

**47<sup>TH</sup>/STATE  
TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:  
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and  
The City of Chicago**

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**With assistance from PGAV URBAN CONSULTING**

**January 30, 2004**

**This plan is subject to review and may be revised after comment and public hearing**



## **TABLE OF CONTENTS**

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1. INTRODUCTION .....	1
2. PROJECT AREA DESCRIPTION .....	5
3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A BLIGHTED AREA .....	11
4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES .....	13
5. REDEVELOPMENT PLAN .....	16
6. REDEVELOPMENT PROJECT DESCRIPTION .....	19
7. GENERAL LAND USE PLAN AND MAP .....	20
8. REDEVELOPMENT PLAN FINANCING .....	21
9. HOUSING IMPACT STUDY .....	33
10. PROVISIONS FOR AMENDING THE PLAN .....	41
11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION .....	44
APPENDIX A. FIGURES 1-6 .....	A-1
APPENDIX B. LEGAL DESCRIPTION .....	B-1
APPENDIX C. ELIGIBILITY STUDY .....	C-1
APPENDIX D. INITIAL EQUALIZED ASSESSED VALUE (EAV) .....	D-1
APPENDIX E. CHICAGO HOUSING AUTHORITY'S LEASEHOLDER HOUSING CHOICE AND RELOCATION RIGHTS CONTRACT .....	E-1

## **LIST OF FIGURES**

---

FIGURE 1.	REDEVELOPMENT PROJECT AREA BOUNDARY MAP.....	A-2
FIGURE 2.	EXISTING LAND USE .....	A-3
FIGURE 3.	COMMUNITY FACILITIES .....	A-4
FIGURE 4.	GENERAL LAND USE PLAN.....	A-5
FIGURE 5.	ADJACENT TIF DISTRICTS.....	A-6
FIGURE 6.	HOUSING IMPACT STUDY MAP .....	A-7
FIGURE A.	STUDY AREA BOUNDARY MAP .....	C-2
FIGURE B.	PROPERTY TYPE MAP .....	C-3
FIGURE C.	SUB AREA KEY MAP .....	C-7
FIGURE D.	EXISTING LAND USE .....	C-8
FIGURE E.	TAX BLOCK MAP.....	C-9

## **LIST OF TABLES**

---

TABLE 1.	ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT BUILDINGS.....	9
TABLE 2	BUILDING PERMIT ACTIVITY (1998-2002).....	12
TABLE 3.	ESTIMATED REDEVELOPMENT PROJECT COSTS .....	26
TABLE 4.	NUMBER AND TYPE OF RESIDENTIAL UNITS .....	34
TABLE 5.	UNITS BY NUMBER OF BEDROOMS.....	35
TABLE 6.	RACE AND ETHNICITY CHARACTERISTICS.....	36
TABLE 7.	SURVEY OF AVAILABLE HOUSING UNITS.....	39
TABLE 8.	HOUSEHOLD INCOME .....	40
TABLE A.	COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE – IMPROVED PROPERTY .....	C-14
TABLE B.	BLIGHTING FACTORS MATRIX-IMPROVED AREA .....	C-15
TABLE C.	COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE – VACANT LAND.....	C-18
TABLE D.	BLIGHTING FACTORS MATRIX-IMPROVED AREA .....	C-19



## 1. INTRODUCTION

This document presents a Tax Increment Financing (TIF) Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the 47th/State Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area is irregularly shaped and is adjacent to the following existing and proposed tax increment financing redevelopment areas located to the north, east and west: the proposed 40<sup>th</sup>/State Redevelopment Project Area on the north, the 47<sup>th</sup>/Halsted Redevelopment Project Area and the Ryan/Garfield Redevelopment Project Areas on the west and the 47th/King Drive Redevelopment Project Area on the east. The area is generally bounded by the Chicago Rock Island and Pacific Railroad Lines on the west, Garfield Boulevard and Garfield Place on the south, an irregular line formed by State Street and Martin Luther King, Jr. Drive on the east and portions of 43<sup>rd</sup> Street and 51<sup>st</sup> Street on the north. The Project Area boundaries are delineated on *Figure 1, Redevelopment Project Area Boundary Map* in *Appendix A* and legally described in *Appendix B*.

A large portion of the land within the Project Area is owned by the Chicago Housing Authority (CHA) and comprises the majority of the Robert Taylor Homes public housing complex, which is slated for redevelopment as a new mixed-income community. The remainder of the Project Area contains various Chicago Public Schools, churches, residences, businesses, parks and Chicago Transit Authority rapid transit stations. Public right-of-way and active rail lines form the western portion of the Project Area.

The Plan summarizes the analyses and findings of Ernest R. Sawyer Enterprises, Inc. (hereinafter referred to as "The Consultant") which, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Act. The Consultant has prepared this Plan, the related eligibility study and housing impact study ("Housing Impact Study") with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study and Housing Impact Study will comply with the Act.

The Plan presents certain factors, research and analysis undertaken to document the eligibility of the Project Area for designation as a "blighted area" tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a blighted area are presented in *Appendix C, Eligibility Study* (the "Study").

### **Tax Increment Financing**

In adopting the Act, the Illinois State Legislature pursuant to Section 5/11-74.4-2(a) found that:

...there exists in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein;

and pursuant to Section 5/11-74.4-2(b) also found that:

...in order to promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated... and that redevelopment of such areas be undertaken... The eradication of blighted areas... by redevelopment projects is hereby declared to be essential to the public interest.

In order to use tax increment financing, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a “blighted area,” “conservation area” or “industrial park conservation area.” A redevelopment plan must then be prepared pursuant to Sections 65 ILCS 5/11-74.4-3, et seq. of the Act, which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a “blighted area,” “conservation area,” or combination thereof, or “industrial park conservation area,” and thereby enhance the tax base of the taxing districts which extend into the redevelopment project area.

In order to be adopted, a municipality seeking to qualify a redevelopment project area as a “blighted area” must find that a Plan meets the following conditions pursuant to Section 5/11-74.4-3(n) of the Act:

(1) The redevelopment project area 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; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; and (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in 65 ILCS 5/11-74.4-8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted.

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



To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

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

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

The City authorized an evaluation to determine whether a portion of the City, to be known as the 47th/State Redevelopment Project Area, qualifies for designation as a blighted area pursuant to the provisions contained in the Act. If the Project Area is so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

### **The 47th/State Redevelopment Project Area Overview**

The Project Area is approximately 345.78 acres in size, including alley and street and rights-of-way. The Project Area is comprised of improved property and vacant land. Of the 232.1 acres not devoted to public or railroad rights of way, approximately 123.87 acres are classified as improved property and approximately 108.22 acres consists of vacant land.

There are a total of 938 tax parcels within the Project Area. There are 484 tax parcels which comprise the improved portion of the Project Area and 378 tax parcels which comprise the vacant portions of the Project Area. The remaining 76 tax parcels comprise public and railroad right of ways. The majority of those tax parcels contain what remains of Robert Taylor Homes and vacant land left remaining after the other Robert Taylor Homes buildings were demolished. These tax parcels are located on 68 tax blocks, as defined by Cook County, and shown on *Figure E, Tax Block Map in Appendix C*. Nineteen of these tax blocks are entirely vacant. Two tax blocks consist entirely of railroad right of way and the remaining 47 tax blocks contain improved and vacant land as well as public rights of way.

Much of the Project Area is in need of redevelopment, rehabilitation and revitalization. Along the State Street Corridor, the buildings that remain of what had comprised the Robert Taylor Homes will be demolished as part of the revitalization effort. Also, along Prairie, Calumet and Indiana Avenues, deteriorating and in some instances dilapidated conditions have depleted housing stock. In many instances, so many houses have been demolished that upwards of 50% of the land in these blocks is vacant. The Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area.

The improved land within the Project Area is characterized by the following qualifying statutory factors for an improved "blighted area" under Section 5/11-74.4-3(a)(1) of the Act:

- Obsolescence
- Deterioration
- Inadequate utilities
- Deleterious land use or layout
- Lack of community planning
- Stagnant or declining EAV Growth

In addition, the condition of streets, sidewalks, curbs and street lighting further hinder efficient commercial operations and negatively affect residential areas.

Vacant land within the Project Area is characterized by the following qualifying statutory factors for a vacant "blighted area" under Section 5/11-74.4-3(a)(2) of the Act (the "Vacant Blighted Area Option A Factors"):

- Obsolete platting
- Deterioration of structures or site improvements in adjacent areas

As a result of these conditions, the Project Area is in need of redevelopment, rehabilitation and/or revitalization. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The *Eligibility Study*, attached hereto as *Appendix C*, concludes that property in this area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a blighted area in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for the development of new residential, commercial and community facilities on existing vacant and underutilized land; the redevelopment of obsolete land uses; and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage residential and economic revitalization within the community and the surrounding area.

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

## 2. PROJECT AREA DESCRIPTION

The proposed boundaries of the 47th/State Redevelopment Project Area are shown in *Figure 1, Redevelopment Project Area Boundary Map* (see *Appendix A*). The Project Area is approximately 345.78 acres in size, including public rights-of-way. It contains 938 tax parcels which are located on 68 tax blocks. A legal description of the Project Area is included as *Appendix B* of this document. The Project Area includes only those contiguous parcels that are anticipated to be substantially benefited by the proposed redevelopment project improvements and, which, collectively qualify for designation as a “blighted area.”

The general area has been the subject of various planning studies in recent years. Specifically, in 2001, the Chicago Housing Authority (CHA) began comprehensive planning and coordination with the City of Chicago and selected development teams for the redevelopment of the CHA’s Robert Taylor Homes public housing complex and its surrounding area.

Despite the troubled state of public housing and economic conditions, the Project Area contains numerous physical assets as highlighted below:

- The Project Area has excellent access to and from the interstate highway system including entrances and exits to Interstate 90/94 (Dan Ryan Expressway) at 43<sup>rd</sup> Street, 47<sup>th</sup> Street, 51<sup>st</sup> Street and Garfield Boulevard
- Public transportation options include CTA elevated service, CTA buses and the Metra Illinois-Central Electric Rail Line. The CTA trains to the Loop and other locations are available via the CTA’s Green Line and Red Line elevated trains. Entrances to the CTA Green Line are located at 47<sup>th</sup> and 51<sup>st</sup> Streets between Prairie and Calumet Avenues as well as Garfield Boulevard between Prairie and Calumet Avenues. The CTA Red Line can be reached at the intersection of Garfield Boulevard and Wells Street. CTA buses that serve the area are the #3 which runs north and south along Martin Luther King Drive from 51<sup>st</sup> Street into the Loop; the #24 which runs from 55<sup>th</sup> Street north on Wentworth then over to Clark Street then north into the Loop; the #29 which runs from 95<sup>th</sup> Street north on State Street into downtown; the #47 which runs east and west along 47<sup>th</sup> Street and the #55 which runs east and west along Garfield Boulevard.
- Vehicular and Pedestrian access to the lakefront is available via 47<sup>th</sup> Street.
- The Project Area is surrounded by a number of public facilities including public parks, various schools, libraries, transit stations, fire houses and police stations. Coleman, Beethoven, Terrell, Burke and Beasley Magnet Public Schools are located within the boundaries of the Project Area. The Provident Hospital and Washington Park are just outside of the Project Area.
- The Project Area is in close proximity to multiple landmark structures from the golden age of the Black Metropolis-Bronzeville area, including the Chicago Bee Building and the Overton Hygienic Building on State Street within the Bronzeville TIF district.

In general, the Project Area has experienced a lack of growth or development from investment from the private sector. Evidence of this lack of growth and development is detailed in *Section 4* of this Plan and summarized below.

- Between 1998 and 2002 and for decades prior, the majority of the Project Area was comprised of tax exempt parcels.
- Between 1998 and 2002, there were a total of 168 building permits issued in the Project Area. The majority of those permits were issued to address basic maintenance needs. One hundred and seventeen permits were issued for rehabilitation and repairs, representing 70% of the total number of permits issued. Twenty-nine permits or 17.3% of the total were issued for demolition. During the same time period only 22 permits or 13% were issued for new construction.
- The City of Chicago's Department of Buildings issued a total of 126 violations to buildings in the Project Area between 1998 and 2002.

The tax parcels that comprise the improved portion of Project Area are characterized by nine improved "blighted area" qualifying factors that are present either to a meaningful or minor extent: 1) dilapidation, 2) obsolescence, 3) deterioration, 4) excessive vacancies, 5) inadequate utilities, 6) excessive land coverage or overcrowding of community facilities, 7) deleterious land use or layout, 8) an overall lack of community planning and 9) declining or lagging EAV growth.

The tax parcels that comprise the vacant part of the Project Area are characterized to a meaningful extent by three "Vacant Blighted Area Option A Factors": 1) obsolete platting, 2) deterioration of structures or site improvements in neighboring areas adjacent to the vacant land and 3) declining or lagging EAV growth. These declining physical and economic conditions impede the potential for growth and development through private investment. Without the intervention of the City and the adoption of tax increment financing and this Plan, the Project Area would not reasonably be expected to be redeveloped. The analyses of conditions within the Project Area are discussed in more detail in the *Eligibility Study*, attached hereto as *Appendix C*.

## **Community Context**

The Project Area lies within the Grand Boulevard and the Washington Park Community Areas which have a long and diverse history. Chicago and the Grand Boulevard/Washington Park Neighborhoods tell amazing American stories of immigration, industrial development, cultural exchange and development and finally, racial and ethnic conflict.

Earliest use of the area was by Native Americans who marked a trail that became the modern-day Vincennes Avenue. White settlement came as a result of the development of the Illinois Central railroad.

The development of the area is a product of the struggle, optimism and disappointments of the African-Americans who first arrived in the late 19<sup>th</sup> century to provide domestic service and labor for Irish and German-Jewish residents. During World War I, labor shortages in the North, combined with continued violence and oppression in the South, brought large numbers of African-Americans to the area. During the 1920s and 1930s, thousands of blacks, eager to escape their social and economic hardships, started new lives in Chicago.

As the population in the Community grew, African-American settlements were concentrated in the area bounded by the rail yard and industrial properties on the north and west and the affluent

white neighborhoods on the east. Restrictive covenants and racial discrimination confined black families of all income levels to the overcrowded slums that became known as the "Black Belt" or the "Black Metropolis" and was largely ignored by Chicago's business and social community.

As a result, the African-American business and political community began to satisfy its own demand for goods and services. The tremendous influx of African-Americans leaving the South during this period which is often referred to as the Great Migration, fueled the community's financial independence and established the Black Metropolis as the center for African-American business and political power nationally.

African-American culture flourished, invigorated by the nationally-influential spirit of the Harlem Renaissance and W.E.B. DuBois' idea of the "Talented Tenth," who formed black artistic class culture into a classical tradition. International stars of African-American literary arts, music and visual arts frequented the area clubs, restaurants and shops. Famous writers like Langston Hughes, Ama Bontemps and Richard Wright saw the area as an artistic inspiration. Wright's novel *Native Son* is largely set in the area and reflects the sentiments and anxieties of the time.

The historic George C. Hall Library at 47<sup>th</sup> and Michigan, just east of the Project Area, served as a storehouse for great works in African-American arts and letters. Streets bustled with patrons of jazz and blues clubs, birthplaces of the "City Blues" tradition that was an urban extension of work songs that came north with the migrants.

Several landmark buildings owned and financed by African-American entrepreneurs were built during the heyday of the Black Metropolis including the Chicago Bee Building and the Overton Hygienic Building on State Street which remain standing today and are located near the Project Area. The area was also home to a number of music-oriented clubs and cafés that earned Chicago its reputation as the jazz center and attracted such performers as Louis Armstrong, Jelly Roll Morton, King Oliver and Duke Ellington.

Despite hope and progress, the area has reflected physically and spiritually the tragedy of American race relations. The race riots of the "Red Summer of 1919" reflected the belief of many white Chicagoans that the growing African-American population should and must remain within the boundaries established for it. While this type of segregation allowed for the development of some African-American businesses and institutions, the lack of access to financing and other resources hindered growth. The Black Metropolis reached its peak in the mid 1920s. By 1925, the number of new arrivals had decreased considerably along with employment opportunities undermining the stability of the African-American owned business community. New business and commercial opportunities established outside the community to compete with the businesses within the Black Metropolis, further weakened its energy and financial base. Jobs disappeared. The final blow came with the Stock Market Crash of 1929 and the Great Depression. The independent businesses that relied strictly on the local community were unable to recover.

The housing infrastructure became overcrowded and dilapidated. In the 1950s many homes were abandoned or destroyed for urban renewal and large-scale public housing projects. Pockets of concentrated poverty were created in the CHA's public housing complex and the surrounding

area as the economy of the South Side, and Chicago in general, became less industrialized during the ensuing decades.

Overcrowding, unemployment and deteriorating living conditions worsened in the years that followed. The urban renewal program of the 1950s and 1960s dramatically changed the landscape of the neighborhood. Entire blocks were cleared along State Street for the construction of public housing and the campus of the Illinois Institute of Technology which is located just north of the Project Area.

In 1959, the City began constructing what was to become Robert Taylor Homes, a 95-acre public housing development of twenty-eight identical 16-story residential high-rise buildings. Construction was completed in November 1962, eleven months ahead of schedule. Until recently, Robert Taylor Homes was the largest public housing development in the nation and had come to represent the worst in living conditions.

At a density of 46 units per acre, Robert Taylor Homes provided 4,312 units. Other public housing projects in the Douglas area, just north of the Project Area including Stateway Gardens, the Ida B. Wells Homes, Dearborn Homes, Prairie Avenue Courts and Clarence Darrow Homes resulted in historic overcrowded and racially concentrated housing.

In 1969, the Court's ruling in *Dorothy Gautreaux et al. vs. The Chicago Housing Authority* ("Gautreaux") imposed location and density restrictions on the CHA's ability to redevelop new public housing units. After nearly two decades of inactivity on the part of CHA, the court appointed a Receiver, The Habitat Company, to administer the CHA's new housing construction. Section 202 of the 1996 HUD appropriations bill mandates demolition of certain distressed developments, including eight high rise developments and five low and mid-rise developments for a total of approximately 14,000 units. Robert Taylor Homes is included among the Section 202 mandated demolitions in Chicago.

Interestingly, the total number of residential units in the Grand Boulevard and Washington Park areas has actually decreased in the last forty years. The total number of housing units for Grand Boulevard was 16,409 in 1990, down from 26,486 in 1960. The population in the area decreased by almost 45% from 80,036 in 1960 to 35,897 in 1990. During the 1970s, 1980s and 1990s, the historic Regal Theater and many other dilapidated structures were demolished.

While the area has become known for persistent poverty and crime, the spirit and culture of the residents remain. Many have worked tirelessly to create the resources and energy needed for the area's revival. In recent years, the proposed developments of the 47<sup>th</sup> Street Blues District and the 47<sup>th</sup> Street Cultural Center have sparked hope for a rebirth. The current cultural influences extend beyond jazz and blues to rap music and multi-media visual arts. With this wonderful cultural infrastructure and social capital, the Grand Boulevard/Washington Park area has an opportunity to set the cultural and economic agenda for the City and influence both the national and international scenes for years to come. The preservation of this cultural heritage and the revitalization of the Grand Boulevard/Washington Park Communities will, in fact, celebrate Chicago's rich diversity.

## Current Land Use and Community Facilities

The current land use within the Project Area consists of residential, commercial and institutional uses. The Project Area also includes a significant amount of vacant land, created through the demolition of obsolete and deteriorated CHA high-rise buildings and other residential properties as well as dilapidated commercial properties. The current configuration of land use is represented in *Figure 2, Existing Land Use (see Appendix A)*.

The Project Area is located within a half mile of 20 public facilities including public parks, schools, libraries, transit stations, and police stations. The Project Area is surrounded by a number of public facilities including public parks, various schools, libraries, transit stations, fire houses and police stations. Coleman, Beethoven, Terrell, Burke and Beasley Magnet Public Schools are located within the boundaries of the Project Area.

Other public parks and recreation opportunities that are available in close proximity to the Project Area are identified on *Figure 3, Community Facilities in Appendix A*.

The Washington Park Community Area is home to a number of architecturally or historically significant buildings as indicated on *Table 1*.

**Table 1**

**47th/State Tax Increment Financing District  
Architecturally or Historically Significant Buildings**

Name	Address	Community Area	Classification
Schulze Baking Co.	40 East 55th Street	Washington Park	Orange
Ad Beth Hamedrash Hogodoi	5129 South Indiana Street	Washington Park	Orange
Chicago Orphan Asylum	5114-5128 South Martin Luther King, Jr. Drive	Washington Park	Orange
Not Applicable	5228 South Marting Luther King, Jr. Drive	Washington Park	Orange
Not Applicable	5115 South Michigan Avenue	Washington Park	Orange
Not Applicable	5127 South Michigan Avenue	Washington Park	Orange
Not Applicable	5131 South Michigan Avenue	Washington Park	Orange
Not Applicable	5139 South Michigan Avenue	Washington Park	Orange
Not Applicable	5168 South Michigan Avenue	Washington Park	Orange
Not Applicable	5242 South Michigan Avenue	Washington Park	Orange
Not Applicable	5301-09 South Michigan Avenue	Washington Park	Orange
Not Applicable	5353 South Michigan Avenue	Washington Park	Orange
Not Applicable	5444 South State Street	Washington Park	Orange
Not Applicable	5132-34 South Wabash Avenue	Washington Park	Orange
Not Applicable	5247-51 South Wabash Avenue	Washington Park	Orange
Chicago Fire Department	5349 South Wabash Avenue	Washington Park	Orange

The Project Area is in close proximity to multiple landmark structures from the golden age of the Black Metropolis-Bronzeville area, including the Chicago Bee Building and the Overton Hygienic Building which is located in close proximity to Project Area on State Street.

## **Transportation Characteristics**

The Project Area has excellent access to and from the interstate highway system including entrances and exits to Interstate 90/94 (Dan Ryan Expressway) at 43rd Street, 47<sup>th</sup> Street, 51<sup>st</sup> Street and Garfield Boulevard and access to Lake Shore Drive at 47<sup>th</sup> Street.

Public transportation options include CTA elevated service and CTA buses. CTA trains to the Loop and other locations are available via the Green Line elevated train, with entrances located at 47<sup>th</sup> and 51<sup>st</sup> Streets between Prairie and Calumet Avenues as well as Garfield Boulevard between Prairie and Calumet Avenues. The CTA Red Line can be reached at the intersection of Garfield Boulevard and Wells Street. Each of these rapid transit stations are within a ten minute walking distance from more than half of the Project Area and have a commute time of ten minutes to the Loop. CTA buses that serve the area include the #3, the #24, the #29, the #47 and the #55. A new Metra Commuter Rail station has been proposed at 35<sup>th</sup> Street as part of the Redevelopment Plan for Stateway Gardens.

Additionally, vehicular and pedestrian access to the lakefront is available via 47th Street. The combination of CTA and the possible future Metra service provides good public transportation to the Project Area. The excellent public transportation to the area will make the entire Chicago Metro Area easily accessible for jobs and entertainment outside the immediate Project Area.



### 3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A BLIGHTED AREA

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

The Project Area contains a total of 68 tax blocks, which are identified in *Figure E, Tax Block Map in Appendix C*. There are a total of 938 tax parcels located on the 68 tax blocks. Nineteen of these tax blocks are entirely vacant. Two tax blocks consist entirely of railroad right of way. The remaining 47 tax blocks consist of both improved and vacant land.

For improved property, the presence of 5 of the 13 conditions set forth in Section 11-74.4-3(a) (1) of the Act is required for designation as a blighted area. These factors must be meaningfully present and reasonably distributed within the Project Area. Of the 13 factors cited in the Act for improved property, nine factors are present within the Project Area either to a meaningful or minor extent. Six of these factors are meaningfully present and are reasonably distributed throughout the Project Area.

The following factors were found to be meaningfully present and reasonably distributed throughout the improved part of the Project Area:

- Obsolescence (affecting 56% of improved tax parcels)
- Deterioration (affecting 64% of structures and 58% of improved tax parcels)
- Inadequate utilities (affecting 100% of sub-areas with improved tax parcels)
- Deleterious land use or layout (affecting 82% of sub-areas<sup>1</sup> with improved tax parcels)
- Lack of community planning (affecting 67% of sub-areas with improved tax parcels)
- Stagnant or declining equalized assessed value

The following factors are present to a *minor* extent with respect to improved property, affecting less than 50% of the improved tax parcels within the Project Area:

- Dilapidation (affecting 18% of structures and 16% of improved tax parcels)
- Excessive vacancies (affecting 11% of improved tax parcels)
- Excessive land coverage or overcrowding of community facilities (affecting 6% of improved tax parcels)

With respect to vacant land within the Project Area, the following Vacant Blighted Area Option A factors were found to be meaningfully present and reasonably distributed throughout the vacant land within the Project Area:

- Obsolete platting (meaningfully present, affecting 97% of sub-areas with vacant tax parcels)

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<sup>1</sup> Sub-Areas are identified in Appendix C, Figure C-Sub-Area Key Map.

- Deterioration of structure or site improvements in areas adjacent to vacant land (meaningfully present, affecting 94% of sub-areas with vacant tax parcels)
- Stagnant or Declining equalized assessed value

For more detail on the basis for eligibility, refer to the Eligibility Study in *Appendix C*.

### Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 1998 and 2002. *Table 2, Building Permit Activity (1998-2002)*, summarizes construction activity within the Project Area by year and project type.

**Table 2**  
**BUILDING PERMIT ACTIVITY (1998-2002)**

Construction Activity	1998	1999	2000	2001	2002	Total
<i>Construction Value</i>						
New Construction	\$912,670	\$430,540	\$428,005	\$244,500	\$2,682,006	\$4,697,721
Rehab/Repairs	\$1,068,411	\$163,973	\$417,250	\$2,305,560	\$2,841,700	\$6,796,894
Demolition	\$657,519	\$1,200,300	\$4,892,800	\$2,896,700	\$1,516,350	\$11,163,669
<b>Total</b>	<b>\$2,638,600</b>	<b>\$1,794,813</b>	<b>\$5,738,055</b>	<b>\$5,446,760</b>	<b>\$7,040,056</b>	<b>\$22,658,284</b>
<i># of Permits Issued</i>						
New Construction	3	3	4	5	7	22
Rehab/Repairs	45	10	17	28	17	117
Demolition	4	4	9	4	8	29
<b>Total</b>	<b>52</b>	<b>17</b>	<b>30</b>	<b>37</b>	<b>32</b>	<b>168</b>

Source: City of Chicago, Dept. of Buildings

During this five-year period, a total of 168 building permits were issued for projects within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for the majority of the construction activity in the project area. One hundred seventeen permits were issued for rehabilitation and repairs, representing 70% of the total number of permits issued and 29 permits (17%) were issued for demolition. Only 22 permits (13%) were issued for new construction over the five year period. The majority of money spent in the Project Area, as evidenced by permit activity, was spent on demolition.

Given the blighting factors that have been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan. The economic and social conditions of the residents residing in the Project Area are such that the private sector would not engage in redevelopment of the Project Area or make significant private investments without active public involvement and intervention. As documented in the *Housing Impact Study* presented in *Section 9* of this Plan, many of the residents of the Project Area are classified as very, very low-income households. The transformation of the Project Area into a dynamic mixed-income community cannot be accomplished without public assistance.

#### 4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Redevelopment Plan and Project is consistent with City plans for the Project Area. The land uses will be approved by the Chicago Plan Commission prior to the adoption of the Plan. The following goals and objectives are provided to guide development in the Project Area.

##### General Goals

- Reduce or eliminate deleterious conditions.
- Provide for the orderly transition from obsolete land uses to more appropriate land use patterns.
- Promote the continuation of a world-class cultural district that showcases African-American culture, entertainment, retail goods and food in the commercial areas.
- Redevelop the site comprising the former Robert Taylor Homes housing development as a mixed-income residential community with appropriate neighborhood commercial facilities, employment centers and community uses as set forth in the *Chicago Housing Authority Plan for Transformation Robert Taylor Homes Redevelopment Plan*.
- Create an attractive environment through streetscape enhancements and other public improvements that encourage new residential and commercial development throughout the Project Area.
- Increase the number of owner-occupied residential structures, as well as rental units, for a variety of income levels.
- Employ residents within and surrounding the Project Area in jobs generated by area development.
- Improve public facilities and amenities including new streets, utility infrastructure, and parks.
- Restore the original city of Chicago street grid.
- Strengthen the economic well being of the Project Area and the City by enhancing the properties and the local tax base. For decades, the Project Area has consisted of mostly tax exempt tax parcels.

##### Redevelopment Objectives

- Encourage private investment, especially new development on vacant land within the Project Area.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Facilitate development of underutilized property for uses that have demonstrated market support.
- Facilitate development, redevelopment and rehabilitation that will enhance architecturally and historically significant buildings and generally improve building conditions.
- Encourage the development of new commercial/retail uses that serve the surrounding areas and Project Area residents.

- Capitalize on the potential of vacant or underutilized retail/commercial property by spurring growth through financial incentives such as the Small Business Improvement Fund (SBIF) to business in the 47<sup>th</sup>/State TIF District.
- Preserve and create housing for diverse markets through adaptive rehabilitation and/or new construction, and use financial incentives such as the Neighborhood Improvement Program (NIP) to rehabilitate existing residential structures.
- Encourage the use of “green technology” in the new construction and rehabilitation.
- Encourage development of affordable for-sale and rental housing, as defined by the City’s Department of Housing, including for-sale housing for persons earning no more than 100% of the area median income and rental housing for persons earning no more than 60% of area median income, or such other affordability requirements that may be applicable.
- Encourage development of market-rate housing as part of an overall program to create a mixed-income neighborhood.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent redevelopment project areas.
- Promote the hiring of local residents, including graduates of the Project Area’s job readiness and job training programs.
- Improve recreational amenities within the Project Area.
- Strengthen the economic well being of the Project Area by returning public, vacant and underutilized properties to the tax rolls.
- Encourage visually attractive buildings and rights-of-way and encourage high standards of design.
- Transform vacant parcels into open space where appropriate within the Project Area.
- Encourage improvements in accessibility for people with disabilities.
- Upgrade public utilities, infrastructure and streets, including streetscape and beautification projects, improvements to schools and community facilities, and transit stations and building new fire stations, schools and other public amenities.
- Provide opportunities for minority-owned, women-owned, local businesses and local residents to share in the redevelopment of the Project Area.

## **Design Objectives**

- Establish design standards for commercial and residential redevelopment to ensure compatible high-quality development.
- Enhance the appearance of major thoroughfares including Dearborn Street, State Street and Garfield Boulevard through streetscape improvements and the re-establishment of the original City of Chicago street grid.
- Encourage increased use of public transit facilities through pedestrian-friendly design, while also improving vehicular movement.
- Design new structures that are of the quality and standard to blend in with the existing structures within the larger community area.
- Develop a series of neighborhood parks and open spaces.
- Create a system of high quality, pedestrian friendly streets.

- Integrate various building types to add visual interest and encourage a diversity of income levels and ownership tenure within each block.

## **5. REDEVELOPMENT PLAN**

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

### **Property Assembly, Site Preparation and Environmental Remediation**

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program, and may be for the purpose of (a) sale, lease or conveyance to private developers or the CHA 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.

The City, the CHA or a private developer may a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); b) demolish any non-historic feature of such structure; c) demolish all or portions, as allowed by laws, of historic structures, if necessary, to implement a project that meets the goals and objectives of the Redevelopment Plan; and d) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

### **Affordable Housing**

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

### **Intergovernmental and Redevelopment Agreements**

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may

include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking, surface right-of-way improvements, public schools and parks, all to the extent permitted under the Act.

Terms of redevelopment for a redevelopment project may be incorporated in the appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act.

### **Job Training**

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act and other applicable laws.

A job readiness/training program is a component of the Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

### **Relocation**

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

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

### **Financial Impact on Taxing Districts**

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

### **Analysis, Professional Services and Administrative Activities**

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

### **Provision of Public Improvements and Facilities**

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets including reconstruction of streets in order to reestablish the original street grid pattern, development of parks and recreational facilities, signalization improvements, provision of streetscape amenities, parking improvements, utility improvements and the provision of daycare facilities designed to meet the needs of the community.

### **Financing Costs Pursuant to the Act**

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

### **Interest Costs Pursuant to the Act**

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

### **Construction of New Low-Income Housing Pursuant to the Act**

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



## **6. REDEVELOPMENT PROJECT DESCRIPTION**

The Plan seeks to address the obsolete pattern of land use and street system incongruities resulting from the development of the Chicago Housing Authority (CHA) Robert Taylor Homes housing project. The Plan seeks to encourage redevelopment of the Robert Taylor Homes public housing site as well as the remainder of the Project Area into a mixed-income community with appropriate neighborhood community uses. The construction of new infrastructure, including re-establishing a neighborhood street grid and the enhancement of major thoroughfare rights-of-way is seen as an essential part of needed redevelopment.

The Plan recognizes that new investment in residential and commercial property is needed to improve the Project Area. Attracting new private investment will require the redevelopment of existing properties and the rehabilitation of certain other properties. Proposals for infrastructure improvements will stress projects that serve and benefit the surrounding residential, commercial and institutional uses. Specifically, the plan seeks to create a new commercial/retail district along the State Street Corridor between 47<sup>th</sup> Street and Garfield Boulevard.

A comprehensive program of aesthetic enhancements will include streetscape improvements and aesthetically compatible new development. The components will create the quality environment required to sustain the revitalization of the Project Area. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

### **Residential/Commercial Redevelopment**

Residential/Commercial redevelopment is proposed for majority of the Project Area. Neighborhood open space and community facilities may be incorporated into the overall residential/commercial development pattern as appropriate.

### **Public Improvements**

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include:

- Re-establishment of the original Chicago street grid pattern;
- Construction and dedication of new streets to provide adequate access to individual properties;
- Construction of a system of city dedicated alleys added between blocks for access for parking facilities and trash removal;
- New sidewalks and other pedestrian-friendly amenities;
- Streetscape enhancements along State Street, Garfield Boulevard and possibly others;
- New street lighting;
- New water and sewer infrastructure;
- New landscaping in compliance with the City of Chicago Landscape ordinance;
- New parks and recreation areas;
- Improvement of other public facilities that meet the needs of the community;

## 7. GENERAL LAND USE PLAN AND MAP

*Figure 4, General Land Use Plan (see Appendix A)*, identifies land use policies to be pursued in the implementation of the Plan. The land use categories planned for the Project Area are residential and mixed use. The mixed use category will combine residential, commercial and institutional uses. The *Land Use Plan* allows for a prudent level of flexibility in land use policy to respond to future market forces. The "mixed use" category allows for a variety of residential properties, open space and neighborhood-oriented community facilities. It also anticipates the need for some commercial development as well as governmental uses and facilities, including schools, parks, libraries and public service facilities. The *Land Use Plan* is intended to serve as a guide for future land use improvements and developments within the Project Area.

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

Residential use is proposed for much of the project area. This will primarily take the form of various single-family and multi-family developments. Open space and neighborhood-oriented community facilities are also anticipated. The Plan also recognizes that attractive new commercial development will help promote investment in residential property and serve the people who live in this community as well as surrounding areas. The Plan seeks to promote new commercial development. Specifically, the plan seeks to create a new commercial/retail district along the State Street Corridor between 50<sup>th</sup> Street and Garfield Boulevard.

Finally, the mixed use designation includes institutional uses. This is intended to include schools, parks and public service facilities. It will also allow for the proposed extension of Dearborn Street which will attempt to reestablish the original Chicago grid pattern.

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

## **8. REDEVELOPMENT PLAN FINANCING**

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

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

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

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 2 or otherwise adjust the line items in Table 2 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

### **Eligible Redevelopment Project Costs**

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

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
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 cost of "welfare-to-work" programs implemented by businesses located within the Project Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the Project Area with particular attention to the needs of those residents who have previously experienced inadequate 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 Plan.
9. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements of Section 74.4-3(n)(7) of the Act (see "Relocation" section);
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 Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.

12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - Subject to the next bullet point, the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
  - Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act;
14. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act;
15. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act; and
16. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees

from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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 redevelopment Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

### **Estimated Project Costs**

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in *Table 2, Estimated Redevelopment Project Costs*.

1. Professional services including planning studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Plan. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. *(Estimated cost: \$6,000,000)*
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by the City and private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$25,000,000)*
3. Costs of Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: \$50,000,000)*
4. Costs of Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Board of

Education attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$75,000,000)*

5. Relocation costs. *(Estimated cost: \$3,000,000)*
6. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. *(Estimated cost: \$2,000,000)*
7. Interest costs related to redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$15,000,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$2,500,000)*
9. Financing costs, including but not limited to the issuance of tax increment allocation revenue obligations. *(Estimated cost: \$2,000,000)*

The estimated gross eligible project cost over the life of the Project Area is approximately \$180.5 million. All project cost estimates are in 2003 dollars. Any bonds or other tax increment allocation revenue obligations issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

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

**Table 3**  
**ESTIMATED REDEVELOPMENT PROJECT COSTS**

<b>Eligible Expense</b>	<b>Estimated Cost</b>
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$6,000,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$25,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$50,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) <sup>[1]</sup>	\$75,000,000
5. Relocation Costs	\$3,000,000
6. Job Training, Retraining, Welfare-to-Work	\$2,000,000
7. Interest Subsidy	\$15,000,000
8. Day Care Services	\$2,500,000
9. Financing Costs	\$2,000,000
<b>TOTAL REDEVELOPMENT COSTS</b> <sup>[2][3]</sup>	<b>\$180,500,000</b> <sup>[4]</sup>

<sup>1</sup>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 Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

<sup>2</sup>Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

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

<sup>4</sup>Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

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



## Sources of Funds

The funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs, are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds as the City may deem appropriate. The City may incur redevelopment project costs (costs for line items listed on *Table 2, Estimated 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.

As shown in *Figure 5, Adjacent TIF Districts*, the Project Area is contiguous to the proposed 40<sup>th</sup>/State Redevelopment Project Area on the north, the 47<sup>th</sup>/Halsted Redevelopment Project Area and the Ryan/Garfield Redevelopment Project Areas on the west and the 47th/King Drive Redevelopment Project Area on the east.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 *et seq.*). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time

exceed the total redevelopment project costs described in *Table 2, Estimated Redevelopment Project Costs*.

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

### **Nature and Term of Obligations to be Issued**

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Plan in 2004, by 2028). 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 series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

### **Most Recent Equalized Assessed Valuation**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and Incremental Property Taxes of the Project Area. The 2002 EAV of all taxable parcels within the Project Area is \$19.8 million. The total EAV amount by Parcel Identification Number (PIN) is summarized in *Appendix D*. 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.

## **Anticipated Equalized Assessed Valuation**

By tax year 2027 (collection year 2028) and following substantial completion of the 47<sup>th</sup>/State Redevelopment Project, the EAV of the Project Area is estimated to be between \$200 million and \$210 million. The estimated range is based on several key assumptions including: 1) redevelopment in the project area will occur over the next five to fifteen years; 2) all undeveloped land will be built with new development and all vacant buildings will be improved and increase in assessed value; 3) an estimated annual inflation rate in EAV of 2.0 percent through 2027, realized in triennial assessment years only; 4) the three-year average state equalization factor of 2.334067 (tax years 2000 thru 2002) is used in all years to calculate the EAV and 5) the three-year average tax rate of 7.586% (tax years 2000 thru 2002) for the duration of the 47<sup>th</sup>/State Redevelopment Plan.

## **Financial Impact on Taxing Districts**

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

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

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

The replacement of vacant and underutilized buildings and lots with more intensive uses may increase the demand for services and programs provided by the City of Chicago.

According to reports received from the City's Department of Water and Sewers, the majority of existing sewers within the Study Area were installed between 1884 and 1907, an age of 97 to 120 years. The department is planning new sewers in 2004 as part of the CHA redevelopment. The replacement of some of the aging sewers will cost approximately \$693,000 without street restoration. Assuming that the vacated streets south of 45<sup>th</sup> Street within the Study Area will be restored as part of the reconstruction of the original street grid and rededicated, the department has recommended new sewers for those streets at an approximate cost of \$7,423,000. All of the existing sewers to remain in the area of street reconstruction should be televised to ascertain their condition.

With regard to the water mains, most of the water mains within the Study Area are over 100 years of age and most other water mains will be over 100 years of age by 2027 (the expected life of the TIF). The Department of Water Management, Bureau of Engineering Services-

Water Section is phasing out all existing 6-inch cast iron pipe mains and replacing them with 8-inch ductile iron mains. The projected service life of the underground water mains is 100 years and mains with 3 or more breaks in a block are candidates for replacement regardless of age. There is approximately 52,899 feet of existing iron mains that need to be replaced. The cost for the replacement is approximately \$16,230,000.

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

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

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

Chicago Community College District 508: The Community College 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.

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

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

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

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The development of new residential property on vacant and deteriorated land could increase the demand for school services parks, libraries and community colleges and other population-based services.

Within the land use designations on the *Land Use Plan* that allow for residential use, approximately 3,500 new dwelling units could be constructed during the 23 year life of the Project Area. The total population of the Project Area could increase substantially from the current number of residents. The number of school age children in the Project Area is also likely to increase as a result of residential redevelopment from the estimated current population of 2,100 residents under the age of 18. Assuming that 70% (2,450) of the potential 3,500 new dwelling units are two-bedroom and three-bedroom units, an estimated 5,185 children under the age of 18 could reside in the Project Area when redevelopment is completed. This estimate was derived by applying the average number of children per family households in the adjacent census

tracts, based on 2000 U.S. Census data, to the 2,450 residential dwelling units that are assumed to be family households when redevelopment is completed. At this time, as there are schools within the surrounding areas which may not be currently running at capacity, TIF sources may be used to accommodate increased enrollment in existing schools or to build new schools should the need arise.

The proposed residential and commercial redevelopment may increase the demand for improved water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District. As discussed below, the Project Budget includes \$75 million to address such improved service and infrastructure needs.

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

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges.

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

In anticipation of the increased demand, \$75 million has been allocated within the Project Budget to public improvements, including "taxing district capital costs" to address potential demands associated with implementing the Plan.

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

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

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2004, by December 31, 2028).

## **9. HOUSING IMPACT STUDY**

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on area residents. 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 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 in the redevelopment project plan. This Section constitutes the Housing Impact Study. The Project Area contains an estimated 1,162 inhabited residential units. The Plan provides for the redevelopment of portions of the Project Area that contain occupied residential units. As a result, implementation of this Plan will result in the displacement of residents from 10 or more inhabited residential units. Therefore, a housing impact study is required. This Housing Impact Study, which is part of the 47<sup>th</sup>/State Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

This Housing Impact Study is organized into two parts. Part I describes the housing survey conducted within the Project Area to determine existing housing characteristics. Part II describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

### **Part I - Housing Survey**

- i. Type of residential unit, either single-family or multi-family.
- 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.
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

### **Part II - Potential Housing Impact**

- 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 residencies are to be removed.
- iii. The availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

## PART I - HOUSING SURVEY

Part I of this study provides, as required by the Act, the number, type and size of residential units within the Project Area, the number of inhabited and uninhabited units, and the racial and ethnic composition of the residents in the inhabited residential units.

### Type of Residential Units: Single or Multi-Family

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed during November and December 2003, revealed that the Project Area contains 265 residential or mixed-use residential buildings containing an estimated 1,922 housing units. The number of residential units by building type is outlined in Table 4, Number and Type of Residential Units.

**Table 4**  
**NUMBER AND TYPE OF RESIDENTIAL UNITS**

Building Type	Total Number of Buildings	Estimated Total Number of Units
Single-Family	51	51
Multi-Family	212	1,869
Mixed-Use (Residential Above)	2	2
<b>Total</b>	<b>265</b>	<b>1,922</b>

Source: ERS Enterprises, Chicago Housing Authority (CHA), Claritas, U.S. Census

### Number and Type of Rooms in Residential Units

The distribution of the 1,922 residential units within the Project Area by the approximate number of rooms 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 Project Area, ERS Enterprises analyzed 2000 United States Census Data by Census Tract and by Census Block Group for the Project Area. The Project Area contains seven (7) Census Tracts (3806, 3816, 3817, 4001, 4002, 4003, and 4004). Within these Census Tracts, ERS assessed the Census Data by Block Group, as defined by the U.S. Census; a Block Group is a combination of census blocks (a census block group is the smallest entity for which the Census Bureau collects and tabulates 100% data). In this study, we have relied on 2000 federal census sample data along with information from the Chicago Housing Authority (CHA) because it is the best available information regarding the housing units within the Project Area. The CHA data primarily pertained to Census Tracts 3806, 3816, 3817, and 4002 and the Block Groups within the aforementioned Tracts. The demographic data provided by the CHA is current as of October 2003. The results of this survey are outlined in Table 5, Units By Number of Rooms.



**Table 5**  
**UNITS BY NUMBER OF ROOMS <sup>1</sup>**

Number of Rooms	Percentage	Estimate for Project Area
1 Room	1.6%	31
2 Rooms	2.7%	52
3 Rooms	9.0%	173
4 Rooms	24.0%	463
5 Rooms	34.0%	653
6 Rooms	13.8%	265
7 Rooms	7.3%	140
8 Rooms	3.0%	58
9+ Rooms	4.5%	87
<b>Total</b>	<b>100.0%</b>	<b>1,922</b>

Source: U.S. Census Bureau and CHA

<sup>1</sup> 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.

### **Number of Inhabited Units**

A survey of inhabited dwelling units within the Project Area was conducted by ERS during the months of November and December 2003. This survey identified 1922 residential units, of which an estimated 39.9% were identified as vacant. Within the four (4) Chicago Housing Authority (CHA) residential properties that are in the Project Area, there are approximately 487 vacant units out of 788 units. The vacancy rate in the CHA properties is in excess of 61.8% as of October 2003. Within the broader community excluding the CHA properties, the vacancy rate was determined by utilizing the 2002 Census Block Group Data vacancy rate, which was 24.7% at the time of the last Census. Therefore, combining the vacancy rate for the CHA properties with the vacancy rate in the other residential properties located within the Project Area, ERS concluded that there are an estimated 769 vacant units and approximately 1,153 total inhabited units within the Project Area.

As required by the Act, this information was ascertained as of December 18, 2003, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11- 74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

### **Race and Ethnicity of Residents**

The racial and ethnic composition of the residents within the Project Area is identified in Table 6, Race and Ethnicity Characteristics, within this section. The methodology to determine this information is described below.

#### *Methodology*

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using demographic information, which was provided by

Claritas, a national demographic provider. Population projections were made based on data from the 2000 United States Census. ERS Enterprises analyzed this data by Census Block Group for those Census Block Groups encompassed in the Project Area. Therefore, we have relied on Census Block Group data because it is the best available information regarding the residents of the Project Area. The total population for the Project Area was estimated by adding the number of residents in the CHA properties (1,142) with the estimated number of residents in the Census Block Groups outside of the CHA Properties (4,288). The race and ethnic composition of these residents is indicated in Table 6, Race and Ethnicity Characteristics.

**Table 6**  
**RACE AND ETHNICITY CHARACTERISTICS**

<b>Race</b>	<b>Percentage</b>	<b>Estimated Residents</b>
White	0.4%	24
Black or African-American	98.8%	5,365
American Indian and Alaska Native	0.1%	4
Asian	0.0%	0
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	0.7%	37
<b>Total</b>	<b>100.0%</b>	<b>5,430</b>

<b>Hispanic Origin</b>	<b>Percentage</b>	<b>Estimated Residents</b>
Hispanic	1.3%	68
Non-Hispanic	98.7%	5,362
<b>Total</b>	<b>100.0%</b>	<b>5,430</b>

Source: U.S. Census Bureau, CHA, and Claritas

## **PART II - POTENTIAL HOUSING IMPACT**

Part II of this study contains, as required by the Act, information on any acquisition, relocation program, replacement housing and relocation assistance.

### **Number and Location of Units That May Be Removed**

The primary objectives of the Plan are to redevelop vacant land and correct obsolete land use patterns through redevelopment, including replacement of existing CHA housing units. A methodology was established that would provide a reasonable estimate of the inhabited residential units that may be removed. 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 the following steps.

1. Step one counts all inhabited residential units proposed for redevelopment. The total number of inhabited residential units that will be removed due to identified redevelopment activity is 301. This number accounts for all of the remaining inhabited units within what is left of the Robert Taylor Housing Development. The entire Robert Taylor Housing Development will be demolished as part of the CHA's Plan for Transformation.
2. Step two counts the number of inhabited residential units located in buildings that are dilapidated as defined by the Act. A survey of the entire Project Area completed in December 2003 identified a total of 61 dilapidated buildings, 24 of those are residential properties, excluding the CHA buildings which were counted in Step 1 above. Those 24 residential buildings contain 75 residential units. 56 of those units are occupied and could be removed due to demolition or rehabilitation of the dilapidated buildings.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not permit residential uses. After reviewing the Land Use Plan for the Project Area, we determined that the mixed-use land use designation would continue to permit existing inhabited residential units to exist as such. Therefore, although the mixed-use land use designation could permit the change in use of an existing inhabited residential unit to a non-residential use, because no such change is mandated by such designation, and because no approved plans for such change exist, the number of inhabited residential units that may be removed due to future land use change is assumed to be zero.

Figure 6, Housing Impact Study Map (see Appendix A), identifies the 357 inhabited residential units, which is the sum of Steps 1,2 and 3 estimated to be removed during the 23-year life of the 47<sup>th</sup>/State Redevelopment Project Area.

## **Plans For Relocation Assistance**

All potentially displaced residents of this Study Area reside within the Robert Taylor Housing Development. Therefore, relocation assistance is governed by *The CHA Leaseholder Housing Choice and Relocation Rights Contract*. A copy of the contract is provided in *Appendix E*. The attached contract sets forth the rights and responsibilities of the Chicago Housing Authority, its agents, and the CHA Leaseholder regarding relocation either temporarily or permanently for a CHA unit and will be used to ensure that displaced residents are relocated in keeping with the intent of the Act.

## **Availability of Replacement Housing**

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. Newly constructed affordable housing, that are built as part of the 47<sup>th</sup>/State Redevelopment Plan will constitute a part of such permanent housing.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the *Chicago Sun-Times*, *Chicago Tribune*, *Hyde Park Herald*, *Lakefront Outlook*, *Chicago Defender*, and from Internet listings on Apartments.com and HomeStore.com during November and December, 2003. The results of this research are presented in Table 7, Survey of Available Housing Units. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year.

Since one of the key goals of the Plan is to develop infill housing on currently vacant lots and rehabilitate existing deteriorated buildings, it is assumed that displacement, if any, caused by activities as part of the Plan, will be short term. Over the long term, it is anticipated that there will be no net loss of units within the Project Area.

**Table 7**  
**SURVEY OF AVAILABLE HOUSING UNITS**

No	Property Address	Units	Rents			Utilities Included	Section 8 Accepted	Community
			2BDR	3BDR	4BDR+			
1	57th and Michigan	2	\$ 650	\$ 950		No	Yes	Washington Park
2	57th and LaSalle	1	\$ 425			No	Yes	Washington Park
3	50th and King	2		\$ 1,200	\$ 1,500	No	No	Grand Boulevard
4	37th and Indiana	1			\$ 1,300	No	Yes	Grand Boulevard
5	61st and King	2	\$ 900	\$ 1,000		Yes	Yes	Washington Park
6	4724 S Vincennes	3	\$ 825	\$ 900	\$ 1,050	No	Yes	Grand Boulevard
7	5923 S Wabash	2	\$ 700	\$ 900		No	Yes	Washington Park
8	58th and Michigan	3	\$ 800	\$ 1,000	\$ 1,200	No	Yes	Washington Park
9	5907 S Prairie	1	\$ 940			No	Yes	Washington Park
10	4927-29 S Prairie	2	\$ 700		\$ 1,250	No	Yes	Grand Boulevard
11	4901 S Michigan	2	\$ 750	\$ 900		Heat	Yes	Grand Boulevard
12	4124 S Calumet	1	\$ 900			No	Yes	Grand Boulevard
13	4628 S Calumet	1		\$ 900		No	Yes	Grand Boulevard
14	4727 S St. Lawrence	2	\$ 545		\$ 1,500	No	Yes	Grand Boulevard
15	4533 S Calumet	1	\$ 725			No	Yes	Grand Boulevard
16	41st and King	1	\$ 575			No	Yes	Grand Boulevard
17	58th and Wabash	2	\$ 425	\$ 525		No	Yes	Washington Park
18	48th and Vincennes	1			\$ 900	No	Yes	Grand Boulevard
19	4030 S Indiana	1			\$ 1,000	No	Yes	Grand Boulevard
20	5728 S Indiana	2		\$ 750	\$ 800	No	Yes	Washington Park
21	58th and Indiana	2		\$ 850	\$ 1,000	No	Yes	Washington Park
22	6160 S King	2	\$ 595	\$ 750		No	Yes	Washington Park
23	61st and Evans	2	\$ 750	\$ 1,000		No	Yes	Woodlawn
24	42nd and Michigan	1		\$ 595		No	Yes	Grand Boulevard
25	6160 S Champlain	2	\$ 700	\$ 900		No	Yes	Woodlawn
	<b>AVERAGE</b>		<b>\$ 700</b>	<b>\$ 875</b>	<b>\$ 1,150</b>			
	<b>TOTAL</b>	<b>42</b>	<b>17</b>	<b>15</b>	<b>10</b>			

Source: Chicago Sun-Times, Chicago Tribune, Hyde Park Herald, Lakefront Outlook, Apartments.com and HomeStore.com

The Replacement Housing Survey yielded 25 apartment buildings containing 42 housing units available for replacement housing for the residents that may be relocated as part of the 47<sup>th</sup>/State Redevelopment Plan. The 42 units identified consisted of seventeen (17) 2-bedroom apartments, fifteen (15) 3 bedrooms and ten (10) bedrooms. Rents for the units in the survey area ranged from \$700 to \$1,150 per month. Of the 25 properties identified, 24 accept Section 8 rental assistance.

### **Type and Extent of Relocation Assistance**

If the removal or displacement of low-income, very low-income or very, very low-income households is required, such residents will be provided with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

Based on demographic information from the U.S. Census, the Chicago Housing Authority and, Claritas, a national demographic data provider, and the income limits provided by the Housing and Urban Development Agency (HUD) and the Illinois Housing Development Authority (IHDA) ERS concludes that, 57.2% of the households within the Project Area may be classified as very, very low-income; 18.0% may be classified as very low-income; 9.0% may be classified as low-income; and 3.2% may be classified as moderate-income and 12.7% may be classified as above moderate-income. Applying these percentages to the estimated number of households identified during the survey completed by ERS reveals that 659 households within the Project Area may be classified as very, very low-income; 207 households may be classified as very low-income; 104 households may be classified as low-income; 37 households may be classified as moderate-income; and 146 households may be classified as above moderate-income as defined by Section 3 of the Illinois Affordable Housing Act, I 310 ILCS 65/3. This information is summarized in Table 8, Household Income.

**Table 8**  
**HOUSEHOLD INCOME**

<b>Income Category</b>	<b>Annual Income Range (2000 estimate)</b>	<b>Estimated Percentage of Households</b>	<b>Estimated Number of Households</b>
Very, Very Low-Income	\$0 - \$15,850	57.2%	659
Very Low- Income	\$15,851 - \$26,400	18.0%	207
Low-Income	\$26,401- \$39,550	9.0%	104
Moderate-Income	\$39,551 - \$52,800	3.2%	37
Above Moderate-Income	\$52,800 or more	12.7%	146
<b>Total</b>		<b>100.0%</b>	<b>1,153</b>

Source: HUD, IHDA, U.S Census, Chicago Housing Authority, Claritas, Inc.

As described above, the estimates of the total number of moderate-, low-, very low- and very, very low-income households within the Project Area collectively represent 87.4% of the estimated number of households in the Project Area. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 47<sup>th</sup>/State Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

## **10. PROVISIONS FOR AMENDING THE PLAN**

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

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

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

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City of Chicago's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises or such other standards as may be legally applicable and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

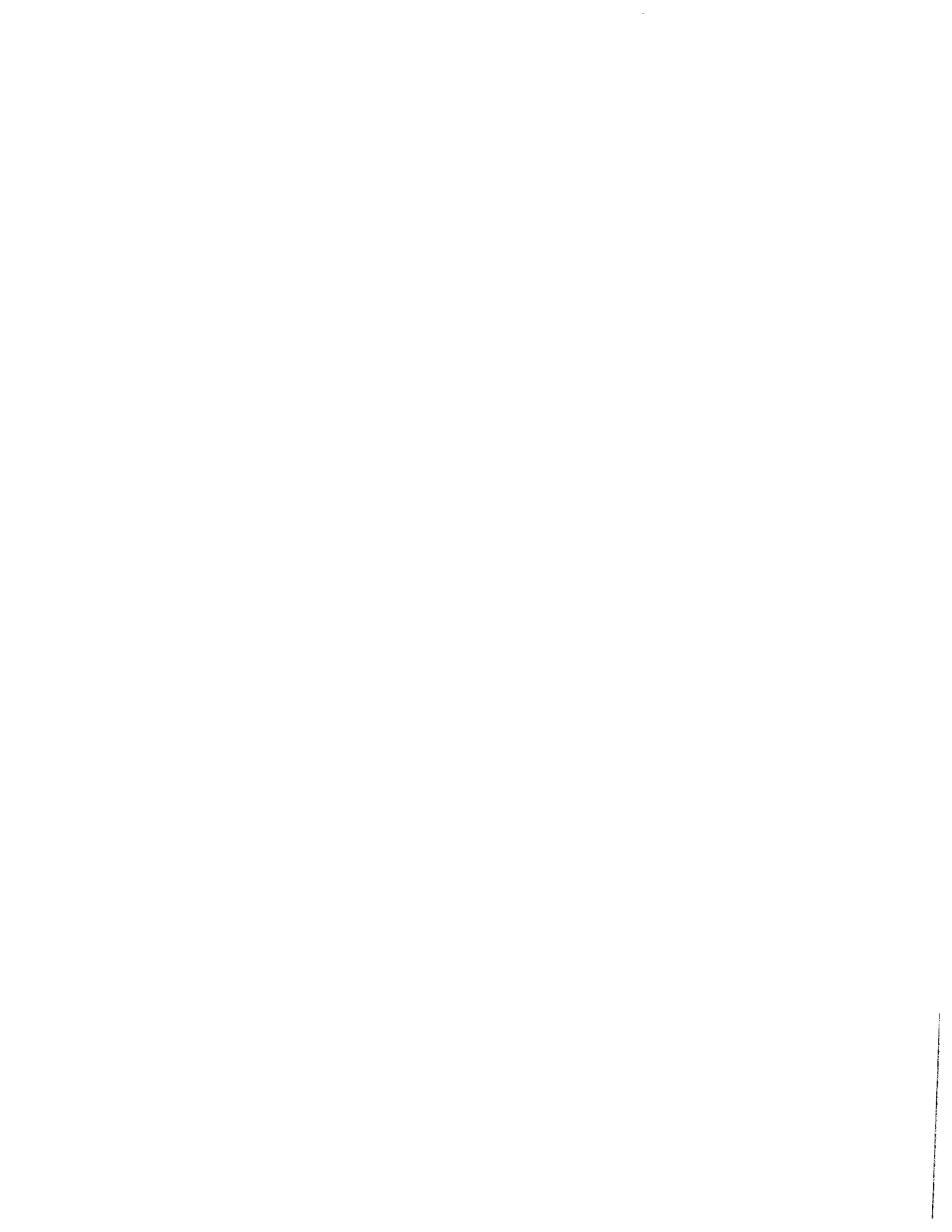
The City shall have the right in its sole discretion to exempt certain small business, residential property owners and developers from the above or to modify such standards to comply with applicable laws.



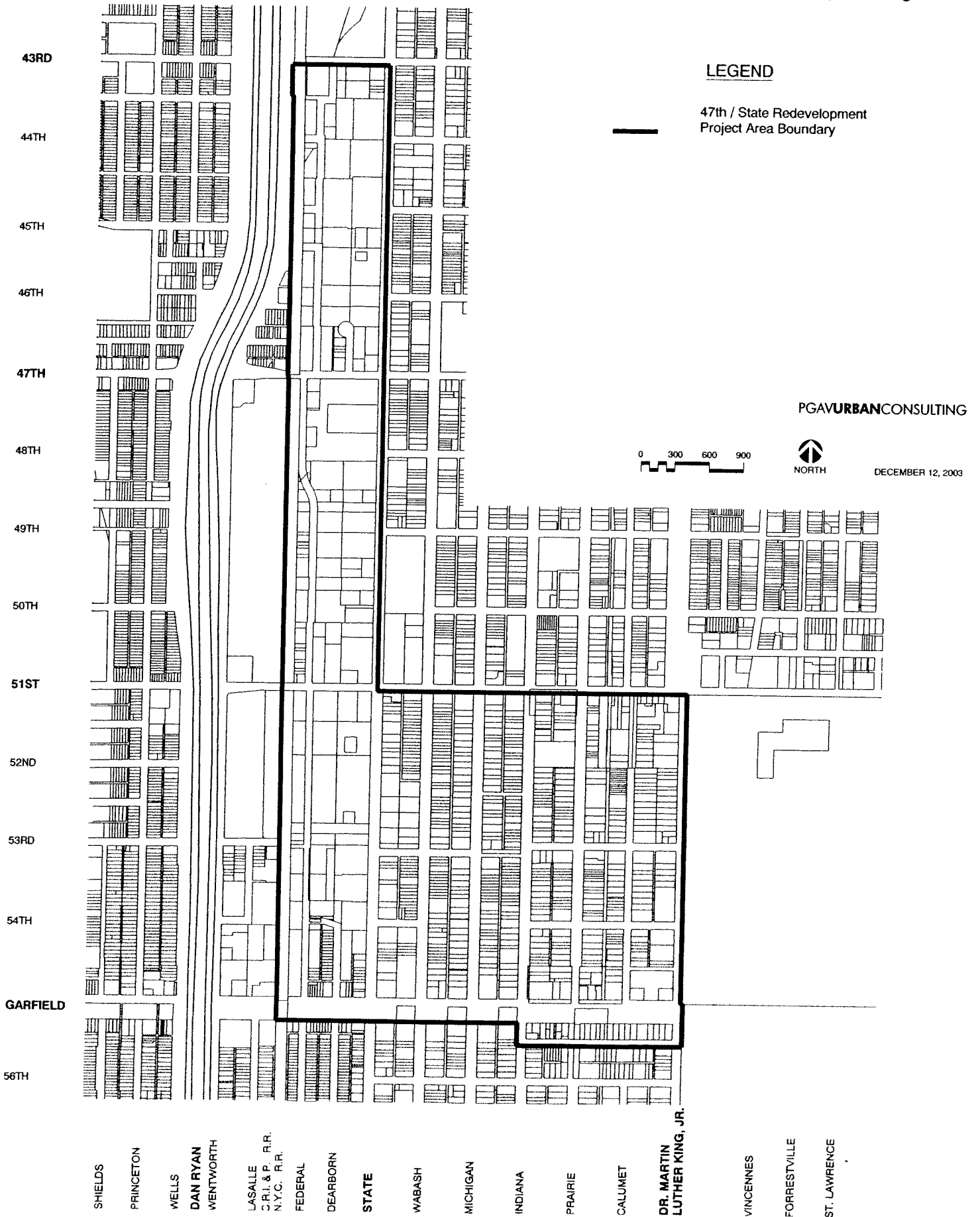
**APPENDIX A**

**47th/State**  
**REDEVELOPMENT PROJECT AREA**

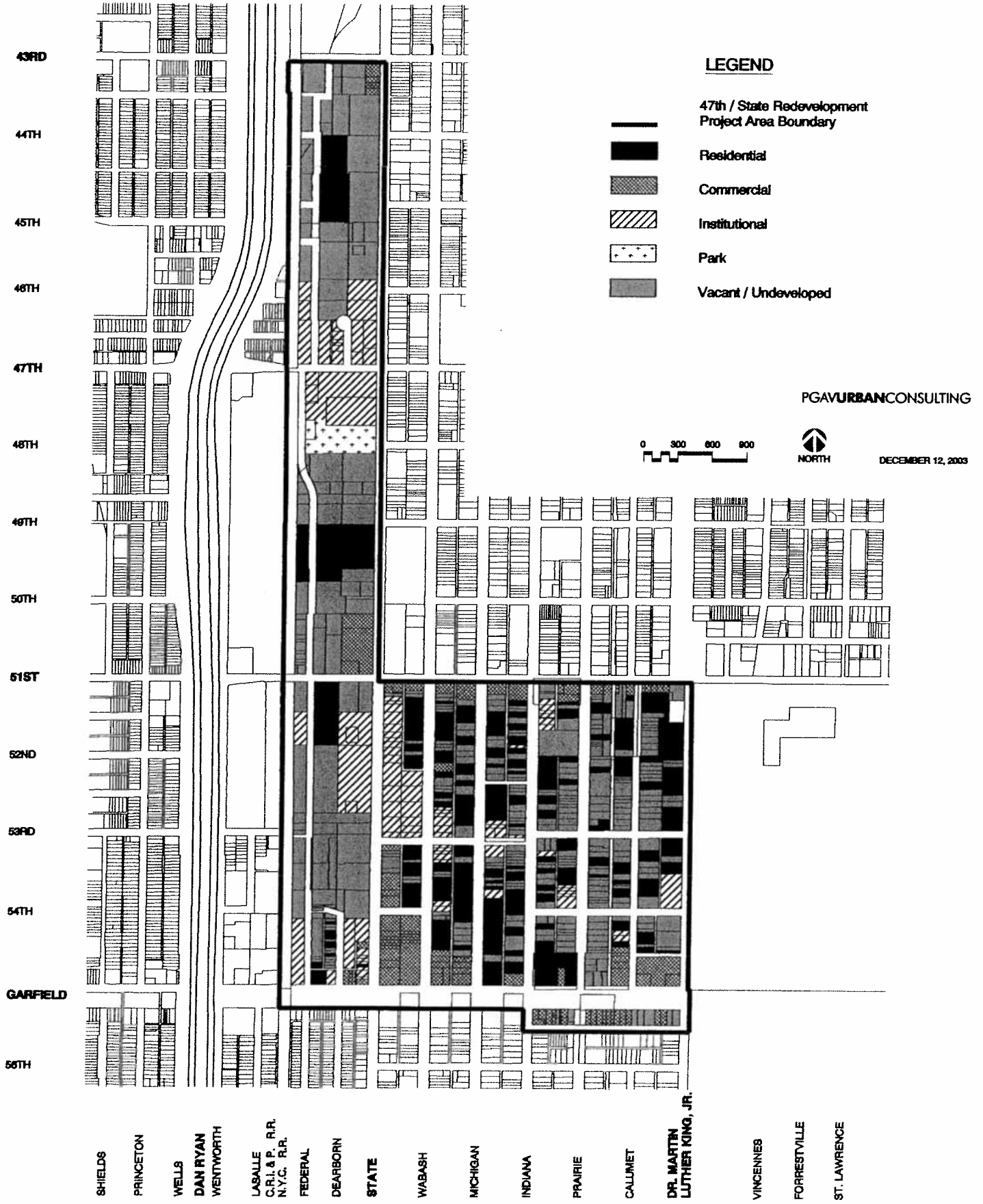
**FIGURES 1-6**



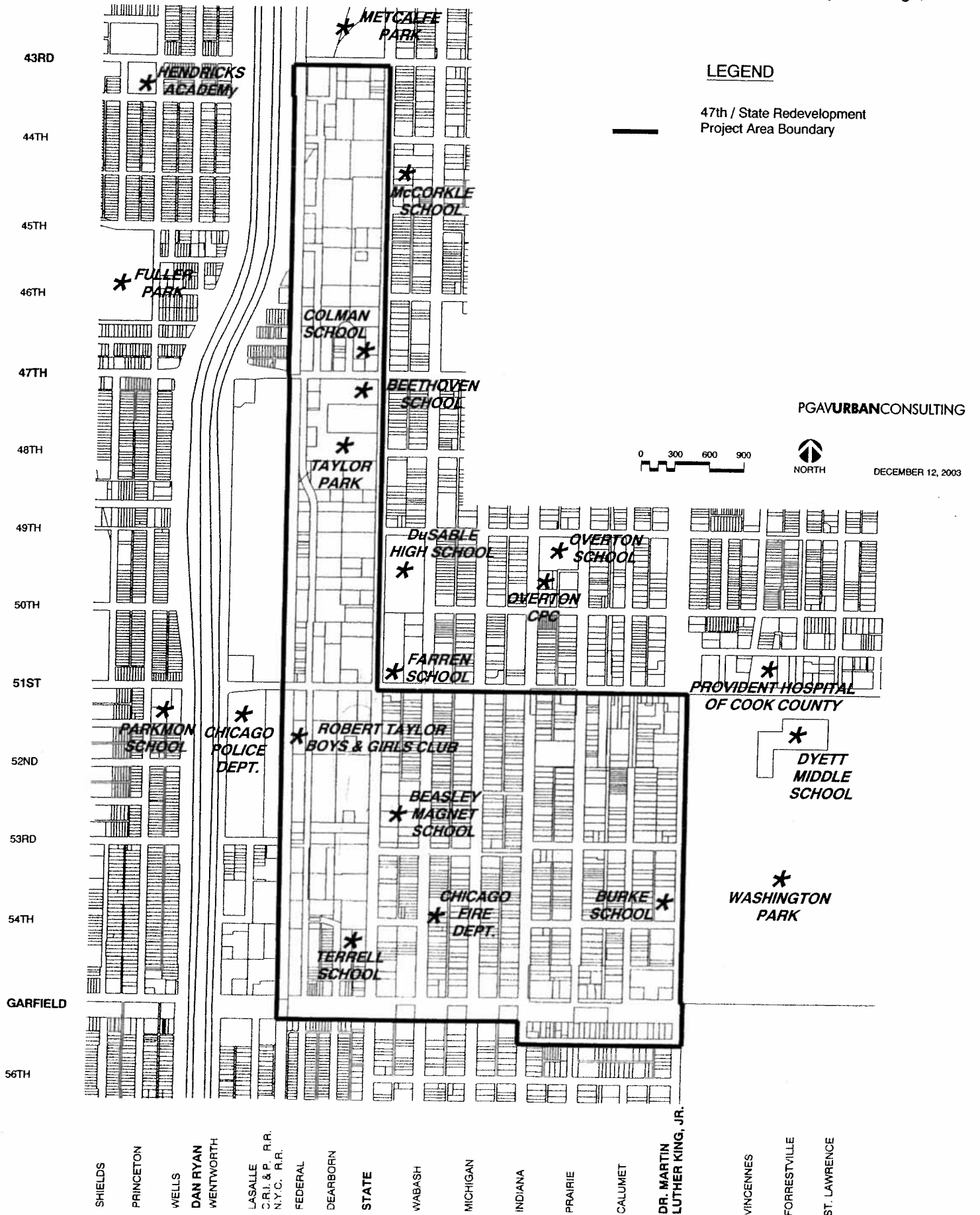
**FIGURE 1**  
**Redevelopment Project Area Boundary Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



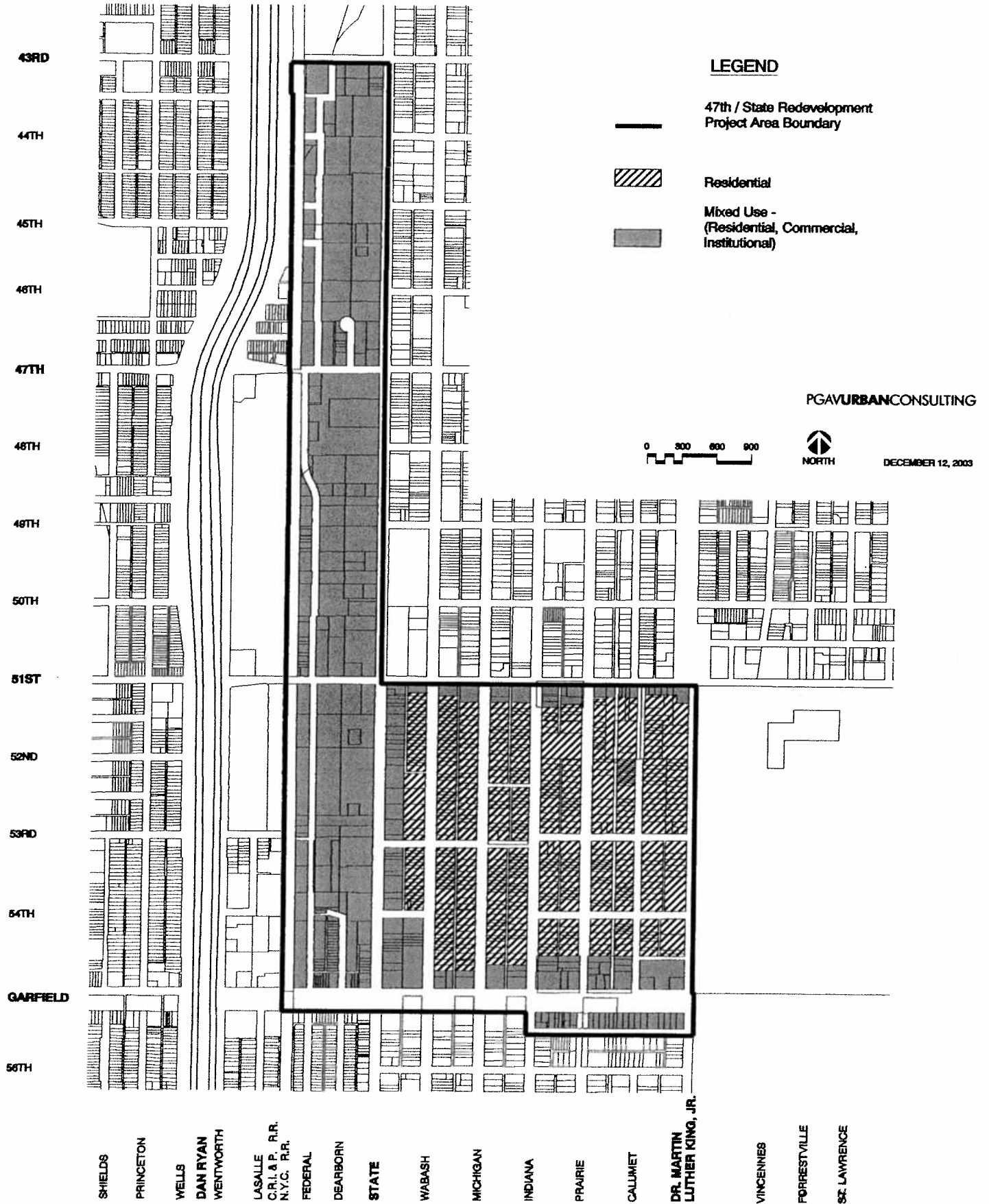
**FIGURE 2**  
**Existing Land Use Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



**FIGURE 3**  
**Community Facilities Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



**FIGURE 4**  
**General Land Use Plan**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



**FIGURE 5**  
**Adjacent TIF Districts Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois

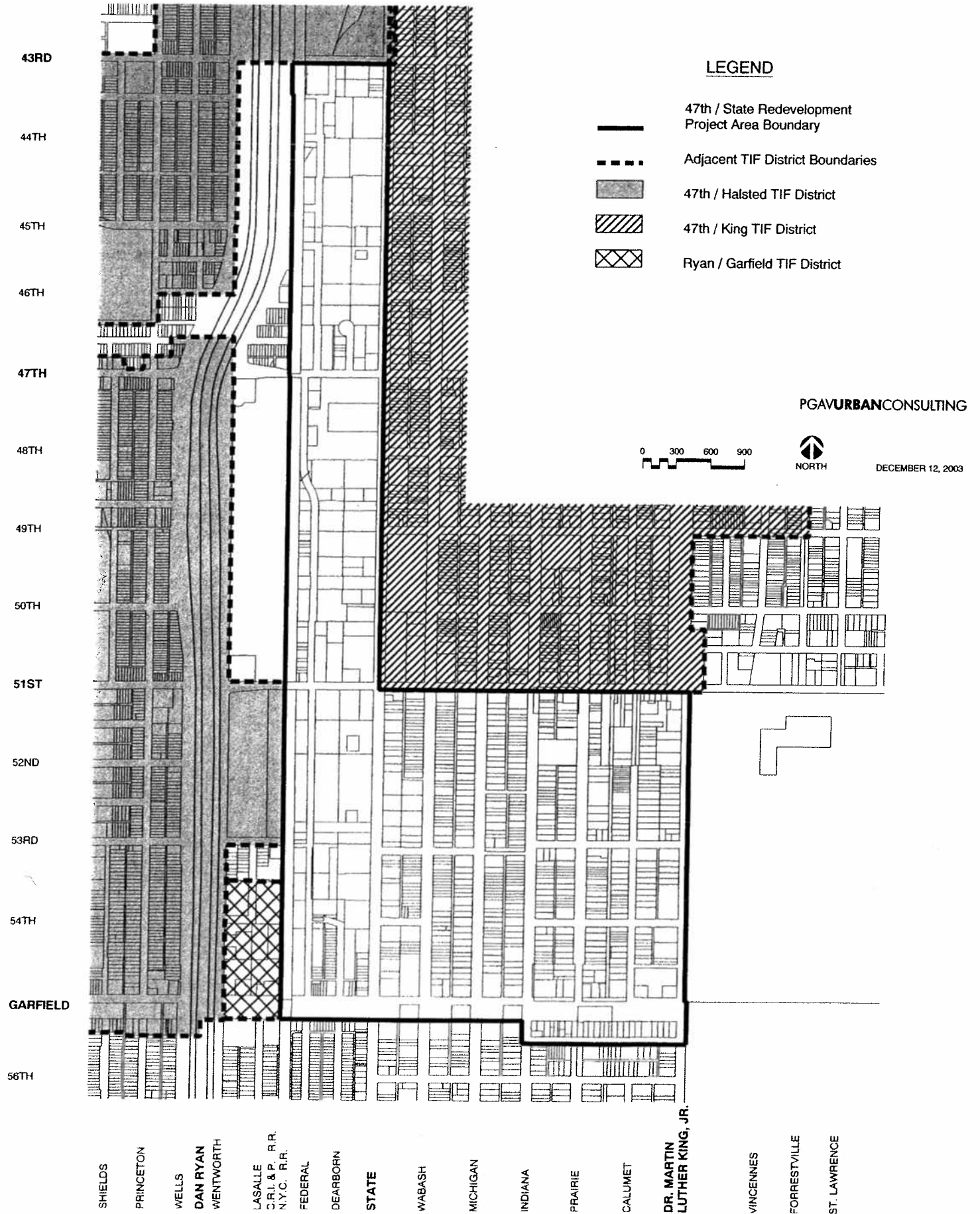
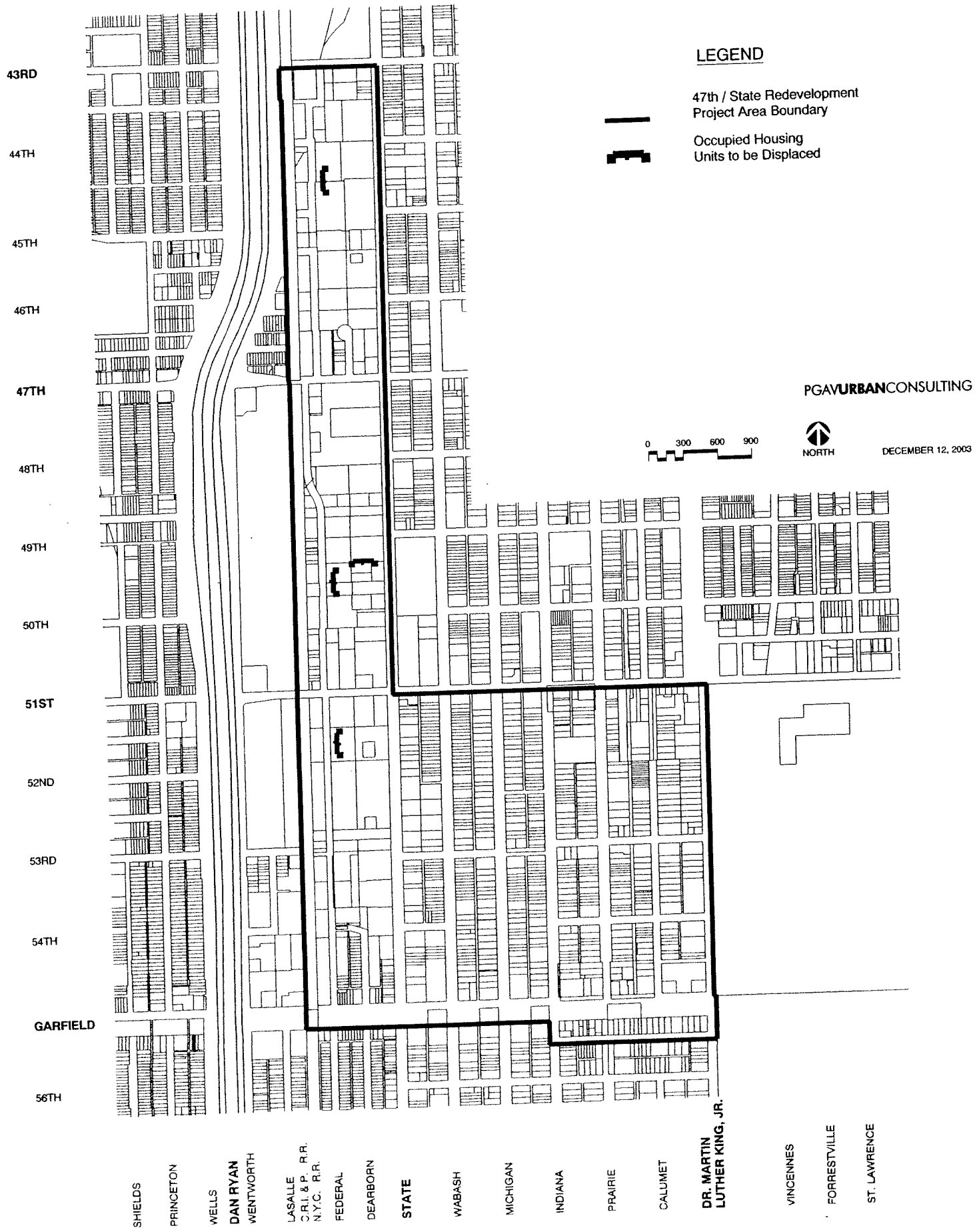




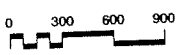
FIGURE 3  
**Housing Impact Study Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



**LEGEND**

-  47th / State Redevelopment Project Area Boundary
-  Occupied Housing Units to be Displaced

PGAVURBANCONSULTING



DECEMBER 12, 2003



## APPENDIX B

### 47th/State REDEVELOPMENT AND PROJECT AREA LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, THE EAST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, THE NORTHEAST QUARTER OF SECTION 16 AND THE WEST HALF OF SECTION 15, ALL IN TOWNSHIP 38 NORTH RANGE FOURTEEN EAST OF THE THIRD PRINCIPLE MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHWEST CORNER OF LOT 1 BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH STATE WITH THE SOUTH LINE OF EAST 51<sup>ST</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 51<sup>ST</sup> STREET TO THE EAST LINE OF DR. MARTIN LUTHER KING DRIVE;

THENCE SOUTH ALONG SAID EAST LINE OF DR. MARTIN LUTHER KING DRIVE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN EDGER M. SNOW & COMPANY'S SUBDIVISION OF LOTS 16 AND 15 (EXCEPT THE EAST 37 FEET OF SAID LOT 15) IN BLOCK 2 OF YERBY'S SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN, SAID NORTH LINE OF LOT 8 BEING ALSO THE SOUTH LINE OF EAST 55<sup>TH</sup> PLACE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID EAST 55<sup>TH</sup> PLACE TO THE WEST LINE OF SOUTH INDIANA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE TO THE SOUTH LINE OF EAST GARFIELD BOULEVARD;

THENCE WEST ALONG SAID SOUTH LINE OF EAST GARFIELD BOULEVARD TO THE WEST LINE OF LOT 4 IN HENRY BOTSFORD'S SUBDIVISION OF LOTS 1 AND 2, LYING EAST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAIL ROAD RIGHT OF WAY AND SOUTH OF GARFIELD BOULEVARD, IN THE SCHOOL TRUSTEE SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD

PRINCIPLE MERIDIAN, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAIL ROAD AND THE NEW YORK CENTRAL RAIL ROAD JOINT RIGHT OF WAY;

THENCE NORTH ALONG SAID EAST LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAIL ROAD AND THE NEW YORK CENTRAL RAIL ROAD JOINT RIGHT OF WAY TO THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN, TO THE WEST LINE OF AFORESAID CHICAGO, ROCK ISLAND AND PACIFIC RAIL ROAD AND THE NEW YORK CENTRAL RAIL ROAD JOINT RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAIL ROAD AND THE NEW YORK CENTRAL RAIL ROAD JOINT RIGHT OF WAY TO THE SOUTH LINE OF WEST 43<sup>RD</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 43<sup>RD</sup> STREET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN, SAID EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 BEING ALSO THE CENTER LINE OF SOUTH STATE STREET;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH STATE STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF EAST 51ST STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 IN THE COUNTY CLERK'S DIVISION TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

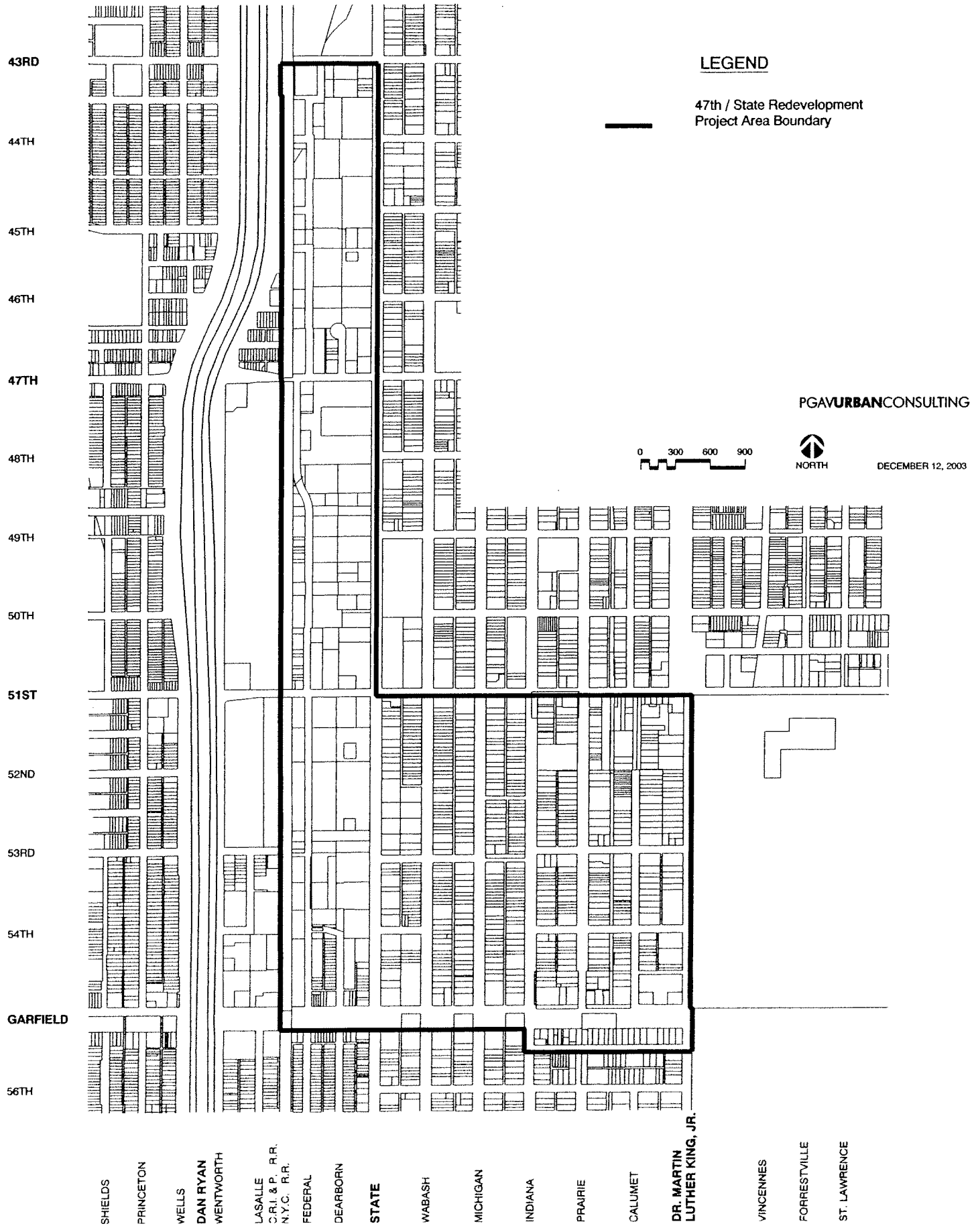
# **APPENDIX C**

## **47th/State REDEVELOPMENT AND PROJECT AREA**

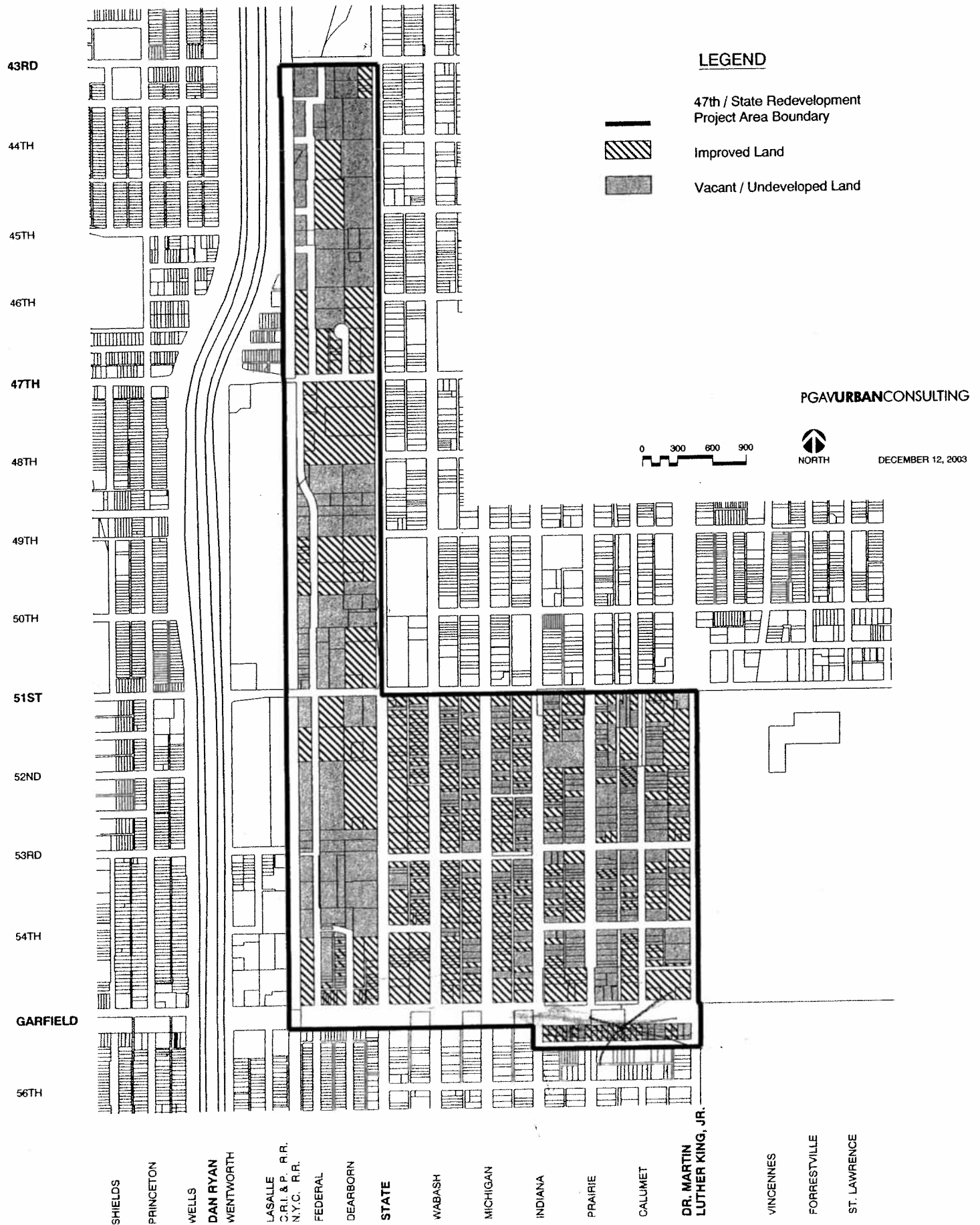
### **ELIGIBILITY STUDY**



**FIGURE A**  
**Study Area Boundary Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



**FIGURE B**  
**Property Type Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



# 1. INTRODUCTION

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

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

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

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

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

Before the tax increment financing ("TIF") technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or "industrial park conservation area." Based on the conditions present, this Eligibility Study (the "Study") finds that the Study Area qualifies for designation as a blighted area, both with respect to its improved area and with respect to its vacant area.

## **Blighted Areas**

If the property under consideration is improved, a combination of five or more of the following factors must be present for designation as a blighted area, as more fully discussed in Section 74.4-3(a)(1) of the Act:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies

7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Stagnant or declining equalized assessed value

If the property consists of vacant land, a combination of two or more of the following factors qualifies the area as blighted, all as more fully discussed in Section 74.4-3(a)(2) of the Act (the "Vacant Blighted Area Option A Factors"):

1. Obsolete platting of vacant land
2. Diversity of ownership of vacant land
3. Tax or special assessment delinquencies on such land
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
5. Environmental clean-up requirements
6. Stagnant or declining equalized assessed value

Vacant land may also qualify as blighted if any one of the following factors is present, all as more fully described in Section 74.4-3(a)(3) of the Act (the "Vacant Blighted Area Option B Factors"):

1. The area consists of one or more unused quarries, mines or strip mine ponds;
2. The area consists of unused rail yards, tracks or rights-of-way;
3. The area is subject to flooding as certified by a registered professional engineer or appropriate regulatory agency;
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites;
5. The area is between 50 to 100 acres, 75 percent vacant and satisfies certain other conditions or ;
6. The area qualified as blighted improved area immediately before it became vacant.

The Act defines blighted areas and recent amendments to the Act also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors defined in the Act are found to be present in the Study Area, to count as qualifying factors they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act; and 2) reasonably distributed throughout the vacant or improved part of the Study Area, as applicable, to which such factor pertains.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every parcel in the Study Area.



## 2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions involving parking facilities, landscaping, public infrastructure including sidewalks, streets, curbs, gutters, lighting, site access, walls and fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed buildings to zoning regulations.
5. Analysis of the current platting, building size and layout.
6. Analysis of building floor area and site coverage.
7. Review of previously prepared plans, studies, inspection reports and other data.
8. Analysis of real estate assessment data.
9. Review of available building permit records to determine the level of development activity in the area.
10. Review of building code violations.



The exterior building condition survey and site conditions survey of the Study Area were undertaken between October and December 2003 to identify the presence of eligibility factors (see *Blighting Factors Matrix of Improved Area, Table C* and *Blighting Factors Matrix of Vacant Area, Table D*). The analysis of site conditions was consolidated by Sub-Area for each of the factors relevant to making a finding of eligibility. The key to the Sub-Areas is shown in *Figure C: Sub-Area Key Map*, with the corresponding existing land use shown in *Figure D: Existing Land Use*. A *Tax Block Map* is provided as *Figure E*.

Where a factor is described as being present to a *meaningful* extent, the factor is present with respect to a majority of the improved or vacant tax parcels in the Study Area, as applicable. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A factor described as being present to a *minor* extent indicates that the factor is present, but that the distribution of impact of the condition is more limited, affecting fewer than 50% of the improved or vacant tax parcels, as applicable. A statement that the factor is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

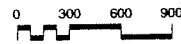
Each factor identified in the Act for determining whether an area qualifies as a blighted area is discussed below and a conclusion is presented as to whether or not the factor is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting factor in establishing the eligibility of the area as a blighted area under the Act. These findings describe the conditions that exist and the extent to which each factor is present.

**FIGURE C**  
**Sub-Area Key Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois

**LEGEND**

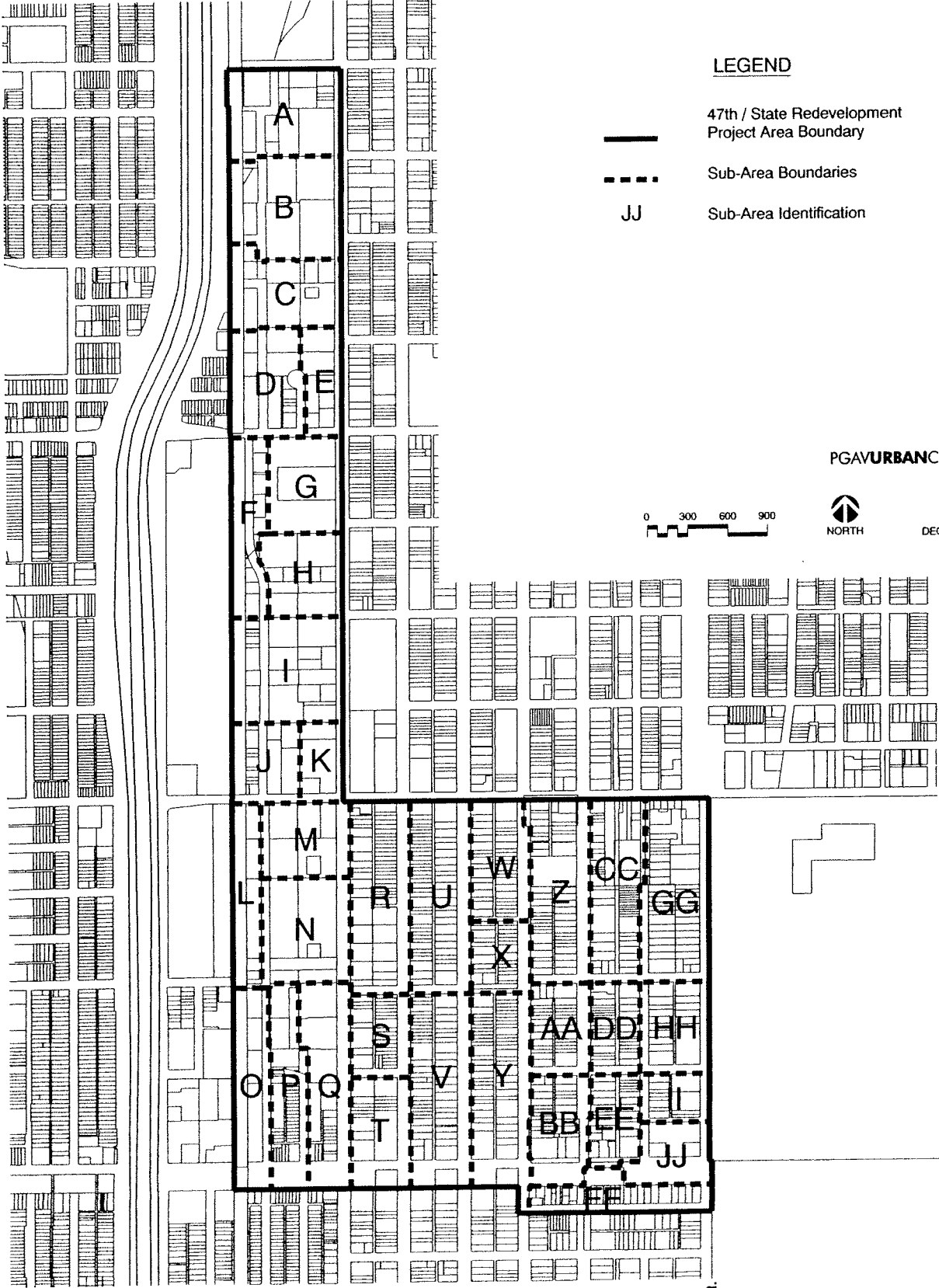
-  47th / State Redevelopment Project Area Boundary
-  Sub-Area Boundaries
- JJ** Sub-Area Identification

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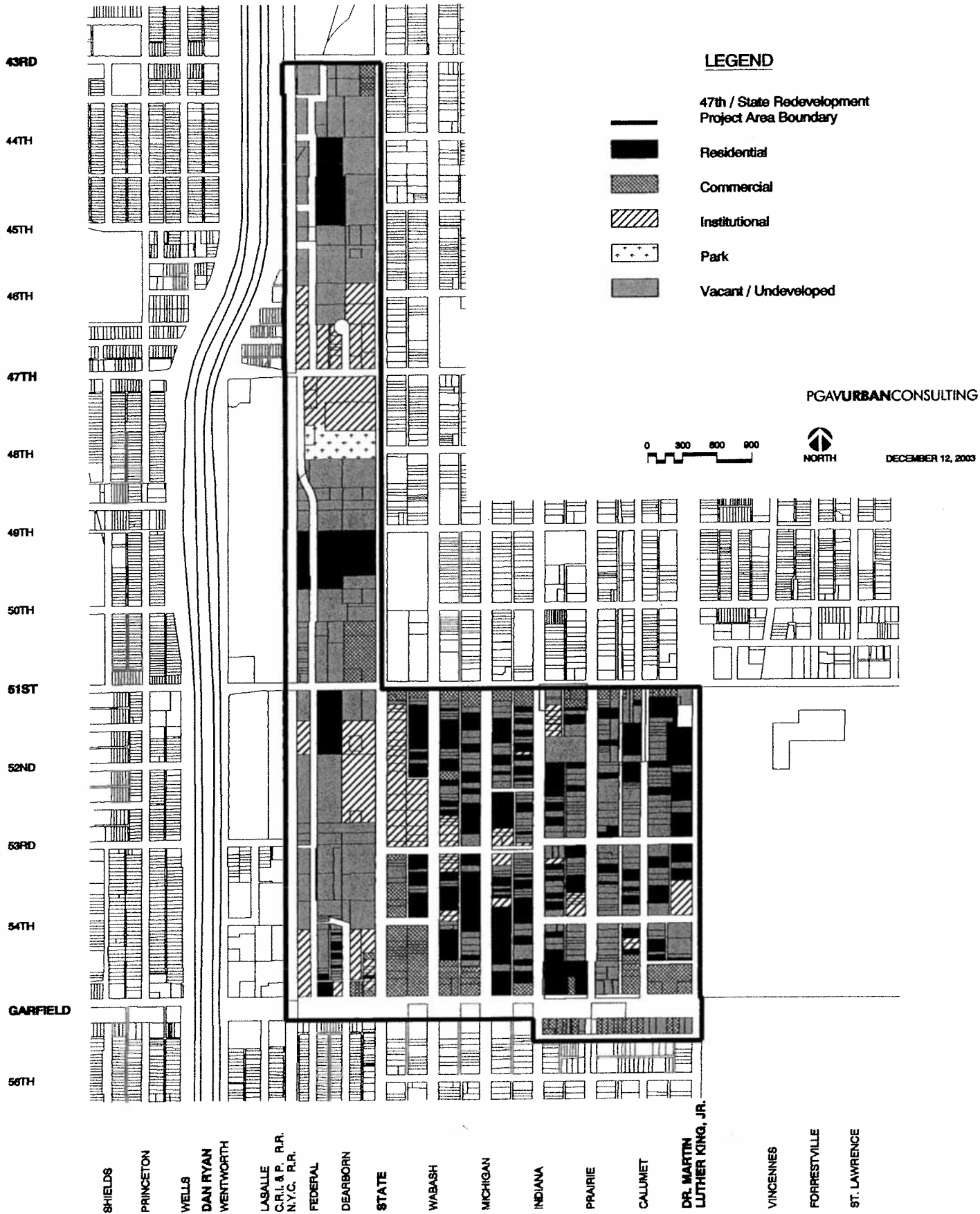
DECEMBER 12, 2003

43RD  
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 53RD  
 54TH  
 GARFIELD  
 56TH

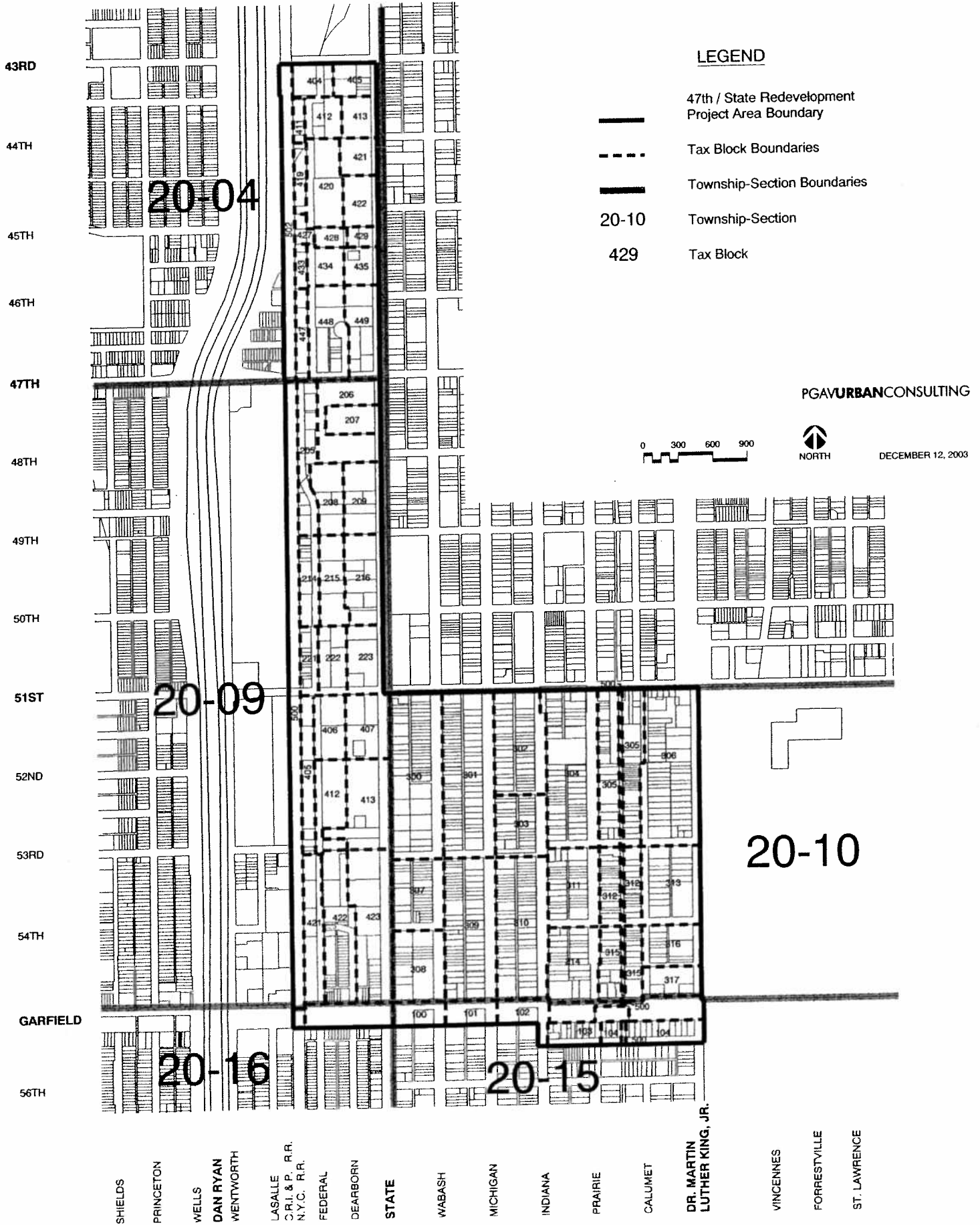


SHIELDS  
 PRINCETON  
 WELLS  
 DAN RYAN  
 WENTWORTH  
 LASALLE  
 C.R.I. & P. R.R.  
 N.Y.C. R.R.  
 FEDERAL  
 DEARBORN  
**STATE**  
 WABASH  
 MICHIGAN  
 INDIANA  
 PRAIRIE  
 CALUMET  
**DR. MARTIN LUTHER KING, JR.**  
 VINCENNES  
 FORRESTVILLE  
 ST. LAWRENCE

**FIGURE D**  
**Existing Land Use Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



**FIGURE E**  
**Tax Block Map**  
**47th / State Redevelopment Area**  
 City of Chicago, Illinois



### 3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists of a combination of improved property and vacant land.

Improved property includes parcels that contain buildings, structures, parking areas or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building (primary use).

In order to establish the eligibility of a redevelopment project area under the improved “blighted area” criteria established in the Act, at least five of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area with respect to improved property.

For vacant land, either two Vacant Blighted Area Option A Factors or one Vacant Blighted Area Option B Factor must be meaningfully present and reasonably distributed with respect to the vacant land.

This eligibility study finds that the Study Area qualifies for designation as a combination of an improved blighted area and vacant blighted area under the criteria contained in the Act. The following six qualifying factors for an improved blighted area are meaningfully present and reasonably distributed within the improved portions of the Study Area:

1. Obsolescence
2. Deterioration
3. Inadequate Utilities
4. Deleterious land use or layout
5. Lack of community planning
6. Stagnant or Declining EAV Growth

The following three Vacant Blighted Area Option ‘A’ Factors are meaningfully present and reasonably distributed within the vacant portions of the Study Area:

1. Obsolete platting
2. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
3. Stagnant or Declining EAV Growth

The presence and distribution of eligibility factors related to the qualification of the Study Area for designation as a combination of an improved blighted area and a vacant blighted area are discussed below.

All of these factors are well distributed throughout the Study Area, as indicated in *Table C, Blighting Factors Matrix of Improved Area*, and *Table D Blighting Factors Matrix of Vacant Area*. The analysis of site conditions was consolidated by Sub-Area for each of the factors relevant to making a finding of eligibility. The key to the Sub-Areas is shown in *Figure C: Sub-Area Key Map*.

## Improved Property

Of the 938 tax parcels within the Study Area, 484 tax parcels were characterized as improved property.

## Factors Meaningfully Present Within The Study Area

### 1. *Obsolescence*

*As defined in the Act, "obsolescence" refers to the condition or process of falling into disuse. Structures have become ill suited for the original use.*

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence* which relates to the physical utility of a structure, and *economic obsolescence* which relates to a property's ability to compete in the marketplace.

- Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

- Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and depreciation in market values.

- Obsolete Site Improvements

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities outdated designs, etc.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or re-use. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

### **Summary of Findings Regarding Obsolescence**

*The field survey of buildings in the Study Area found that certain buildings and site improvements exhibit characteristics of obsolescence. Obsolete buildings comprised 56% or 192 of the 345 buildings within the Study Area. Obsolete site improvements also exist in the Study Area and are generally associated with the buildings identified above. In addition, irregular widths, obsolete sewer and water lines, parking areas and side walks are also present within the Study Area and are inconsistent with contemporary development standards for such improvements.*

### **2. Deterioration**

*As defined in the Act, "deterioration" refers to, 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, 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.*

### **Summary of Findings Regarding Deterioration**

*Throughout the Study Area, deteriorating conditions were recorded on 64% or 221 of the 345 buildings within the Study Area. The exterior field surveys found structures with major defects in the secondary components, including windows, gutters doors, downspouts, porches chimneys, fascia materials, etc. The remaining Robert Taylor Homes high rise buildings within the Study Area as well as the parking lots located near those buildings contain either minor or major deficiencies. Advanced deterioration, broken and/or missing components in the CHA buildings include fascias, door canopies, windows, gutters and downspouts and peeling paint.*

*Additionally, 58% or 282 improved tax parcels show signs of deterioration in the form of cracked surface areas, potholes and the poor condition of the curbs and gutters.*

### **3. Inadequate Utilities**

*As defined in the Act, "inadequate utilities" refers to 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.*

### **Summary of Findings Regarding Inadequate Utilities**

*Inadequate utilities, as a factor, is present to a meaningful extent and reasonably distributed throughout all portions of the Study Area.*

*According to reports received from the City's Department of Water and Sewers, the majority of existing sewers within the Study Area were installed between 1884 and 1907, an age of 97 to 120 years. The department is planning new sewers in 2004 as part of the CHA redevelopment. The replacement of some of the aging sewers will cost approximately \$693,000 without street restoration. Assuming that the vacated streets south of 45<sup>th</sup> Street within the Study Area will be restored as part of the reconstruction of the original street grid and rededicated, the department has recommended new sewers for those streets at an approximate cost of \$7,423,000. All of the existing sewers to remain in the area of street reconstruction should be televised to ascertain their condition.*

*With regard to the water mains, most of the water mains within the Study Area are over 100 years of age and most other water mains will be over 100 years of age by 2027 (the expected life of the TIF). The Department of Water Management, Bureau of Engineering Services-Water Section is phasing out all existing 6-inch cast iron pipe mains and replacing them with 8-inch ductile iron mains. The projected service life of the underground water mains is 100 years and mains with 3 or more breaks in a block are candidates for replacement regardless of age. There is approximately 52,899 feet of existing iron mains that need to be replaced. The cost for the replacement is approximately \$16,230,000.*

#### **4. Deleterious Land Use or Layout**

*As defined in the Act, “deleterious land-use or layout” refers to 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.*

#### **Summary of Findings Regarding Deleterious Land Use or Layout**

*Deleterious land uses and land use relationships were located within 82% or 27 of the 33 Sub-Areas containing improved property. See Figure C, Sub-Area Key Map.*

*The present uses of the land within the Study Area as it currently exists as a part of The Robert Taylor Homes housing development are incompatible with current standards of development and are not consistent with the City and the CHA efforts to develop the area as a mixed income residential community. The Study Area has effectively been isolated from the surrounding community by the configuration of super blocks and the removal of the original Chicago street grid and therefore, the present layout of the blocks is not conducive to redevelopment.*

*Additionally, the remaining land within the Study Area suffers from similar issues regarding the present layout of the tax parcels. Many of the tax parcels are smaller than the standard city lots and many are irregularly shaped and are therefore not conducive to redevelopment as they currently exist.*

#### **5. Lack of Community Planning**

*As defined in the Act, “lack of community planning” means that 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.*

#### **Summary of Findings Regarding Lack of Community Planning**

*Lack of Community Planning is exhibited in 67% or 22 of the 33 Sub-Areas that contain improved property. The Study Area’s block, parcel and street configuration, assembly of blocks for the placement of CHA buildings on super blocks with a lack of interior vehicular access and insufficient off-street parking, are evidence of the absence of effective community planning. Although the development of Robert Taylor Homes was the result of major redevelopment efforts following World War II, these planning approaches have been demonstrated to be flawed, especially with respect to the decision to concentrate the poor in high-rise public housing projects. The Chicago Housing Authority Plan For Transformation Robert Taylor Homes*



*Redevelopment Plan recognizes the inadequacies of the current land use and community plan and will address these deficiencies accordingly.*

*Additionally, the Court decision in Gautreaux vs. The CHA et al. concluded in 1969, that the CHA program for locating public housing between 1949 and 1969 was flawed in that the CHA located new public housing projects only in poor and minority neighborhoods. This is additional evidence of ineffective community planning.*

*Other parts of the Study Area exhibit similar issues regarding the present layout of the tax parcels. Many of the tax parcels are smaller than the standard city lots and many are irregularly shaped and are therefore not conducive to redevelopment as they currently exist.*

**6. Stagnant or Declining Equalized Assessed Value**

*As defined in the Act, this factor is present when the Study Area can be described by one of the following three conditions: 1) the total equalized assessed value (“EAV”) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.*

**Summary of Findings Regarding Stagnant or Declining Equalized Assessed Value**

*The improved portion of the Study Area satisfies the definition contained in the Act with respect to stagnant or declining EAV for three of the past five years as shown in Table A, Comparative Increase in Equalized Assessed Value-Improved Property. Therefore, this factor is meaningfully present and reasonably distributed throughout the improved portion of the Study Area.*

**Table A  
COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE – IMPROVED PROPERTY**

	2002	2001	2000*	1999	1998
Improved Property within the Study Area	\$18,546,531	\$15,370,277	\$16,125,005	\$14,489,065	\$13,599,011
	20.7%	-4.7%	11.3%	6.5%	-1.33%
City of Chicago	7.98%	3.71%	14.50%	4.20%	1.70%

\*Reassessment years

Source: Cook County Tax Extension Office

**Summary Conclusions – Improved Area**

On the basis of the above review of current conditions, the improved part of the Study Area meets the criteria for qualification as a blighted area. Six qualifying factors for an improved blighted area are meaningfully present and reasonably distributed within the improved portions of the Study Area.

**TABLE B- BLIGHTING FACTORS MATRIX OF IMPROVED AREA**

Buildings/ Improved Parcels Exhibiting Factors						Inadequate Utilities	Deleterious Land Use & Layout	Lack of Community Planning	Stagnant or Declining Area EAV Growth
Sub Area	Number of Buildings	Improved Parcels	Deterioration		Obsolescence				
			Bldgs	Parcels	Bldgs.				
A	2	5	2	6	1	X	X	X	YES
B	1	2	1	2	1	X	X	X	
C	0	0	0	0	0				
D	3	10	1	4	1	X	X	X	
E	2	6	0	0	0	X		X	
F	3	5	2	3	3	X	X	X	
G	2	2	2	2	2	X		X	
H	0	0	0	0	0				
I	2	5	1	9	2	X	X	X	
J	0	0	0	0	0				
K	3	3	0	3	3	X	X	X	
L	1	2	1	4	1	X	X	X	
M	2	3	2	1	1	X	X	X	
N	1	2	0	0	1	X	X	X	
O	0	1	0	1	0	X	X	X	
P	17	17	11	11	9	X	X	X	
Q	7	15	7	7	4	X		X	
R	25	44	14	16	11	X		X	
S	17	22	12	12	8	X	X	X	
T	2	15	0	7	1	X	X		
U	34	41	22	22	19	X	X		
V	34	44	11	10	13	X	X		
W	21	21	19	19	17	X			
X	14	16	10	11	10	X	X		
Y	30	35	17	18	10	X	X		
Z	20	25	11	11	6	X	X	X	
AA	12	16	11	8	11	X	X		
BB	12	14	9	9	8	X	X		
CC	18	23	9	19	15	X	X	X	
DD	10	11	1	1	5	X			
EE	5	14	3	8	2	X	X	X	
FF	10	19	9	10	6	X	X		
GG	17	27	15	15	12	X	X	X	
HH	10	10	10	10	6	X	X	X	
II	5	6	4	4	0	X	X	X	
JJ	3	3	2	2	3	X	X		
<b>Total</b>	<b>345</b>	<b>484</b>	<b>221</b>	<b>267</b>	<b>192</b>	<b>33</b>	<b>27</b>	<b>22</b>	
% Total Bldgs/ Parcels/ Sub Areas Exhibiting Factors	100%	100%	64%	58%	56%	100%	82%	67%	

## VACANT LAND

There are 378 tax parcels that are classified as vacant land for purposes of this eligibility analysis. Many of the vacant tax parcels were previously occupied by Robert Taylor high-rise buildings which were demolished in 2002 and the land which was associated with those buildings. Also, along Prairie, Calumet and Indiana Avenues, dilapidated conditions led many of the buildings to be demolished. Vacant land may qualify as a blighted area if any of two of the six Vacant Blighted Area Option 'A' Factors exist or if any one of the Vacant Blighted Area Option 'B' factors exist. The vacant land within the Study Area meets the criteria required for designation as a "vacant blighted area" as set forth in the Act.

The vacant part of the Study Area satisfies three of the Vacant Blighted Area Option 'A' Factors.

### Vacant Blighted Area Option 'A' Factors

Vacant areas within the Study Area may qualify for designation as part of a redevelopment project area, if the sound growth of the redevelopment project area is impaired by a combination of two of six factors listed in section 11-74.4-3(a)(2) of the Act, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. The Option 'A' factors include:

#### *a. Obsolete Platting*

*This factor is present when the platting of vacant land results in parcels of limited or narrow size or configuration of parcels in irregular size or shape that would be difficult to develop on a planned basis, in a manner compatible with contemporary standards and requirements. Obsolete platting is also evident where there is a failure to create rights-of-way for streets or alleys or where public rights-of-way are of inadequate widths, or easements for public utilities have not been provided.*

#### **Summary of Findings Regarding Obsolete Platting**

*Obsolete Platting as a factor affects 30 or 97% of the 31 Sub-Areas that contain vacant land and is therefore is meaningfully present and reasonably distributed throughout the Study Area.*

*When the Robert Taylor Homes public housing development was created, the traditional lot and block structure of the original neighborhood was eliminated. In its place, super blocks were created and the underlying street grid was eliminated. Redevelopment of the Project Area as a mixed income residential community that includes single-family, townhouse and mid-rise multi-family building types cannot practically occur on the vacant parcels as they are currently platted.*

*Other sub-areas within the Study Area exhibit similar issues regarding the present layout of the tax parcels. Many of the tax parcels are smaller than standard city lots and many are irregularly shaped and are therefore not conducive to redevelopment as they currently exist.*

#### *b. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land*

*Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land includes the improved areas as described in the previous sections. The criteria used for*

*evaluating the deterioration of structures and site improvements in neighboring areas is presented in greater detail elsewhere in the Eligibility Study.*

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

*Deterioration of structures or site improvements in neighboring areas adjacent to the vacant area impacts 29 or 94% of the 31 Sub-Areas that contain vacant land and is therefore present to a meaningful extent and reasonably distributed throughout the vacant parts of the Project Area.*

*The improved part of the Project Area is adjacent to the vacant portion of the Project Area. As described previously in this report, deterioration is meaningfully present throughout the improved portion of the Study Area. Therefore, the factor of deterioration of structures or site improvements in neighboring areas adjacent to the vacant land is present to a meaningful extent and is reasonably distributed throughout the vacant parts of the Project Area.*

#### **c. Stagnant or Declining Equalized Assessed Valuation**

*As defined in the Act, a “stagnant or declining equalized assessed valuation” means that the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

### **Summary of Findings Regarding Stagnant or Declining Equalized Assessed Value**

*Table C, Comparative Increase in Equalized Assessed Value – Vacant Land presents the percent change in EAV by year for the vacant portion of the Study Area and the rate of growth in EAV for the balance of the City.*

*The vacant portion of the Study Area satisfies the definition contained in the Act with respect to stagnant or declining EAV for four of the past five years. Therefore, this factor is meaningfully present and reasonably distributed throughout the vacant portions of the Study Area.*

**Table C**  
**COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE – VACANT LAND**

	2002	2001	2000	1999	1998
Vacant Land within the Study Area	\$1,290,493	\$1,452,772	\$1,600,349	\$1,175,396	\$1,185,894
	-11.2%	-9.2%	36.2%	-0.9%	-33%
City of Chicago	7.98%	3.71%	14.50%	4.20%	1.70%

\*Reassessment years  
 Source: Cook County Tax Extension Office

**Blighted Vacant Area Option B Factors**

Vacant areas within the Study Area may also qualify for designation as part of a redevelopment project area, if the sound growth of the redevelopment project area is impaired by one of six other factors listed in section 11-74.4-3(a)(3) of the Act, that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. However, none of those factors is present to a meaningful extent within the Study Area.

***Summary Conclusions – Vacant Area***

On the basis of the above review of current conditions, the vacant land within of the Study Area meets the criteria for qualification as a blighted area. Three Vacant Blighted Area Option ‘A’ qualifying factors are meaningfully present and reasonably distributed throughout the vacant portions of the Study Area.

**TABLE D- BLIGHTING FACTORS MATRIX OF VACANT AREA**

<b>Vacant Land Factors (2 or More)</b>				
Sub Area	Vacant Parcels	Obsolete Platting	Det. Of Struct. In Neigh. Areas	Stagnant or Declining EAV Growth
A	8	X	X	<b>Y E S</b>
B	6	X	-	
C	11	X	X	
D	2	-	X	
E	0	-	-	
F	5	X	-	
G	0	-	-	
H	10	X	X	
I	18	X	X	
J	15	X	X	
K	0	-	-	
L	5	X	X	
M	3	X	X	
N	4	X	X	
O	3	X	X	
P	27	X	X	
Q	3	X	X	
R	5	X	X	
S	8	X	X	
T	0	-	-	
U	21	X	X	
V	12	X	X	
W	17	X	X	
X	9	X	X	
Y	20	X	X	
Z	25	X	X	
AA	14	X	X	
BB	11	X	X	
CC	32	X	X	
DD	20	X	X	
EE	16	X	X	
FF	10	X	X	
GG	26	X	X	
HH	6	X	X	
II	6	X	X	
JJ	0	-	-	
<b>Total</b>	<b>378</b>	<b>30</b>	<b>29</b>	
<b>% Total Sub Areas With Vacant Parcels Exhibiting Factors</b>		<b>97%</b>	<b>94%</b>	

**APPENDIX D**

**47th/State**

**REDEVELOPMENT AND PROJECT AREA  
INITIAL EQUALIZED ASSESSED VALUE**

<b>#</b>	<b>PIN NO.</b>	<b>02 EAV</b>	<b>#</b>	<b>PIN NO.</b>	<b>02 EAV</b>	<b>#</b>	<b>PIN NO.</b>	<b>02 EAV</b>
1	2004404026	Exempt	51	2004449036	Exempt	101	2009221023	Exempt
2	2004404036	Exempt	52	2004502003	Exempt	102	2009221024	Exempt
3	2004404042	Exempt	53	2009205048	Exempt	103	2009221026	Exempt
4	2004405023	Exempt	54	2009205058	Exempt	104	2009221027	Exempt
5	2004405032	19094	55	2009205059	Exempt	105	2009221028	Exempt
6	2004405033	31372	56	2009205060	Exempt	106	2009221029	Exempt
7	2004405034	31691	57	2009205062	Exempt	107	2009221030	Exempt
8	2004405035	Exempt	58	2009205063	Exempt	108	2009222061	Exempt
9	2004405037	156694	59	2009205064	Exempt	109	2009222062	Exempt
10	2004405038	21023	60	2009205065	Exempt	110	2009222063	Exempt
11	2004411004	Exempt	61	2009205066	Exempt	111	2009222064	Exempt
12	2004412030	Exempt	62	2009206066	Exempt	112	2009223043	Exempt
13	2004412031	Exempt	63	2009207064	Exempt	113	2009223044	1109410
14	2004412032	Exempt	64	2009208060	Exempt	114	2009223045	74936
15	2004413030	Exempt	65	2009208061	Exempt	115	2009223046	64189
16	2004419006	Exempt	66	2009208062	Exempt	116	2009223047	111145
17	2004419019	Exempt	67	2009208063	Exempt	117	2009405002	Exempt
18	2004419020	Exempt	68	2009208064	Exempt	118	2009405003	Exempt
19	2004419023	Exempt	69	2009209040	Exempt	119	2009405029	Exempt
20	2004420045	Exempt	70	2009209041	Exempt	120	2009405031	Exempt
21	2004420046	Exempt	71	2009209042	Exempt	121	2009405032	Exempt
22	2004421021	Exempt	72	2009209043	Exempt	122	2009405035	Exempt
23	2004422018	Exempt	73	2009209044	Exempt	123	2009406043	Exempt
24	2004427048	Exempt	74	2009214001	Exempt	124	2009406046	Exempt
25	2004427049	Exempt	75	2009214002	Exempt	125	2009407036	Exempt
26	2004427050	Exempt	76	2009214003	Exempt	126	2009407037	Exempt
27	2004428028	Exempt	77	2009214004	Exempt	127	2009407039	Exempt
28	2004429024	Exempt	78	2009214005	Exempt	128	2009407040	Exempt
29	2004429025	Exempt	79	2009214008	Exempt	129	2009412061	Exempt
30	2004433010	Exempt	80	2009214021	Exempt	130	2009412062	Exempt
31	2004434021	Exempt	81	2009214023	Exempt	131	2009413059	Exempt
32	2004435015	10616	82	2009214024	Exempt	132	2009413060	Exempt
33	2004435016	Exempt	83	2009214025	Exempt	133	2009413061	Exempt
34	2004447032	Exempt	84	2009215058	Exempt	134	2009413062	Exempt
35	2004447033	Exempt	85	2009215059	Exempt	135	2009421021	39441
36	2004447034	Exempt	86	2009215060	Exempt	136	2009421022	73465
37	2004448044	Exempt	87	2009215061	Exempt	137	2009421028	41942
38	2004448045	Exempt	88	2009216060	Exempt	138	2009421029	92729
39	2004448046	Exempt	89	2009216061	Exempt	139	2009422039	Exempt
40	2004448047	Exempt	90	2009216062	Exempt	140	2009422047	Exempt
41	2004448048	Exempt	91	2009216063	Exempt	141	2009422048	1299
42	2004448058	Exempt	92	2009216064	Exempt	142	2009422049	13927
43	2004448059	Exempt	93	2009216065	Exempt	143	2009422050	13297
44	2004448060	Exempt	94	2009216066	Exempt	144	2009422056	Exempt
45	2004448061	Exempt	95	2009216067	Exempt	145	2009422057	Exempt
46	2004449004	Exempt	96	2009216069	Exempt	146	2009422060	Exempt
47	2004449032	Exempt	97	2009221014	Exempt	147	2009422061	1113
48	2004449033	Exempt	98	2009221018	Exempt	148	2009422062	9639
49	2004449034	Exempt	99	2009221021	Exempt	149	2009422063	Exempt
50	2004449035	Exempt	100	2009221022	Exempt	150	2009422064	Exempt

#	PIN NO.	02 EAV	#	PIN NO.	02 EAV	#	PIN NO.	02 EAV
151	2009422065	10661	201	2009500001	Exempt	251	2010301001	46914
152	2009422066	8108	202	2010300001	14468	252	2010301002	Exempt
153	2009422067	8498	203	2010300002	64720	253	2010301003	Exempt
154	2009422068	1299	204	2010300003	Exempt	254	2010301005	4577
155	2009422069	8866	205	2010300004	Exempt	255	2010301006	18581
156	2009422070	9187	206	2010300005	Exempt	256	2010301007	18077
157	2009422071	1299	207	2010300006	Exempt	257	2010301008	6644
158	2009422072	1299	208	2010300010	Exempt	258	2010301009	4755
159	2009422073	8814	209	2010300011	Exempt	259	2010301010	19569
160	2009422074	1299	210	2010300024	Exempt	260	2010301011	13463
161	2009422075	Exempt	211	2010300037	Exempt	261	2010301012	9105
162	2009422076	1299	212	2010300038	Exempt	262	2010301014	5283
163	2009422077	1299	213	2010300039	18186	263	2010301015	Exempt
164	2009422078	7219	214	2010300040	17055	264	2010301016	5283
165	2009422079	10162	215	2010300041	17008	265	2010301017	21482
166	2009422080	8231	216	2010300042	19055	266	2010301018	526
167	2009422081	10224	217	2010300043	18440	267	2010301019	18633
168	2009422082	8377	218	2010300044	21489	268	2010301020	24040
169	2009422083	12646	219	2010300045	12332	269	2010301021	36752
170	2009422084	13414	220	2010300046	12461	270	2010301022	9641
171	2009422085	Exempt	221	2010300047	351	271	2010301023	15221
172	2009422087	Exempt	222	2010300048	18378	272	2010301024	Exempt
173	2009422089	Exempt	223	2010300049	18124	273	2010301025	Exempt
174	2009422091	Exempt	224	2010300050	22642	274	2010301026	4577
175	2009422092	Exempt	225	2010300051	3202	275	2010301027	Exempt
176	2009422093	Exempt	226	2010300052	12814	276	2010301028	23415
177	2009422094	Exempt	227	2010300053	Exempt	277	2010301029	4577
178	2009422095	Exempt	228	2010300054	5634	278	2010301030	23062
179	2009422096	Exempt	229	2010300055	12527	279	2010301031	Exempt
180	2009422097	Exempt	230	2010300056	5812	280	2010301034	Exempt
181	2009422098	Exempt	231	2010300057	9281	281	2010301035	Exempt
182	2009422099	Exempt	232	2010300058	10900	282	2010301036	Exempt
183	2009423043	Exempt	233	2010300059	11125	283	2010301037	208281
184	2009423044	Exempt	234	2010300060	29479	284	2010301038	8807
185	2009423045	Exempt	235	2010300064	Exempt	285	2010301039	18941
186	2009423079	Exempt	236	2010300074	Exempt	286	2010301040	23585
187	2009423080	Exempt	237	2010300077	Exempt	287	2010301041	25109
188	2009423081	Exempt	238	2010300079	Exempt	288	2010301042	10214
189	2009423082	22966	239	2010300080	Exempt	289	2010301043	Exempt
190	2009423083	Exempt	240	2010300081	Exempt	290	2010301044	23655
191	2009423084	Exempt	241	2010300082	110723	291	2010301045	21976
192	2009423085	47998	242	2010300083	Exempt	292	2010301046	Exempt
193	2009423086	45445	243	2010300084	Exempt	293	2010301047	Exempt
194	2009423088	Exempt	244	2010300085	Exempt	294	2010301048	Exempt
195	2009423089	Exempt	245	2010300086	Exempt	295	2010301049	19443
196	2009423090	Exempt	246	2010300087	Exempt	296	2010301050	20991
197	2009423091	Exempt	247	2010300088	Exempt	297	2010301051	8807
198	2009423092	Exempt	248	2010300089	Exempt	298	2010301052	21368
199	2009423093	48783	249	2010300090	Exempt	299	2010301053	12905
200	2009423094	Exempt	250	2010300091	Exempt	300	2010301054	36456



#	PIN NO.	02 EAV	#	PIN NO.	02 EAV	#	PIN NO.	02 EAV
301	2010301055	23430	351	2010302039	Exempt	401	2010304008	Exempt
302	2010301056	18556	352	2010303001	5599	402	2010304009	Exempt
303	2010301057	61290	353	2010303002	25506	403	2010304010	64873
304	2010301058	19509	354	2010303003	20299	404	2010304011	111059
305	2010301059	23815	355	2010303004	37668	405	2010304012	86918
306	2010301060	Exempt	356	2010303005	37668	406	2010304014	Exempt
307	2010301061	Exempt	357	2010303008	Exempt	407	2010304015	24008
308	2010301062	4402	358	2010303009	Exempt	408	2010304016	118460
309	2010301063	19576	359	2010303010	Exempt	409	2010304017	876
310	2010301064	3632	360	2010303011	Exempt	410	2010304018	19791
311	2010301065	Exempt	361	2010303012	5239	411	2010304019	49699
312	2010301066	Exempt	362	2010303013	Exempt	412	2010304020	26094
313	2010301067	Exempt	363	2010303014	Exempt	413	2010304021	25605
314	2010302002	Exempt	364	2010303015	21435	414	2010304022	26054
315	2010302003	Exempt	365	2010303016	21689	415	2010304023	25064
316	2010302004	24726	366	2010303017	22037	416	2010304024	15539
317	2010302005	23153	367	2010303018	10226	417	2010304025	12285
318	2010302006	18428	368	2010303019	Exempt	418	2010304026	21040
319	2010302007	20359	369	2010303020	4259	419	2010304027	20578
320	2010302008	37470	370	2010303021	Exempt	420	2010304028	4419
321	2010302009	Exempt	371	2010303022	22766	421	2010304029	Exempt
322	2010302010	11742	372	2010303023	Exempt	422	2010304030	100563
323	2010302011	23388	373	2010303024	7839	423	2010304031	Exempt
324	2010302012	9685	374	2010303025	Exempt	424	2010304032	24062
325	2010302013	9157	375	2010303026	Exempt	425	2010304033	21907
326	2010302014	20094	376	20103030271001	16250	426	2010304034	21035
327	2010302015	10157	377	20103030271002	10666	427	2010304035	Exempt
328	2010302016	9745	378	20103030271003	10634	428	2010304036	4585
329	2010302017	227144	379	20103030271004	16280	429	2010304037	25869
330	2010302018	104891	380	20103030271005	10666	430	2010304038	Exempt
331	2010302019	4409	381	20103030271006	6134	431	2010304039	Exempt
332	2010302020	Exempt	382	20103030281001	31004	432	2010304040	Exempt
333	2010302021	25719	383	20103030281002	26504	433	2010304041	26491
334	2010302022	8821	384	20103030281003	26504	434	2010304042	7970
335	2010302023	22608	385	20103030281004	29711	435	2010304043	7970
336	2010302024	23534	386	20103030281005	23724	436	2010304044	4427
337	2010302025	Exempt	387	20103030281006	29711	437	2010304045	4427
338	2010302026	Exempt	388	20103030281007	14473	438	2010304046	4427
339	2010302027	27007	389	20103030281008	26913	439	2010304047	Exempt
340	2010302028	21773	390	20103030281009	26913	440	2010304048	Exempt
341	2010302029	Exempt	391	20103030281010	22413	441	2010304049	8839
342	2010302030	10061	392	2010304001	20904	442	2010304050	Exempt
343	2010302031	Exempt	393	2010304002	Exempt	443	2010304051	8970
344	2010302032	25901	394	2010304003	Exempt	444	20103040541001	44717
345	2010302033	18455	395	2010304004	7846	445	20103040541002	44717
346	2010302034	Exempt	396	2010304005	24531	446	20103040541003	44717
347	2010302035	20855	397	2010304006	21275	447	20103040541004	44717
348	2010302036	Exempt	398	2010304007	35705	448	2010305001	114668
349	2010302037	Exempt	399	2010305058	Exempt	449	2010305002	24047
350	2010302038	97771	400	2010305059	Exempt	450	2010306051	Exempt

#	PIN NO.	02 EAV	#	PIN NO.	02 EAV	#	PIN NO.	02 EAV
451	2010305004	117720	501	2010305060	3392	551	2010306054	1260467
452	2010305005	Exempt	502	2010305062	Exempt	552	2010306055	16416
453	2010305006	Exempt	503	2010306001	33054	553	2010306057	Exempt
454	2010305007	4602	504	2010306002	50798	554	2010306058	Exempt
455	2010305008	Exempt	505	2010306003	40107	555	2010306059	2469
456	2010305009	23452	506	2010306004	21988	556	2010306060	Exempt
457	2010305010	Exempt	507	2010306005	81511	557	2010306061	676014
458	2010305011	Exempt	508	2010306007	Exempt	558	2010307003	10569
459	2010305012	Exempt	509	2010306008	Exempt	559	2010307004	11910
460	2010305013	Exempt	510	2010306009	Exempt	560	2010307005	23484
461	2010305014	205119	511	2010306010	4303	561	2010307006	22324
462	2010305015	620	512	2010306012	149939	562	2010307012	Exempt
463	2010305016	Exempt	513	2010306013	9434	563	2010307013	Exempt
464	2010305017	15211	514	2010306014	9434	564	2010307014	16216
465	2010305018	129718	515	2010306015	97526	565	2010307015	4622
466	2010305019	34784	516	2010306016	9128	566	2010307016	17349
467	2010305020	Exempt	517	2010306017	9271	567	2010307017	17139
468	2010305021	Exempt	518	2010306018	506	568	2010307018	19546
469	2010305022	75057	519	2010306019	319871	569	2010307019	4402
470	2010305023	Exempt	520	2010306020	4792	570	2010307020	9029
471	2010305024	Exempt	521	2010306021	9261	571	2010307021	27528
472	2010305025	11290	522	2010306022	Exempt	572	2010307022	10730
473	2010305026	27452	523	2010306023	6856	573	2010307023	Exempt
474	2010305028	Exempt	524	2010306024	Exempt	574	2010307024	Exempt
475	2010305029	Exempt	525	2010306025	Exempt	575	2010307025	22156
476	2010305049	4287	526	2010306026	188525	576	2010307026	18848
477	2010305063	Exempt	527	2010306027	Exempt	577	2010307028	2884
478	2010305064	12940	528	2010306028	Exempt	578	2010307029	7856
479	2010305030	Exempt	529	2010306029	9392	579	2010307030	17890
480	2010305031	24037	530	2010306030	Exempt	580	2010307031	17297
481	2010305032	23662	531	2010306031	Exempt	581	2010307032	17687
482	2010305033	24637	532	2010306032	Exempt	582	2010307033	17309
483	2010305034	24583	533	2010306033	6281	583	2010307034	9034
484	2010305035	4469	534	2010306034	25133	584	2010307035	9034
485	2010305041	Exempt	535	2010306035	Exempt	585	2010307036	134901
486	2010305042	Exempt	536	2010306036	9290	586	2010307037	83543
487	2010305043	Exempt	537	2010306037	25072	587	2010308001	110389
488	2010305044	7246	538	2010306038	38364	588	2010308002	40742
489	2010305045	8626	539	2010306039	38354	589	2010308003	20630
490	2010305046	Exempt	540	2010306040	24435	590	2010308004	16747
491	2010305047	Exempt	541	2010306041	7742	591	2010308005	16719
492	2010305048	8626	542	2010306042	Exempt	592	2010308006	16769
493	2010305050	8826	543	2010306043	28220	593	2010308007	60283
494	2010305051	9046	544	2010306044	31081	594	2010308008	112083
495	2010305052	9007	545	2010306045	28429	595	2010308009	141051
496	2010305053	8863	546	2010306046	25521	596	2010308010	127808
497	2010305054	9029	547	2010306047	20131	597	2010308011	22228
498	2010305055	8984	548	2010306048	26264	598	2010308012	22228
499	2010305056	8821	549	2010309061	401680	599	2010308013	22228
500	2010305057	9004	550	2010309062	21647	600	2010310038	27025

#	PIN NO.	02 EAV	#	PIN NO.	02 EAV	#	PIN NO.	02 EAV
601	2010308014	22228	651	2010309063	179146	701	2010310039	Exempt
602	2010308015	280519	652	2010309064	124771	702	2010310040	Exempt
603	2010309001	Exempt	653	2010309065	209301	703	2010310041	Exempt
604	2010309002	Exempt	654	2010309066	165011	704	2010310042	22220
605	2010309003	Exempt	655	2010309067	Exempt	705	2010310043	23692
606	2010309004	Exempt	656	2010309068	Exempt	706	2010310044	23667
607	2010309005	4402	657	20103090691001	11453	707	2010310045	24035
608	2010309006	18618	658	20103090691002	11453	708	2010310046	26711
609	2010309007	15468	659	20103090691003	3143	709	2010310047	8807
610	2010309008	9955	660	20103090691004	11455	710	2010310048	8807
611	2010309009	Exempt	661	20103090691005	11446	711	2010310049	24338
612	2010309010	4402	662	20103090691006	7654	712	2010310050	Exempt
613	2010309011	19218	663	2010310001	Exempt	713	2010310051	Exempt
614	2010309012	24109	664	2010310002	Exempt	714	2010310052	29148
615	2010309013	20499	665	2010310003	Exempt	715	2010310053	8807
616	2010309019	Exempt	666	2010310004	Exempt	716	2010310054	26158
617	2010309020	7863	667	2010310005	Exempt	717	2010310055	23200
618	2010309021	Exempt	668	2010310006	Exempt	718	2010310056	139964
619	2010309023	20304	669	2010310007	49647	719	2010310057	19136
620	2010309026	19845	670	2010310008	Exempt	720	20103100581001	37238
621	2010309027	21652	671	2010310009	19198	721	20103100581002	37238
622	2010309028	18188	672	2010310010	4402	722	20103100581003	37238
623	2010309029	20657	673	2010310011	19245	723	2010311001	11327
624	2010309030	21008	674	2010310012	Exempt	724	2010311002	7192
625	2010309031	18141	675	2010310013	19057	725	2010311003	Exempt
626	2010309032	68310	676	2010310014	24348	726	2010311004	Exempt
627	2010309033	90628	677	2010310015	18416	727	2010311005	26077
628	2010309034	90628	678	2010310018	3202	728	2010311006	24267
629	2010309038	147996	679	2010310019	23111	729	2010311007	Exempt
630	2010309039	8807	680	2010310020	19880	730	2010311008	Exempt
631	2010309040	86226	681	2010310021	24079	731	2010311009	25479
632	2010309041	28281	682	2010310022	17403	732	2010311010	8486
633	2010309042	17124	683	2010310023	4402	733	2010311011	Exempt
634	2010309043	22378	684	2010310024	147504	734	2010311012	18124
635	2010309044	55402	685	2010310025	24338	735	2010311013	Exempt
636	2010309045	19240	686	2010310026	25820	736	2010311014	17095
637	2010309047	26163	687	2010310027	Exempt	737	2010311018	44751
638	2010309048	879	688	2010310028	Exempt	738	2010311019	Exempt
639	2010309049	49101	689	2010310029	Exempt	739	2010311020	Exempt
640	2010309050	25482	690	2010310030	21746	740	2010311021	Exempt
641	2010309051	9510	691	2010310031	Exempt	741	2010311022	4242
642	2010309052	10392	692	2010310032	4402	742	2010311023	4242
643	2010309053	9560	693	2010310033	Exempt	743	2010311024	Exempt
644	2010309054	5987	694	2010310034	4402	744	2010311025	24968
645	2010309055	22830	695	2010310035	19650	745	2010311026	23106
646	2010309056	8807	696	2010310036	Exempt	746	2010311027	Exempt
647	2010309057	1760	697	2010310037	20808	747	2010311028	Exempt
648	2010309058	Exempt	698	2010313004	9125	748	2010311029	Exempt
649	2010309059	13209	699	2010313005	Exempt	749	20103140291006	25983
650	2010309060	25726	700	2010313006	9125	750	2010315001	Exempt

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751	2010311030	Exempt	801	2010313007	26141	851	2010315006	Exempt
752	2010311031	Exempt	802	2010313008	26091	852	2010315007	Exempt
753	2010311034	30493	803	2010313009	28118	853	2010315008	Exempt
754	2010311035	Exempt	804	2010313010	Exempt	854	2010315013	Exempt
755	20103110361001	81390	805	2010313011	165382	855	2010315014	7091
756	20103110361002	63606	806	2010313012	85765	856	2010315015	19154
757	20103110361003	87898	807	2010313013	Exempt	857	2010315016	19801
758	20103110361004	68742	808	2010313014	30395	858	2010315017	18732
759	20103110361005	97898	809	2010313015	26205	859	2010315018	17574
760	20103110361006	68742	810	2010313016	Exempt	860	2010315019	Exempt
761	20103110361007	81390	811	2010314001	9520	861	2010315020	Exempt
762	20103110361008	63606	812	2010314002	Exempt	862	2010315022	Exempt
763	20103110361009	87898	813	2010314003	25721	863	2010315023	Exempt
764	20103110361010	68742	814	2010314004	Exempt	864	2010315024	Exempt
765	20103110361011	87898	815	2010314005	Exempt	865	2010315025	Exempt
766	2010311036012	68742	816	2010314006	20375	866	2010315026	Exempt
767	2010312001	12275	817	2010314007	11940	867	2010315027	Exempt
768	2010312002	Exempt	818	2010314008	23980	868	2010315028	Exempt
769	2010312003	Exempt	819	2010314009	23176	869	2010315029	Exempt
770	2010312004	18383	820	2010314010	Exempt	870	2010315032	Exempt
771	2010312005	19117	821	2010314011	23343	871	2010315034	Exempt
772	2010312006	19608	822	2010314012	25393	872	2010315037	Exempt
773	2010312007	17986	823	2010314013	169959	873	2010315038	Exempt
774	2010312008	Exempt	824	2010314014	Exempt	874	2010315039	Exempt
775	2010312009	Exempt	825	2010314015	Exempt	875	2010315040	Exempt
776	2010312010	21961	826	2010314016	Exempt	876	2010315041	Exempt
777	2010312011	4563	827	2010314017	Exempt	877	2010315042	17909
778	2010312012	Exempt	828	2010314018	8839	878	2010316001	Exempt
779	2010312013	Exempt	829	2010314019	8839	879	2010316002	8612
780	2010312014	Exempt	830	2010314020	8839	880	2010316003	Exempt
781	2010312015	Exempt	831	2010314022	9745	881	2010316004	23040
782	2010312016	Exempt	832	2010314023	4649	882	2010316005	24215
783	2010312017	Exempt	833	2010314024	104634	883	2010316006	23576
784	2010312018	Exempt	834	2010314025	97963	884	2010316007	4303
785	2010312019	Exempt	835	2010314027	Exempt	885	2010316008	8076
786	2010312020	Exempt	836	20103140281001	27615	886	2010316009	Exempt
787	2010312021	10142	837	20103140281002	24163	887	2010316010	Exempt
788	2010312022	72633	838	20103140281003	24163	888	2010316011	4567
789	2010312023	Exempt	839	20103140281004	24163	889	2010316012	18361
790	2010312024	24477	840	20103140281005	19663	890	2010316013	Exempt
791	2010312025	Exempt	841	20103140281006	24163	891	2010317002	231724
792	2010312026	Exempt	842	20103140291001	44954	892	2010317003	47223
793	2010312027	16171	843	20103140291002	25462	893	2010317004	26030
794	2010312028	3010	844	20103140291003	25983	894	2010500013	Exempt
795	2010312029	23376	845	20103140291004	25983	895	2010500015	Exempt
796	2010312030	Exempt	846	20103140291005	25983	896	2010500016	Exempt
797	2010312031	Exempt	847	2010315002	11806	897	2010500017	Exempt
798	2010313001	Exempt	848	2010315003	9125	898	2010500018	Exempt
799	2010313002	94761	849	2010315004	Exempt	899	20105000228001	Exempt
800	2010313003	13521	850	2010315005	Exempt	900	20105000228002	Exempt

#	PIN NO.	02 EAV	#	PIN NO.	02 EAV	#	PIN NO.	02 EAV
901	2015100021	Exempt						
902	2015100022	Exempt						
903	2015101018	Exempt						
904	2015101019	Exempt						
905	2015102018	Exempt						
906	2015102019	Exempt						
907	2015103001	Exempt						
908	2015103002	77844						
909	2015103003	54600						
910	2015103004	54343						
911	2015103006	8192						
912	2015103008	62967						
913	2015103009	20003						
914	2015103010	Exempt						
915	2015103011	22291						
916	2015103014	Exempt						
917	2015103015	Exempt						
918	2015103016	4797						
919	2015103017	5545						
920	2015103018	Exempt						
921	2015103019	Exempt						
922	2015103020	Exempt						
923	2015104001	42675						
924	2015104002	65530						
925	2015104003	25723						
926	2015104004	21487						
927	2015104005	19751						
928	2015104006	35409						
929	2015104007	12500						
930	2015104008	Exempt						
931	2015104009	12500						
932	2015104010	Exempt						
933	2015104011	Exempt						
934	2015104012	185279						
935	2015104013	39774						
936	2015104014	36174						
937	2015104015	41789						
938	2015500031	Exempt						
	<b>TOTAL</b>	<b>\$19,836,521.00</b>						

**APPENDIX E**

**CHICAGO HOUSING AUTHORITY'S  
LEASEHOLDER HOUSING CHOICE AND RELOCATION  
RIGHTS CONTRACT**



## CHA LEASEHOLDER HOUSING CHOICE AND RELOCATION RIGHTS CONTRACT<sup>1</sup>

### General Purpose.

This Contract sets forth the rights and responsibilities of the Chicago Housing Authority (CHA), its agents, and the CHA Leaseholder. The terms of this Contract shall apply in the event that CHA relocates said Leaseholder from his or her CHA unit either temporarily or permanently for any reason beyond the control of the Leaseholder when in conjunction with redevelopment, demolition, consolidation, rehabilitation, court order, or required conversion to tenant-based assistance.

It is understood that CHA's ability to offer a right of return is subject to the federal funding commitments identified in the Moving to Work Agreement ("MTW") with the United States Department of Housing and Urban Development ("HUD"). To the extent HUD reduces its commitment, fewer hard units will be built or rehabilitated. In the event that federal funds are reduced to a level that is insufficient to meet the level of hard unit production as described in the Plan for Transformation, it is the CHA's obligation under the Plan to consult with the Central Advisory Council ("CAC") to make revisions to the Plan as necessitated by this reduced funding. The MTW Agreement also provides that, if there is insufficient funding to meet the level of hard unit production, Leaseholders covered by this contract will receive a Section 8 voucher. This contract does not commit CHA to build units at a particular development to satisfy all families with a right of return. After meeting the Plan for Transformation goal of approximately twenty five thousand (25,000) public housing units, CHA agrees to make reasonable efforts to identify opportunities to add public housing units to its inventory.

This Contract does not apply to transfers required to fill vacant units (routine turnover units), to address building system failures, or CHA's failure to provide habitable housing when such housing is not subject to the redevelopment process as laid out in the CHA's Plan for Transformation. This contract, including the rights and obligations set forth herein and implementation thereof, is subject to any decisions or orders of the Gautreaux Court or any other applicable court order.

This Contract constitutes the basic rights and responsibilities of the CHA, its agents and the Leaseholder during the redevelopment process. Any existing or proposed Redevelopment Agreement between the developer and the CHA negotiated as part of the redevelopment process may contain additional relocation terms, conditions, and property specific requirements for admission and continued occupancy. In such cases, the Redevelopment Agreement will govern, provided that the protections to Leaseholders under this Contract are not diminished. CHA agrees to modify the terms and conditions of any existing or proposed Redevelopment Agreement(s) to ensure that Leaseholder rights and housing options covered by this Contract are retained. Similarly, if a Memorandum of Agreement (MOA) with the Local Advisory Council (LAC)

<sup>1</sup> If the agreed upon language conflicts with CHA's Admissions and Occupancy Policy, the Policy will be amended accordingly.



results from the redevelopment process, the terms and conditions of that MOA may not diminish the rights and protections afforded under this contract.

This Contract shall provide the rights and responsibilities for:

1. Leaseholders in occupancy on October 1, 1999 that are determined lease compliant; and
2. Household members of Leaseholders described above that become Leaseholders pursuant to the Admissions and Occupancy Policy (A&O Policy) and CHA's Split Family Transfer Procedures in order to address overcrowded conditions or for CHA initiated reasons. Household members must be authorized occupants as defined by the A & O Policy.
3. This Contract is not applicable to residents whose occupancy begins after 10/1/99.
  - a. These families do not have a right to return to a public housing unit. These families are, however, provided the relocation process protections outlined in this contract. The rights and responsibilities of these families are discussed in more detail in a separate contract.
  - b. The CHA agrees to track these families while they participate in the Section 8 Program. These families will be offered a Section 8 voucher with a preference on a site based waiting list and Citywide preference list. These families will be provided a priority over new admissions but after families with a right of return under this contract (See Section 4(d) & (c)(2)).

**1. Lease Compliance, Additional Lease Requirements, Property Specific Requirements and Lease Amendments.**

This Contract applies to lease compliant Leaseholders as determined by this paragraph and paragraphs 3 and 5 below. The conditions of lease compliance, additional lease requirements and property specific requirements are:

- a. Leaseholder is current with rent, or is current in a repayment agreement.
- b. When the Leaseholder is responsible for utility charges as a CHA Leaseholder, the Leaseholder has no unpaid balance with the CHA or a utility company or is current on a repayment agreement with the CHA or utility company.
- c. The Leaseholder, household member, or guest under the control of the Leaseholder is in compliance with the terms of the CHA lease adopted by

the CHA board on August 15, 2000, and any additional terms subsequently required to be added to such lease by federal law. Non-compliance with respect to the Lease obligations must be demonstrated by notices of Lease violations and/or evidence of serious or repeated violations of material terms of the Lease.

- d. Compliance with Section II of the A&O Policy, which prohibits unauthorized occupants, as defined in subparagraphs 6(c) and (d) of the Lease, or requires the household to add such occupants in accordance with the Lease.
- e. Leaseholder has a good housekeeping record (Leaseholder has maintained a clean and safe unit) as indicated by the housekeeping inspection reports in the Leaseholder's file.
- f. Leaseholder has not destroyed, defaced, damaged, or removed any part of a dwelling unit or development as indicated by the housekeeping inspection reports in the Leaseholder's file or work orders reflecting a pattern of Leaseholder damage or abuse.
- g. Lease compliance as defined above shall include the period during which the family lives in CHA housing and any period of Section 8 assistance.
- h. New Authority-Wide Requirements: In addition to the lease requirements established by subparagraphs 1 (a) through (g) above, additional lease requirements may be adopted pursuant to subparagraph 1 (j) below. A Leaseholder who is and remains lease compliant as provided in subparagraphs 1 (a) through (g) above, but who is not in compliance with the additional lease requirements shall have the right not to be evicted and shall continue to have the right to return to a newly constructed or rehabilitated public housing unit as described in paragraphs 4 and 8 below, unless an independent hearing officer, as described in subparagraph 1(l), finds that the Leaseholder is not making a good faith effort to comply with the additional lease requirements. In making such a determination, the hearing officer shall take into consideration all of the Leaseholder's circumstances, including, but not limited to, the ability of the Leaseholder to comply with the additional lease requirements and to access adequate outreach, assessment, referral or follow-up services as part of the initiative to assist the Leaseholder to comply with additional lease requirements. The determination of the hearing officer shall be subject to the applicable provisions of existing law.

Additional lease requirements shall not include minimum income requirements. A Leaseholder who is exempt under the Community Service Requirements of the Quality Housing and Work Responsibility Act of 1998, and/or any amendments thereto, as set forth in 24 CFR 960.501,

or exempt under any provisions set forth in the Relocation Rights Contract, shall not be required to comply with additional lease requirements that consist of work requirements or require other actions related to the basis for such exemption.

- i. Property Specific Requirements: In addition to the lease compliance requirements established by subparagraphs 1 (a) through (h) above, existing or proposed Redevelopment Agreements may include property specific requirements. Property specific requirements include but are not limited to: criteria for admission, return to the property, requirements for continued occupancy, time periods and activities for meeting or curing a failure to meet such requirements, and documentation to establish or verify compliance with such requirements. Such requirements are to be developed by the working group engaged in the planning process for a property. As soon as such requirements are developed and adopted for the property, notice of such requirements to affected residents will be provided no less than one year prior to the date of housing offer.
- j. Any amendments to the CHA Residential Lease that exceed the minimum HUD regulatory requirements (24 CFR 966) will be subject to public notice and comment and HUD approval, consistent with paragraph 18 of the Resident Protection Agreement/MTW Agreement.
- k. At sites where property specific requirements are in place, lease compliance shall be defined to include such additional criteria. At sites where property specific requirements are not in place, lease compliance shall include only those criteria established in subparagraphs 1 (a) through (h) above.
- l. Determinations of lease compliance with respect to new authority-wide requirements as described in 1 (h) and of property specific requirements as described in 1 (i) are subject to the grievance procedures as referenced in subparagraph 11 (b) of this contract. Hearing Officers for such grievances will be independent parties jointly agreed to by the CAC and CHA.
- m. The benefit of any priority or preference for right of return or continued occupancy based on property specific requirements that include work must also be given to households where the head, spouse, or sole member is age 62 or older or is a person with disabilities (24 CFR 960.206 (b) (2)).
- n. Property specific requirements will apply equally to the private and public housing rental units in mixed income developments, unless otherwise required by law.

**2. Utility Connections.**

Families who select a permanent housing choice that requires tenant paid utilities must be able to obtain utility connections for that unit. If the Leaseholder (head of household) cannot demonstrate the ability to have utilities turned on in the Leaseholder's name at the time a permanent relocation unit is identified for that Leaseholder, the Leaseholder will not be offered the permanent relocation unit.

Prior to being made an offer, the Leaseholder must demonstrate to the CHA that the Leaseholder can have utilities turned on in the Leaseholder's name. Failure to obtain utility connections will not result in the loss of the right to return under this contract; however, prior to any subsequent unit offers, the Leaseholder must demonstrate the ability to obtain utility connections.

**3. Recertifications and Determination of Lease Compliance.**

The CHA has two recertification processes:

a. Annual or interim recertifications, completed as a normal function of property management; and

b. "Right of return" recertifications (annual or interim), that are completed in conjunction with relocation and in accordance with this contract.

(1) Initial Right of Return Recertification: Upon implementation of this Contract, all families who were in occupancy as of October 1, 1999 will attend a right of return recertification interview as a part of an annual or interim recertification. At this right of return recertification interview, families will be asked to sign a Residential Lease Agreement which incorporates their rights under the Relocation Rights Contract and complete a Housing Choice Survey.

(2) Final Right of Return Recertification: This right of return recertification process will begin when the CHA is ready to fill new or rehabilitated public housing units at a particular site. At this right of return recertification interview, families will be examined for continued lease compliance and compliance with any applicable property specific requirements.

The recertification to determine lease compliance shall be made as described in subparagraph 5(h) below. Serious Lease violations subsequent to recertification of either type, may result in termination of the Lease.

4. **Basic Rights of CHA Leaseholders.**

In cases of relocation due to redevelopment, demolition, required conversion to tenant-based assistance, rehabilitation, consolidation or court order, the CHA shall provide the following basic rights to the Leaseholders as described in the General Purpose Section of this Contract:

- a. Comparable replacement housing as defined in paragraph 10 below.
- b. To the maximum extent possible and subject to subparagraph 4(c) below, CHA will house each Leaseholder in the Leaseholder's preferred housing choice. CHA will provide each Leaseholder with all relevant information regarding the available replacement housing choices. In the event of permanent relocation, the Leaseholder will be allowed to select up to three replacement housing choices in order of preference. Where temporary relocation is necessary, the Leaseholder will be able to choose a temporary Section 8 voucher, or state a public housing development preference that will be honored to the extent feasible. These choices are defined in Section 8 of this document and shall be listed on the Housing Choice Survey (HCS).
- c. Lottery System and Unit Offers:
  - (1) Lease compliant Leaseholders are guaranteed the right to return to a newly constructed or rehabilitated public housing unit. However, the CHA cannot guarantee that all families displaced by redevelopment activity will be able to return to their site of origin or receive their permanent housing choice.

When public housing units become available, first priority for those units (see order of offers provided in subparagraph 4(d) below) will be determined by lottery. The lottery will be by priority group and type and size of unit.
  - (2) In order to satisfy the right of return, CHA will, in accordance with subparagraph 4(b) above, make two offers of otherwise comparable dwelling units. It is understood that these offers may not be the Leaseholder's site of origin or HCS preference. Failure to accept the second offer will result in the loss of right of return under this contract. Upon loss of the right of return, CHA will offer a preference for return to a public housing unit. This preference will be based on the Housing Choice Survey (HCS) and will permit the Leaseholder to obtain a preference on a site-based waiting list and preference on a citywide placement list. Families in occupancy after 10/1/99 will get a preference on these lists after right of return families who fail to accept a second offer of housing.

A Leaseholder will be offered the first available unit from the site-based waiting list or citywide placement list. A Leaseholder in preference status will be offered a unit based on availability and only after a right of return Leaseholder is offered a unit, but prior to a new admission.

If the Leaseholder rejects an offer from a site based or citywide preference list, the Leaseholder will be removed from all lists and will not retain a preference for a public housing unit. CHA's exercise of this paragraph is subject to the grievance procedures under this Contract, pursuant to subparagraph 10(b).

- d. The CHA will house Leaseholders using the priorities listed below. Within any priority group, a lottery will be used to determine the order of offers. Lease compliant families not selected in a lottery will be eligible for lotteries at other sites where units are available.

For all public housing units, subject to applicable court orders and provided for in a redevelopment plan, the order of offers by unit type and bedroom size shall be as follows, subject to the additional requirements listed on pages 7 through 10 of this contract:

- (1) Leaseholders who lived at the site on October 1, 1999 and chose that site as their permanent housing choice, are lease compliant, and meet property specific requirements.
- (2) Leaseholders who lived at the site on October 1, 1999 and chose that site as their permanent housing choice, are lease compliant and are engaged in activities to meet property specific requirements.
- (3) Leaseholders who did not live at the site on October 1, 1999, but chose that site as their permanent public housing choice, are lease compliant, and meet property specific requirements.
- (4) Leaseholders who did not live at the site on October 1, 1999 and chose that site as their permanent public housing choice, are lease compliant, and are engaged in activities to meet property specific requirements.
- (5) Leaseholders who were moved temporarily to the site due to redevelopment activities at their site of origin, are lease compliant, and meet property specific requirements.
- (6) Leaseholders who were moved temporarily to the site due to redevelopment activities at their site of origin, are lease compliant,

and are engaged in activities to meet property specific requirements.

- (7) Leaseholders who were not selected in other lotteries, are lease compliant, and meet property specific requirements.
- (8) Leaseholders who were not selected in other lotteries, are lease compliant, and are engaged in activities to meet property specific requirements.
- (9) Leaseholders who receive a temporary Section 8 voucher in accordance with the criteria established for households who are unable to meet property specific requirements. (If such households are being offered units at a property without a redevelopment plan, the move from temporary Section 8 to a public housing unit will be treated as an administrative transfer.)
- (10) Leaseholders with a return preference as described in subparagraph 4(c)(2) above, who are lease compliant, and meet property specific requirements.
- (11) Leaseholders with a return preference as described in subparagraph 4(c)(2) above, who are lease compliant, and are engaged in activities to meet property specific requirements.
- (12) Leaseholders who wish to make a Gautreaux transfer as described in the A & O Policy to a redeveloped property, are lease compliant, and meet property specific requirements.
- (13) Leaseholders who wish to make a Gautreaux transfer as described in the A & O Policy to a redeveloped property, are lease compliant, and are engaged in activities to meet property specific requirements.
- (14) New admissions based on income requirements established in the A&O Policy or as agreed to in the Redevelopment Agreement for that site. Families in this group must meet the property specific requirements as established in the redevelopment plan for the site.

For categories 1, 3, 5, 7, 10, 12, and 14, the following must be true at the time of the housing offer:

- The household meets any additional property specific requirements established in the redevelopment agreement for the property; and

- The household must be lease compliant as defined in subparagraphs 1 (a) through (h) of this contract.

In the event the household subsequently fails to meet the property specific requirements, in order to continue in occupancy, the household must show evidence in activities to meet the property specific requirements and meet such requirements within a minimum of one (1) year (or a longer period as specified in the Redevelopment Agreement). The Property Manager will retain the discretion to provide the Leaseholder with additional time to cure.

Should the household fail to meet such requirements within one (1) year or a longer period as specified in the Redevelopment Agreement, the Leaseholder is entitled to one transfer to another CHA unit in accordance with the following:

- CHA will offer a unit that meets Housing Quality Standards (HQS) as defined by HUD's regulations at a property where the Leaseholder meets the property specific requirements.
- If the Leaseholder declines the transfer unit, the CHA will offer a permanent Section 8 voucher.
- In the event a unit of appropriate bedroom size as defined in the Admissions and Occupancy Policy is unavailable; CHA will offer the family a temporary Section 8 until such time as an appropriate unit becomes available. The family must be relocated to temporary Section 8, or housed in a CHA unit as described in (a), not more than 180 days after expiration of the one-year cure period. Public housing units offered to families in temporary Section 8 as a result of this paragraph will be located in a development where the household meets the property specific requirements. Such moves will be made in accordance with the order of offers established in this contract.

Notwithstanding the above mentioned one-transfer entitlement, such transfer will not diminish the Leaseholder's right to remain in a public housing unit subject to being lease compliant, as defined in the CHA Residential Lease and its attachments.

For categories 2, 4, 6, 8, 11, and 13, the following must be true at the time of the housing offer:

- The household must provide evidence that they are engaged in activities in order to meet the property specific requirements; and



- The household must be lease-compliant as defined in subparagraphs 1 (a) through (h) of this contract.
- The household must meet the property specific requirements referenced above within a minimum of one year (or a longer period as specified in the Redevelopment Agreement) from the date of admission.

In the event the household fails to meet the property specific requirements within one year (or a longer period as specified in the Redevelopment Agreement) the Leaseholder is entitled to one transfer to another CHA unit. The Property Manager will retain the discretion to provide the Leaseholder with additional time to cure. The transfer unit will be offered in accordance with the following:

- CHA will offer a unit that meets HQS as defined by HUD's regulations at a property where the Leaseholder meets the property specific requirements.
- If the Leaseholder declines the transfer unit, the CHA will offer a permanent Section 8 voucher.
- In the event a unit of appropriate bedroom size as defined in the Admissions and Occupancy Policy is unavailable; CHA will offer the family a temporary Section 8 housing choice voucher until such time as an appropriate unit becomes available. The family must be relocated to temporary Section 8, or housed in a CHA unit as described in (a) above, not more than 180 days after expiration of the one-year cure period. Public Housing units offered to families in temporary Section 8 as a result of this paragraph will be located in a development where the Leaseholder meets the property specific requirements. Such moves will be made in accordance with the order of offers established in this contract.

Notwithstanding the above mentioned one-transfer entitlement, such transfer will not diminish the leaseholder rights to remain in a public housing unit subject to their being lease compliant, as defined in the CHA Residential Lease and its attachments.

e. Emergency Transfers.

- (1) Emergency transfers (moves required when a building or unit's condition poses an immediate threat to the Leaseholders' safety and welfare) shall be executed as expeditiously as possible and in accordance with the Emergency Transfer section of the CHA's A&O Policy. As soon as practical after the occurrence, but in no event

later than forty-five (45) days, the CHA shall inform the LAC in writing about such moves, the nature of the emergency, names of Leaseholders affected and the temporary or permanent location where they are housed. The release of personal information to the LAC is contingent upon the Leaseholder's authorization as provided by the release at the end of this document. Refusal to comply with a request from the CHA for an emergency transfer can be grounds for Lease termination. A move as a result of an Emergency Transfer does not extinguish any right of return or other relocation rights as provided by this contract.

- (2) CHA will not provide prior written notice to Leaseholders in situations where CHA has little or no warning of the condition or situation that results in an emergency. To the extent feasible, CHA will provide prior written notice within a reasonable time period to Leaseholders where there is prior knowledge or information concerning the conditions or situation creating the emergency (e.g. court ordered closing due to code violations). CHA will not use the emergency transfer provision for the purpose of building consolidation. To the maximum extent possible, CHA will close buildings using a building consolidation plan with notice as required by this contract.

**5. CHA Responsibilities Prior to Relocation.**

Prior to relocating any Leaseholder, the CHA shall:

- a. Conduct Relocation Planning Meetings for all affected Leaseholders to:
  - (1) Explain the reason for the relocation and any proposed plans for the development, including the proposed numbers of newly constructed or rehabilitated units (if applicable).
  - (2) Develop a relocation plan in consultation with the LAC and affected residents. CHA will conduct at least two such information sessions with at least one to be held during evening or weekend hours.
  - (3) Review the Relocation Packet described in subparagraph 5(c) below.
  - (4) Present residents with any existing scale models, photographs, video of other similar units built or rehabilitated in other CHA developments, or renderings of units to be built or rehabilitated.
- b. As part of the redevelopment process, enter into a Redevelopment Agreement that may include terms that affect the relocation process for

the development. The Redevelopment Agreement will address site specific relocation issues not covered in this Contract. If there is no Redevelopment Agreement, then this Contract represents the applicable rights and procedures for the relocation process. The CHA will make a good faith effort to enter into a MOA with the LAC that reflects any property specific understandings with respect to the redevelopment process.

- c. At the time of the Relocation Planning Meetings, provide Leaseholders with a Relocation Packet that contains information on their rights under the Uniform Relocation Act (URA) or Section 531 (Demolition and Disposition) of the Quality Housing and Work Responsibility Act (QHWRA). All Leaseholders will be required to sign for the receipt of the Relocation Packet. The Relocation Packet will include information on relocation assistance benefits, replacement housing choices as outlined in paragraph 6 of this Contract, processing time frames for Section 8 relocatees, and identify the office where the CHA Relocation Procedures Manual is available for inspection. If a Leaseholder cannot attend any of the Relocation Planning Meetings, then the CHA will provide the name of a contact person and the office address with telephone number where information may be obtained.
- d. As part of the initial right of return recertification, provide a HCS. The HCS will include the following information for each family member: name, age, gender, and any accessibility needs (e.g., wheelchair). In addition, HCS's shall allow families to identify characteristics of desirable neighborhoods and/or developments to which they are seeking to transfer. The CHA shall allow Leaseholders the opportunity to select up to three permanent replacement housing choices (including permanent Section 8) and a temporary housing choice (either public housing or Section 8). In conducting HCS's, CHA will provide written notice in accordance with subparagraph 5(h)(1)(ii) below. Families have the option to change their permanent housing choices on their HCS one time. This change may be made at any time between submitting their HCS in conjunction with their initial right of return recertification and accepting an offer of permanent replacement housing.
- e. Ensure that all communication regarding any relocation activities be written in plain, understandable language and posted and made available in the property management offices and any relocation site offices. Persons who are unable to read or understand relocation documents or notices (e.g. illiterate, foreign language, or impaired vision or other disability) must be provided with appropriate translation/communication (e.g. sign language interpreter or reader) and appropriate follow-up by CHA staff. Each written communication shall indicate the name, address and telephone number (including the telecommunication device for the

deaf (TDD/TTY) number, if applicable) of a person who may be contacted for answers to questions or other needed help.

- f. Amend its property management contracts or other applicable contracts to include all rights, responsibilities, and obligations required by this Contract.
- g. Make offers of housing in accordance with the priorities established in this Contract and in accordance with CHA's approved A&O Policy and the Tenant Selection and Assignment Plan, as conformed to this Contract.
- h. Provide Leaseholders with the following written notices in the order described below:

(1) For All CHA Leaseholders

- (i) **Relocation Contract Notice:** The CHA will provide Leaseholders with information regarding lease compliance as it relates to this Contract. Any Leaseholder who was in occupancy on October 1, 1999 and is lease compliant is protected by this contract. A sample notice is attached hereto as Exhibit A.
- (ii) **Right of Return Recertification Notice:** The CHA shall provide each affected Leaseholder a fourteen (14) day written notice to attend the recertification interview that is completed in preparation for relocation and in accordance with paragraph 3 of this Contract. Sample notices are attached hereto as Exhibits B and K.

Subsequent to the right of return recertification, the property manager will prepare a building roster. The roster will identify the status of each Leaseholder with respect to right of return, family size and other household information necessary to effect the relocation process. The roster will be used to distribute and track the completion of the HCS's. This roster will also track Leaseholders with a right of return to a particular site who have been relocated to another site as the result of an emergency transfer.

- (iii) **Notice of Lease Compliance:** This written notice describes the outcome of the right to return recertification. Samples of these notices are attached hereto as Exhibits E1-E3 and L1-L2. The right to return recertification will result in one of three outcomes:

- The Leaseholder will be found lease compliant and will be recertified with the right of return; or
- Evidence of incurable Lease violations will be discovered and the CHA will begin the Lease termination process or, if applicable, terminate Section 8 assistance. If the Court enters judgment for eviction or a hearing officer upholds termination of Section 8 assistance, the Leaseholder will be evicted with no right to return and receive a Loss of Right of Return Notice, Exhibit D1. If the Court or hearing officer enters judgment in favor of the Leaseholder, the Leaseholder is deemed lease compliant and retains all rights under this contract. If the CHA does not begin the eviction or Section 8 termination process within sixty (60) days, the Leaseholder will be deemed lease compliant; or
- Evidence of curable Lease violations will be discovered and the Leaseholder will be given one hundred eighty (180) days to cure.

(iv) **Notice of Final Determination of Lease Compliance (Initial Right of Return Recertification:** The CHA will notify the Leaseholder in writing at the end of the one hundred eighty (180) days as to the result of the attempt to cure. If the Leaseholder cures all existing Lease violations, then the Leaseholder will be determined Lease compliant. If the Lease violations are not cured, the CHA will terminate the Lease in accordance with subparagraph 5(h)(2)(iii). A sample of these notices are attached hereto as Exhibit F1-F2 and M1-M2.

(2) For First Moves, Permanent or Temporary:

- (i) **180/120 Day General Information and Eligibility Notice (required by 49 CFR 24.203(a) & (b)):** The CHA shall provide each affected Leaseholder a written general information notice stating their rights under Section 531 of QHWRA (Demolition and Disposition), or the URA, as applicable. This written notice shall state:
  - Whether the Leaseholder will or may have to move and caution them not to move prematurely.

- The reason for the relocation and information regarding the Relocation Planning meetings described in subparagraph 5(a) above.
- That the Leaseholder is entitled to the relocation assistance as provided by this contract.

This notice shall be issued as soon as feasible, but in no event less than six months (180 days) prior to the proposed date of relocation resulting from demolition, rehabilitation, or conversion to tenant-based assistance. A minimum of four months (120 days) prior notice is required for relocation due to planned building consolidation. A sample notice is attached hereto as Exhibit G.

(ii) **Ninety (90) Day Notice: (required by 49 CFR 24.203(c))** CHA shall provide each affected Leaseholder notice of displacement in the following manner:

- **Leaseholders moving to temporary or permanent Section 8** Leaseholders moving to Section 8 units will receive a ninety (90) day notice of displacement when an ~~approveable request for the unit has passed an HQS inspection has been submitted.~~ A sample of the notice is attached hereto as Exhibit H and N.
- **Leaseholders moving out of their development of origin** Leaseholders requiring a move to a unit that is not in their development of origin will receive a ninety (90) day notice once the address of a comparable replacement housing unit has been identified. A sample of the notices are attached hereto as Exhibit H and N.
- **Leaseholders moving to another unit within their development of origin** Leaseholders who do not leave their development of origin will be treated as administrative transfers. If applicable, leaseholders will receive notice pursuant to 49 CFR 24.203.

(iii) **Notice of Satisfaction of Right of Return:** Leaseholders moving permanently will receive a notice stating that choosing a permanent Section 8 or new or rehabilitated public housing unit constitutes their final housing choice and that the leaseholder's right of return has been satisfied, Exhibit D2.

(3) **For Subsequent Temporary Moves:** The notice process for subsequent temporary moves will follow the process outlined in subparagraph 5(h)(1)(ii - iv) and (2) of this Contract with the following exceptions:

(i) At the option of the CHA, if a Leaseholder was recertified within six (6) months of a notice of subsequent temporary move, then an additional recertification will be waived. If the CHA opts to recertify the Leaseholder, then the CHA is required to provide the Leaseholder with all applicable notices as set forth in subparagraph 5(h)(2) above.

(ii) **Temporary Housing Choice Survey (HCS) Notice:** In the event of subsequent temporary relocation(s), the Leaseholder will have the option to fill out a temporary HCS. The permanent housing choice indicated on the first housing choice survey will remain the Leaseholder's permanent housing choice preference. The CHA will provide each Leaseholder with at least four (4) days advance written notification of the dates and times when temporary replacement housing choice surveys will be conducted by CHA relocation staff.

(4) **Invoking the Right to Return - Final Move:**

The written notice process for permanent or final moves follows the process for first moves as outlined in subparagraph 5(h) (1) and (2), with the following exceptions:

(i) No Relocation Contract Notice will be given for the final move.

(ii) No 180/120 General Information Notice will be given for the final move.

(iii) A Leaseholder who is given written notice of Lease violations will have thirty (30) days to cure and will be reevaluated following the cure period. A Leaseholder who has cured will receive written notice that the Leaseholder will be relocated ninety (90) days from the date of the notice as described in subparagraph 5(h)(2)(vi). During the cure period, the Leaseholder's priority for a unit of the Leaseholder's choice will be suspended.

(iv) The CHA will move to terminate assistance for a Section 8 Leaseholder or evict a Leaseholder who has not cured within the thirty (30) days. If a hearing officer upholds a termination of assistance or if the Court enters judgment for eviction, the Leaseholder will lose assistance or be evicted with no right to return. If the hearing officer or Court enters judgment in favor of the Leaseholder, the Leaseholder is deemed lease compliant and retains all rights under this contract. If the CHA does not begin the assistance termination or eviction process within sixty (60) calendar days, the Leaseholder will be deemed Lease compliant.

i. In addition to the notices described above, the following notice will be given in conjunction with the Redevelopment Process:

(i) **Notice of Property Specific Requirements:** As redevelopment working groups develop property specific requirements for sites undergoing redevelopment, the CHA will give notice to all families with a right of return describing the approved requirements. Such notice will be given no less than one (1) year prior to an offer of a replacement housing unit.

## 6. CHA Responsibilities During Relocation.

a. Good Neighbor and Transition counseling will be made available to all Leaseholders and members of their household. Transition counseling consists of an introductory information session that includes an overview of the Section 8 program, information on private sector housing requirements, home management training, and Leaseholder rights under the Federal Fair Housing Act and related state and local Fair Housing laws. Individual counseling sessions will also occur. Individual counseling will provide families with the opportunity to connect to supportive services, receive information on housing search techniques, engage in financial planning, and if requested receive a referral to a Mobility Counseling program. Transition Counseling will also include limited follow-up contact after the move.

Mobility Counseling is available for Leaseholders interested in moving to opportunity areas. Opportunity areas are defined as census tracts with no more than 23.49 % of families with incomes below the poverty level ("low poverty census tract") and no more than 30 % African-American population ("racially diverse census tract"). Mobility Counseling is available for Leaseholders who indicate an interest in moving to opportunity areas or to low poverty or racially diverse census tracts. Mobility Counseling will also



include follow-up contact by telephone and at least one (1) post-move visit to the family (provided the family is within the Chicago metropolitan area).

- b. The CHA or its designee shall provide public transportation stipends for any relocatee to Section 8 housing, and transportation assistance for mobility moves sufficient to allow the Leaseholder in each case to inspect up to three Section 8 units.
- c. The CHA shall allow the Leaseholder adequate time to enter into a lease for the unit selected. Adequate time for public housing Leaseholders will be defined as one (1) year. The CHA or its Section 8 contractor will permit increased time through extensions or re-issuance of vouchers for relocatees.
- d. The CHA shall provide the Leaseholder with relocation assistance or services in accordance with either the URA or Section 531 of QHWRA titled Demolition and Disposition, as applicable. Such assistance shall apply for both temporary and permanent relocation. Upon request, the CHA will make available a copy of any applicable property specific Redevelopment Agreement to the Leaseholder.
- e. The CHA shall ensure that each comparable replacement dwelling unit is decent, safe, and sanitary, at a minimum meets the Section 8 housing quality standards and conforms to the requirements in subparagraphs 10(a) and (b) of this Contract.
- f. The CHA will provide the following moving services to the Leaseholder for relocation: transportation (as described in subparagraph 6(b) above), packing materials, temporary storage (not to exceed ninety (90) days), reimbursements for utility hook-up including telephone and cable, and credit checks. Through the moving company, CHA will also provide property replacement insurance. CHA will reimburse families for any reasonable losses sustained during the move. CHA may also provide reimbursement for other moving related activities determined by the CHA to be reasonable and necessary to the move.
- g. In providing moving services pursuant to subparagraph 6(f) above, the following shall apply: For all local temporary moves to Section 8, defined as any move within the Chicago metropolitan area, CHA will provide moving services for both the initial move to the temporary housing choice and the return move to the permanent housing offered. CHA will not reimburse or provide moving services for Leaseholders using a temporary Section 8 voucher outside the Chicago metropolitan area. For permanent Section 8 moves outside the Chicago metropolitan area, CHA will provide moving services as outlined in subparagraph 6(f) above.

- h. The CHA is obligated to abide by the above set of responsibilities for all Leaseholder relocation associated with this Contract.
- i. CHA will work to assure access to existing social services for CHA residents.

**7. Leaseholder Obligations.**

During the relocation process, the Leaseholder shall be bound by certain duties and responsibilities. Failure to adhere to these duties and responsibilities may result in the delay or forfeiture of the right of return as provided for in this Contract.

- a. A Leaseholder may lose the right to return by failing to abide by any of the following:

- (1) Provide all relevant information, in a timely manner, to the CHA during a recertification process and attend recertification appointments.

If the Leaseholder fails to comply with this obligation, CHA will send written notice of this failure to the Leaseholder. The Leaseholder must provide the necessary information and/or schedule any necessary appointments within fifteen (15) calendar days from the verified date of mailing. In the event the Leaseholder fails to respond to this notice within fifteen (15) calendar days, the CHA may evict the Leaseholder, resulting in the loss of the right to return.

- (2) Attend at least one (1) Relocation and/or Redevelopment Planning Meeting described in subparagraph 5(a) that explains the relocation process, plans for development, and the timing of such procedures to be implemented, or pick up a Relocation Packet at the Redevelopment Planning Meeting or at the Leaseholder's management office and sign a certification attesting to its receipt.

If the Leaseholder fails to pick up and sign for a Relocation Packet, the CHA will send written notice of failure to comply with this obligation. The Leaseholder must attend a presentation to receive a Relocation Packet or retrieve one from the management office within fifteen (15) calendar days from the verified date of mailing and sign a certification. Failure of the Leaseholder to respond to this notice within the fifteen (15) calendar days may result in the loss of the right to return.

- (3) Complete and return a signed Housing Choice Survey (HCS) form.

If the Leaseholder fails to comply with this obligation, the CHA will send written notice to the Leaseholder informing the Leaseholder of the failure. The Leaseholder must return a signed HCS within fifteen (15) calendar days from the verified date of mailing of the notice of failure to comply. If no HCS is received from the Leaseholder, the CHA will assign the Leaseholder a temporary relocation unit based on availability, without regard to preference, and the Leaseholder will lose the right to return.

- (4) Maintain lease compliance in accordance with the terms and conditions in CHA's Lease and Leases executed during tenure as a temporary Section 8 resident. When notified of lease compliance issues, the Leaseholder must take appropriate steps to remedy such issues. Failure to maintain lease compliance may result in eviction and loss of the right to return as stated in paragraphs 3 and 5.

- (5) Remove a household member who is subject to a lifetime registration requirement under a state sex offender registration program within fifteen (15) days of notice to do so.

- (6) Accept one of two (2) housing offers as described in subparagraph 4(c)(2) of this contract.

- b. A Leaseholder may delay the right of return by failing to abide by any one of the following:

- (1) If applicable, failing to attend and participate in all required Section 8 screening, orientation, briefing sessions, and recertifications; and

- (2) At the time of the permanent move, failing to abide by the personal housing choice ranking identified through the HCS process outlined in paragraph 5 of this document.

- c. The Right of Return is extinguished at the time of acceptance of an offer of a CHA newly rehabilitated or newly constructed unit.

## 8. **Types of Permanent Housing.**

The CHA will provide lease compliant Leaseholders with the following permanent comparable replacement housing options:

- a. Section 8. A Section 8 unit is an existing unit owned by a private landlord located anywhere in the United States, and is in compliance with all

Section 8 Program standards. Permanent Section 8 is a final housing choice. If a Leaseholder is successful in securing a Section 8 unit within the one year time allotment as provided in subparagraph 6(c), then the CHA will not provide a Right to Return. Therefore, if the Leaseholder chooses Permanent Section 8 on the HCS, then the Leaseholder must select two (2) public housing choices in the event that no Section 8 unit is secured within one (1) year.

b. Rehabilitated Scattered Site. A scattered site unit is a public housing unit constructed in accordance with the orders of the Federal Court in the Gautreaux case. (These units are identified as Category 3 in the Plan for Transformation). Subject to satisfaction of all rights to return established through this Contract, scattered site units will be occupied in accordance with the percentages established in the Gautreaux Court Ordered Tenant Selection and Assignment Plan. For the purposes of this Contract, scattered sites do not include local replacement housing units described in subparagraphs 8(c)(1) and (2) below.

c. Local Replacement Housing

(1) Rehabilitated Unit. A rehabilitated unit is a unit located in a development that is substantially rehabilitated as part of the redevelopment plan. A substantially rehabilitated unit is defined as a unit that is rehabilitated at a level sufficient to remain a viable public housing unit for twenty (20) years following rehabilitation. Lease compliant Leaseholders who are currently residing in the units to be rehabilitated shall have first priority for those units in accordance with the order of offers in subparagraph 4(d).

(2) Newly Constructed Units. Lease compliant Leaseholders who currently reside in units to be demolished shall have first priority for all on-site or neighborhood public housing units located in or near the developments or sub-developments from which they were displaced.

(i) On-site Unit. An on-site unit is a newly constructed unit located on the site of the units that were demolished as part of the redevelopment plan.

(ii) Neighborhood Unit. A neighborhood unit is a newly constructed unit located in the community area adjacent to the public housing development.

## 9. Types of Temporary Housing:

The CHA will provide lease compliant Leaseholders with the following temporary comparable replacement housing options:

- a. Transfer Unit. A transfer unit is a decent, safe, and sanitary unit, in compliance with Section 8 housing quality standards, local health and safety codes, located in any CHA development. A lease compliant Leaseholder who selects a transfer unit will retain the right of return to a local replacement housing unit as described above.
- b. Existing Scattered Site. Same as defined in subparagraph 8(b) above with the provision that a lease compliant Leaseholder who selects an existing scattered site unit as a temporary choice will retain the right to return to a new or rehabilitated scattered site unit or local replacement housing unit as referenced above.
- c. Section 8 Unit. Same as defined in subparagraph 8(a) above with the provision that, in accordance with the A&O Policy, Leaseholders opting for temporary Section 8 will be given a right of return to a local replacement housing unit. In addition, temporary Section 8 Leaseholders invoking their right to return, will be classified as CHA transferees.
- d. Non-CHA Housing. Other housing options voluntarily chosen by the Leaseholder. Lease compliant Leaseholders who select this option retain their right of return to a local replacement housing unit.

**10. Nature of Comparable Replacement Housing.**

Each relocated Leaseholder is entitled to a comparable replacement-housing unit.

- a. A comparable replacement housing unit, whether public housing or Section 8, is defined as one that is decent, safe and sanitary, functionally equivalent to the Leaseholder's original dwelling unit, adequate in size to accommodate the Leaseholder's household, located in an area not subject to unreasonable adverse environmental conditions, located in an area not less desirable than the location of the Leaseholder's original dwelling unit with respect to commercial and public facilities, reasonably accessible to the Leaseholder's place of employment, located on a site that is typical in size for residential development with normal site improvements, meets Section 8 housing quality standards (where applicable) and is no more costly to the Leaseholder than the public housing unit from which the Leaseholder is moving.
- b. Consistent with applicable federal regulations, a comparable replacement housing unit must meet the accessibility needs of the Leaseholder and/or the Leaseholder's family members.

- c. A Leaseholder may reject an offer of a replacement housing unit that is not comparable as described in subparagraphs 10(a) and (b). Such refusal will not affect the Leaseholder rights under this contract.
- d. For Section 8, the CHA will foster moves to opportunity areas, but the final location choice belongs to the Leaseholder. An opportunity area is defined as a census tract with no more than 23.49 % of families with incomes below the poverty level and no more than 30 % African-American population.

## 11. Monitoring and Enforcing this Contract.

- a. Reporting. On a quarterly basis, the CHA shall report to the CHA Board of Commissioners, the CAC, and the community at large on development and relocation activities. The report shall also include site-by-site information with sufficient detail to enable the CHA Board of Commissioners and the CAC to ensure that Leaseholders are afforded the rights guaranteed under this Contract. The information in the report shall include but not be limited to the timely service of notices, the timely presentation of relocation information, completed recertifications, family status as a result of the recertification, and HCS results. The report will also include Section 8 utilization information and identify the number of expired Section 8 vouchers where families are not successful in finding housing. This report shall be in writing and shall be forwarded to the CHA Board of Commissioners and the CAC, and be made available to the community at large, within thirty (30) days of the end of each quarter. The CHA shall contract with an independent auditor to ensure monitoring and tracking of the relocation process.
- b. Grievance Procedures.
  - 1. Public housing Leaseholders, as well as Leaseholders who choose Section 8 as a temporary housing choice and are program participants, may enforce the guarantees contained in this contract through the standard CHA grievance process. This in no way restricts a Leaseholder's right to seek enforcement of this contract through the judicial system. This Agreement does not supercede applicable federal, state, or local law.
  - 2. A temporary Section 8 household, as described above, may use the CHA grievance process including the right to a formal hearing (unless otherwise excluded by the CHA grievance procedures), only to enforce provisions of the contract or any termination of Section 8 assistance pursuant to 24 CFR 982.552. In the event

that a household with a temporary Section 8 voucher files a grievance, the informal hearing shall be conducted by the contractor for the Section 8 program. Any subsequent formal hearing shall be heard by a Hearing Officer designated by CHA's General Counsel.

**12. Applicability.**

For those choosing a temporary Section 8 voucher or other non-CHA housing with the right to return, the applicable portions of this contract shall survive the termination of the Leaseholder's Lease.

**13. Amendment.**

If policy changes to this contract are required, the CHA will negotiate the proposed changes with the CAC and request approval from the CHA's Board of Commissioners. If procedural changes to this contract are required, the CHA will similarly negotiate these changes with CAC prior to implementation, but need not seek the approval of the CHA's Board of Commissioners for such changes. Such changes will be approved in writing by the CEO or his/her designee.

LEASEHOLDER:

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Phone

CHA:

\_\_\_\_\_  
Name (printed)

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_



**Optional Release of Information:**

With my signature below, I hereby grant authority to the CHA to release information regarding any emergency transfer I am required to make in connection with the relocation process. I understand that information including but not limited to my name, the nature of the emergency, and the temporary or permanent location at which I am subsequently housed will be made available to the LAC in the development I am relocating from and to. I understand that this release is optional and my choice not to release this information in no way effects my rights under this contract.

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Name (printed)

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Signature