312-003-0000	\$ 96,426	\$ 263,436
370	20-33-106-013-0000	\$ 8,817	\$ 24,088
371	20-28-311-028-0000	\$ 8,161	\$ 22,296
372	20-28-318-041-0000	\$ 37,748	\$ 103,128
373	20-33-105-036-0000	\$ 1,584	\$ 4,327
374	20-28-320-008-0000	\$ 9,736	\$ 26,599
375	20-33-105-007-0000	\$ -	\$ -
376	20-28-318-003-0000	\$ -	\$ -
377	20-28-316-013-0000	\$ 12,895	\$ 35,229
378	20-33-115-002-0000	\$ 9,638	\$ 26,331
379	20-28-409-004-0000	\$ 10,651	\$ 29,099
380	20-28-314-020-0000	\$ 12,549	\$ 34,284
381	20-28-319-018-0000	\$ 12,341	\$ 33,716
382	20-28-309-031-0000	\$ 9,334	\$ 25,500
383	20-28-318-006-0000	\$ 11,365	\$ 31,049
384	20-28-328-001-0000	\$ -	\$ -
385	20-28-319-024-0000	\$ -	\$ -

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
386	20-28-313-020-0000	\$ 14,963	\$ 40,879
387	20-28-410-017-0000	\$ 719,998	\$ 1,967,035
388	20-28-313-005-0000	\$ 10,552	\$ 28,828
389	20-33-106-023-0000	\$ 8,361	\$ 22,842
390	20-28-312-022-0000	\$ 10,195	\$ 27,853
391	20-28-300-016-0000	\$ 16,679	\$ 45,567
392	20-28-319-012-0000	\$ -	\$ -
393	20-28-324-006-0000	\$ 2,203	\$ 6,019
394	20-28-332-011-0000	\$ 9,248	\$ 25,266
395	20-33-102-028-0000	\$ 10,837	\$ 29,607
396	20-28-308-011-0000	\$ -	\$ -
397	20-28-311-001-0000	\$ -	\$ -
398	20-28-300-025-0000	\$ -	\$ -
399	20-33-102-045-0000	\$ 8,975	\$ 24,520
400	20-28-308-022-0000	\$ 9,750	\$ 26,637
401	20-28-300-005-0000	\$ -	\$ -
402	20-28-319-029-0000	\$ 2,676	\$ 7,311
403	20-33-201-007-0000	\$ 33,068	\$ 90,342
404	20-28-309-023-0000	\$ 8,448	\$ 23,080
405	20-28-323-016-0000	\$ 8,889	\$ 24,285
406	20-33-203-005-0000	\$ 34,095	\$ 93,148
407	20-28-307-030-0000	\$ -	\$ -
408	20-28-307-011-0000	\$ -	\$ -
409	20-28-315-007-0000	\$ 9,749	\$ 26,634
410	20-28-318-043-0000	\$ 1,669	\$ 4,560
411	20-28-316-020-0000	\$ 9,458	\$ 25,839
412	20-28-324-003-0000	\$ 8,772	\$ 23,965
413	20-28-312-028-0000	\$ 13,251	\$ 36,202
414	20-33-103-008-0000	\$ 10,834	\$ 29,598
415	20-28-332-012-0000	\$ 9,824	\$ 26,839
416	20-28-326-002-0000	\$ -	\$ -
417	20-28-316-015-0000	\$ 9,282	\$ 25,358
418	20-28-317-009-0000	\$ 10,069	\$ 27,509
419	20-28-307-016-0000	\$ 15,548	\$ 42,477
420	20-28-308-006-0000	\$ 12,358	\$ 33,762
421	20-28-323-024-0000	\$ 9,672	\$ 26,424
422	20-28-503-001-0000	\$ -	\$ -
423	20-28-315-019-0000	\$ 2,512	\$ 6,863
424	20-33-104-013-0000	\$ 8,851	\$ 24,181
425	20-28-407-015-0000	\$ 12,195	\$ 33,317
426	20-28-307-031-0000	\$ -	\$ -
427	20-33-202-007-0000	\$ 2,200	\$ 6,010
428	20-33-104-023-0000	\$ 7,235	\$ 19,766
429	20-28-409-029-0000	\$ 9,792	\$ 26,752
430	20-28-324-001-0000	\$ 2,208	\$ 6,032
431	20-28-330-038-0000	\$ 815	\$ 2,227
432	20-33-200-002-0000	\$ 3,825	\$ 10,450
433	20-28-319-030-0000	\$ 18,497	\$ 50,534
434	20-28-300-027-0000	\$ 11,522	\$ 31,478
435	20-28-316-006-0000	\$ 8,555	\$ 23,372
436	20-28-407-013-0000	\$ 13,852	\$ 37,844
437	20-28-410-016-0000	\$ 79,040	\$ 215,937
438	20-28-312-008-0000	\$ 12,082	\$ 33,008
439	20-28-314-017-0000	\$ 60,229	\$ 164,546
440	20-28-310-019-0000	\$ 1,554	\$ 4,246

Appendix 3
Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
441	20-28-318-022-0000	\$ 10,316	\$ 28,183
442	20-28-414-007-0000	\$ 3,392	\$ 9,267
443	20-28-315-027-0000	\$ -	\$ -
444	20-28-320-012-0000	\$ 10,266	\$ 28,047
445	20-33-102-026-0000	\$ 8,765	\$ 23,946
446	20-28-310-018-0000	\$ 1,816	\$ 4,961
447	20-28-316-010-0000	\$ 9,930	\$ 27,129
448	20-28-326-017-0000	\$ 10,486	\$ 28,648
449	20-33-107-025-0000	\$ 8,150	\$ 22,266
450	20-28-308-034-0000	\$ 8,055	\$ 22,006
451	20-28-414-010-0000	\$ 5,753	\$ 15,717
452	20-28-409-002-0000	\$ 118,567	\$ 323,925
453	20-33-106-014-0000	\$ 3,187	\$ 8,707
454	20-33-107-029-0000	\$ -	\$ -
455	20-28-410-018-0000	\$ 284,864	\$ 778,248
456	20-28-326-009-0000	\$ 3,339	\$ 9,122
457	20-33-202-003-0000	\$ 12,145	\$ 33,180
458	20-28-414-022-0000	\$ -	\$ -
459	20-28-407-021-0000	\$ -	\$ -
460	20-28-326-015-0000	\$ 11,027	\$ 30,126
461	20-28-310-017-0000	\$ 37,700	\$ 102,996
462	20-28-414-014-0000	\$ 2,826	\$ 7,721
463	20-28-310-014-0000	\$ -	\$ -
464	20-28-307-007-0000	\$ -	\$ -
465	20-28-315-013-0000	\$ -	\$ -
466	20-28-326-004-0000	\$ 7,588	\$ 20,730
467	20-28-308-009-0000	\$ 11,272	\$ 30,795
468	20-28-411-018-0000	\$ 1,696	\$ 4,633
469	20-33-204-005-0000	\$ 19,080	\$ 52,127
470	20-28-307-022-0000	\$ 12,750	\$ 34,833
471	20-28-309-012-0000	\$ -	\$ -
472	20-28-307-002-0000	\$ 15,200	\$ 41,526
473	20-33-102-043-0000	\$ 9,596	\$ 26,216
474	20-33-107-028-0000	\$ -	\$ -
475	20-28-320-009-0000	\$ 12,872	\$ 35,166
476	20-33-105-034-0000	\$ -	\$ -
477	20-28-318-009-0000	\$ -	\$ -
478	20-28-319-016-0000	\$ -	\$ -
479	20-33-204-006-0000	\$ -	\$ -
480	20-28-414-006-0000	\$ 12,363	\$ 33,776
481	20-28-319-026-0000	\$ -	\$ -
482	20-33-106-015-0000	\$ 8,811	\$ 24,072
483	20-28-332-002-0000	\$ 9,033	\$ 24,678
484	20-33-203-001-0000	\$ 173,398	\$ 473,723
485	20-28-407-018-0000	\$ -	\$ -
486	20-28-319-005-0000	\$ 10,076	\$ 27,528
487	20-33-102-033-0000	\$ 9,942	\$ 27,162
488	20-28-307-015-0000	\$ 13,606	\$ 37,172
489	20-28-411-019-0000	\$ 1,696	\$ 4,633
490	20-28-411-020-0000	\$ 1,696	\$ 4,633
491	20-29-414-007-0000	\$ -	\$ -
492	20-28-332-016-0000	\$ 55,316	\$ 151,123
493	20-29-414-013-0000	\$ -	\$ -
494	20-29-415-018-0000	\$ 5,280	\$ 14,425
495	20-29-415-030-0000	\$ 26,663	\$ 72,843

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
496	20-28-411-049-0000	\$ 5,221	\$ 14,264
497	20-28-411-017-0000	\$ 1,696	\$ 4,633
498	20-33-106-001-0000	\$ 71,424	\$ 195,130
499	20-28-300-021-0000	\$ 13,719	\$ 37,480
500	20-28-307-014-0000	\$ 9,855	\$ 26,924
501	20-28-331-016-0000	\$ -	\$ -
502	20-28-331-017-0000	\$ -	\$ -
503	20-28-331-018-0000	\$ -	\$ -
504	20-28-331-019-0000	\$ -	\$ -
505	20-28-331-020-0000	\$ -	\$ -
506	20-28-331-021-0000	\$ -	\$ -
507	20-28-331-022-0000	\$ -	\$ -
508	20-28-331-023-0000	\$ -	\$ -
509	20-28-331-024-0000	\$ -	\$ -
510	20-28-331-026-0000	\$ -	\$ -
511	20-28-326-001-0000	\$ 4,120	\$ 11,256
512	20-28-332-019-0000	\$ 3,359	\$ 9,177
513	20-28-414-015-0000	\$ 2,729	\$ 7,456
514	20-28-307-028-0000	\$ 12,421	\$ 33,934
515	20-28-300-004-0000	\$ 1,874	\$ 5,120
516	20-28-319-009-0000	\$ 671	\$ 1,833
517	20-28-324-014-0000	\$ 6,067	\$ 16,575
518	20-28-416-006-0000	\$ 205,261	\$ 560,773
519	20-33-501-001-0000	\$ -	\$ -
520	20-28-323-017-0000	\$ 2,870	\$ 7,841
521	20-28-320-010-0000	\$ -	\$ -
522	20-28-307-020-0000	\$ 12,828	\$ 35,046
523	20-28-309-030-0000	\$ 8,835	\$ 24,137
524	20-28-320-005-0000	\$ 1,686	\$ 4,606
525	20-28-318-020-0000	\$ 52,312	\$ 142,916
526	20-28-318-010-0000	\$ 2,492	\$ 6,808
527	20-28-309-003-0000	\$ 9,654	\$ 26,375
528	20-28-332-027-0000	\$ 8,696	\$ 23,757
529	20-28-320-006-0000	\$ 9,595	\$ 26,214
530	20-28-319-010-0000	\$ 16,188	\$ 44,226
531	20-33-104-006-0000	\$ 1,690	\$ 4,617
532	20-28-315-015-0000	\$ 9,714	\$ 26,539
533	20-28-307-018-0000	\$ 12,093	\$ 33,038
534	20-28-307-010-0000	\$ -	\$ -
535	20-28-326-016-0000	\$ 10,184	\$ 27,823
536	20-28-308-004-0000	\$ 14,116	\$ 38,565
537	20-28-326-013-0000	\$ 3,458	\$ 9,447
538	20-28-317-002-0000	\$ -	\$ -
539	20-33-104-012-0000	\$ 3,435	\$ 9,384
540	20-33-107-013-0000	\$ 9,067	\$ 24,771
541	20-28-311-023-0000	\$ -	\$ -
542	20-33-102-014-0000	\$ 14,870	\$ 40,625
543	20-33-105-028-0000	\$ 7,443	\$ 20,334
544	20-28-300-023-0000	\$ 2,756	\$ 7,529
545	20-28-329-001-0000	\$ -	\$ -
546	20-28-318-002-0000	\$ -	\$ -
547	20-28-312-016-0000	\$ 10,361	\$ 28,306
548	20-28-311-005-0000	\$ -	\$ -
549	20-28-312-029-0000	\$ 20,746	\$ 56,678
550	20-28-323-027-0000	\$ 13,009	\$ 35,541

Appendix 3
 Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
551	20-28-309-016-0000	\$ 12,423	\$ 33,940
552	20-33-206-041-0000	\$ 179,597	\$ 490,659
553	20-28-316-028-0000	\$ 7,215	\$ 19,711
554	20-28-409-028-0000	\$ 6,561	\$ 17,925
555	20-28-317-015-0000	\$ -	\$ -
556	20-28-308-026-0000	\$ 11,800	\$ 32,238
557	20-28-332-009-0000	\$ 10,490	\$ 28,659
558	20-28-416-002-0000	\$ -	\$ -
559	20-28-318-042-0000	\$ -	\$ -
560	20-28-318-017-0000	\$ -	\$ -
561	20-28-315-020-0000	\$ -	\$ -
562	20-33-107-014-0000	\$ -	\$ -
563	20-28-309-008-0000	\$ 7,481	\$ 20,438
564	20-28-313-004-0000	\$ 2,645	\$ 7,226
565	20-28-312-019-0000	\$ 8,582	\$ 23,446
566	20-28-318-024-0000	\$ 13,917	\$ 38,021
567	20-33-115-019-0000	\$ -	\$ -
568	20-28-309-034-0000	\$ 13,764	\$ 37,603
569	20-28-316-018-0000	\$ 10,220	\$ 27,921
570	20-28-308-017-0000	\$ 10,308	\$ 28,161
571	20-28-414-019-0000	\$ 47,186	\$ 128,912
572	20-28-300-007-0000	\$ 1,482	\$ 4,049
573	20-33-204-003-0000	\$ 14,759	\$ 40,322
574	20-28-407-005-0000	\$ 19,080	\$ 52,127
575	20-28-321-026-0000	\$ 14,838	\$ 40,537
576	20-28-323-019-0000	\$ 12,133	\$ 33,147
577	20-28-310-024-0000	\$ 9,996	\$ 27,309
578	20-28-332-020-0000	\$ 3,300	\$ 9,016
579	20-28-308-016-0000	\$ 10,132	\$ 27,681
580	20-28-322-006-0000	\$ 6,556	\$ 17,911
581	20-28-410-011-0000	\$ 11,016	\$ 30,096
582	20-33-104-014-0000	\$ 23,039	\$ 62,943
583	20-28-319-025-0000	\$ -	\$ -
584	20-28-313-008-0000	\$ 9,311	\$ 25,438
585	20-33-204-002-0000	\$ 12,830	\$ 35,052
586	20-33-115-008-0000	\$ 19,080	\$ 52,127
587	20-28-316-025-0000	\$ -	\$ -
588	20-28-300-031-0000	\$ 31,982	\$ 87,375
589	20-33-104-004-0000	\$ 15,914	\$ 43,477
590	20-28-300-011-0000	\$ -	\$ -
591	20-28-409-008-0000	\$ -	\$ -
592	20-33-106-038-0000	\$ 39,534	\$ 108,007
593	20-33-202-004-0000	\$ 6,685	\$ 18,263
594	20-28-409-007-0000	\$ 15,861	\$ 43,332
595	20-28-314-018-0000	\$ 41,365	\$ 113,009
596	20-28-309-026-0000	\$ -	\$ -
597	20-28-311-010-0000	\$ 8,891	\$ 24,290
598	20-33-105-030-0000	\$ 10,220	\$ 27,921
599	20-33-115-004-0000	\$ 7,683	\$ 20,990
600	20-28-312-017-0000	\$ 8,351	\$ 22,815
601	20-28-313-030-0000	\$ 11,147	\$ 30,454
602	20-28-310-003-0000	\$ 58,155	\$ 158,879
603	20-28-311-013-0000	\$ 12,584	\$ 34,379
604	20-28-414-009-0000	\$ 11,275	\$ 30,803
605	20-28-319-028-0000	\$ 47,452	\$ 129,639
		\$ 9,473	\$ 25,880

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
606	20-28-300-006-0000	\$ 1,874	\$ 5,120
607	20-28-414-012-0000	\$ 3,057	\$ 8,352
608	20-28-312-005-0000	\$ 8,590	\$ 23,468
609	20-28-316-016-0000	\$ 9,401	\$ 25,684
610	20-28-322-012-0000	\$ 7,865	\$ 21,487
611	20-28-320-013-0000	\$ -	\$ -
612	20-28-324-015-0000	\$ 7,077	\$ 19,334
613	20-28-309-028-0000	\$ 8,674	\$ 23,697
614	20-33-203-003-0000	\$ 16,584	\$ 45,307
615	20-33-105-020-0000	\$ 7,120	\$ 19,452
616	20-28-311-018-0000	\$ 11,180	\$ 30,544
617	20-28-316-014-0000	\$ 10,495	\$ 28,672
618	20-28-309-035-0000	\$ 4,430	\$ 12,103
619	20-28-322-019-0000	\$ 9,854	\$ 26,921
620	20-28-326-007-0000	\$ 7,676	\$ 20,971
621	20-28-338-001-0000	\$ 40,569	\$ 110,835
622	20-28-315-006-0000	\$ 8,646	\$ 23,621
623	20-28-317-008-0000	\$ 9,718	\$ 26,550
624	20-28-317-001-0000	\$ -	\$ -
625	20-33-107-012-0000	\$ 7,611	\$ 20,793
626	20-33-106-037-0000	\$ 6,685	\$ 18,263
627	20-33-106-021-0000	\$ 11,282	\$ 30,822
628	20-33-102-029-0000	\$ 11,040	\$ 30,161
629	20-33-202-005-0000	\$ 2,200	\$ 6,010
630	20-28-317-012-0000	\$ 2,645	\$ 7,226
631	20-33-203-006-0000	\$ 6,046	\$ 16,518
632	20-33-107-016-0000	\$ 8,820	\$ 24,096
633	20-33-105-026-0000	\$ 10,981	\$ 30,000
634	20-28-414-021-0000	\$ -	\$ -
635	20-33-201-006-0000	\$ 33,068	\$ 90,342
636	20-33-106-002-0000	\$ 60,663	\$ 165,731
637	20-33-102-023-0000	\$ 9,383	\$ 25,634
638	20-33-201-003-0000	\$ 33,068	\$ 90,342
639	20-28-332-026-0000	\$ 8,926	\$ 24,386
640	20-28-307-029-0000	\$ 13,110	\$ 35,817
641	20-28-316-002-0000	\$ 14,095	\$ 38,508
642	20-28-332-029-0000	\$ 53,392	\$ 145,867
643	20-28-308-028-0000	\$ 11,905	\$ 32,524
644	20-28-320-011-0000	\$ 2,835	\$ 7,745
645	20-28-313-013-0000	\$ 1,679	\$ 4,587
646	20-28-310-008-0000	\$ 11,728	\$ 32,041
647	20-28-322-014-0000	\$ 11,839	\$ 32,344
648	20-28-318-035-0000	\$ 11,271	\$ 30,792
649	20-28-322-024-0000	\$ 6,975	\$ 19,056
650	20-28-308-030-0000	\$ 12,699	\$ 34,694
651	20-28-313-015-0000	\$ 7,707	\$ 21,056
652	20-33-102-019-0000	\$ 9,062	\$ 24,757
653	20-28-312-025-0000	\$ 6,427	\$ 17,559
654	20-28-332-006-0000	\$ 2,024	\$ 5,530
655	20-28-308-029-0000	\$ 661	\$ 1,806
656	20-28-312-001-0000	\$ 3,359	\$ 9,177
657	20-28-322-002-0000	\$ 9,962	\$ 27,216
658	20-33-104-020-0000	\$ 1,741	\$ 4,756
659	20-33-103-006-0000	\$ 8,388	\$ 22,916
660	20-33-115-009-0000	\$ 1,456	\$ 3,978

Appendix 3

Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
661	20-28-310-002-0000	\$ 11,841	\$ 32,350
662	20-33-107-008-0000	\$ 855	\$ 2,336
663	20-28-414-004-0000	\$ 11,976	\$ 32,718
664	20-33-105-032-0000	\$ 7,649	\$ 20,897
665	20-33-105-004-0000	\$ 3,872	\$ 10,578
666	20-33-105-008-0000	\$ 7,959	\$ 21,744
667	20-33-205-040-0000	\$ 83,830	\$ 229,024
668	20-33-200-006-0000	\$ 23,941	\$ 65,407
669	20-33-201-005-0000	\$ 33,068	\$ 90,342
670	20-28-309-011-0000	\$ 9,797	\$ 26,765
671	20-28-326-008-0000	\$ 12,041	\$ 32,896
672	20-28-410-010-0000	\$ 23,039	\$ 62,943
673	20-28-318-039-0000	\$ 20,838	\$ 56,929
674	20-28-311-006-0000	\$ 1,429	\$ 3,904
675	20-28-314-022-0000	\$ 10,703	\$ 29,241
676	20-28-322-007-0000	\$ 12,612	\$ 34,456
677	20-28-308-031-0000	\$ 11,013	\$ 30,088
678	20-33-105-001-0000	\$ 3,872	\$ 10,578
679	20-33-105-003-0000	\$ 3,872	\$ 10,578
680	20-28-320-001-0000	\$ 36,024	\$ 98,418
681	20-28-332-004-0000	\$ 7,775	\$ 21,241
682	20-28-312-026-0000	\$ 6,402	\$ 17,490
683	20-28-313-031-0000	\$ 122,398	\$ 334,391
684	20-28-317-014-0000	\$ -	\$ -
685	20-28-319-019-0000	\$ 13,687	\$ 37,393
686	20-28-314-024-0000	\$ 13,199	\$ 36,060
687	20-28-320-004-0000	\$ 8,744	\$ 23,889
688	20-28-407-017-0000	\$ -	\$ -
689	20-33-115-007-0000	\$ 8,091	\$ 22,105
690	20-33-204-057-0000	\$ -	\$ -
691	20-28-409-009-0000	\$ 2,649	\$ 7,237
692	20-33-106-022-0000	\$ 6,769	\$ 18,493
693	20-33-106-033-0000	\$ 495,900	\$ 1,354,799
694	20-28-308-012-0000	\$ 1,653	\$ 4,516
695	20-33-102-012-0000	\$ 10,809	\$ 29,530
696	20-28-407-004-0000	\$ 5,878	\$ 16,059
697	20-28-326-021-0000	\$ 7,467	\$ 20,400
698	20-28-318-032-0000	\$ -	\$ -
699	20-28-315-011-0000	\$ -	\$ -
700	20-28-321-021-0000	\$ 11,931	\$ 32,595
701	20-28-332-021-0000	\$ 10,132	\$ 27,681
702	20-28-310-012-0000	\$ 12,828	\$ 35,046
703	20-28-314-025-0000	\$ -	\$ -
704	20-28-300-033-0000	\$ 63,032	\$ 172,203
705	20-28-315-012-0000	\$ -	\$ -
706	20-28-320-003-0000	\$ 14,099	\$ 38,518
707	20-28-300-020-0000	\$ 17,414	\$ 47,575
708	20-28-319-013-0000	\$ 6,972	\$ 19,048
709	20-28-314-023-0000	\$ 13,124	\$ 35,855
710	20-33-103-010-0000	\$ -	\$ -
711	20-28-319-006-0000	\$ -	\$ -
712	20-28-112-008-0000	\$ -	\$ -
713	20-28-318-037-0000	\$ 11,333	\$ 30,962
714	20-28-315-003-0000	\$ 11,873	\$ 32,437
715	20-28-308-002-0000	\$ 12,627	\$ 34,497

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
716	20-28-312-027-0000	\$ 6,402	\$ 17,490
717	20-28-316-030-0000	\$ 12,463	\$ 34,049
718	20-33-102-027-0000	\$ 8,942	\$ 24,430
719	20-28-410-012-0000	\$ 1,766	\$ 4,825
720	20-28-323-006-0000	\$ 9,975	\$ 27,252
721	20-28-407-011-0000	\$ 11,995	\$ 32,770
722	20-33-105-006-0000	\$ 48,032	\$ 131,223
723	20-28-326-023-0000	\$ 9,212	\$ 25,167
724	20-28-300-019-0000	\$ 16,711	\$ 45,654
725	20-28-300-028-0000	\$ 10,131	\$ 27,678
726	20-28-319-008-0000	\$ 2,687	\$ 7,341
727	20-28-318-001-0000	\$ -	\$ -
728	20-28-308-024-0000	\$ 12,094	\$ 33,041
729	20-28-308-013-0000	\$ 2,645	\$ 7,226
730	20-28-312-007-0000	\$ 7,403	\$ 20,225
731	20-28-316-035-0000	\$ 8,926	\$ 24,386
732	20-28-409-012-0000	\$ 883	\$ 2,412
733	20-28-320-014-0000	\$ -	\$ -
734	20-28-323-018-0000	\$ 10,423	\$ 28,476
735	20-28-407-023-0000	\$ 390,426	\$ 1,066,644
736	20-28-311-027-0000	\$ 8,373	\$ 22,875
737	20-28-309-007-0000	\$ 10,148	\$ 27,724
738	20-28-319-003-0000	\$ -	\$ -
739	20-28-323-020-0000	\$ 10,170	\$ 27,784
740	20-28-321-018-0000	\$ 2,067	\$ 5,647
741	20-28-323-007-0000	\$ 9,959	\$ 27,208
742	20-28-323-025-0000	\$ 9,438	\$ 25,785
743	20-28-300-018-0000	\$ 15,980	\$ 43,657
744	20-28-326-014-0000	\$ 11,663	\$ 31,863
745	20-28-311-004-0000	\$ -	\$ -
746	20-28-407-008-0000	\$ 15,174	\$ 41,455
747	20-28-319-027-0000	\$ 14,100	\$ 38,521
748	20-33-105-039-0000	\$ 7,671	\$ 20,957
749	20-28-316-019-0000	\$ 18,495	\$ 50,528
750	20-28-313-011-0000	\$ 10,472	\$ 28,610
751	20-28-414-008-0000	\$ 26,628	\$ 72,748
752	20-28-315-024-0000	\$ -	\$ -
753	20-28-311-007-0000	\$ 1,548	\$ 4,229
754	20-28-318-023-0000	\$ 10,873	\$ 29,705
755	20-28-416-001-0000	\$ -	\$ -
756	20-28-319-023-0000	\$ 10,179	\$ 27,809
757	20-28-318-031-0000	\$ 13,403	\$ 36,617
758	20-28-318-028-0000	\$ -	\$ -
759	20-33-205-039-0000	\$ 87,684	\$ 239,553
760	20-28-332-008-0000	\$ 9,039	\$ 24,695
761	20-28-409-001-0000	\$ 18,592	\$ 50,793
762	20-28-322-005-0000	\$ 12,595	\$ 34,410
763	20-33-204-004-0000	\$ 19,080	\$ 52,127
764	20-33-102-011-0000	\$ 12,027	\$ 32,858
765	20-33-102-022-0000	\$ 9,274	\$ 25,337
766	20-33-102-025-0000	\$ 9,438	\$ 25,785
767	20-33-104-021-0000	\$ -	\$ -
768	20-28-312-011-0000	\$ 11,917	\$ 32,557
769	20-28-416-003-0000	\$ -	\$ -
770	20-33-203-004-0000	\$ 60,510	\$ 165,313

Appendix 3
Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
771	20-28-313-016-0000	\$ 7,707	\$ 21,056
772	20-33-106-042-0000	\$ 6,706	\$ 18,321
773	20-33-105-024-0000	\$ 9,990	\$ 27,293
774	20-33-114-001-0000	\$ -	\$ -
775	20-28-332-014-0000	\$ 9,710	\$ 26,528
776	20-28-330-042-0000	\$ 8,280	\$ 22,621
777	20-28-320-015-0000	\$ -	\$ -
778	20-33-200-005-0000	\$ 23,941	\$ 65,407
779	20-33-502-001-0000	\$ -	\$ -
780	20-28-316-023-0000	\$ 9,244	\$ 25,255
781	20-28-307-026-0000	\$ 14,206	\$ 38,811
782	20-28-320-002-0000	\$ 13,150	\$ 35,926
783	20-28-309-029-0000	\$ 3,306	\$ 9,032
784	20-28-323-002-0000	\$ 12,141	\$ 33,169
785	20-28-308-036-0000	\$ 8,055	\$ 22,006
786	20-28-311-019-0000	\$ 7,743	\$ 21,154
787	20-28-414-003-0000	\$ 11,762	\$ 32,134
788	20-28-308-027-0000	\$ 1,202	\$ 3,284
789	20-28-318-029-0000	\$ -	\$ -
790	20-28-407-020-0000	\$ -	\$ -
791	20-28-315-005-0000	\$ 10,205	\$ 27,880
792	20-28-316-026-0000	\$ 12,747	\$ 34,825
793	20-28-414-020-0000	\$ 1,467	\$ 4,008
794	20-28-315-018-0000	\$ 2,512	\$ 6,863
795	20-28-313-017-0000	\$ 12,007	\$ 32,803
796	20-28-308-019-0000	\$ 15,745	\$ 43,015
797	20-28-315-026-0000	\$ -	\$ -
798	20-28-309-014-0000	\$ 2,645	\$ 7,226
799	20-28-315-025-0000	\$ -	\$ -
800	20-28-312-009-0000	\$ 27,231	\$ 74,395
801	20-28-318-008-0000	\$ -	\$ -
802	20-28-316-017-0000	\$ 10,150	\$ 27,730
803	20-33-102-042-0000	\$ 9,422	\$ 25,741
804	20-28-323-013-0000	\$ 13,641	\$ 37,267
805	20-28-308-001-0000	\$ 36,372	\$ 99,368
806	20-28-312-030-0000	\$ 12,343	\$ 33,721
807	20-28-322-004-0000	\$ 9,287	\$ 25,372
808	20-28-324-011-0000	\$ -	\$ -
809	20-28-318-013-0000	\$ -	\$ -
810	20-33-104-019-0000	\$ 1,639	\$ 4,478
811	20-33-102-037-0000	\$ 10,599	\$ 28,956
812	20-33-203-002-0000	\$ 6,855	\$ 18,728
813	20-33-102-016-0000	\$ 12,820	\$ 35,024
814	20-33-206-042-0000	\$ 73,781	\$ 201,570
815	20-33-102-018-0000	\$ 9,346	\$ 25,533
816	20-33-105-014-0000	\$ 12,178	\$ 33,270
817	20-28-300-029-0000	\$ 17,420	\$ 47,591
818	20-33-202-001-0000	\$ 38,475	\$ 105,114
819	20-33-105-035-0000	\$ 47,830	\$ 130,672
820	20-33-115-010-0000	\$ 7,716	\$ 21,080
821	20-28-318-014-0000	\$ -	\$ -
822	20-28-319-022-0000	\$ 9,341	\$ 25,520
823	20-28-309-002-0000	\$ 8,755	\$ 23,919
824	20-28-408-001-0000	\$ 75,550	\$ 206,403
825	20-28-309-013-0000	\$ 12,777	\$ 34,907

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
826	20-28-409-031-0000	\$ 20,177	\$ 55,124
827	20-28-316-012-0000	\$ 13,441	\$ 36,721
828	20-28-321-027-0000	\$ 12,133	\$ 33,147
829	20-33-107-003-0000	\$ 8,148	\$ 22,260
830	20-28-414-013-0000	\$ 2,941	\$ 8,035
831	20-28-326-018-0000	\$ 7,430	\$ 20,299
832	20-28-332-017-0000	\$ 4,219	\$ 11,526
833	20-28-314-027-0000	\$ 17,551	\$ 47,949
834	20-28-300-017-0000	\$ 16,011	\$ 43,742
835	20-28-330-036-0000	\$ -	\$ -
836	20-28-332-007-0000	\$ 9,118	\$ 24,910
837	20-28-325-002-0000	\$ -	\$ -
838	20-28-315-021-0000	\$ 11,158	\$ 30,484
839	20-28-312-006-0000	\$ 11,304	\$ 30,883
840	20-28-318-011-0000	\$ -	\$ -
841	20-28-314-019-0000	\$ 9,992	\$ 27,298
842	20-33-115-005-0000	\$ 7,864	\$ 21,484
843	20-28-311-016-0000	\$ 2,441	\$ 6,669
844	20-33-103-012-0000	\$ -	\$ -
845	20-28-308-015-0000	\$ 6,556	\$ 17,911
846	20-33-105-005-0000	\$ 2,112	\$ 5,770
847	20-28-322-021-0000	\$ -	\$ -
848	20-28-312-002-0000	\$ 20,925	\$ 57,167
849	20-33-105-017-0000	\$ 7,477	\$ 20,427
850	20-28-323-022-0000	\$ 16,547	\$ 45,206
851	20-28-310-006-0000	\$ 12,636	\$ 34,522
852	20-28-309-005-0000	\$ 2,645	\$ 7,226
853	20-28-324-016-0000	\$ 10,519	\$ 28,738
854	20-28-316-001-0000	\$ 16,198	\$ 44,253
855	20-28-414-001-0000	\$ 98,924	\$ 270,260
856	20-33-102-021-0000	\$ 8,178	\$ 22,342
857	20-28-308-035-0000	\$ 8,055	\$ 22,006
858	20-28-323-021-0000	\$ -	\$ -
859	20-33-114-002-0000	\$ -	\$ -
860	20-28-316-011-0000	\$ 10,889	\$ 29,749
861	20-28-323-015-0000	\$ 8,993	\$ 24,569
862	20-28-317-010-0000	\$ 2,645	\$ 7,226
863	20-33-200-001-0000	\$ 17,734	\$ 48,449
864	20-28-311-015-0000	\$ 9,382	\$ 25,632
865	20-33-105-025-0000	\$ 11,414	\$ 31,183
866	20-28-307-008-0000	\$ -	\$ -
867	20-33-104-007-0000	\$ -	\$ -
868	20-33-103-007-0000	\$ 9,695	\$ 26,487
869	20-28-307-017-0000	\$ 14,496	\$ 39,603
870	20-28-407-012-0000	\$ 12,195	\$ 33,317
871	20-33-102-013-0000	\$ 8,635	\$ 23,591
872	20-33-115-016-0000	\$ 19,283	\$ 52,681
873	20-28-319-020-0000	\$ 11,387	\$ 31,109
874	20-28-326-003-0000	\$ 1,707	\$ 4,664
875	20-33-106-035-0000	\$ 6,728	\$ 18,381
876	20-28-307-025-0000	\$ 10,626	\$ 29,030
877	20-28-326-010-0000	\$ 19,192	\$ 52,433
878	20-28-307-001-0000	\$ 31,407	\$ 85,804
879	20-28-326-012-0000	\$ -	\$ -
880	20-28-316-032-0000	\$ 9,441	\$ 25,793

2005 Equalization Factor

2.7320

Totals

\$ 12,810,777 \$ 34,999,043