

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2009-2017**

**Archer/Western
Redevelopment Project Area
Designated February 11, 2009**



December 11, 2018

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by

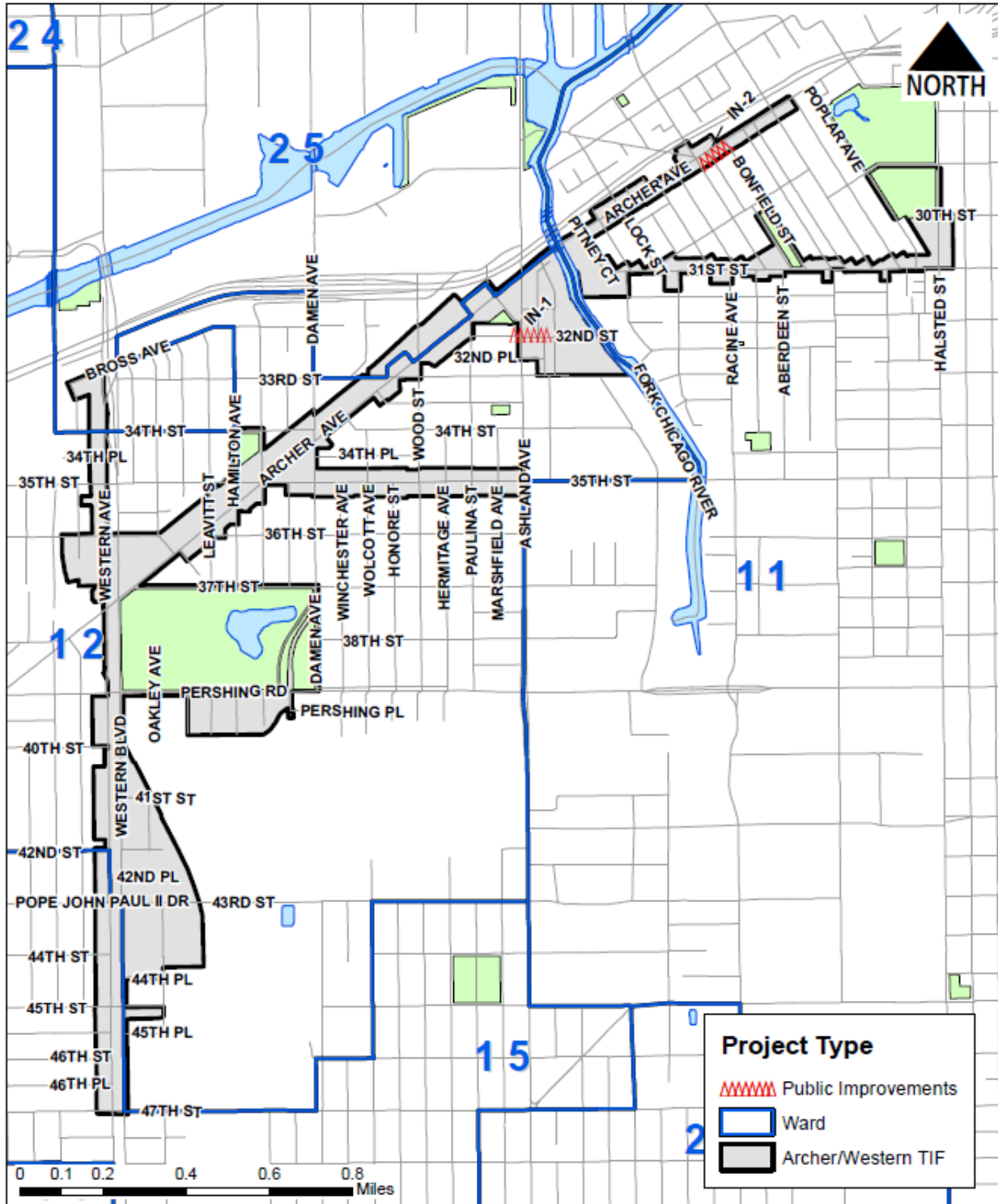
CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

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Executive Summary

ARCHER/WESTERN TIF DISTRICT PROJECT MAP



ARCHER/WESTERN REDEVELOPMENT PROJECT AREA

- Designated: February 11, 2009
- Expires: December 31, 2033
- 413 acres
- 1,037 parcels at time of designation

The Archer/Western Tax Increment Redevelopment Project Area (“Archer/Western RPA” or “RPA”) was designated on February 11, 2009. The Archer/Western TIF district is intended to support a wide mix of uses along Archer and Western avenues and 35th Street with the McKinley Park and New City communities. The 413-acre area is characterized by residential, commercial, and industrial structures and numerous vacant lots. Increment is targeted for land assembly and preparation efforts, the rehabilitation of existing industrial and commercial buildings, the preservation of historically significant structures, and other improvements that promote pedestrian safety and open space enhancements. Funds are also meant to promote upgrades to the street infrastructure, especially involving transit-oriented development, new gateways, new infill projects, and related public works improvements. Job training and day care activities are also supported through the TIF.

Archer/Western RPA Activity – 2009-2017

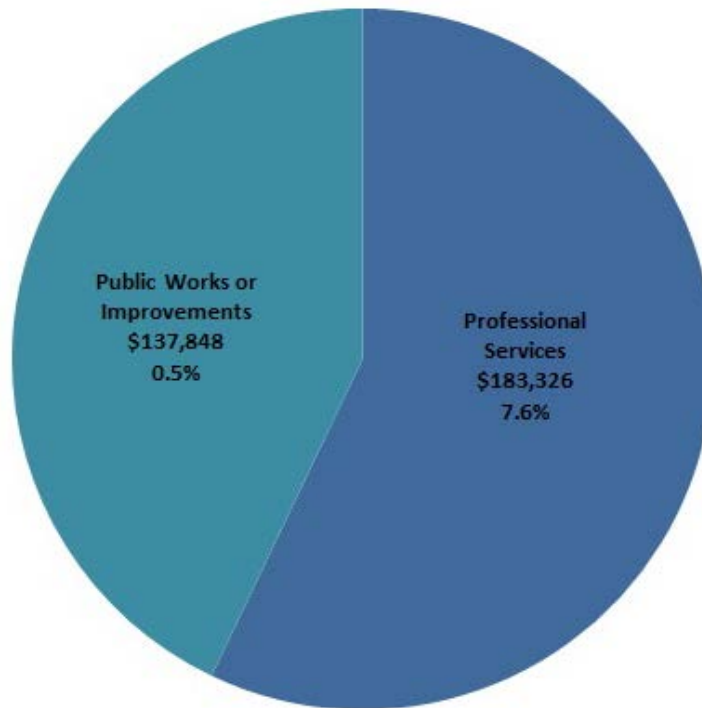
INVESTMENT SUMMARY

- \$137 thousand in TIF Funds allocated for infrastructure improvements
- \$7 thousand in Local Industrial Retention Initiative (LIRI) and Neighborhood Business Development Center (NBDC)

PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of -0.5 percent

DISTRIBUTION OF TIF-ELIGIBLE EXPENDITURES THROUGH 2017 [1]



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

1. Redevelopment Project Area Information

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

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

The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2017 calendar year and the 2016 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects, is reported through December 2017.

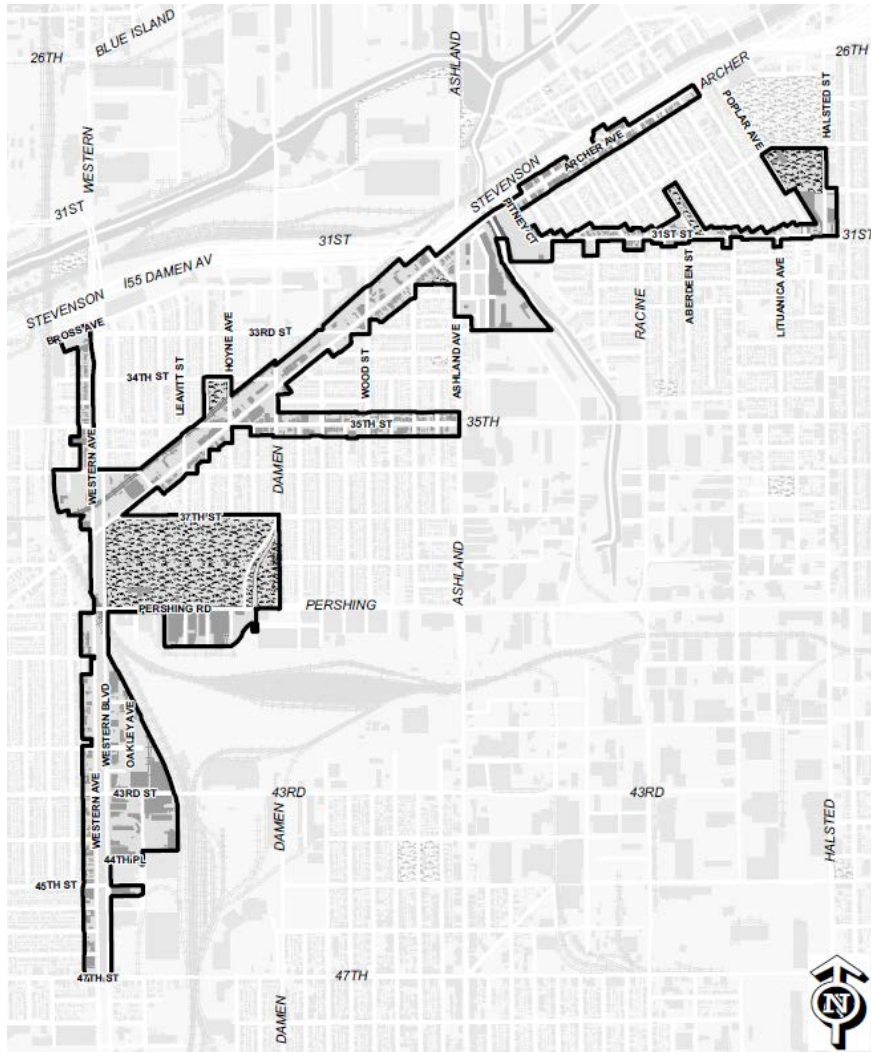
Detailed data on the Archer/Western RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (the “Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment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

Project Area Context and Background

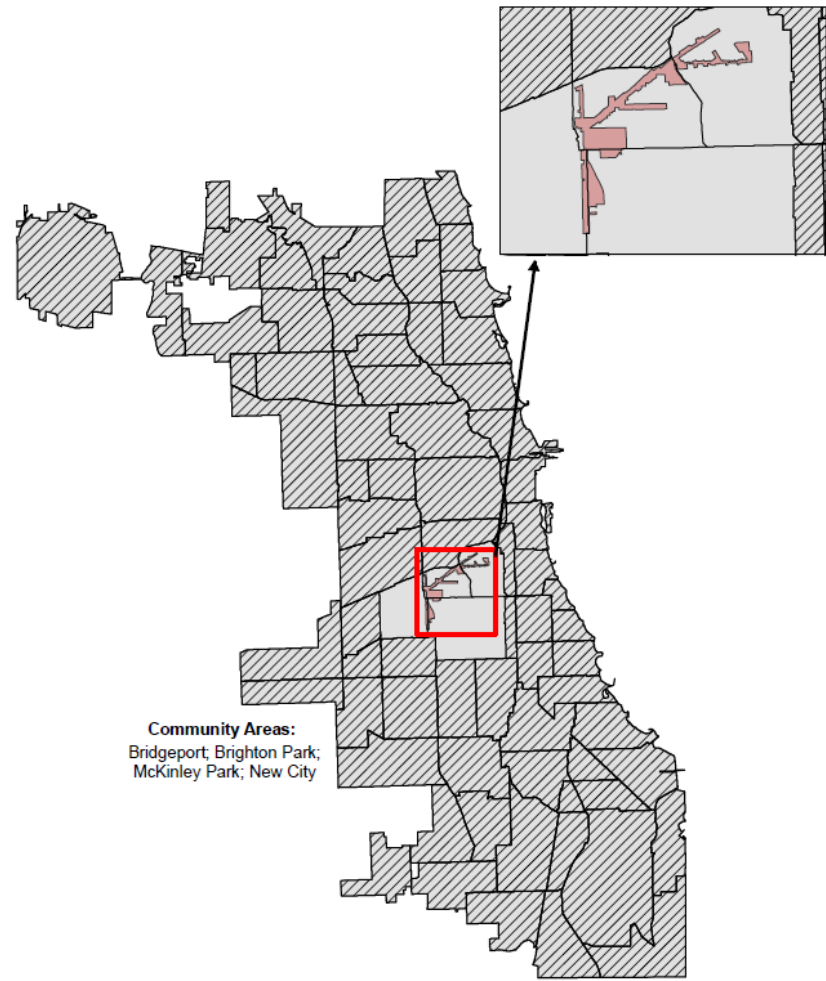
The approximately 413-acre Archer/Western RPA is located in McKinley Park and New City community areas. The Project Area is generally bounded by includes property on the north and south side of Archer Avenue from Quinn Street on the east to Western Avenue on the west; property on the north and south side of 31st Street from Halsted Street on the east to Pitney Court on the west; property on the north and south side of 35th Street from Ashland Avenue on the east to the CT A railroad ROW on the west; and property on the east and west side of Western Avenue from Bross Avenue on the north to 47th Street on the south. The Stevenson Expressway runs just to the north of the Project Area. The RPA boundary is shown in **Exhibit 1** on the following page.

The Archer/Western RPA was designated as a TIF district on February 11, 2009, and is expected to expire no later than December 31, 2033. There have been no major or minor amendments to the Archer/Western Tax Increment Financing Redevelopment Plan and Project (the “TIF Plan”) as of December 31, 2017.

Exhibit 1. Archer/Western RPA



Archer/Western TIF Community Area



Conditions at Time of TIF Creation

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

- 87 percent of structures were found be at least 35 years of age or older
- Eligibility factors present to a major extent:
 - Deterioration of buildings and surface improvements;
 - Excessive vacancies;
 - Deleterious land use layout; and
 - Lack of community planning.

Land use within the 413-acre district is predominantly residential, but also has potential for a revitalized commercial area along with a light industrial zone in the southwest corner of the TIF district, mixed-use areas, and public/institutional/open space areas spread throughout the Project Area. The Project Area’s excellent location near downtown Chicago in addition to its close proximity to major highways and public transportation options make it an attractive area for residential and commercial development.

Goals and Objectives for the RPA

The main goal of the TIF is to rehabilitate and redevelop obsolete residential and commercial properties into more appropriate residential, commercial, and mixed-use developments. The following eleven (11) General Goals were outlined in the TIF Plan:

GOALS

The overall goals which are specifically directed to this Redevelopment Plan are:

1. Reduction or elimination of those conditions which qualify the Project Area as a conservation area;
2. Provision of sound economic redevelopment in the Project Area;
3. Contribution to the economic well-being of the City;
4. Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets;
5. Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial/residential mixed uses, commercial, industrial, public parks, and institutional uses;
6. Improvement of the relationship between non-residential land use and the adjacent residences to improve the overall quality of life for residents within and adjacent to the Project Area;
7. Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration within the Project Area;

8. Improvement of existing public infrastructure, utilities, public transportation facilities, and roadways to enhance the potential for development and accessibility of redevelopment sites;
9. Further the implementation of the recommendations within the June 2006 TAP Remaking an Historic Corridor report;
10. Employment of residents living in and around the Project Area in jobs in the Project Area; and
11. Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion, and rehabilitation.

OBJECTIVES

1. Fully utilize vacant parcels by assembling and preparing sites for uses conducive to their shape and location;
2. Encourage the use, expansion, rehabilitation, new development, and maintenance of the industrial properties to attract industrial development and a wide variety of employment opportunities;
3. Upgrade infrastructure throughout the Project Area;
4. Maintain and improve the pedestrian environment, access, and connections throughout the Project Area especially in locations where vehicles and pedestrians interact;
5. Encourage complete utilization of existing commercial sites before considering commercial development on non-commercially zoned properties;
6. Encourage the development and redevelopment of auto-oriented land uses along primary arterial corridors and design site amenities which minimize deleterious impact on adjacent residential areas;
7. Encourage the preservation and reuse of historic buildings when possible, including those documented in the Chicago Historic Resources Survey;
8. Encourage redevelopment projects to utilize the design guidelines which were developed for Archer Avenue as part of the continuation of the TAP report;
9. Encourage the re-establishment of the Archer Avenue corridor identity by promoting upgrades to the street infrastructure, focusing on transit-oriented development, establishing gateways and midpoints, filling in the street wall and advancing other recommendations of the TAP report;
10. Ensure transitions which are sensitive to adjacent land uses to minimize conflicts between different land uses; and
11. Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the Archer/Western TIF Plan total \$100 million. Through 2017, about \$321 thousand has been expended on TIF-supported projects within the RPA, representing 0.3 percent of estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the Archer/Western Redevelopment Plan by statutory cost category.

Exhibit 2. Total TIF-Eligible Project Costs and Expenditures through 2017

Permissible Cost Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through 2017	
			Expenditures	Percent of Total
1. Professional Services	Cost of studies, surveys, administration, and professional services [1]	\$2,400,000	\$183,326	7.6%
2. Marketing of Sites	Costs of marketing sites within RPA to prospective businesses, developers, investors [1]	\$0	\$0	0.0%
3. Property Assembly & Site Preparation	Property costs assembly, including acquisition, demolition, site preparation, and environmental site improvement costs [2]	\$21,500,000	\$0	0.0%
4. Rehabilitation of Existing Public or Private Buildings	Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures [3]	\$38,000,000	\$0	0.0%
5. Public Works or Improvements	Costs of construction of public works and improvements [4]	\$26,000,000	\$137,848	0.5%
6. Job Training and Retraining	Costs of job training and retraining implemented by businesses or other taxing bodies, including "welfare-to-work" programs, advanced vocational or career education	\$3,000,000	\$0	0.0%
7. Financing Costs	Financing costs, including interest and issuance costs	\$0	\$0	0.0%
8. Capital Costs	Taxing districts' capital costs resulting from redevelopment project [3]	\$0	\$0	0.0%
9. Increased Education Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects [4]	\$0	\$0	0.0%
10. Relocation Costs	Relocation costs	\$6,000,000	\$0	0.0%
11. Interest Costs	Interest costs [5]	\$2,500,000	\$0	0.0%
12. Affordable Housing Construction	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households [3]	\$0	\$0	0.0%
13. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$600,000	\$0	0.0%
TOTAL REDEVELOPMENT PROJECT COSTS [3] [4] [5] [6]		\$100,000,000	\$321,174	0.3%

Source: Archer/Western TIF Plan, dated October 1, 2008 (Revised January 8, 2009); Section 2 in 2009 TIF Annual Reports and Attachment K in 2010-2017 TIF Annual Reports.

[1] Professional Services line item may include the costs of marketing.

[2] Environmental remediation costs, originally a separate category, have been combined with Property Assembly & Site Preparation.

[3] Rehabilitation of Existing Public or Private Buildings line item may include the costs of affordable housing construction or rehabilitation.

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

[5] Interest Costs category includes Payments in Lieu of Taxes (PILOT).

[6] Total Redevelopment Project Costs in TIF Plan exclusive of interest on City-issued obligations, capitalized interest, issuance costs and other financing costs. All costs may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of

12. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the Archer/Western RPA from its inception through December 31, 2017. A summary of non-TIF City funds expended in support of projects through the 2017 calendar year is also presented.

Growth in EAV and Revenue Generated within Archer/Western RPA

Incremental property tax revenues are generated based on the growth in equalized assessed value (EAV) that arises during the TIF district’s existence, as compared to the initial EAV at the time of the TIF’s original adoption. The RPA’s initial EAV was \$117,506,250. As of December 31, 2017, the total taxable EAV of the RPA was \$113,188,424, representing a decline of 3.67 percent from the initial EAV.

Exhibit 3. Growth in EAV: Tax Year 2009-2017

Year	EAV	% Change from Initial EAV
2009 – Initial EAV	\$117,506,250	--
2017 – Current EAV	\$113,188,424	-3.67%

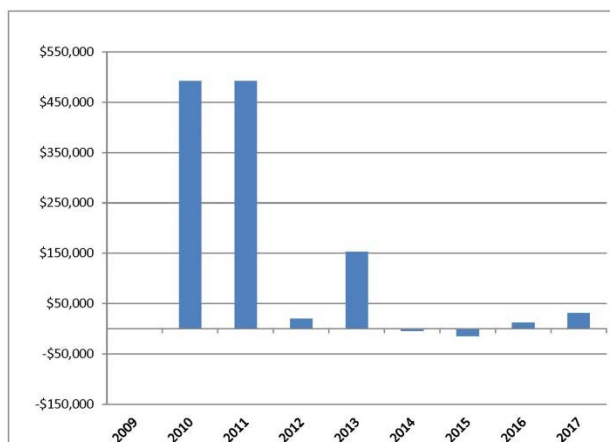
Source: Cook County Clerk.

This change in EAV in the RPA generated a total of \$1,181,202 in incremental property tax revenue from 2009 through the end of 2017, as displayed in **Exhibits 4 and 5**. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2016, for which property taxes were collected in calendar year 2017.

Exhibit 4. Annual Incremental Property Tax Revenue Collected, 2009-2017

Year	Incremental Property Tax Collected
2009	\$0
2010	\$492,203
2011	\$491,867
2012	\$20,060
2013	\$152,567
2014	(\$4,522)
2015	(\$14,624)
2016	\$12,401
2017	\$31,250
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2009-2017	\$1,181,202

Exhibit 5. Annual Incremental Property Tax Revenue Collected, 2009-2017



Source: TIF Annual Reports: Section (7) (D) in 2009 reports; Section 3.1 in 2010-2017 Reports. Property tax increment is deposited in a special tax allocation fund for this TIF. Negative increments is generally due to property owners’ successful appeals of assessed values in prior years, resulting in property tax refunds which if greater than the annual increment for the year of refund, show up as negative increment. Negative increments are not due to declarations of surplus, transfer of funds to adjacent TIFs, or total TIF EAV being less than the base EAV.

Transfers of TIF Funds

No funds were transferred (or “ported”) into the Archer/Western special tax allocation fund from adjacent TIF districts through December 31, 2017.

No funds were transferred out of the Archer/Western special tax allocation fund to adjacent TIF districts through December 31, 2017.

City Expenditures within the RPA

From 2009 to 2017, \$321 thousand in incremental property tax revenue was expended in support of projects within the Archer/Western RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** by TIF-eligible cost categories outlined in the TIF Act.

The City of Chicago has allocated and expended additional non-TIF resources in support of TIF-funded projects within the Archer/Western RPA in support of transportation projects. These additional non-TIF investments made between 2009 and 2017 are displayed in **Exhibit 6** below.

Exhibit 6. Non-TIF City Investments in TIF-supported Projects, 2009-2017

Source of Funds	Use of Funds	Allocation
General Obligation Bonds - Tax Exempt Series 2013	Pedestrian Countdowns	\$227,932
Total Non-TIF Allocation on TIF Supported Projects		\$227,932

Source: CPM database

Declaration of Surplus Funds

There were no declarations of surplus funds for this TIF from inception through December 31, 2017.

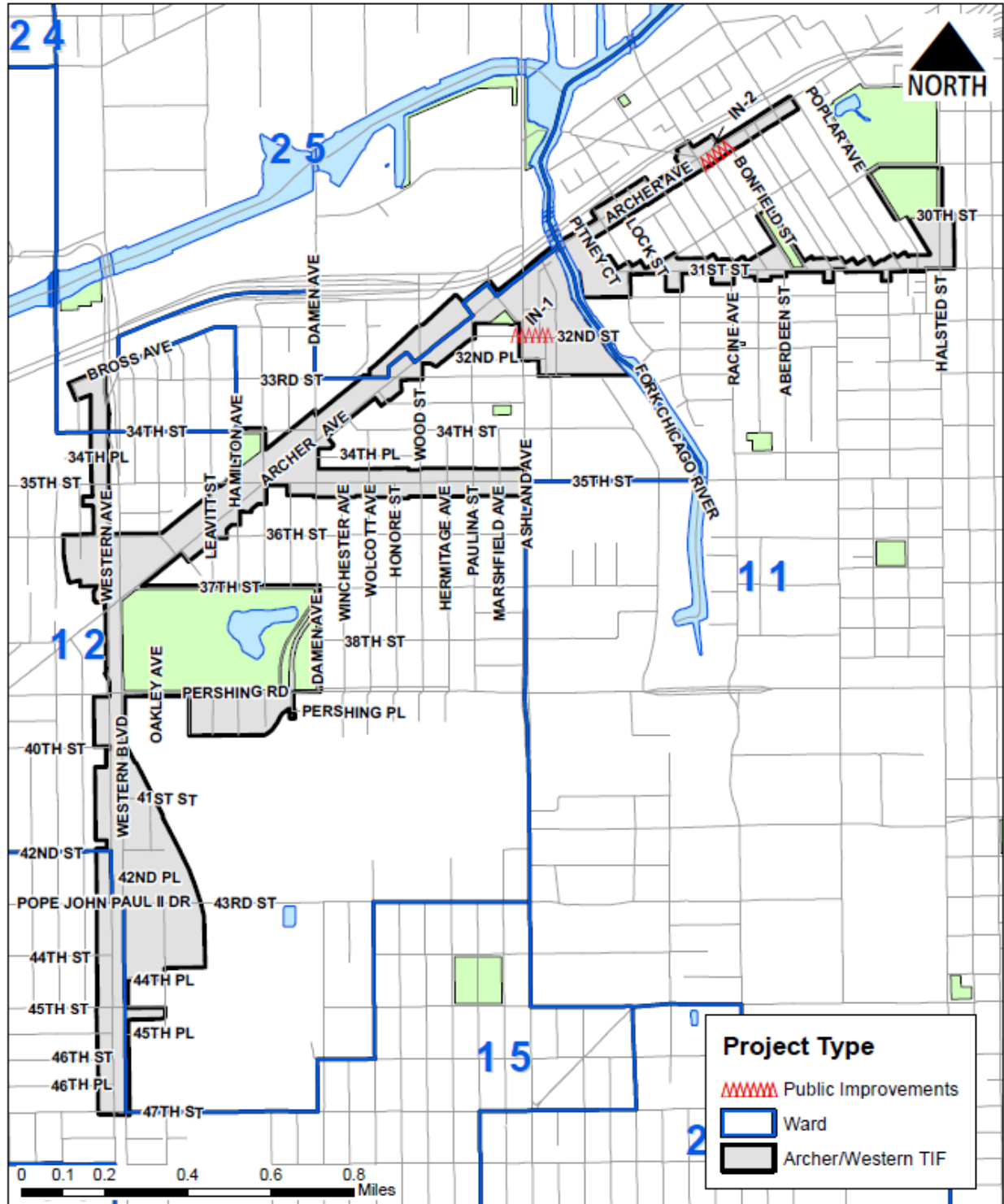
13. Redevelopment Project Area Accomplishments

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

RPA Project Profiles – Major Accomplishments

Project profiles for TIF-supported projects within the Archer/Western RPA that are underway or have been completed, as of December 31, 2017, are provided in **Exhibits 8 through 12** on the following pages. Key project information presented includes total project costs, TIF investment (to date and expected), public-to-private investment ratio, and additional community impacts resulting from or expected to result from these projects. The tables include projects receiving TIF investments through RDA’s, IGAs, SBIF, and NIP, and TIF-funded public infrastructure improvements. Projects which have been allocated with TIF funds, but for which no TIF expenditures have occurred, are presented in **Exhibit 14** in the section on planned projects.

Exhibit 7. TIF-Funded Project Map



The public infrastructure projects and the TIF investments made via RDA's, IGA's, and SBIF projects within the RPA are mapped in Exhibit 7. Planned projects, as reported in Exhibit 14, are also featured in the map below (projects without defined locations and NIP projects are not mapped).

Exhibit 8. Redevelopment Agreement Projects

Map ID	Project	Status [1]	Total Project Cost [2]	TIF Funding Approved [3]	TIF Investment to Date [4]	Total Non-TIF Investment Expected [5]	Other City-Controlled Sources [2]		Ratio Non-TIF to TIF Investment
							Source	Funding Amount	
No Redevelopment Agreement Projects have received TIF funding through December, 2017.									
TOTAL			\$0	\$0	\$0	\$0	\$0		0.0

Source: City's RDA and IGA database, Capital Management System Database, TIF Annual Reports.

Exhibit 9. Redevelopment Agreement Projects: Community Impacts

Project	Project Address	Development Project Square Footage	RDA-Required Permanent Jobs	Number of Housing Units	Affordability Level (Percent of AMI)	Additional Expected Community Impacts
No Redevelopment Agreement Projects have received TIF funding through December, 2017.						
TOTAL		0	0	0		

Exhibit 10. Intergovernmental Agreement Projects

No Intergovernmental Agreement Projects have received TIF funding through December, 2017.

Source: City's RDA and IGA database, Capital Management System Database, TIF Annual Reports.

Exhibit 11. TIF - Funded Programs

Project	Project Type	Total TIF Funding Expected [1]	Total Private Investment Through 2017	TIF Investment Through 2017 [2]	Ratio of Non-TIF to TIF Investment	Description/Key Community Impacts
LIRI/CSS/NBDC	Business Retention	\$7,059	N/A	\$7,059	N/A	Local Industrial Retention Initiative, Commercial Support Services, and Neighborhood Business Development Center grants to assist in funding business-oriented programs and services within the TIF.
TOTAL		\$7,059		\$7,059		

[1] 2017 TIF Annual Report.

[2] On-line SBIF Database; City of Chicago for other programs.

Exhibit 12. Public Infrastructure Projects

Map ID	Project	Project Type	TIF Funding Allocated [1]	TIF Investment Through 2017 [1]	Other City-Controlled Sources [2]		Description/Key Community Impacts
					Source	Funding Amount	
IN-1	Sidewalk Improvements	Public Improvements	\$40,000	\$27,413	N/A	N/A	Sidewalk improvements on 32 nd Street and Ashland.
IN-2	Sidewalk Improvements	Public Improvements	\$115,101	\$104,575	N/A	N/A	Sidewalk improvements at 2876 S. Archer Avenue.
--	Traffic Light	Public Improvements	\$9,910	\$5,300	GO Bonds	\$227,932	Pedestrian countdown at Red Light Cameras throughout the City.
TOTAL			\$165,011	\$137,288		\$227,932	

Source: Capital Management System database, City of Chicago expenditures data

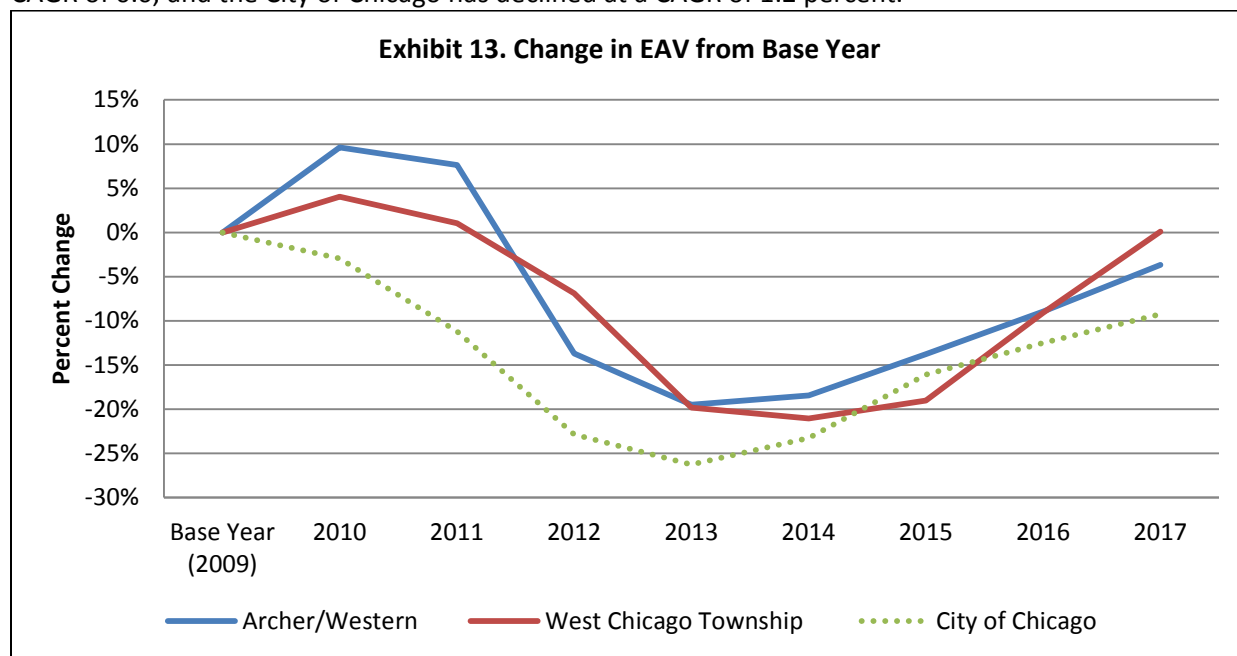
[1] City of Chicago Expenditure Data

[2] TIF Annual Reports, Capital Management System database

CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in EAV over time in the Archer/Western RPA to larger geographies is one indication of the relative growth (or decline) in property values in the RPA. Growth or decline in property values from the creation of the RPA is one metric of the relative economic health of the RPA. The cumulative growth or decline in total EAV for the Archer/Western RPA, West Chicago Township, and the City of Chicago, overall, is displayed in **Exhibit 13** for the base and tax years 2009 through 2017.

Property values within the Archer/Western RPA have declined at a **compound annual growth rate (CAGR) of 0.5 percent** from tax year 2009 to tax year 2017 while EAV in West Chicago Township has a CAGR of 0.0, and the City of Chicago has declined at a CAGR of 1.2 percent.



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

Status of Planned Activities, Goals and Objectives

PLANNED ACTIVITIES

The projects presented in **Exhibits 8 through 12** include only those TIF-supported projects for which TIF funds have been expended through December 31, 2017. Planned projects are defined as those that have met substantial approval criteria for receiving TIF funds as of December 2017, but as of December 2017 had not received any TIF funding. These planned projects consist of:

- Projects with an executed RDA, or with an RDA under negotiation following approval by the Community Development Commission;
- IGAs that have received City Council approval but without TIF expenditures through 2017;
- TIF-funded programs for which funding has been approved but no TIF dollars expended; and
- Public infrastructure projects with prior approval but no expenditures through 2017, or projects included in the City’s 2018-2023 TIF Projection Reports as “potential projects.”

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

Exhibit 14. Planned Projects

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
--	SBIF Program	Various	TIF Program	\$300,000	\$300,000	The SBIF program received their first appropriation in 2016. Through December 31, 2017, no TIF dollars have been expended within the TIF district.
TOTAL				\$300,000	\$300,000	

[1] TIF Projection Reports 2015-2019, City of Chicago Expenditure Data, City RDA and IGA Database

Progress toward Achieving Goals and Objectives

The TIF Act requires that progress toward achieving goals and objectives outlined in the TIF Plan be addressed in the Report. **Exhibit 15** below presents a summary of the relevant projects and their progress in addressing the goals and objectives outlined in the Archer/Western TIF Plan through 2017.

Exhibit 15. Progress Toward Achieving Objectives Outlined in Archer/Western TIF Plan

Map ID	Project	Relevant Objective(s) Addressed
IN-1	Sidewalk Improvements	3,4
IN-2	Sidewalk Improvements	3,4
--	Traffic Light Improvements	3, 4
--	LIRI/CSS/NBDC	9
--	Small Business Improvement Fund (SBIF)	6, 9

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

