

Avalon Park/South Shore Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

City of Chicago
Richard M. Daley, Mayor

March 29, 2002
(Revised June 21, 2002)

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

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1. Executive Summary

In December of 2000, *S. B. Friedman & Company* was engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Eligibility Study and Redevelopment Plan"). This report details the eligibility factors found within the Avalon Park/South Shore Redevelopment Project Area Tax Increment Financing District (the "Avalon Park/South Shore RPA" or "RPA") in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the Avalon Park/South Shore RPA.

The Avalon Park/South Shore RPA is located within the South Shore and South Chicago Community Areas and generally runs along the 79th Street corridor between East End Avenue to the west and Brandon Avenue to the east, including a leg southward down Ridgeland Avenue to South Chicago Avenue, a leg southward down Exchange Avenue to 80th Street, and a leg northward along Exchange Avenue to 77th Street.

Determination of Eligibility

This report concludes that the Avalon Park/South Shore RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50% or more of the structures in the area have an age of 35 years or more and because the following five eligibility factors have been found to be present to a major extent:

- Lack of Growth in Equalized Assessed Value;
- Deterioration;
- Structures Below Minimum Code;
- Excessive Vacancies; and
- Inadequate Utilities.

One additional factor, Obsolescence, is present to a minor extent and further demonstrates that the Avalon Park/South Shore RPA is in a state of gradual decline. Left unchecked, this condition could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment.

Eligibility Study and Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate the conditions that qualify the Avalon Park/South Shore RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. Goals, objectives, and strategies were developed to be

consistent with those presented in the *79th Street Corridor Master Plan* (City of Chicago Planning Now Study, October 2000).

Objectives. Twelve broad objectives support the overall goal of area-wide revitalization of the Avalon Park/South Shore RPA. These include:

1. Strengthen the overall economic well-being of the Avalon Park/South Shore RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the Avalon Park/South Shore RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting private developers to assemble suitable sites for modern development needs;
3. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
4. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
5. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Avalon Park/South Shore RPA;
6. Support the goals and objectives of other overlapping plans, including the *79th Street Corridor Master Plan* (City of Chicago Planning Now Study, October 2000) and the *77th and Exchange Redevelopment Area* (approved November 17, 1999), and coordinate available Federal, State, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;
7. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along 79th Street and the 79th Street Metra Station at the intersection of 79th Street and Exchange Avenue, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities such as lighting; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
8. Facilitate the provision of adequate on- and off-street parking for visitors, residents, employees, and customers of the RPA;
9. Create an environment for educational, recreational, and other institutional facilities where

- needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
10. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Avalon Park/South Shore RPA;
 11. Support job training programs and increase employment opportunities, including high-technology jobs, for residents of the RPA and other local residents; and
 12. Support the cost of day care operations established by businesses in the RPA to serve employees of low-income families working in the RPA.

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

1. **Implement Public Improvements.** A series of public improvements throughout the Avalon Park/South Shore RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Avalon Park/South Shore RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be

acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program or other programs and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development 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 powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and Redevelopment 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents of the RPA and other local residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Avalon Park/South Shore RPA.

Required Findings

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the Avalon Park/South Shore RPA.

First, while some market-based investment has occurred in the Avalon Park/South Shore RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The Avalon Park/South Shore RPA is located entirely within Hyde Park Township. For three of the past five years for which data are available, the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the Avalon Park/South Shore RPA has lagged behind that of the City of Chicago. It also has lagged behind that of Hyde Park Township for four of the past five years. The compound annual growth rate of EAV in the Avalon Park/South Shore RPA was 3.80% between 1995 and 2000. This is 36% lower than the 5.91% growth experienced by the City of Chicago during this period and 28% lower than the 5.29% growth rate experienced by Hyde Park Township.

Second, to further investigate a lack of growth and private investment within the Avalon Park/South Shore RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1996 to July 2001. These data revealed that 94 permits totaling over \$3 million were issued within the Avalon Park/South Shore RPA during this period. Approximately 18 of these permits were for building demolition and 4 were for Code Compliance. The remaining 72 permits (roughly \$2.9 million) were for new investment. This includes 11 permits for new construction and 61 permits for rehabilitation, mechanical upgrades, or minor repairs not in response to code violations. This represents roughly \$580,000 per year, or approximately 0.82% of the total market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Third, without the support of public resources, the redevelopment objectives of the Avalon Park/South Shore RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, improvements and expansions to public facilities, and building rehabilitation. But for the creation of the Avalon Park/South Shore RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the Avalon Park/South Shore RPA as a tax increment financing district.

Fourth, the Avalon Park/South Shore RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Eligibility Study and Redevelopment Plan Improvements.

Finally, the proposed land uses described in this Eligibility Study and Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Eligibility Study and Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the Avalon Park/South Shore Redevelopment Project Area. The Avalon Park/South Shore RPA is located within the South Shore and South Chicago Community Areas of the City of Chicago (the "City"), in Cook County (the "County"). In December 2000, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the Avalon Park/South Shore RPA is detailed on Map 1.

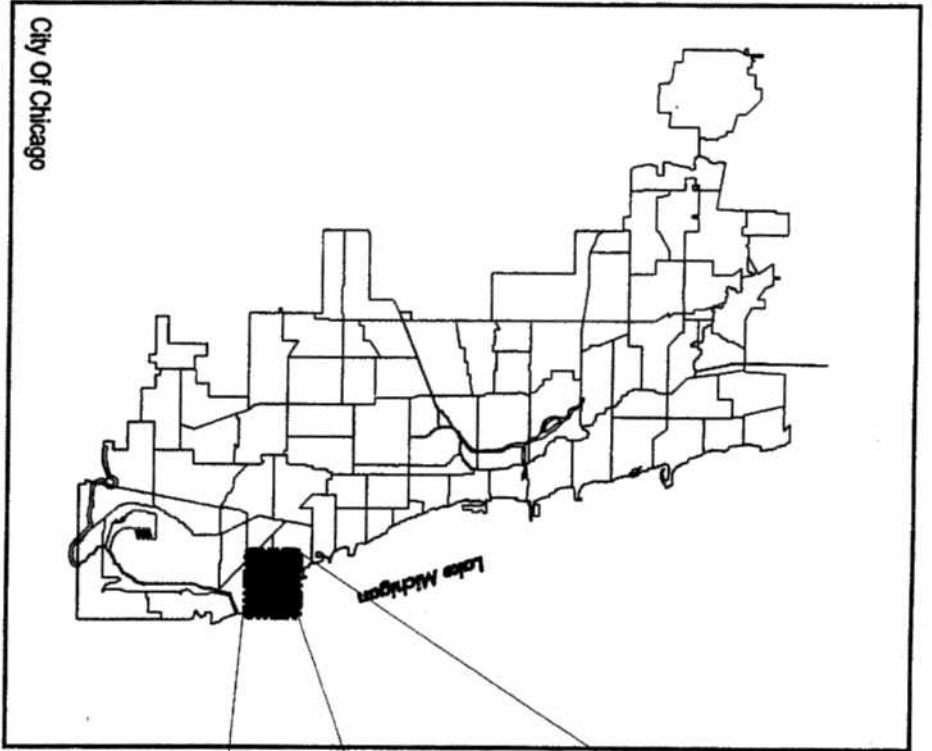
The RPA consists of 458 tax parcels on 59 blocks and contains approximately 103 acres of land. Of the 458 tax parcels, approximately 9 are condominiums. Therefore, the area contains approximately 450 total parcels of land or properties. The RPA is roughly rectangular in shape and is generally bounded by East End Avenue to the west, the alley north of 79th Street to the north, Brandon Avenue to the east, and the alley south of 79th Street to the south, with sections running northeasterly along South Exchange Avenue to 77th Street, south along South Exchange Avenue to 80th Street, and south along Ridgeland Avenue to South Chicago Avenue.

Map 2 details the boundary of the Avalon Park/South Shore RPA which includes only those contiguous parcels of real property that are expected to substantially benefit from the Eligibility Study and Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, commercial with residential above, residential, and public/institutional uses that serve the surrounding neighborhood.

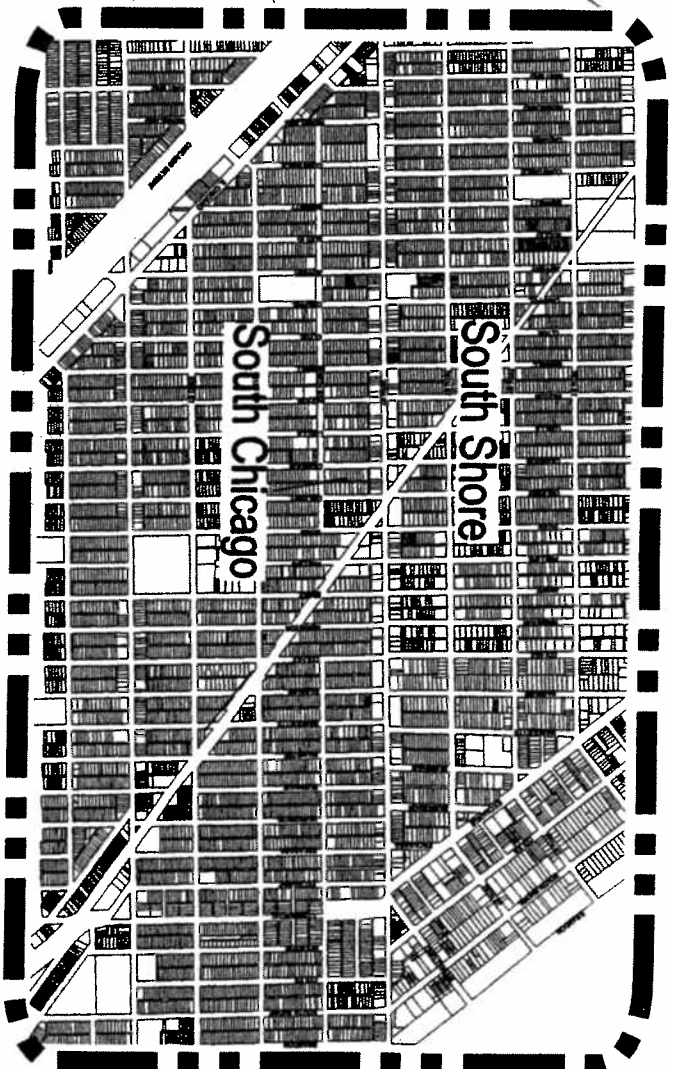
Appendix 1 contains the legal description of the Avalon Park/South Shore RPA.

The Eligibility Study and Redevelopment Plan covers events and conditions that exist and that were determined to support the designation of the Avalon Park/South Shore RPA as a "conservation area" under the Act at the completion of our research on July 6, 2001 and not thereafter. As a whole, the area suffers from deteriorated buildings and infrastructure, structures which were found to be below minimum code standards, an excessive level of vacancy, and inadequate utilities. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, thereby minimizing future development opportunities. The Eligibility Study and Redevelopment Plan addresses these issues by providing resources for repairs and improvements to the area's buildings and infrastructure, enhancement of the 79th Street commercial corridor, and streetscaping improvements. These area-wide improvements will benefit all of the property within the RPA. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study, Redevelopment Plan and Project report summarizes the analysis and findings of the consultant's work which, unless otherwise noted, is solely the responsibility of *S. B. Friedman*



City Of Chicago



CITY OF CHICAGO

MARCH 2002

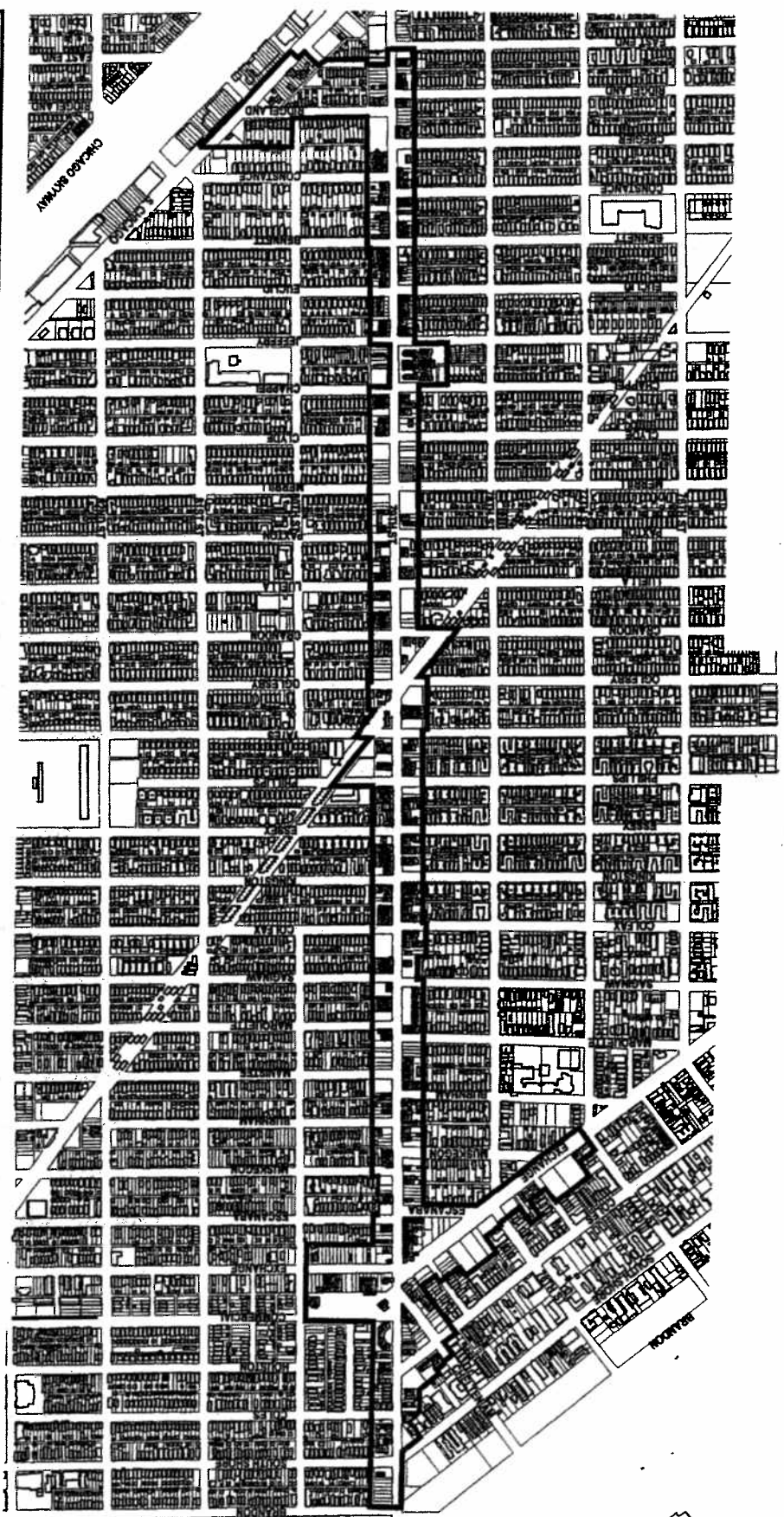
Community Context Map

S. B. Friedman & Company
 Real Estate Services and Strategic Planning Division



Charles W. Curran, Inc.
 Counsel to Mayor & Commissioners

Map 1
 Avalon Park/South Shore
 Tax Increment Finance District



CITY OF CHICAGO
 MARCH 2002

TIF Boundary
 Buildings in TIF



P.S. B. Friedman & Company
 Real Estate Advisors and Professional Consultants
CITIC

Continental TIF Company, Inc.
 Consultant to Finance & Government

TIF Boundary Map

Map 2
 Avalon Park/South Shore
 Tax Increment Finance District

& Company. The City is entitled to rely on the findings and conclusions of the Eligibility Study and Redevelopment Plan in designating the Avalon Park/South Shore RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Eligibility Study and Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Eligibility Study and Redevelopment Plan in proceeding with the designation of the Avalon Park/South Shore RPA and the adoption and implementation of the Eligibility Study and Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Avalon Park/South Shore RPA, so that the Eligibility Study and Redevelopment Plan will comply with the Act and that the Avalon Park/South Shore RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area¹

The Avalon Park/South Shore RPA is located in portions of the South Shore and South Chicago Community Areas, located along both sides of the 79th Street corridor where these two Community Areas meet. The RPA is approximately 103 acres in area, and relatively evenly distributed between the two Community Areas. The South Shore Community Area is roughly bounded by 67th Street to the north, the Illinois Central Railroad tracks and South Chicago Avenue to the west, Lake Michigan to the east, and 79th Street to the south. The South Chicago Community Area is generally bounded by 79th Street to the north, South Chicago Avenue to the west, Lake Michigan to the east, and 95th Street to the south.

South Shore. The South Shore Community Area was predominantly farm land and small residential settlement pockets when it was annexed to the City of Chicago as part of Hyde Park Township in 1889. This event, along with the World's Fair of 1893, located in nearby Jackson Park, fueled further residential development leading to the sale of building lots throughout the community.

Throughout the 1920s, South Shore experienced a significant housing boom, and by the mid 1930s it took on much the physical appearance that it has today. This consisted of a mix of mid-rise apartment buildings, tall apartment buildings along Lake Shore Drive, and single-family homes. The development of Lake Shore Drive in the later 1920s spurred high-rise apartment development along the lake shore from Hyde Park Boulevard down to 79th Street. This development led to population increases. In 1920, the population of South Shore was roughly 32,000. By 1930, it had grown to over 78,000. This number stayed generally stable until the 1980s when the population dropped considerably. By 1990, the population of South Shore was approximately 61,000.

During the 1960s, the community experienced increasing disinvestment, growing crime, and declining interest in the once thriving retail and commercial corridors. As businesses moved out, commercial property prices declined, making the properties unattractive for reinvestment. In addition, many of the commercial properties, built between the early 1900s and 1930s, were ill-suited for evolving commercial space needs.

¹Information on the history of the South Shore and South Chicago Community Areas was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 140-141 and 146-147.

During the 1970s, various collaborative efforts were instituted to stop South Shore's deterioration by groups such as the Renewal Effort Service Corporation (RESCORP), South Shore Commission, and community residents. One of the more significant gains was the prevention of the proposed move of South Shore Bank out of the community in 1973. The bank was sold to a group of investors backed by local church and foundation monies and reorganized to specifically serve the economic and physical needs of the South Shore Community. Now held under the Shorebank Corporation, it has been responsible for a number of community redevelopment initiatives and has spawned several for-profit and not-for-profit redevelopment subsidiaries to assist in the community's revitalization.

In spite of these efforts, over the 20-year period between 1960 and 1980, the area became increasingly poor, with the percentage of families living in poverty reaching 21% by 1980 and reaching 25% by 1990. In addition, the population dropped dramatically between 1980 and 1990, with the area losing 25% of the overall population. Though the population has remained relatively stable through 2000, these income and population demographics continue to hinder commercial revitalization as retailers are not likely to locate in areas experiencing declining income and land values.

South Chicago. The South Chicago Community Area served as hunting and fishing grounds before its long history as a major industrial area for steel production. As early as 1833, the Calumet River area (then known as the Callimink) was considered a prime location for a local harbor and a potential site for the terminus of the Illinois-Michigan canal. This led to some development, as well as the plotting of the "City of Calumet," but it wasn't until after the area was incorporated into the Village of Hyde Park in 1867 that major development occurred. In 1874 the Calumet and Chicago Canal and Dock Company subdivided 6,000 acres of land and plotted a new town on the site of the old Calumet subdivision.

Throughout the 1870s, industrial development boomed, mainly consisting of steel and iron works and shipping-related businesses. In 1881, the newly erected South Works of the North Chicago Rolling Mill began to produce steel. This eventually became the USX South Works steel mill, which operated until it ceased production in 1992. By the middle of the 1880s, South Chicago had become one of the world's greatest steel producing areas.

Countless industrial jobs were created by the steel producing plants. These steel mill jobs attracted workers from all over the world. In 1890, the population of the Calumet area, centered primarily in South Chicago, was reported to be 26,495. Neighborhoods within the South Chicago area generally grew around the many steel mill plants. The South Works neighborhood, one of the largest, ran adjacent to the South Works mill from 79th Street to 83rd Street. Many of these residential areas were prone to flooding and subsequently contained some of the worst housing, health, and sanitary conditions in Chicago. Additionally, most of the homes were wood-frame and had deteriorated over the years. However, during the early part of the Twentieth Century, as the steel mills expanded, development of brick single-family homes and apartment buildings boomed and many of these buildings are relatively sturdy and in use today.

By 1920, South Chicago was home to over 40,000 residents. The population reached a high in 1950 with over 56,000 residents. However, this population steadily declined from the late 1950s through

the mid-1980s as the steel industry in the area declined. By 1990 the population was roughly 40,000 and has remained relatively stable through 2000.

During the decline of the steel mill plants, and especially the South Works steel mill, the entire Southeast Side was hard hit. Additionally, the area was generally slow to diversify economically. The closing of the mills has had a devastating effect on the residents of South Chicago. The massive job loss from the steel mills combined with an overall lack of industrial, commercial, and residential development has subsequently lead to the South Chicago area's gradual deterioration. Once thriving commercial corridors, such as the 79th Street corridor are currently struggling.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, six land uses have been identified within the Avalon Park/South Shore RPA:

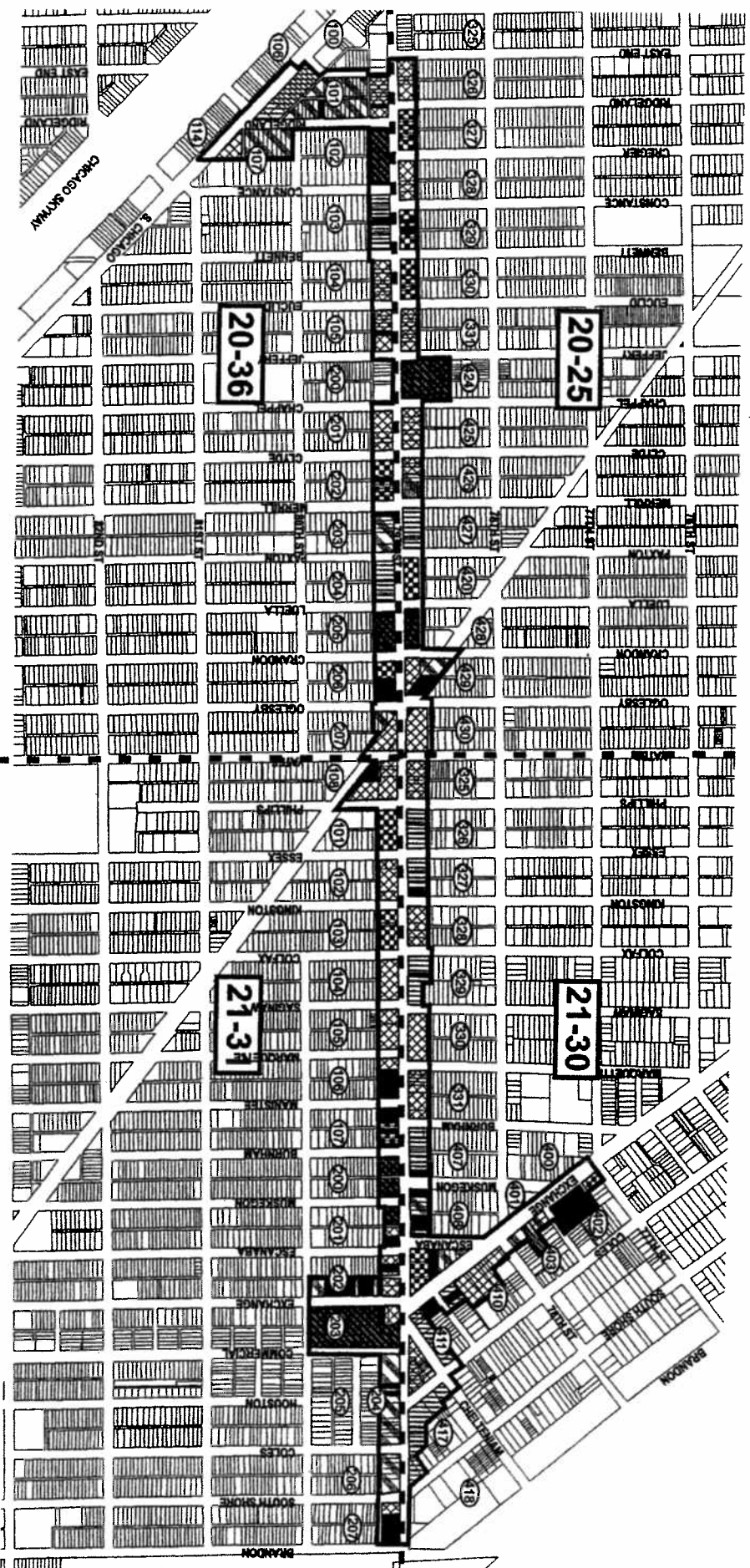
- Residential;
- Commercial;
- Commercial with Residential Above;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Vacant Land; and
- Mixed Uses.

The existing land use pattern in the Avalon Park/South Shore RPA is shown in Map 3. This map represents the predominant land use in the area on a block-by-block basis. The predominant land use displayed is not necessarily the only land use present on a given block. Almost all blocks within the RPA contain more than one land use. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, commercial with residential above, public/institutional, or vacant land.

Overall, the area along 79th Street contains mainly commercial, commercial with residential above, and residential uses. Entirely residential areas exist along Ridgeland Avenue with several single-family homes. Public and institutional uses are dispersed throughout the RPA including the Metra station located at the intersection of 79th Street and Exchange Avenue, the Atlas Senior Center located on 79th Street at Constance Avenue, Our Lady of Peace church located on 79th Street between Jeffery Boulevard and Chappel Avenue, South Shore Baptist Church located on Coles Avenue, and the Kingdom Hall of Jehovah's Witnesses located on 79th Street at Muskegon Avenue.

Residential. Residential uses are interspersed throughout the RPA and consist of multi-family rental apartment buildings and rental apartments above commercial uses on the main floor. Several single-family homes also are located on 79th Street in the eastern portion of the TIF, along Exchange Avenue, both north and south of 79th Street, and along Ridgeland Avenue south of 79th Street.

Commercial. Commercial and retail development is located primarily along 79th Street and South Chicago Avenue.



CITY OF CHICAGO

M A R C H 2 0 0 2

S. B. Friedman & Company
 City of Chicago
 Planning & Development Department

- Commercial
- Mixed Use
- Residential
- Area & Sub-Area Numbers
- 21-31
- TIF Boundary
- Commercial/Residential
- Institutional
- Vacant
- Block Numbers
- 134

Existing Land Use Map

Map 3
 Avalon Park/South Shore
 Tax Increment Finance District

Public/Institutional. There are a number of public/institutional uses located throughout the RPA. Institutional land uses include the Metra Station located at 79th Street and Exchange Avenue, the Atlas Senior Center located on 79th Street at Constance Avenue, Our Lady of Peace Church located on 79th Street between Jeffery Boulevard and Chappel Avenue, South Shore Baptist Church located on Coles Avenue, and Kingdom Hall of Jehovah's Witnesses located on 79th Street at Muskegon Avenue. There also are several smaller storefront churches located throughout the RPA.

Vacant Land. There are several vacant parcels interspersed and distributed throughout the RPA.

Historically Significant Structures

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

According to this survey, there are three buildings which have been identified by the CHRS as possessing some architectural feature or historical association that made them potentially significant in the context of the community. Some of these properties would potentially qualify for Chicago Landmark designation. The three properties include: a gothic apartment and commercial building located at 2441 E. 79th Street, built in 1929; a classical structure located at 2952 E. 80th Street, built in 1925 and currently housing a Commonwealth Edison substation; and a Queen Anne-style single-family home located at 3111 E. 79th Street, built in the 1880s. None of these buildings is slated for redevelopment or rehabilitation at the time of this Eligibility Study and Redevelopment Plan.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

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

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

The statutory provisions of the Act specify how a district can be designated as a "conservation" or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation with the exception that "abandonment" is an added eligibility factor under "conservation area" designation.

According to the Act, "blighted areas" must have a combination of five or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The thirteen factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

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

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters,

sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards. The presence of structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

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

Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Lay-Out. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or removal or clean-up of underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street lay-out, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two or more of the following six factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

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

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

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

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

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

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

The vacant “blighted area” section includes six other tests for establishing eligibility, but none of these is relevant to the conditions within the Avalon Park/South Shore RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Avalon Park/South Shore RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 253 buildings within the Avalon Park/South Shore RPA. In addition, to verify the age of the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Cook County Assessor’s Office.

The Avalon Park/South Shore RPA contains residential, mixed-use, commercial, and institutional structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the properties within the Avalon Park/South Shore RPA qualify for designation as a TIF Redevelopment Project Area as a “conservation area” as defined by the Act.

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

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

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of the RPA as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. Secondly, the distribution of conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the thirteen other eligibility factors must be found present to a major extent within the Avalon Park/South Shore RPA.

Establishing that at least 50% of the Avalon Park/South Shore RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from observed architectural characteristics, building configurations, the Cook County Assessor's Office, and the historic development patterns within the community, we have established that of the 253 buildings within the RPA, 213 (84%) within the Avalon Park/South Shore RPA are 35 years of age or older.

In addition to establishing that the Avalon Park/South Shore RPA meets the age requirement, our research has revealed that the following five factors are present to a major extent:

- Deterioration;
- Structures Below Minimum Code Standards;
- Excessive Vacancies;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value.

Based on the presence of these factors, the RPA meets the requirements of a "conservation area"

under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

As a whole, the area suffers from deterioration of buildings and infrastructure which illustrates the level of physical deficiencies within the Avalon Park/South Shore RPA. In addition, structures were found to be below minimum code standards and also showed an excessive level of vacancy (particularly commercial buildings with vacant storefronts). Furthermore, the condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water mains and/or sewers that are antiquated or of insufficient capacity and are scheduled for or are overdue for replacement. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for three of the last five years (1995-2000) for which information was available. Overall, the EAV of the RPA grew at a rate that was significantly lower than the growth rate for the City of Chicago.

The Factors-By-Block Table in Appendix 2 details the conservation eligibility factors by block within the Avalon Park/South Shore RPA. Maps 4a through 4e illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The lack of growth in EAV is an area-wide factor and is therefore not displayed on a map. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Avalon Park/South Shore RPA.

MAJOR SUPPORTING FACTORS

1. Deterioration

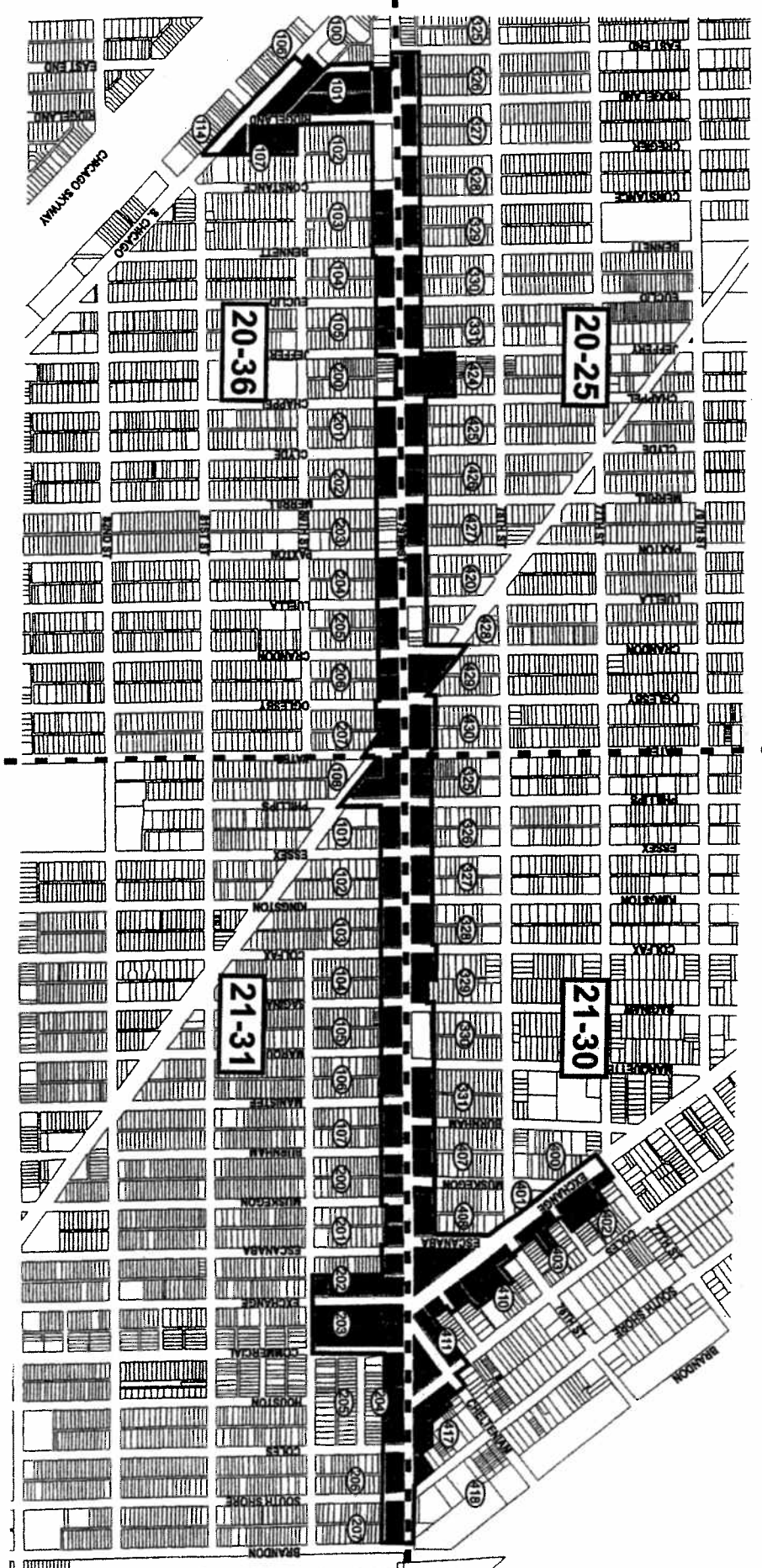
Of the 253 buildings within the RPA, 129 (51%) exhibited deterioration. Catalogued deterioration included collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Structural deterioration is indicative of an area that is at risk of becoming blighted without direct intervention.

Overall, deterioration was considered to be present to a meaningful extent on 75% or three of every four blocks within the Avalon Park/South Shore RPA.

2. Structures Below Minimum Code

Relying upon data provided by the City's Department of Buildings, code violation citations were issued for 103 different property addresses within the Avalon Park/South Shore RPA between January 1996 and July 2000. This continuing problem underscores the documented deterioration of buildings. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 41% of the buildings within the Avalon Park/South Shore RPA between January 1996 and July 2000.

This eligibility factor was present to a meaningful extent on 80% or four of every five of the total



CITY OF CHICAGO

MARCH 2002

S. B. Friedman & Company
 Chief Executive Officer
 Chairman of the Board
 President & Chief Executive Officer



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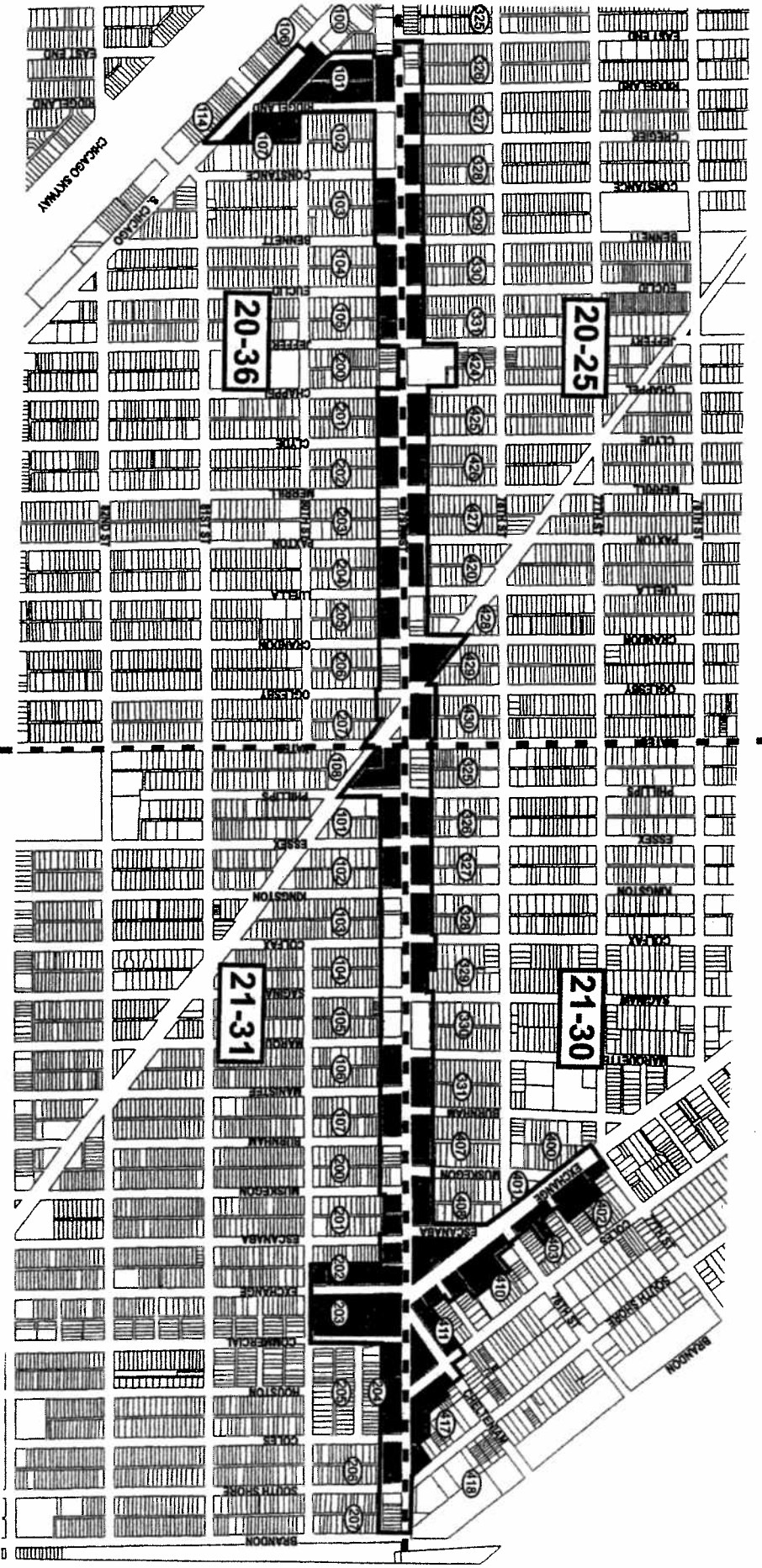
Eligibility Factors Map

- TF Boundary
- Age
- Area & Sub-Area Numbers
- Block Numbers



Age
 Map 4a

Avalon Park/South Shore
 Tax Increment Finance District



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MARCH 2002

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 A Division of the City of Chicago



City of Chicago
 Department of Finance

- TIF Boundary
- Deterioration
- Area & Sub-Area Numbers
- Block Numbers

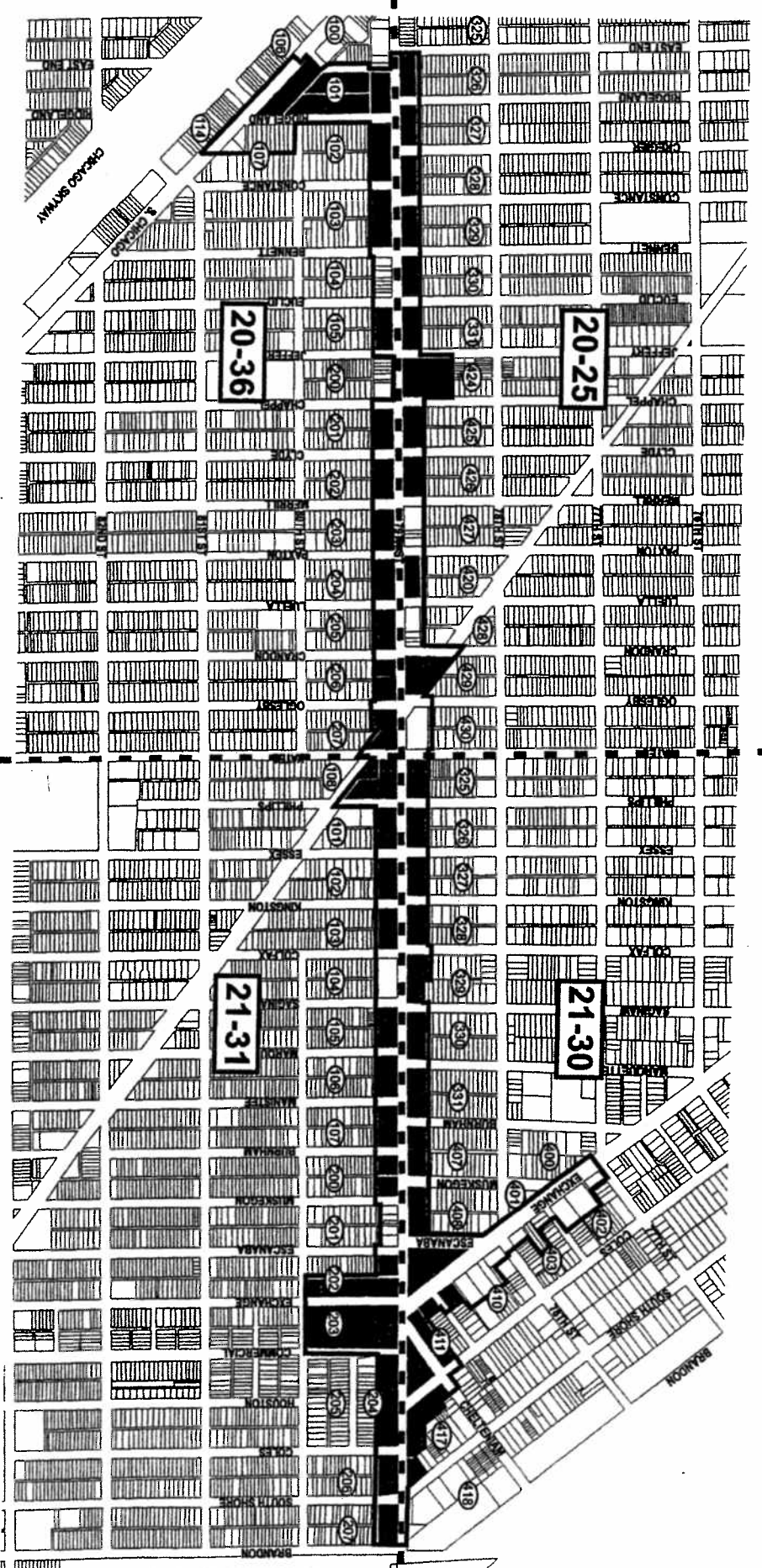


Eligibility Factors Map

Deterioration

Map 4b

Avaton Park/South Shore
 Tax Increment Finance District



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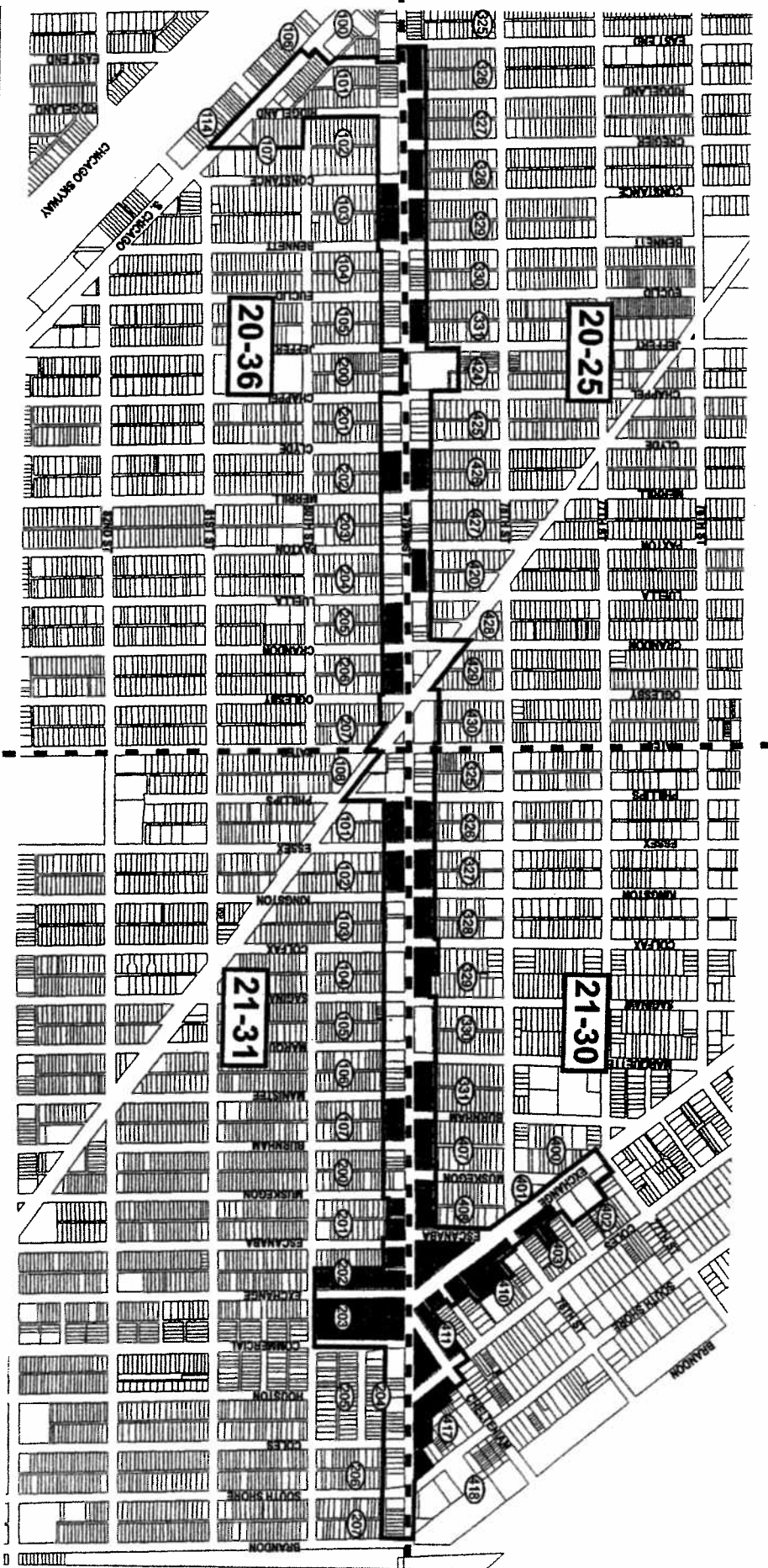
S. & Friedman's Company
Real Estate Services and Development Solutions



CTIC
 Capital In-Centers, Inc.
 Community Investment & Development

TIF Boundary/
Structures Below
Minimum Code
Area & Sub-Area Numbers **21-31**
Block Numbers **(12)**

Eligibility Factors Map
Structures Below
Minimum Code
Map 4c
Avalon Park/South Shore
Tax Increment Finance District



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S. B. Friedman & Company
The Real Estate and Development Consultants



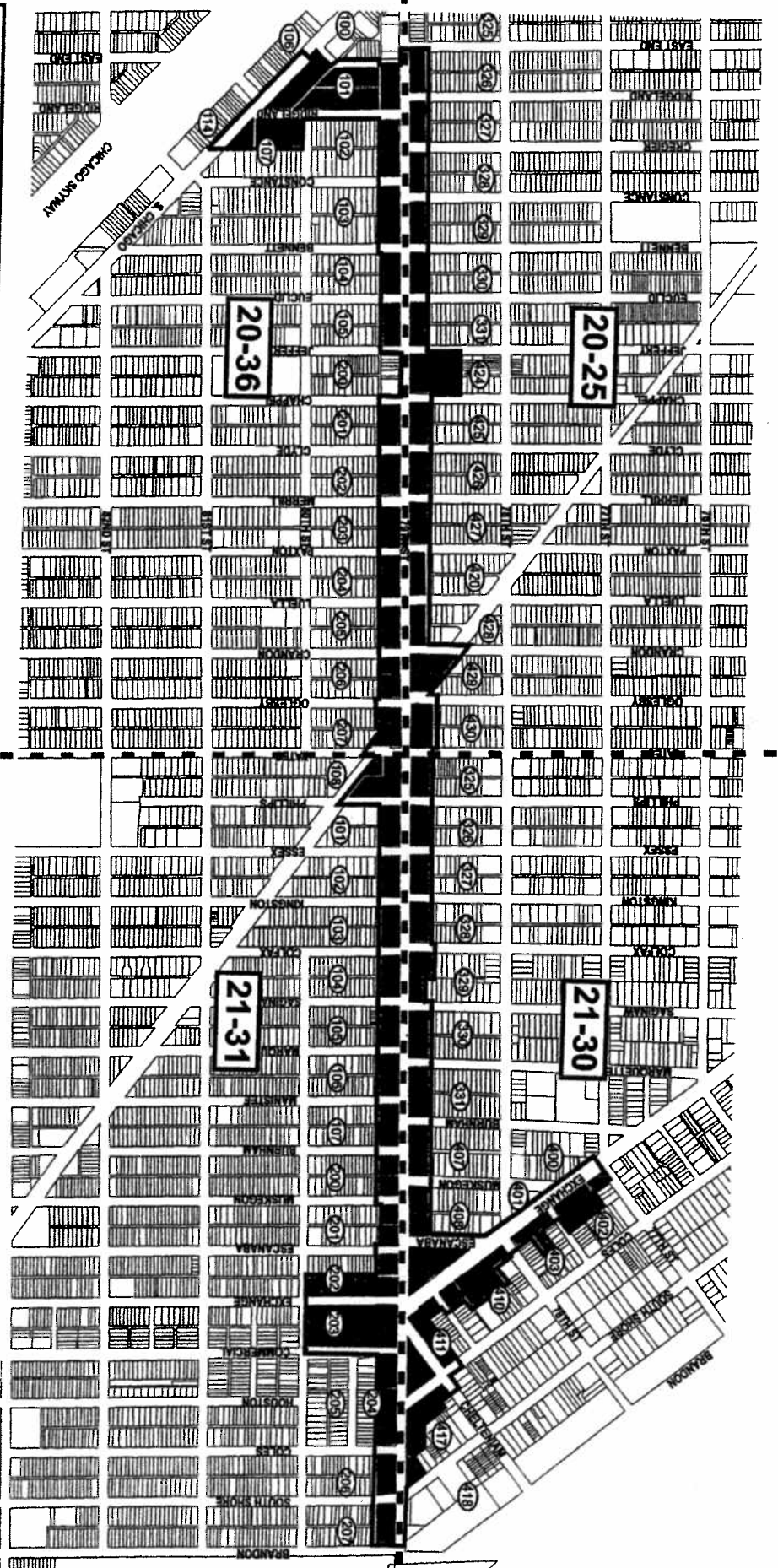
Current Tax Consultant, Inc.
Chicago & Evanston, Illinois

- TIF Boundary
- Excessive Vacancies
- Area & Sub-Area Numbers **21-31**
- Block Numbers **(12)**

Eligibility Factors Map Excessive Vacancies

Map 4d

Avalon Park/South Shore
 Tax Increment Finance District



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 Real Estate Advisors and Management Consultants



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TIF Boundary
 Inadequate Utilities
 Area & Sub-Area Numbers
 Block Numbers



Eligibility Factors Map

Inadequate Utilities

Avalon Park/South Shore
 Tax Increment Finance District
 Map 4e

blocks within the Avalon Park/South Shore RPA.

3. Excessive Vacancies

Of the 253 buildings within the RPA, 60 (24%) exhibited excessive vacancies. A building was considered to have excessive vacancies if it appeared to be at least one-third vacant, including commercial storefronts. Many of the buildings within the Avalon Park/South Shore RPA have vacant or underutilized commercial storefronts. This factor was present to a meaningful extent on 49% of the 59 blocks within the RPA.

4. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect all of the blocks within the RPA. Some replacements are required because the water lines have reached or will reach the end of their 100-year useful service lives within the life-span of the TIF and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 100% of the blocks within the Avalon Park/South Shore RPA.

5. Lack of Growth in EAV

The total EAV is a measure of the property value in the Avalon Park/South Shore RPA. A lack of growth in EAV has been found for the RPA in that the rate of growth in property values (as measured by EAV) of the RPA has been less than that of the balance of the City of Chicago for three out of the last five years for which information is available (1995 through 2000). The lack of growth in EAV within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

TABLE 1: Percent Change in EAV

	Percent Change in EAV 1995/1996	Percent Change in EAV 1996/1997*	Percent Change in EAV 1997/1998*	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000
Avalon Park/South Shore RPA	0.63%	8.46%	3.09%	0.52%	6.54%
City of Chicago (balance of)	1.26%	8.40%	1.77%	4.17%	14.50%

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

* The 1996/1997 and 1997/1998 periods are shaded to indicate that they are non-qualifying years.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire Avalon Park/South Shore RPA.

MINOR SUPPORTING FACTORS

In addition to the factors that previously have been documented as being present to a major extent in the Avalon Park/South Shore RPA, one additional factor was found to be present to a minor extent. This additional factor demonstrates that the Avalon Park/South Shore RPA is gradually declining through disinvestment. Left unchecked, this condition could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Obsolescence

An appreciable amount of functional obsolescence exists within the Avalon Park/South Shore RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 42 of the 253 buildings (17%) within the RPA. Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Overall, we found this factor present to a meaningful extent on 24 (41%) of the total blocks in the Avalon Park/South Shore RPA.

4. Redevelopment Plan & Project

Redevelopment Needs of the Avalon Park/South Shore RPA

The existing land use pattern and physical conditions in the Avalon Park/South Shore RPA suggest six redevelopment needs for the area:

1. Property assembly, demolition, and site preparation;
2. Infrastructure improvements, streetscaping, and buffering/screening between land uses;
3. Commercial and residential development and rehabilitation;
4. Resources for commercial, residential, and mixed-use development;
5. Improvement and expansion of public facilities and other supportive land uses; and
6. Job training and day care assistance.

The Eligibility Study and Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Avalon Park/South Shore RPA to create a cohesive and vibrant mixed-use community. Currently, the Avalon Park/South Shore RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, and an overall lack of growth in property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Avalon Park/South Shore RPA. The proposed public improvements outlined in the Eligibility Study and Redevelopment Plan will help create an environment conducive to private investment and redevelopment within the Avalon Park/South Shore RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly; demolition; site preparation; improve or repair RPA infrastructure; provide streetscaping, landscaped buffers, and screening elements between land uses; develop and rehabilitate commercial and residential buildings and/or units; build, and/or expand existing public facilities; and provide job training and day care assistance. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

Goals, objectives and strategies are designed to address the needs of the community from the overall framework of the Eligibility Study and Redevelopment Plan for the use of anticipated tax increment funds generated within the Avalon Park/South Shore RPA. Goals, objectives, and strategies were developed to be consistent with those presented in the *79th Street Corridor Master Plan* (City of Chicago Planning Now Study, October 2000).

Goal. The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the Avalon Park/South Shore RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the

relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Twelve broad objectives support the overall goal of area-wide revitalization of the Avalon Park/South Shore RPA. These include:

1. Strengthen the overall economic well-being of the Avalon Park/South Shore RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the Avalon Park/South Shore RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting private developers to assemble suitable sites for modern development needs;
3. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
4. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
5. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Avalon Park/South Shore RPA;
6. Support the goals and objectives of other overlapping plans, including the *79th Street Corridor Master Plan* (City of Chicago Planning Now Study, October 2000) and the *77th and Exchange Redevelopment Area* (approved November 17, 1999), and coordinate available Federal, State, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;
7. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along 79th Street and the 79th Street Metra Station at the intersection of 79th Street and Exchange Avenue, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities such as lighting; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
8. Facilitate the provision of adequate on- and off-street parking for visitors, residents,

employees, and customers of the RPA;

9. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
10. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Avalon Park/South Shore RPA;
11. Support job training programs and increase employment opportunities, including high-technology jobs, for residents of the RPA and other local residents; and
12. Support the cost of day care operations established by businesses in the RPA to serve employees of low-income families working in the RPA.

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

1. **Implement Public Improvements.** A series of public improvements throughout the Avalon Park/South Shore RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Avalon Park/South Shore RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program or other programs and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5, *Land Acquisition Overview Map*, indicates 65 parcels currently proposed to be acquired for redevelopment in the RPA and is based on parcels targeted for acquisition by the City of Chicago. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (PIN). These parcels may be acquired to facilitate the redevelopment within the Avalon Park/South Shore RPA, consistent with the goals and objectives of this Eligibility Study and Redevelopment Plan.

In connection with the City exercising its powers to acquire real property not currently identified on the *Land Acquisition Overview Map* (Map 5) and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and Redevelopment 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving this Eligibility Study and Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Eligibility Study and Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

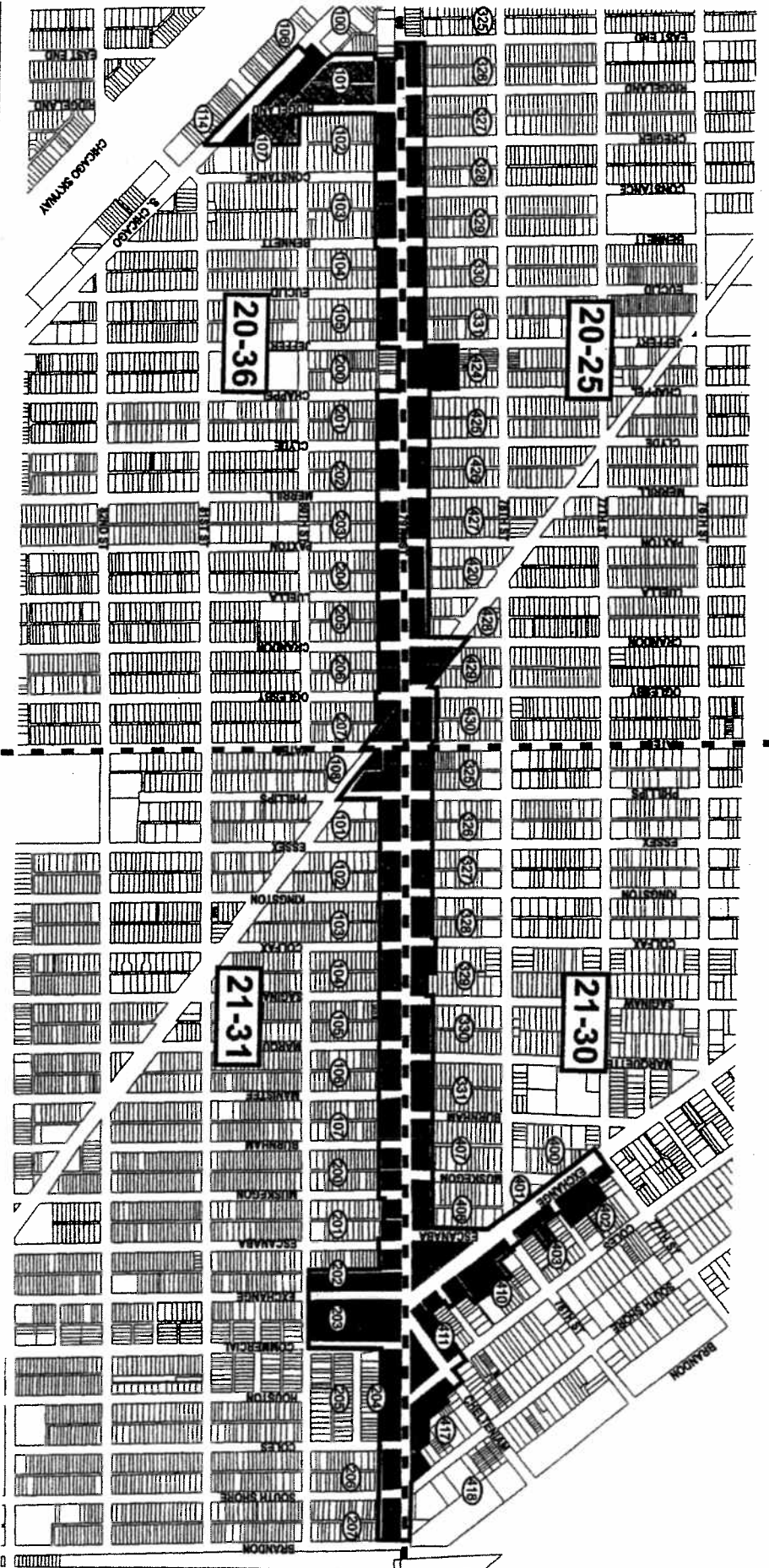
5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents of the RPA and other local residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Avalon Park/South Shore RPA.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Avalon Park/South Shore RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Avalon Park/South Shore RPA. To the extent that these projects meet the goals of this Eligibility Study and Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding. 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").

Proposed Future Land Use

The proposed future land use of the Avalon Park/South Shore RPA reflects the objectives of the Eligibility Study and Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community and the City. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

These proposed future land uses are detailed on Map 6. Uses listed are to be predominant uses for the area indicated, and are not exclusive of any other uses.



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S. B. Friedman & Company
Real Estate Appraisers and Professional Assessors



Central to Central, Inc.
Division of the City of Chicago

Proposed Future Land Use Map

- TIF Boundary**
- Mixed Use: Commercial/Residential/Institutional/Open Space
- Mixed Use: Residential/Open Space
- Area & Sub-Area Numbers
- Block Numbers



Map 6

Avalon Park/South Shore
 Tax Increment Finance District

Assessment of Housing Impact

The purpose of this section is to set forth a Housing Impact Study for the Avalon Park/South Shore RPA as required by the Act. If the redevelopment plan for a RPA would result in the displacement of residents from 10 or more inhabited residential units, or if the RPA contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City must prepare a Housing Impact Study and incorporate the study into the Eligibility Study and Redevelopment Plan as required by subsection 11-74.4-5(a) of the Act.

The primary goal of the Eligibility Study and Redevelopment Plan is to provide the necessary mechanisms to re-establish the 79th Street commercial district and its surrounding side streets as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. The only currently proposed Redevelopment Project (the Senior Suites project at Exchange Avenue and 77th Place) will not result in the displacement of any inhabited residential units and is expected to add approximately 84 senior rental units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study shall include:

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

Part II of the housing impact study identifies the inhabited residential units in the proposed RPA that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

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

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

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. In order to identify residential units in the field, *S. B. Friedman & Company* utilized several methods, including counts of door buzzers, mailboxes, windows, and other indicators. This survey, completed in July 2001, revealed that the Avalon Park/South Shore RPA contains 185 residential or mixed-use residential buildings containing 1,123 total dwelling units. The number of residential units by building type is described as follows:

Building Type	Total Buildings	Total Units
Single-Family	65	65
Multi-Family	55	431
Mixed-Use (Commercial/Residential)	59	541
Mixed-Use (Institutional/Residential)	5	62
Mixed-Use (Commercial/Institutional/Residential)	1	24
Total	185	1,123

Source: *S. B. Friedman & Company*

(ii) Number and Type of Rooms within Units

The distribution within the Avalon Park/South Shore RPA of the 1,123 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Avalon Park/South Shore RPA, *S. B. Friedman & Company* analyzed 1990 Census data (2000 Census data for these categories are not yet available) by Block Groups for those Block Groups encompassed by the RPA. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 1990 U.S. Census sample data because it is the best available information regarding the structures and residents of the RPA. Since there has been relatively little change in the past ten years in the composition of residential structures by type in the area, evidenced by the age of the buildings and the lack of building permits, the 1990 Census data should still be reasonably accurate for this purpose. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 1990 distribution percentage to the total number of units identified by the survey. The estimated distribution of units

by bedroom type and number of rooms are as follows:

Units by Bedroom Type ²		
Number of Bedrooms	1990 Census	Current Estimated for RPA
Studio	6%	67
1 Bedroom	26%	291
2 Bedrooms	37%	412
3 Bedrooms	25%	279
4 Bedrooms	4%	49
5+ Bedrooms	2%	25
Total	100%	1,123

Units by Number of Rooms ³		
Number of Rooms	1990 Census	Current Estimated for RPA
1 Room	4%	41
2 Rooms	6%	62
3 Rooms	13%	145
4 Rooms	19%	213
5 Rooms	27%	298
6 Rooms	21%	235
7 Rooms	6%	72
8 Rooms	3%	33
9+ Rooms	2%	24
Total	101%*	1,123

*Note: due to rounding, total percentage does not equal 100.

² As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

³ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* from April to July 2001, the Avalon Park/South Shore RPA contains an estimated 1,123 residential units of which 71 units (6%) are estimated to be vacant. Therefore, there are approximately 1,052 total inhabited units within the RPA. As required by the Act, this information was ascertained as of July 6, 2001, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to 2000 U. S. Census data, the average household size within the Block Groups which comprise the Avalon Park/South Shore RPA was 2.6 persons. Therefore, there are an estimated 2,920 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

Race	Estimated Number of Residents in 2000	Percentage
Black or African-American alone	2,829	96.9%
White alone	41	1.4%
Black or African American and American Indian and Alaska Native	9	0.3%
American Indian or Native Alaskan alone	3	0.1%
Asian alone	3	0.1%
Native Hawaiian or Other Pacific Islander alone	3	0.1%
Some other race alone	15	0.5%
Other two or more races	18	0.6%
Total	2,921*	100.0%

*Note: due to rounding, the total number of residents exceeds the actual estimated total population of the RPA by 1.

Hispanic Origin	Estimated Number of Residents in 2000	Percentage
Hispanic	44	1.5%
Non-Hispanic	2,876	98.5%
Total	2,920	100%

We also have estimated the potential distribution by income of the households living in the inhabited

units within the Avalon Park/South Shore RPA.

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

- a. A very, very low-income household has an adjusted income of less than 30% of the area median income.
- b. A very low-income household earns between 30% and 50% of the area median income.
- c. A low-income household earns between 50% and 80% of the area median income.
- d. A moderate-income household earns between 80% and 120% of the area median income.

Claritas estimates that of all households residing within the Block Groups encompassed by the Avalon Park/South Shore RPA, 48% may be classified as very low-income or lower, 19% may be classified as low-income, and 19% may be classified as moderate-income households.

Households By Income Category			
Income Category	Percentage (from Claritas)	Number of Households	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	28%	314	\$0 - \$19,050
Very Low-Income	20%	225	\$19,051 - \$31,750
Low-Income	19%	213	\$31,751 - \$50,800
Moderate-Income	19%	213	\$50,801 - \$76,200
Subtotal: Moderate-Income or Below	86%	965	\$0 - \$76,200
Above Moderate-Income	14%	157	\$76,201 +
Total	100%	1,122*	--

*Note: Due to rounding, the total number of households listed by income category falls short of the actual estimated number of households in the RPA by 1.

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

PART II

(i) Number and Location of Units to be Removed

The only currently proposed Redevelopment Project (the Senior Suites project at Exchange Avenue and 77th Place) will not result in the displacement of inhabited residential units and is expected to add approximately 84 income-restricted apartments for seniors. Since no specific Redevelopment

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

Methodology

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

- a. Step one counts all inhabited residential units identified on any acquisition lists or maps. One pre-existing acquisition list was identified as part of the 77th and Exchange Redevelopment Area and contains four parcels located within the boundaries of the RPA. Of these four parcels, only one contains occupied residential units. The mixed-use commercial and residential building on this parcel contains an estimated six inhabited residential units. In addition to the identified acquisition list as part of the 77th and Exchange Redevelopment Area, an acquisition list is included in the Avalon Park/South Shore Redevelopment Project and Plan identifying a total of 65 parcels located within the RPA. This list was described earlier in this report (See Map 5: Acquisition Parcels). Of these 65 parcels slated for acquisition, 14 are either partially or entirely used for residential purposes. Data from *S.B. Friedman & Company's* survey of the RPA shows that these parcels include approximately 62 total housing units, 18 (29%) of which are estimated to be vacant. This translates to a total of 44 inhabited housing units located on parcels within the Avalon Park/South Shore RPA acquisition list. Combined, the two acquisition lists identify a total of 50 inhabited units on 12 parcels.
- b. Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. Structures classified as dilapidated show a level of disrepair so severe as to warrant either removal or complete rehabilitation. A survey of the entire RPA completed in July 2001 identified a total of five dilapidated buildings, none of which had an associated residential use. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- c. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Eligibility Study and Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the Avalon Park/South Shore RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Eligibility Study and Redevelopment Plan. It is uncertain whether all such units will actually be removed as a result of such projects; however, the total number of inhabited residential units that may be removed is 50. This estimate serves as an upper limit on the number of inhabited residential units which may be removed as a result of the Eligibility Study and Redevelopment Plan over its 23-year life span.

Based on the income distribution in and around the RPA, it is reasonable to assume that a minimum of 86%, or 43, of the 50 inhabited residential units that may be displaced are currently inhabited by households of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100% (50 units), are occupied by households within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

Map 7 identifies the 12 parcels containing the 50 occupied units (the sum of the units found in Steps 1 to 3 above) that could potentially be removed during the 23-year life of the Avalon Park/South Shore RPA. In addition, the specific parcels' PINs are listed in Appendix 4 of this study.

(ii) Relocation Plan

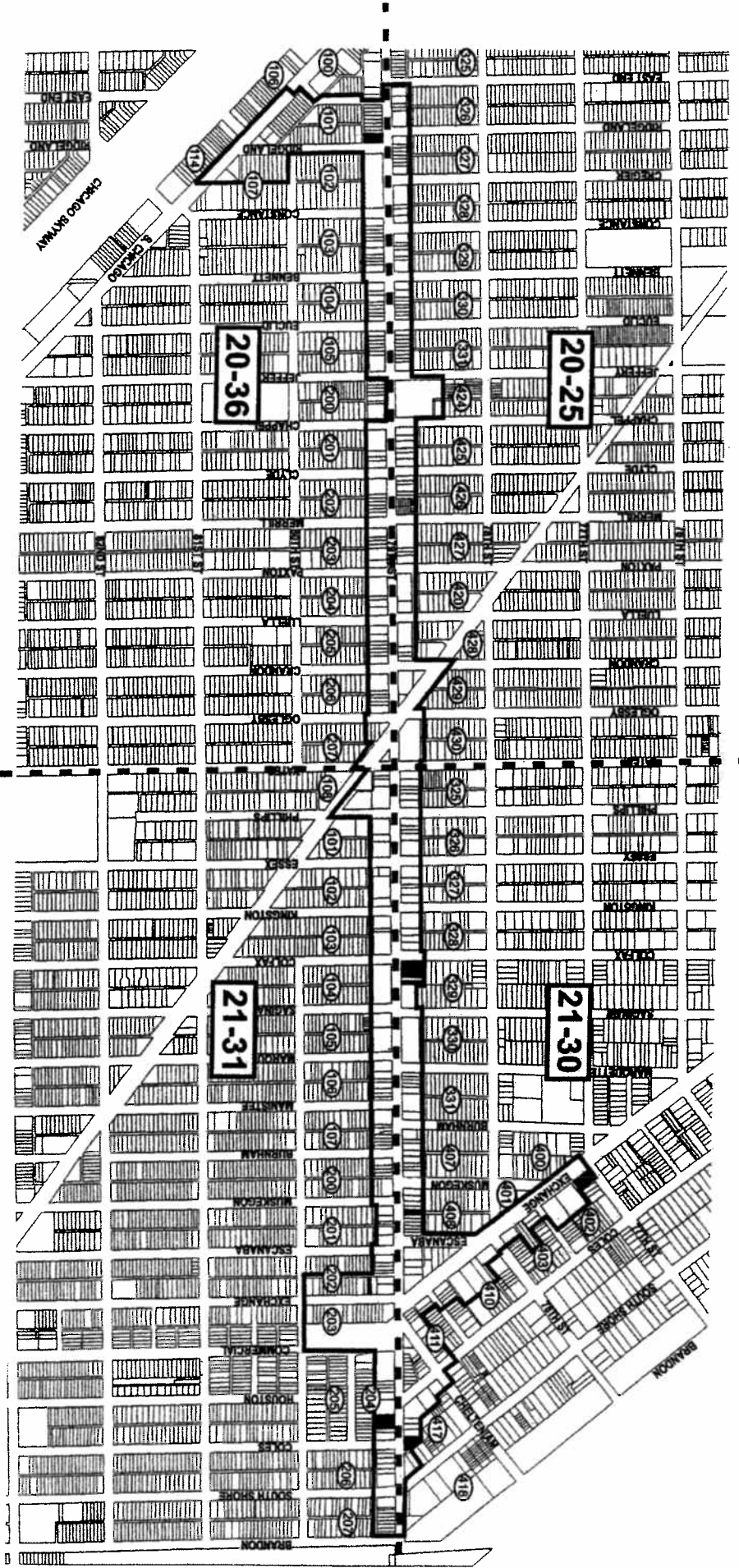
The City's plan for relocation assistance for those qualified residents in the Avalon Park/South Shore RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv)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

(iii) Replacement Housing

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

To promote development of affordable housing, the Act requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that income-restricted rental units should be affordable to households earning no more than 80% of the area median income (adjusted for family size) and that affordable for-sale units should be priced at a level that is affordable to persons earning no more than 80% of the area median income. If, during the 23-year life of the Avalon Park/South Shore RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the RPA or the surrounding South Shore and South Chicago Community Areas.

In order to determine the availability of replacement housing for those residents who potentially may be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources,



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MARCH 2002

S. B. Friedman & Company
Real Estate Advisory and Professional Services, Inc.



Chicago, Inc. Capital, Inc.
Construction & Finance & Construction

Housing Impact Study Map

TIF Boundary
Housing Impact
Study/Parcels
Area & Sub-Area Numbers 21-31
Block Numbers 129



Map 7

Avalon Park/South Shore
Tax Increment Finance District

including vacancy data from the 2000 US Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service.

Vacancy Data

According to the 2000 figures, the 13 Block Groups surrounding and encompassing the Avalon Park/South Shore RPA contained 7,048 housing units, of which 790 (11%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA vicinity by vacancy status, as compared to the City of Chicago as a whole.

Vacancy Status	Vacancy Rate by Vacancy Status	
	Share of All Units in RPA Vicinity	Citywide Percentage
For rent	5.9%	3.1%
For sale	0.7%	0.7%
Rented/sold but not occupied	1.0%	0.8%
Other	3.5%	0.3%
TOTAL VACANT UNITS	11.1%	7.9%*

*City-Wide percentages do not add up due to the omission of several vacancy categories not found in the RPA.
Source: US Census

The percentage of residential units that are vacant and awaiting rental is somewhat higher in the RPA vicinity than that of the City of Chicago (5.9% vs. 3.1%), suggesting a potential supply of replacement rental housing. The percentage of ownership housing units that are vacant and awaiting sale is roughly equal to that of the city as a whole, while the overall rate of residential vacancy in the RPA vicinity exceeds that of the City by a fair margin (3.2%), and therefore there is availability in general.

Availability of Replacement Rental Housing

The location, type, and cost of a sample of possible replacement rental housing units located within the South Shore and South Chicago Community Areas was determined through the examination of classified advertisements from the *Chicago Tribune* and *Chicago Sun Times* during the month of December 2001 (see Appendix 5). It is important to note that Chicago has a rental cycle in which apartments turn over at a greater rate on May 1 and October 1 of each year. These higher turnover times would likely reflect a wider variety of rental rates, unit sizes and locations than those available in December.

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

Number of BRs	Implied Family Size [1]	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range [2]	Units in Sample[3]	Total Estimated Units [4]
		Very, Very Low	Very Low	Low	Moderate			
Studio	1	\$370	\$617	\$987	\$1,481	\$426-597	13	20
1	1.5	\$397	\$661	\$1,058	\$1,586	\$487-989	50	78
2	3	\$476	\$793	\$1,269	\$1,904	\$569-1,044	47	74
3	4.5	\$550	\$917	\$1,466	\$2,200	\$696-1,519	19	30
4	6	\$613	\$1,022	\$1,636	\$2,453	\$1,243-1,561	2	3
Total:							131	205

[1] Derived from the number of bedrooms using HUD formulas.

[2] Based on a sample of apartments located in the South Shore and South Chicago Community Areas and advertised in the *Chicago Tribune* and *Sun Times* during the month of December, 2001.

[3] Refers to the number of units in the sample taken by *S. B. Friedman & Company*. This is not an exhaustive count of the available apartments in the South Shore and South Chicago Community Areas during the month of December, 2001. A total of 205 listings were published in the *Chicago Tribune* and *Sun Times*.

[4] Estimated distribution of total units identified by *S. B. Friedman & Company* during the month of December, 2001. Distribution for all identified units is based on the distribution of the sample.

The table in Appendix 5 provides a detailed summary of the apartment listings found in the *Tribune* and *Sun Times* during the month of December. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S.B. Friedman & Company* has adjusted the monthly rents listed below to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority. This table demonstrates that there is ample housing affordable to households of low-, very low-, or very, very low-income currently available within and adjacent to the RPA.

S. B. Friedman & Company also has researched the availability of subsidized and income-restricted housing in and near the Avalon Park/South Shore RPA. According to data provided by the Illinois Housing Development Authority, there are at least 2,015 units of income-restricted housing in the South Shore and South Chicago Community Areas, including at least 743 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the preceding table, a fair number of apartments in the vicinity of the Avalon/South Shore RPA are available to tenants with Section 8 vouchers.

In addition, according to information obtained from the City of Chicago by *S. B. Friedman & Company*, there is currently one planned project located within the Avalon Park/South Shore RPA—the previously mentioned Senior Suites complex at Exchange Avenue and 77th Place, which is being developed by the Senior Lifestyle Corporation. This project will consist of approximately 84 apartment units ranging from 440 to 650 square feet in size and from \$416 to \$580 in monthly rent. The units will be available to senior citizens with maximum annual incomes of \$22,500 for individuals and \$25,950 for couples. These rents and income restrictions make the complex

affordable to Very Low Income households, according to the HUD standards described in Part I, subpart (iv) and Part II, subpart (iv) of this section.

Replacement For-Sale Housing

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

Price Range	2000 Sales	2001 Sales	Active Listings (as of 2/7/02)
\$0 - \$100,000	414	216	94
\$100,000-\$160,000	132	87	100
\$160,000- \$250,000	30	22	30
\$250,000 & Above	15	12	16
Totals	591	337	240

Source: Multiple Listing Service

According to the Chicago Tribune, the median home sale price in the South Shore and South Chicago Community Areas from July to September 2001 was approximately \$87,500, an amount which appears consistent with the MLS sales data summarized above. The median sales price for the City of Chicago during the same period was approximately \$217,250, indicating that the Community Areas surrounding the RPA are far more affordable on average than the City as a whole. Based on the available data, we anticipate that the rental and for-sale residential markets for the Community Areas in and around the Avalon Park/South Shore RPA should be adequate to furnish needed replacement housing for those residents that potentially may be displaced because of redevelopment activity within the RPA. Since the only currently proposed Redevelopment Project will add approximately 84 residential units and the types of mixed-use redevelopment projects which may be contemplated in accordance with the Eligibility Study and Redevelopment Plan may include new residential units, it is assumed that any displacement caused by activities as part of the Eligibility Study and Redevelopment Plan potentially could occur simultaneously with the development of new housing, either rental or for-sale. As a result, there potentially could be a net gain of residential units within the RPA. Furthermore, there is a likelihood that any displacement of units would occur gradually over the 23-year life of the RPA as individual development projects are initiated.

(iv) Relocation Assistance

If the removal or displacement of low-income or very low-income residential housing units occurs,

such residents are required to be provided with affordable housing and 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 is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the RPA.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms have the following meaning:

- (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

In the event that implementation of the Eligibility Study and Redevelopment Plan results in the removal of residential housing units in the RPA occupied by low-income or very low-income households from such residential units, the City will make a good faith effort to relocate these households to affordable housing located in or near the Avalon Park/South Shore RPA and will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing.

5. *Financial Plan*

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Eligibility Study and Redevelopment Plan, including but not limited to, staff and professional service costs for architectural engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services (excluding lobbying), related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, 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;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
4. Costs of the construction of public works or improvements subject to the limitations of Section 11-74.4-3(q)(4) of the Act;
5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the RPA and other local residents with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
6. 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 hereunder including interest accruing during the estimated period of construction of

- any redevelopment project for which such obligations are issued and for not exceeding 36 months following completion and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within the taxing district in furtherance of the objectives of the Eligibility Study and Redevelopment Plan and project, to the extent the City by written agreement accepts and approves such costs;
 8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law, or under the Act (see "Relocation Section");
 10. Payment in lieu of taxes;
 11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and taxing district(s), 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 the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code.
 12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

- d. The total of such interest payments paid pursuant to the Act may not exceed 30% of the total of (i) cost paid or incurred by the developer for the 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
 - e. Up to 75% of the interest cost incurred by the developer 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.
 - f. Instead of the interest costs described above in paragraphs 12b., 12d., and 12e. a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
13. The cost of day care services for children of employees from low-income families working for businesses located within the RPA and all or portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 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.
 14. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
 15. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted under the Act.

Estimated Redevelopment Project Costs

The estimated eligible costs that are deemed necessary to implement this Eligibility Study and Redevelopment Plan are shown in Table 3. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest,

issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Eligibility Study and Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

TABLE 3: ESTIMATED REDEVELOPMENT PROJECT COSTS

Project/Improvements	Estimated Project Costs*
Professional Services: including analysis, administration, studies, surveys, legal, marketing, etc.	\$1,400,000
Property Assembly: including site preparation and environmental remediation	\$2,200,000
Rehabilitation Costs (Commercial and Residential)	\$4,500,000
Eligible Construction Costs	\$7,200,000
Relocation	\$750,000
Public Works or Improvements (1)	\$8,300,000
Job Training	\$1,200,000
Interest Subsidy	\$3,450,000
Day Care	\$1,000,000
TOTAL REDEVELOPMENT COSTS (2), (3), (4), and (5)	\$30,000,000

*Exclusive of capitalized interest, issuance costs, and other financing costs

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

(2) All costs are in 2002 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

(3) 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.

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

(5) 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

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

In the event the Act is amended after the date of the approval of this Eligibility Study and Redevelopment 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 5/1-74.4-3(q)(11)), this Eligibility Study and Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Eligibility Study and Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 3, or otherwise adjust the line items in Table 3 without amendment to this Eligibility Study and Redevelopment 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 Eligibility Study and Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Each private project within the Avalon Park/South Shore RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this RPA is adopted (by December 31, 2026, if the ordinances establishing the RPA are adopted during 2002).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or secure municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental

taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, State and Federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the City from time to time may deem appropriate.

The Avalon Park/South Shore RPA is contiguous to the existing 71st and Stony Island Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Avalon Park/South Shore RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Avalon Park/South Shore RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Avalon Park/South Shore RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 3 of this Eligibility Study and Redevelopment Plan.

The Avalon Park/South Shore RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Avalon Park/South Shore RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Eligibility Study and Redevelopment Plan that net revenues from the Avalon Park/South Shore RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Avalon Park/South Shore RPA to pay eligible redevelopment projects 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 Avalon Park/South Shore RPA and such areas. The amount of revenue from the Avalon Park/South Shore RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Avalon Park/South Shore RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3 of this Eligibility Study and Redevelopment Plan.

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

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Avalon Park/South Shore RPA, or such other bonds or obligations as the City may deem as appropriate 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. The City may require the utilization of guarantees, deposits, or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts having jurisdiction over the RPA in the manner provided by the Act.

Most Recent EAV of Properties in the RPA

The purpose of identifying the most recent EAV of the Avalon Park/South Shore RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Avalon Park/South Shore RPA. The 2000 EAV of all taxable parcels in the Avalon Park/South Shore RPA is approximately \$22,600,000. This total EAV amount by PIN is summarized in Appendix 6. 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 RPA will be calculated by Cook County. If the 2001 EAV shall become available prior to the date of adoption of the Eligibility Study and Redevelopment Plan by the City Council, the City may update the Eligibility Study and Redevelopment Plan by replacing the 2000 EAV with the 2001 EAV without further City Council action.

Anticipated EAV

By 2025, the EAV for the Avalon Park/South Shore RPA will be approximately \$58,475,000. This estimate is based on several key assumptions, including: (1) an inflation factor of 2% per year on the EAV of all properties within the Avalon Park/South Shore RPA, with its cumulative impact occurring in each triennial reassessment year; (2) an equalization factor of 2.2235; and (3) a tax rate of 7.788% for the duration of the Avalon Park/South Shore RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some market-based investment has occurred in the Avalon Park/South Shore RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The Avalon Park/South Shore RPA is located entirely within Hyde Park Township. For three of the past five years for which data are available, the growth of EAV in the Avalon Park/South Shore RPA has lagged behind that of City of Chicago. It also has lagged behind that of Hyde Park Township for four of the past five years. The compound annual growth rate of EAV in the Avalon Park/South Shore RPA was 3.80% between 1995 and 2000. This is 36% lower than the 5.91% growth experienced by the City of Chicago during this period and 28% lower than the 5.29% growth rate experienced by Hyde Park Township.

To further investigate a lack of growth and private investment within the Avalon Park/South Shore RPA, S. B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1996 to July 2001. These data revealed that 94 permits totaling over \$3 million were issued within the Avalon Park/South Shore RPA during this period. Approximately 18 of these permits were for building demolition and four were for Code Compliance. The remaining 72 permits (roughly \$2.9 million) were for new investment. This includes 11 permits for new construction and 61 permits for rehabilitation, mechanical upgrades, or minor repairs not in response to code violations. This represents roughly \$580,000 per year, or approximately 0.82% of the total market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

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

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Avalon Park/South Shore RPA.

Without the support of public resources, the redevelopment objectives of the Avalon Park/South Shore RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Avalon Park/South Shore RPA as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and

facilitate area-wide redevelopment consistent with the Eligibility Study and Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Avalon Park/South Shore RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Avalon Park/South Shore RPA.

Finding: But for the adoption of this Eligibility Study and Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Avalon Park/South Shore RPA and the Avalon Park/South Shore RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Avalon Park/South Shore RPA and Eligibility Study and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

Dates of Completion

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

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Eligibility Study and Redevelopment Plan and tax increment financing, the Avalon Park/South Shore RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the Avalon Park/South Shore RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Avalon Park/South Shore RPA.

This Eligibility Study and Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Avalon Park/South Shore RPA. At the time when the Avalon

Park/South Shore RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Avalon Park/South Shore RPA will be distributed to all taxing districts levying taxes against property located in the Avalon Park/South Shore RPA. These revenues will then be available for use by the affected taxing districts.

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

The Act requires an assessment of any financial impact of the RPA on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Avalon Park/South Shore RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

- = those facilities located within the boundaries of the RPA
- = those facilities located within close proximity (but outside the boundaries) of the RPA

City of Chicago

- Chicago Fire Department-Engine Company 22 (7082 South Chicago Avenue)
- Atlas Senior Center (1767 E. 79th Street)
- South East Branch Library (1934 E. 79th Street)

Chicago Board of Education

- Avalon Park Elementary School (8045 S. Kenwood Avenue)
- Bouchet Elementary School (7355 S. Jeffery Avenue)
- Bouchet Branch Elementary School (7041 S. Chappel Avenue)
- Bradwell Elementary School (7736 S. Burnham Avenue)
- Las Casas OCC High School (8401 S. Saginaw Avenue)
- Mann Elementary School (8050 S. Chappel Avenue)
- Ninos Heroes Elementary School (8344 S. Commercial Avenue)
- Powell Elementary School (7530 South Shore Drive)
- South Shore Academy High School (7529 S. Constance Avenue)
- Sullivan Elementary School (8255 S. Houston Avenue)

Chicago School Finance Authority

Chicago Park District

- Eckersall Playground Park (2400 E. 82nd Street)
- Rainbow Park and Beach (3111 E. 77th Street)
- Redbud Park (8215 S. Euclid Avenue)
- Rosenblum Park (2000 E. 75th Street)
- Russell Square Park (3045 E. 83rd Street)

Chicago Community College District 508

Metropolitan Water Reclamation District of Greater Chicago

County of Cook

Cook County Forest Preserve District

Map 8 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the Avalon Park/South Shore RPA.

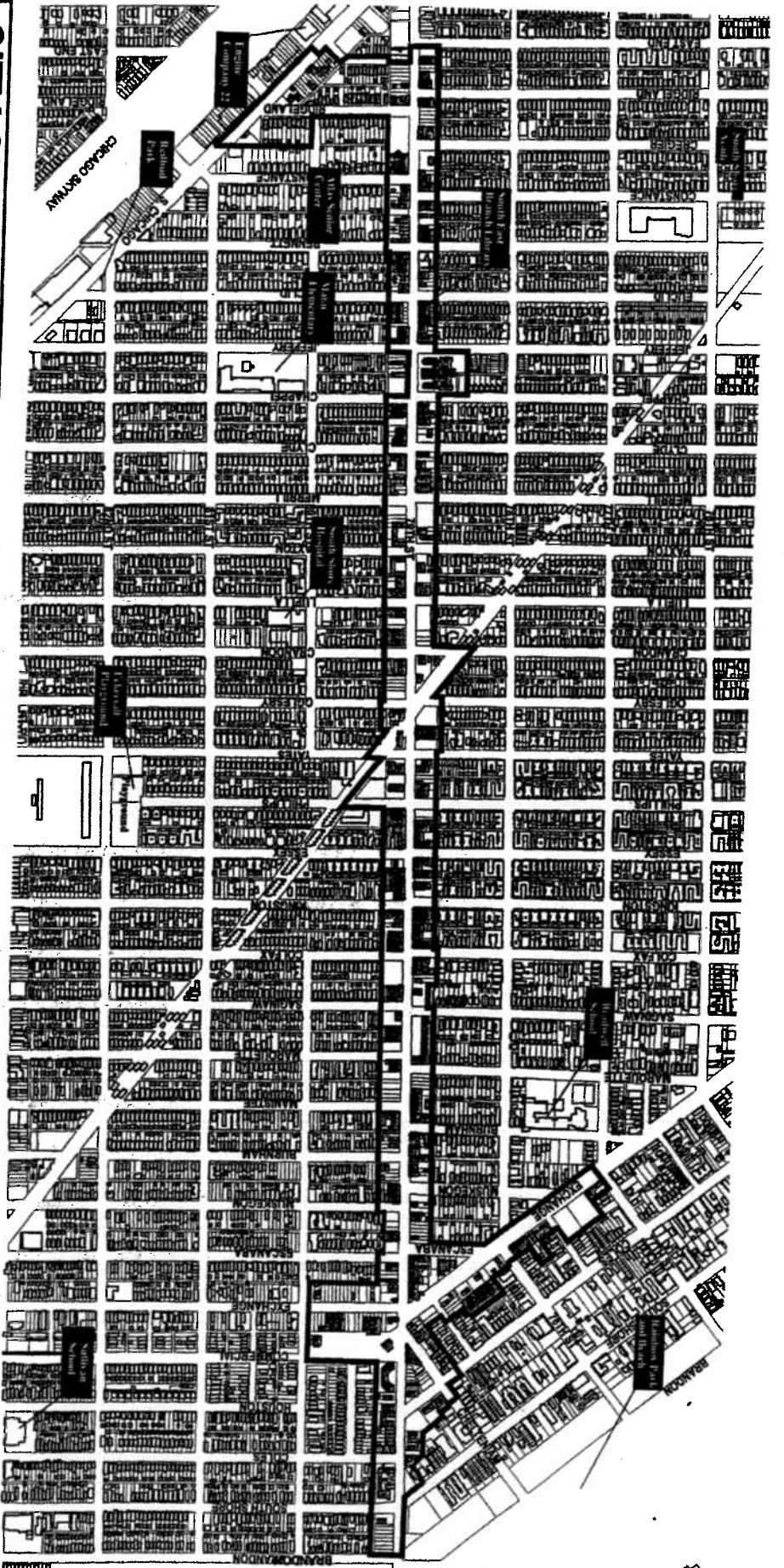
Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

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

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. In addition to the Atlas Senior Center and South East Branch Library facilities operated by the City within the Avalon Park/South Shore RPA, there also are public facilities in close proximity to the area. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Avalon Park/South Shore RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the Avalon Park/South Shore RPA will not require expansion of services in this area.

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

It is likely that some families who purchase housing or rent new apartments in the Avalon Park/South Shore RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of any new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood or may send their children to private schools, which would not impact the public school system. Existing capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information provided by CPS, elementary schools reach full capacity at 80% of their design capacity and high schools reach full



CITY OF CHICAGO

MARCH 2002

TF Boundary
Buildings in TF
Community Institutions



Community Facilities Map

Map 8
Avalon Park/South Shore
Tax Increment Finance District

S. A. Friedman & Company
City of Chicago
2002



capacity at 100% of their design capacity. These data reveal that existing enrollment of the elementary schools that serve the area immediately surrounding and including the Avalon Park/South Shore RPA for which capacity data was available collectively operate at approximately 80% of capacity. The two high schools which serve the area collectively operate at approximately 60% of capacity. Given that the main goals of the Avalon Park/South Shore RPA are to improve and enhance mixed-use development within the area, it is unlikely that existing capacity will be exceeded as a result of TIF supported activities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the Avalon Park/South Shore RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

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

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

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

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

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

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

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Eligibility Study and Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is committed to and will affirmatively implement the following principles with respect to this Eligibility Study and Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses and homeowners which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Eligibility Study and Redevelopment Plan and 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, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income, or housing status.
- B. Redevelopers must meet the City standards for participation of 25% Minority Business Enterprise and 5% Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Redevelopers must meet the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- E. Redevelopers will meet City standards for any applicable prevailing wage rate ascertained by the Illinois Department of Labor to all project employees.

**Appendix 1:
Boundary and Legal Description (Chicago Guarantee Survey
Company)**

AVALON PARK / SOUTH SHORE TIF

ALL THAT PART OF THE SOUTH HALF OF SECTION 25, AND THE NORTH HALF OF SECTION 36 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH HALF OF SECTIONS 29 AND 30 AND THE NORTH HALF OF SECTIONS 31 AND 32 IN TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE WITH THE SOUTHEASTERLY LINE OF SOUTH EAST END AVENUE, SAID POINT OF BEGINNING BEING ALSO THE WESTERLY MOST CORNER OF LOT 14 IN THE SUBDIVISION OF THE WEST 1111 FEET OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEAST OF SOUTH CHICAGO AVENUE;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SOUTH EAST END AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 101 IN SAID SUBDIVISION OF THE WEST 1111 FEET OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEAST OF SOUTH CHICAGO AVENUE, SAID SOUTHWESTERLY LINE OF LOT 101 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF EAST SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 101 TO THE EAST LINE OF SAID LOT 101, SAID EAST LINE OF LOT 101 BEING ALSO THE WEST LINE OF SOUTH EAST END AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EAST END AVENUE TO THE NORTH LINE OF LOT 107 IN SAID SUBDIVISION OF THE WEST 1111 FEET OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEAST OF SOUTH CHICAGO AVENUE, SAID NORTH LINE OF LOT 107 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE OF LOT 107 TO THE EAST LINE OF SOUTH EAST END AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH EAST END AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 79TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 79TH STREET TO THE WEST LINE OF LOT 26 IN BLOCK 27 OF SOUTHFIELD, A SUBDIVISION OF BLOCK 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 32 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 26 BEING ALSO THE EAST LINE OF SOUTH EAST END AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH EAST END AVENUE TO THE SOUTH LINE OF LOT 27 IN SAID BLOCK 27 OF SOUTHFIELD, A SUBDIVISION OF BLOCK 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 32 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 27 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET TO THE WEST LINE OF SOUTH JEFFERY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH JEFFERY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 20 IN LIPSON'S RESUBDIVISION OF LOTS 25, 26, 27 AND THE SOUTH 20 FEET OF LOT 29 IN BLOCK 2 OF W. T. LITTLE'S RESUBDIVISION OF BLOCKS 1 AND 2 OF MUNSON'S SUBDIVISION OF BLOCK 7 IN CAROLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 20 BEING ALSO THE NORTH LINE OF AN ALLEY;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID ALLEY AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 7 IN BLOCK 2 OF W. T. LITTLE'S RESUBDIVISION OF BLOCKS 1 AND 2 OF MUNSON'S SUBDIVISION OF BLOCK 7 IN CAROLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 7 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH JEFFERY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF LOT 7 IN BLOCK 2 OF W. T. LITTLE'S RESUBDIVISION TO THE NORTH LINE OF THE SOUTH 24 FEET OF SAID LOT 7;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 24 FEET OF LOT 7 IN BLOCK 2 OF W. T. LITTLE'S RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH CHAPPELL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CHAPPELL AVENUE TO THE SOUTH LINE OF LOT 19 IN BLOCK 1 OF W. T. LITTLE'S RESUBDIVISION OF BLOCKS 1 AND 2 OF MUNSON'S SUBDIVISION OF BLOCK 7 IN CAROLIN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 19 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH PAXTON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH PAXTON AVENUE TO THE SOUTH LINE OF LOT 24 IN BLOCK 2 OF LEINDECKER'S RESUBDIVISION OF BLOCKS 1 AND 2 IN WOODBRIDGE'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE RIGHT OF WAY OF B. P. & C. R. R., SAID SOUTH LINE OF LOT 24 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET TO THE WEST LINE OF SOUTH CRANDON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH CRANDON AVENUE TO THE SOUTHWESTERLY LINE OF LOT 12 IN BLOCK 3 OF BOYD AND HALL'S SUBDIVISION OF THAT PART NORTH OF THE B. & O. R. R. IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF LOT 12 BEING ALSO THE NORTHEASTERLY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD RIGHT OF WAY (NOW ABANDONED FOR RAIL ROAD PURPOSES) IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHEAST ALONG SAID NORTHEASTERLY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD RIGHT OF WAY (NOW ABANDONED FOR RAIL ROAD PURPOSES) IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF SOUTH OGLESBY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH OGLESBY AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT "A" IN THE CONSOLIDATION OF LOT 18 (EXCEPT THE NORTH 16 FEET), LOTS 19 TO 27, BOTH INCLUSIVE, LOT 28 (EXCEPT THE NORTH 10.22 FEET), ALL THE PRIVATE ALLEY

LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOT 26 AND ALSO ALL OF THE EAST AND WEST 16 FOOT ALLEY, ALSO THE NORTH AND SOUTH 16 FOOT ALLEY IN WATSON'S AND BARTLETT'S SUBDIVISION OF BLOCK 8 IN THE CIRCUIT COURT PARTITION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT "A", AFORESAID, AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH YATES AVENUE TO THE SOUTH LINE OF LOT 21 IN BLOCK 13 OF SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 21 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH COLFAX AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH COLFAX AVENUE TO THE NORTH LINE OF THE SOUTH 50 FEET OF LOT 45 IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 45 IN DIVISION 2 OF WESTFALL'S SUBDIVISION TO THE WEST LINE OF LOT 46 IN SAID DIVISION OF WESTFALL'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 46 IN SAID BLOCK 2 IN DIVISION 2 OF WESTFALL'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 46;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 46 IN BLOCK 2 IN DIVISIONS 1 AND 2 OF WESTFALL'S SUBDIVISION TO THE WEST LINE OF SOUTH SAGINAW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH SAGINAW AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN WOODRUFF'S 2ND ADDITION TO CHELTENHAM, BEING A SUBDIVISION OF LOTS 49, 50, 51, 52, 54, 56,

58 AND 60 IN DIVISION 2 OF WESTFALL'S SUBDIVISION, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET TO THE WEST LINE OF SOUTH ESCANABA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ESCANABA AVENUE TO THE SOUTHWESTERLY LINE OF EXCHANGE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF EXCHANGE AVENUE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 1 IN FOURTH EAST ADDITION TO CHELTENHAM BEACH, A RESUBDIVISION OF LOTS 29, 31 AND 33 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHWESTERLY LINE OF LOT 1 BEING ALSO THE SOUTHEASTERLY LINE OF EAST 77TH STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 1 IN FOURTH EAST ADDITION TO CHELTENHAM BEACH TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 60 FEET OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 60 FEET OF LOT 1 IN FOURTH EAST ADDITION TO CHELTENHAM BEACH TO THE SOUTHEASTERLY LINE OF SAID LOT 1, SAID SOUTHEASTERLY LINE OF LOT 1 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY SOUTHEAST OF EAST 77TH STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 1 IN FOURTH EAST ADDITION TO CHELTENHAM BEACH TO THE SOUTHWESTERLY LINE OF LOT 32 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF LOT 32 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF SOUTH COLES AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 32 AND ALONG THE SOUTHWESTERLY LINE OF LOT 34 IN SAID DIVISION 1 OF WESTFALL'S SUBDIVISION AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE WEST MOST CORNER OF LOT 9 IN THIRD EAST ADDITION TO

CHELTENHAM BEACH, A SUBDIVISION OF LOTS 35 TO 40 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 IN THIRD EAST ADDITION TO CHELTENHAM BEACH AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE SOUTHEASTERLY LINE OF EAST 77TH PLACE;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF EAST 77TH PLACE TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10 FEET OF LOT 31 IN AFORESAID THIRD EAST ADDITION TO CHELTENHAM BEACH;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10 FEET OF LOT 31 IN THIRD EAST ADDITION TO CHELTENHAM BEACH TO THE SOUTHEASTERLY LINE OF SAID LOT 31, SAID SOUTHEASTERLY LINE OF LOT 31 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY SOUTHEAST OF EAST 77TH PLACE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY SOUTHEAST OF EAST 77TH PLACE TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN CRAPO AND ELLIOTT'S SUBDIVISION OF LOT 1 OF A SUBDIVISION OF LOTS 41 TO 44 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF LOT 1 IN CRAPO AND ELLIOTT'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF LOT 2 IN CRAPO AND ELLIOTT'S SUBDIVISION AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO NORTHWESTERLY LINE OF LOTS 10 AND 11 IN THE SUBDIVISION OF LOTS 41 TO 44 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHWESTERLY LINE OF LOTS 10 AND 11 BEING ALSO THE SOUTHEASTERLY LINE OF THE ALLEY NORTHWEST OF EAST 78TH STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE ALLEY NORTHWEST OF EAST 78TH STREET TO THE SOUTHWESTERLY LINE OF THE

NORTHEASTERLY 8 1/3 FEET OF LOT 16 IN AFORESAID SUBDIVISION OF LOTS 41 TO 44 IN DIVISION 1 OF WESTFALL'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 8 1/3 FEET OF LOT 16 IN THE SUBDIVISION OF LOTS 41 TO 44 IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE NORTHWESTERLY LINE OF EAST 78TH STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF EAST 78TH STREET TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 80 FEET OF LOT 45 IN AFORESAID DIVISION 1 OF WESTFALL'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 80 FEET OF LOT 45 IN DIVISION 1 OF WESTFALL'S SUBDIVISION AND ALONG THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 80 FEET OF LOT 47 IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 50 FEET OF SAID LOT 47;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF THE NORTHWESTERLY 50 FEET OF LOT 47 IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 47;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 47 AND ALONG THE NORTHEASTERLY LINES OF LOTS 49 AND 51 IN AFORESAID DIVISION 1 OF WESTFALL'S SUBDIVISION AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE NORTHWESTERLY LINE OF LOTS 8 AND 9 IN FIRST EAST ADDITION TO CHELTENHAM BEACH, A SUBDIVISION OF LOTS 53 TO 59, BOTH INCLUSIVE, OF AFORESAID DIVISION 1 OF WESTFALL'S SUBDIVISION, SAID NORTHWESTERLY LINE OF LOTS 8 AND 9 BEING ALSO THE SOUTHEASTERLY LINE OF THE ALLEY NORTHWEST OF EAST 78TH PLACE;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE ALLEY NORTHWEST OF EAST 78TH PLACE TO THE SOUTHWESTERLY LINE OF LOT 6 IN SAID FIRST EAST ADDITION TO CHELTENHAM BEACH;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 6 IN FIRST EAST ADDITION TO CHELTENHAM BEACH AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE SOUTHEASTERLY LINE OF EAST 78TH PLACE;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF EAST 78TH PLACE TO THE SOUTHWESTERLY LINE OF LOT 29 IN SAID FIRST EAST ADDITION TO CHELTENHAM BEACH;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 29 IN SAID FIRST EAST ADDITION TO CHELTENHAM BEACH TO THE SOUTHEASTERLY LINE OF SAID LOT 29, SAID SOUTHEASTERLY LINE OF LOT 29 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF EAST CHELTENHAM PLACE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF EAST CHELTENHAM PLACE AND ALONG THE NORTHEASTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF SOUTH COLES AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH COLES AVENUE TO THE NORTHWESTERLY LINE OF EAST CHELTENHAM PLACE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF EAST CHELTENHAM PLACE TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 92.5 FEET OF LOT 117 IN AFORESAID DIVISION 1 OF WESTFALL'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 92.5 FEET OF LOT 117 IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE SOUTHEASTERLY LINE OF SAID LOT 117;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 117 IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE NORTHEASTERLY LINE OF THE ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 14 AND 16 THROUGH 21, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN SAID DIVISION 1 OF WESTFALL'S SUBDIVISION, SAID ALLEY BEING ALSO NORTHEAST OF SOUTH COLES AVENUE;

THENCE SOUTHEAST ALONG SAID NORTHEASTERLY LINE OF THE ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 14 AND 16 THROUGH 21, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE NORTH LINE OF THE ALLEY LYING NORTH OF AND ADJOINING LOTS 6 THROUGH 12, BOTH INCLUSIVE, IN SAID SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN DIVISION 1 OF WESTFALL'S SUBDIVISION, SAID ALLEY BEING ALSO NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF AND ADJOINING LOTS 6 THROUGH 12, BOTH INCLUSIVE, IN SAID SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE WESTERLY MOST CORNER OF LOT 2 IN SAID SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN DIVISION 1 OF WESTFALL'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN DIVISION 1 OF WESTFALL'S SUBDIVISION TO THE SOUTHEASTERLY LINE OF SAID LOT 2;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 2 IN THE SUBDIVISION OF LOTS 119, 121 TO 124, BOTH INCLUSIVE, IN DIVISION 1 OF WESTFALL'S SUBDIVISION AND ALONG THE NORTHEASTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF SOUTH SHORE DRIVE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH SHORE DRIVE TO THE NORTH LINE OF EAST 79TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 79TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN ILLINOIS STEEL COMPANY'S SOUTH WORKS RESUBDIVISION OF LOTS, PIECES AND PARCELS OF LAND IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 5, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF SOUTH BRANDON AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SOUTH BRANDON AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN MAHAN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET TO THE WESTERLY LINE OF LOT 25 IN BLOCK 1 OF J. R. CROCKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WESTERLY LINE OF LOT 25 BEING ALSO THE EASTERLY LINE OF SOUTH COMMERCIAL AVENUE;

THENCE SOUTH ALONG SAID EASTERLY LINE OF SOUTH COMMERCIAL AVENUE AND THE EAST LINE OF SAID SOUTH COMMERCIAL AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 80TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 80TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 25 IN BLOCK 2 OF WALTER S. HAINES' SUBDIVISION OF BLOCKS 2 AND 14 OF THE CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALSO THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 25 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH EXCHANGE AVENUE TO THE NORTH LINE OF LOT 43 IN SAID BLOCK 2 OF WALTER S. HAINES' SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 43 IN BLOCK 2 OF WALTER S. HAINES' SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH ESCANABA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ESCANABA AVENUE TO THE NORTH LINE OF LOT 44 IN NEWBERRY AND CULVER'S SUBDIVISION OF BLOCK 3 OF AFORESAID CIRCUIT COURT PARTITION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 44 IN NEWBERRY AND CULVER'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE NORTH LINE OF LOT 5 IN SAID NEWBERRY AND CULVER'S SUBDIVISION TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 43 IN FOWLER'S SUBDIVISION OF BLOCK 4 IN AFORESAID CIRCUIT COURT PARTITION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 43 IN FOWLER'S SUBDIVISION OF BLOCK 4 IN CIRCUIT COURT PARTITION TO THE WEST LINE OF SAID LOT 43, SAID WEST LINE OF SAID LOT 43 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH BURNHAM AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 43 IN FOWLER'S SUBDIVISION TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 9 FEET OF LOT 6 IN SAID FOWLER'S SUBDIVISION, SAID NORTH LINE OF THE

SOUTH 9 FEET OF LOT 6 IN FOWLER'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

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

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COLFAX AVENUE TO THE NORTH LINE OF LOT 77 IN BLOCK 1 OF THE 79TH STREET ADDITION TO CHELTENHAM BEACH, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD CO., SAID NORTH LINE OF LOT 77 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF 79TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF 79TH STREET TO THE EAST LINE OF SOUTH PHILLIPS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH PHILLIPS AVENUE TO THE SOUTH LINE OF THE 20 FOOT ALLEY LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINES OF LOTS 20, 21 AND 22 IN BLOCK 3 OF AFORESAID 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID SOUTHWESTERLY LINE OF THE ALLEY BEING ALSO THE NORTHEASTERLY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD CO. RIGHT OF WAY (NOW ABANDONED FOR RAILROAD PURPOSES);

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD CO. RIGHT OF WAY (NOW ABANDONED FOR RAILROAD PURPOSES) TO THE EAST LINE OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH YATES AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 2 IN BLOCK 1 OF RICHARDSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY LINE OF LOT 2 BEING ALSO THE SOUTHWESTERLY LINE OF THE FORMER BALTIMORE AND OHIO RAILROAD CO. RIGHT OF WAY (NOW ABANDONED FOR RAILROAD PURPOSES);

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE NORTHEASTERLY LINE OF LOT 2 IN BLOCK 1 OF RICHARDSON'S SUBDIVISION TO THE WEST LINE OF SAID LOT 2, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 2 IN BLOCK 1 OF RICHARDSON'S SUBDIVISION TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 36 IN SAID BLOCK 1 OF RICHARDSON'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 36 IN SAID BLOCK 1 OF RICHARDSON'S SUBDIVISION TO THE EAST LINE OF SOUTH OGLESBY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH OGLESBY AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 26 IN THE RESUBDIVISION OF LOTS 18 TO 33, BOTH INCLUSIVE, OF BLOCK 1, THE SOUTH THIRD OF LOT 15 AND LOTS 16 TO 46, BOTH INCLUSIVE, OF BLOCK 2, LOTS 1 TO 48, BOTH INCLUSIVE, OF BLOCK 7, AND LOTS 25 TO 48, BOTH INCLUSIVE, OF BLOCK 8 ALL IN RICHARDSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 26 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET TO THE WEST LINE OF SOUTH CHAPPEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH CHAPPEL AVENUE TO THE SOUTH LINE OF EAST 79TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 79TH STREET TO THE EAST LINE OF SOUTH JEFFERY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH JEFFERY AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN THE RESUBDIVISION OF BLOCK 1 OF L. A. OSTROM'S RESUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET TO THE EAST LINE OF SOUTH BENNETT AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BENNETT AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 45 IN BLOCK 1 OF FREDRICK H. BARTLETT'S 79TH STREET SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD

PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 45 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET TO THE EAST LINE OF SOUTH RIDGELAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH RIDGELAND AVENUE TO THE SOUTH LINE OF LOT 30 IN BLOCK 2 OF SAID FREDRICK H. BARTLETT'S 79TH STREET SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30 BEING ALSO THE NORTH LINE OF EAST 80TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 80TH STREET TO THE NORTHERLY EXTENSION OF WEST LINE OF LOT 1 IN BLOCK 3 OF SAID FREDRICK H. BARTLETT'S 79TH STREET SUBDIVISION, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH CONSTANCE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY WEST OF SOUTH CONSTANCE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTHEASTERLY LINE OF LOT 16 IN BLOCK 3 OF ANTHONY AND HARVEY'S SUBDIVISION OF A STRIP OF LAND 200 FEET IN WIDTH ADJOINING AND PARALLEL TO THE MICHIGAN SOUTHERN RAIL ROAD AND A STRIP OF LAND 200 FEET IN WIDTH ADJOINING AND PARALLEL TO THE PITTSBURGH, FORT WAYNE AND CHICAGO RAIL ROAD RUNNING THROUGH THE WEST THREE QUARTERS OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID SOUTHEASTERLY LINE OF LOT 16 IN BLOCK 3 OF ANTHONY AND HARVEY'S SUBDIVISION TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE POINT OF BEGINNING AT THE SOUTHEASTERLY LINE OF SOUTH EAST END AVENUE;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

**Appendix 2:
Eligibility Factors By Block Table**

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Number of Blocks	Stowell Block Numbers	Age	Disruption	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detectable Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
1	20	25	326													
2	20	25	327	x	xx		xx				xx					N/A
3	20	25	328	x	xx		xx				xx					N/A
4	20	25	329	x	xx		xx				xx					N/A
5	20	25	330	x	xx		xx				xx					N/A
6	20	25	331		xx		xx				xx					N/A
7	20	25	420		xx		xx				xx					N/A
8	20	25	424		xx		xx				xx					N/A
9	20	25	425	x	xx		xx				xx					N/A
10	20	25	426	x	xx		xx				xx					N/A
11	20	25	427	x	xx		xx				xx					N/A
12	20	25	429		xx		xx				xx					N/A
13	20	25	428		xx		xx				xx					N/A
14	20	25	430		xx		xx				xx					N/A
15	20	36	101		xx		xx				xx					N/A
16	20	36	102		xx		xx				xx					N/A
17	20	36	103		xx		xx				xx					N/A
18	20	36	104		xx		xx				xx					N/A
19	20	36	105	x	xx		xx				xx					N/A
20	20	36	107		xx		xx				xx					N/A
21	20	36	201		xx		xx				xx					N/A
22	20	36	202		xx		xx				xx					N/A
23	20	36	203		xx		xx				xx					N/A
24	20	36	204		xx		xx				xx					N/A
25	20	36	205		xx		xx				xx					N/A
26	20	36	206		xx		xx				xx					N/A
27	20	36	207		xx		xx				xx					N/A
28	21	30	325		xx		xx				xx					N/A
29	21	30	326		xx		xx				xx					N/A
30	21	30	327	x	xx		xx				xx					N/A
31	21	30	328	x	xx		xx				xx					N/A
32	21	30	329	x	xx		xx				xx					N/A
33	21	30	330		xx		xx				xx					N/A
34	21	30	331		xx		xx				xx					N/A
35	21	30	402		xx		xx				xx					N/A
36	21	30	403		xx		xx				xx					N/A
37	21	30	407	x	xx		xx				xx					N/A
38	21	30	408	x	xx		xx				xx					N/A
39	21	30	409	x	xx		xx				xx					N/A
40	21	30	410	x	xx		xx				xx					N/A
41	21	30	411	x	xx		xx				xx					N/A
42	21	30	416	x	xx		xx				xx					N/A

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Number of Blocks	Stowell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detritious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*	
43	21 30 417	xx			xx	xx	xx		xx		xx					N/A	
44	21 31 100	xx	x	xx	xx	xx	xx		xx		xx					N/A	
45	21 31 101	xx		xx	xx	xx	xx		xx		xx					N/A	
46	21 31 102	xx		xx	xx	xx	xx		xx		xx					N/A	
47	21 31 103	xx		xx	xx	xx	xx		xx		xx					N/A	
48	21 31 104	xx		xx	xx	xx	xx		xx		xx					N/A	
49	21 31 105	xx		xx	xx	xx	xx		xx		xx					N/A	
50	21 31 106	xx		xx	xx	xx	xx		xx		xx					N/A	
51	21 31 107	xx	x	xx	xx	xx	xx		xx		xx					N/A	
52	21 31 200	xx		xx	xx	xx	xx		xx		xx					N/A	
53	21 31 201	xx	x	xx	xx	xx	xx		xx		xx					N/A	
54	21 31 202	xx	x	xx	xx	xx	xx		xx		xx					N/A	
55	21 31 203	xx	x	xx	xx	xx	xx		xx		xx					N/A	
56	21 31 204	xx	x	xx	xx	xx	xx		xx		xx					N/A	
57	21 31 206	xx		xx	xx	xx	xx		xx		xx					N/A	
58	21 31 207	xx		xx	xx	xx	xx		xx		xx					N/A	
59	00 00 500	xx		xx	xx	xx	xx		xx		xx					N/A	
Total Blocks	53	24	41%	44	73%	47	80%	29	49%	59	100%					N/A	
% of Total Blocks	90%																Area as a whole qualified in three out of last five years.

* EAV growth was calculated on an aggregate basis for the RPA as a whole. The area qualified for the Lack of Growth in EAV factor in three out of the last five years.

**Appendix 3:
Acquisition Parcels**

Appendix 3: Parcels Targeted For Acquisition By The City Of Chicago, By PIN

No.	PIN	Property Address
1	20 - 25 - 326 - 033 - 0000	1706 E 79TH ST
2	20 - 25 - 327 - 032 - 0000	1738 E 79TH ST
3	20 - 25 - 327 - 033 - 0000	1740 E 79TH ST
4	20 - 25 - 327 - 034 - 0000	1744 E 79TH ST
5	20 - 25 - 327 - 035 - 0000	1746 E 79TH ST
6	20 - 25 - 327 - 036 - 0000	1748 E 79TH ST
7	20 - 25 - 328 - 041 - 0000	1800-06 E 79TH ST
8	20 - 25 - 420 - 089 - 0000	2200 E 79TH ST
9	20 - 25 - 427 - 038 - 0000	2134-48 E 79TH ST
10	20 - 36 - 101 - 009 - 0000	1721 E 79TH ST
11	20 - 36 - 206 - 002 - 0000	2311 E 79TH ST
12	20 - 36 - 206 - 003 - 0000	2315 E 79TH ST
13	20 - 36 - 206 - 004 - 0000	2317 E 79TH ST
14	20 - 36 - 206 - 005 - 0000	2319 E 79TH ST
15	20 - 36 - 206 - 006 - 0000	2325 E 79TH ST
16	21 - 30 - 327 - 022 - 0000	2510 E 79TH ST
17	21 - 30 - 327 - 023 - 0000	2516-18 E 79TH ST
18	21 - 30 - 329 - 022 - 0000	2600-10 E 79TH ST
19	21 - 30 - 329 - 023 - 0000	2612 E 79TH ST
20	21 - 30 - 329 - 024 - 0000	2614 E 79TH ST
21	21 - 30 - 407 - 034 - 0000	2826 E 79TH ST
22	21 - 30 - 408 - 032 - 0000	2856 E 79TH ST
23	21 - 30 - 408 - 034 - 0000	2864 E 79TH ST
24	21 - 30 - 408 - 035 - 0000	2866 E 79TH ST
25	21 - 30 - 408 - 037 - 0000	2858 E 79TH ST
26	21 - 30 - 408 - 038 - 0000	2860 E 79TH ST
27	21 - 30 - 409 - 008 - 0000	2908-18 E 79TH ST
28	21 - 30 - 409 - 009 - 0000	2908-18 E 79TH ST
29	21 - 30 - 417 - 024 - 0000	3068 E 79TH ST
30	21 - 30 - 417 - 025 - 0000	3070-72 E 79TH ST
31	21 - 31 - 102 - 002 - 0000	2507 E 79TH ST
32	21 - 31 - 102 - 034 - 0000	2501 E 79TH ST
33	21 - 31 - 200 - 004 - 0000	2809 E 79TH ST
34	21 - 31 - 201 - 002 - 0000	2853 E 79TH ST
35	21 - 31 - 201 - 031 - 0000	2861-63 E 79TH ST
36	21 - 31 - 201 - 032 - 0000	7900 S ESCANABA
37	21 - 31 - 202 - 003 - 0000	2909 E 79TH ST

Appendix 3: Parcels Targeted For Acquisition By The City Of Chicago, By PIN

No.	PIN	Property Address
38	21 - 31 - 202 - 004 - 0000	2911 E 79TH ST
39	21 - 31 - 202 - 024 - 0000	7912 S EXCHANGE
40	21 - 31 - 202 - 025 - 0000	7916 S EXCHANGE
41	21 - 31 - 202 - 031 - 0000	7930 S EXCHANGE
42	21 - 31 - 202 - 032 - 0000	7932 S EXCHANGE
43	21 - 31 - 202 - 033 - 0000	7936 S EXCHANGE
44	21 - 31 - 202 - 034 - 0000	7938 S EXCHANGE
45	21 - 31 - 202 - 035 - 0000	7940 S EXCHANGE
46	21 - 31 - 202 - 041 - 0000	2913 E 79TH ST
47	21 - 31 - 202 - 042 - 0000	7900 S EXCHANGE
48	21 - 31 - 202 - 044 - 0000	7918 S EXCHANGE
49	21 - 31 - 202 - 045 - 0000	7920 S EXCHANGE
50	21 - 31 - 202 - 046 - 0000	7926 S EXCHANGE
51	21 - 31 - 203 - 003 - 0000	7909 S EXCHANGE
52	21 - 31 - 203 - 004 - 0000	7911 S EXCHANGE
53	21 - 31 - 203 - 005 - 0000	7917 S EXCHANGE
54	21 - 31 - 203 - 006 - 0000	7919 S EXCHANGE
55	21 - 31 - 203 - 007 - 0000	7921 S EXCHANGE
56	21 - 31 - 203 - 008 - 0000	7923 S EXCHANGE
57	21 - 31 - 203 - 009 - 0000	7925 S EXCHANGE
58	21 - 31 - 203 - 010 - 0000	7925 S EXCHANGE
59	21 - 31 - 203 - 011 - 0000	7931 S EXCHANGE
60	21 - 31 - 203 - 020 - 0000	2955 E 79TH ST
61	21 - 31 - 203 - 023 - 0000	7915 S EXCHANGE
62	21 - 31 - 204 - 017 - 0000	3043 E 79TH ST
63	21 - 31 - 204 - 018 - 0000	3045 E 79TH ST
64	21 - 31 - 204 - 019 - 0000	3049 E 79TH ST
65	21 - 31 - 204 - 020 - 0000	3051 E 79TH ST

**Appendix 4:
Housing Units That May Be Removed**

Appendix 4: Parcels With Occupied Housing Units That May Be Removed, By PIN

No.	PIN	Total Inhabited Housing Units
1	20 - 36 - 101 - 009 - 0000	16
2	21 - 30 - 329 - 022 - 0000	14
3	21 - 30 - 329 - 024 - 0000	1
4	21 - 30 - 402 - 001 - 0000	6
5	21 - 30 - 408 - 032 - 0000	1
6	21 - 30 - 417 - 024 - 0000	2
7	21 - 30 - 417 - 025 - 0000	4
8	21 - 31 - 202 - 025 - 0000	2
9	21 - 31 - 204 - 017 - 0000	1
10	21 - 31 - 204 - 018 - 0000	1
11	21 - 31 - 204 - 019 - 0000	1
12	21 - 31 - 204 - 020 - 0000	1
Total:		50

**Appendix 5:
Sample of Apartment Listings**

**Appendix 6:
Summary of EAV (by PIN)**

Appendix 6: Summary of 2000 EAV By Permanent Index Number (PIN)

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
1	20 - 25 - 326 - 032 - 0000	\$ 10,902	\$ 24,241
2	20 - 25 - 326 - 033 - 0000	\$ 54,176	\$ 120,460
3	20 - 25 - 326 - 034 - 0000	\$ 4,617	\$ 10,266
4	20 - 25 - 326 - 035 - 0000	\$ 4,617	\$ 10,266
5	20 - 25 - 326 - 040 - 0000	\$ 39,223	\$ 87,212
6	20 - 25 - 327 - 031 - 0000	\$ 50,536	\$ 112,367
7	20 - 25 - 327 - 032 - 0000	\$ 4,824	\$ 10,726
8	20 - 25 - 327 - 033 - 0000	\$ 4,181	\$ 9,296
9	20 - 25 - 327 - 034 - 0000	\$ 4,181	\$ 9,296
10	20 - 25 - 327 - 035 - 0000	\$ 4,181	\$ 9,296
11	20 - 25 - 327 - 036 - 0000	\$ 4,181	\$ 9,296
12	20 - 25 - 327 - 037 - 0000	\$ 4,181	\$ 9,296
13	20 - 25 - 327 - 038 - 0000	\$ 9,457	\$ 21,028
14	20 - 25 - 328 - 036 - 0000	\$ 64,170	\$ 142,682
15	20 - 25 - 328 - 039 - 0000	\$ 19,219	\$ 42,733
16	20 - 25 - 328 - 040 - 0000	\$ 39,195	\$ 87,150
17	20 - 25 - 328 - 041 - 0000	\$ 16,419	\$ 36,508
18	20 - 25 - 329 - 031 - 0000	EX	EX
19	20 - 25 - 329 - 032 - 0000	\$ 76,417	\$ 169,913
20	20 - 25 - 329 - 033 - 0000	\$ 2,343	\$ 5,210
21	20 - 25 - 329 - 034 - 0000	\$ 10,696	\$ 23,783
22	20 - 25 - 329 - 035 - 0000	\$ 4,686	\$ 10,419
23	20 - 25 - 329 - 036 - 0000	\$ 9,449	\$ 21,010
24	20 - 25 - 330 - 027 - 0000	\$ 155,686	\$ 346,168
25	20 - 25 - 330 - 028 - 0000	\$ 47,734	\$ 106,137
26	20 - 25 - 330 - 029 - 0000	\$ 49,567	\$ 110,212
27	20 - 25 - 330 - 030 - 0000	\$ 10,232	\$ 22,751
28	20 - 25 - 330 - 031 - 0000	\$ 18,525	\$ 41,190
29	20 - 25 - 330 - 032 - 0000	\$ 18,525	\$ 41,190
30	20 - 25 - 330 - 033 - 0000	\$ 2,343	\$ 5,210
31	20 - 25 - 330 - 034 - 0000	\$ 26,680	\$ 59,323
32	20 - 25 - 331 - 031 - 0000	\$ 28,062	\$ 62,396
33	20 - 25 - 331 - 032 - 0000	\$ 27,806	\$ 61,827
34	20 - 25 - 331 - 033 - 0000	\$ 26,424	\$ 58,754
35	20 - 25 - 331 - 034 - 0000	\$ 25,969	\$ 57,742
36	20 - 25 - 331 - 035 - 0000	\$ 25,969	\$ 57,742
37	20 - 25 - 331 - 036 - 0000	\$ 25,969	\$ 57,742
38	20 - 25 - 331 - 037 - 0000	\$ 25,969	\$ 57,742
39	20 - 25 - 331 - 038 - 0000	\$ 21,092	\$ 46,898
40	20 - 25 - 331 - 039 - 0000	\$ 21,092	\$ 46,898
41	20 - 25 - 420 - 066 - 0000	\$ 74,142	\$ 164,855
42	20 - 25 - 420 - 089 - 0000	\$ 79,692	\$ 177,195
43	20 - 25 - 424 - 006 - 0000	\$ 135,699	\$ 301,727
44	20 - 25 - 424 - 013 - 0000	EX	EX
45	20 - 25 - 424 - 044 - 0000	EX	EX
		EX	EX

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
46	20 - 25 - 424 - 045 - 0000	EX	EX
47	20 - 25 - 425 - 024 - 0000	\$ 47,986	\$ 106,697
48	20 - 25 - 425 - 025 - 0000	\$ 18,662	\$ 41,495
49	20 - 25 - 425 - 028 - 0000	\$ 21,953	\$ 48,812
50	20 - 25 - 425 - 029 - 0000	\$ 11,330	\$ 25,192
51	20 - 25 - 425 - 036 - 0000	\$ 41,905	\$ 93,176
52	20 - 25 - 425 - 037 - 0000	\$ 20,053	\$ 44,588
53	20 - 25 - 426 - 030 - 0000	\$ 32,901	\$ 73,155
54	20 - 25 - 426 - 031 - 0000	\$ 5,095	\$ 11,329
55	20 - 25 - 426 - 032 - 0000	\$ 38,804	\$ 86,281
56	20 - 25 - 426 - 033 - 0000	\$ 13,899	\$ 30,904
57	20 - 25 - 426 - 034 - 0000	\$ 13,899	\$ 30,904
58	20 - 25 - 426 - 039 - 0000	\$ 6,382	\$ 14,190
59	20 - 25 - 426 - 040 - 0000	\$ 6,395	\$ 14,219
60	20 - 25 - 426 - 041 - 0000	\$ 6,333	\$ 14,081
61	20 - 25 - 426 - 042 - 0000	\$ 6,333	\$ 14,081
62	20 - 25 - 426 - 043 - 0000	\$ 6,333	\$ 14,081
63	20 - 25 - 426 - 044 - 0000	\$ 6,409	\$ 14,250
64	20 - 25 - 426 - 045 - 0000	\$ 6,443	\$ 14,326
65	20 - 25 - 426 - 046 - 0000	\$ 6,395	\$ 14,219
66	20 - 25 - 426 - 047 - 0000	\$ 6,395	\$ 14,219
67	20 - 25 - 426 - 048 - 0000	\$ 6,395	\$ 14,219
68	20 - 25 - 426 - 049 - 0000	\$ 6,395	\$ 14,219
69	20 - 25 - 426 - 050 - 0000	\$ 6,409	\$ 14,250
70	20 - 25 - 427 - 035 - 0000	\$ 23,433	\$ 52,103
71	20 - 25 - 427 - 036 - 0000	\$ 22,780	\$ 50,651
72	20 - 25 - 427 - 037 - 0000	\$ 35,047	\$ 77,927
73	20 - 25 - 427 - 038 - 0000	\$ 16,919	\$ 37,619
74	20 - 25 - 428 - 027 - 0000	EX	EX
75	20 - 25 - 428 - 028 - 0000	EX	EX
76	20 - 25 - 428 - 029 - 0000	EX	EX
77	20 - 25 - 428 - 036 - 0000	EX	EX
78	20 - 25 - 428 - 039 - 0000	\$ 8,014	\$ 17,819
79	20 - 25 - 429 - 031 - 0000	\$ 20,861	\$ 46,384
80	20 - 25 - 429 - 032 - 0000	\$ 35,136	\$ 78,125
81	20 - 25 - 429 - 033 - 0000	\$ 68,614	\$ 152,563
82	20 - 25 - 429 - 035 - 0000	\$ 11,253	\$ 25,021
83	20 - 25 - 430 - 029 - 0000	\$ 149,881	\$ 333,260
84	20 - 25 - 430 - 040 - 0000	\$ 2,009	\$ 4,467
85	20 - 36 - 101 - 001 - 0000	\$ 5,518	\$ 12,269
86	20 - 36 - 101 - 002 - 0000	\$ 4,969	\$ 11,049
87	20 - 36 - 101 - 003 - 0000	\$ 3,859	\$ 8,580
88	20 - 36 - 101 - 004 - 0000	\$ 4,969	\$ 11,049
89	20 - 36 - 101 - 005 - 0000	\$ 5,518	\$ 12,269
90	20 - 36 - 101 - 006 - 0000	\$ 13,812	\$ 30,711
91	20 - 36 - 101 - 007 - 0000	\$ 14,780	\$ 32,863
92	20 - 36 - 101 - 008 - 0000	\$ 2,750	\$ 6,115

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
93	20 - 36 - 101 - 009 - 0000	\$ 95,422	\$ 212,171
94	20 - 36 - 101 - 010 - 0000	\$ 8,272	\$ 18,393
95	20 - 36 - 101 - 011 - 0000	\$ 7,261	\$ 16,145
96	20 - 36 - 101 - 012 - 0000	\$ 7,838	\$ 17,428
97	20 - 36 - 101 - 013 - 0000	\$ 9,344	\$ 20,776
98	20 - 36 - 101 - 014 - 0000	\$ 9,193	\$ 20,441
99	20 - 36 - 101 - 015 - 0000	\$ 9,091	\$ 20,214
100	20 - 36 - 101 - 016 - 0000	\$ 6,982	\$ 15,524
101	20 - 36 - 101 - 017 - 0000	\$ 8,869	\$ 19,720
102	20 - 36 - 101 - 018 - 0000	\$ 9,193	\$ 20,441
103	20 - 36 - 101 - 019 - 0000	\$ 8,917	\$ 19,827
104	20 - 36 - 101 - 020 - 0000	\$ 9,303	\$ 20,685
105	20 - 36 - 101 - 021 - 0000	\$ 2,128	\$ 4,732
106	20 - 36 - 101 - 022 - 0000	\$ 8,707	\$ 19,360
107	20 - 36 - 101 - 023 - 0000	\$ 9,455	\$ 21,023
108	20 - 36 - 101 - 024 - 0000	\$ 9,590	\$ 21,323
109	20 - 36 - 101 - 025 - 0000	\$ 7,855	\$ 17,466
110	20 - 36 - 101 - 026 - 0000	\$ 9,625	\$ 21,401
111	20 - 36 - 101 - 027 - 0000	\$ 10,313	\$ 22,931
112	20 - 36 - 101 - 028 - 0000	\$ 9,208	\$ 20,474
113	20 - 36 - 101 - 029 - 0000	\$ 10,447	\$ 23,229
114	20 - 36 - 101 - 030 - 0000	\$ 9,623	\$ 21,397
115	20 - 36 - 101 - 031 - 0000	\$ 8,972	\$ 19,949
116	20 - 36 - 101 - 032 - 0000	\$ 3,300	\$ 7,338
117	20 - 36 - 101 - 033 - 0000	\$ 14,037	\$ 31,211
118	20 - 36 - 101 - 034 - 0000	\$ 6,620	\$ 14,720
119	20 - 36 - 101 - 035 - 0000	\$ 9,381	\$ 20,859
120	20 - 36 - 101 - 036 - 0000	\$ 8,331	\$ 18,524
121	20 - 36 - 101 - 037 - 0000	\$ 8,131	\$ 18,079
122	20 - 36 - 101 - 038 - 0000	\$ 8,553	\$ 19,018
123	20 - 36 - 101 - 039 - 0000	\$ 8,359	\$ 18,586
124	20 - 36 - 101 - 040 - 0000	\$ 4,632	\$ 10,299
125	20 - 36 - 101 - 041 - 0000	\$ 4,142	\$ 9,210
126	20 - 36 - 101 - 042 - 0000	\$ 6,152	\$ 13,679
127	20 - 36 - 101 - 043 - 0000	\$ 7,344	\$ 16,329
128	20 - 36 - 101 - 044 - 0000	\$ 17,420	\$ 38,733
129	20 - 36 - 101 - 045 - 0000	\$ 17,420	\$ 38,733
130	20 - 36 - 101 - 046 - 0000	\$ 11,336	\$ 25,206
131	20 - 36 - 101 - 047 - 0000	\$ 11,336	\$ 25,206
132	20 - 36 - 101 - 048 - 0000	\$ 4,386	\$ 9,752
133	20 - 36 - 101 - 049 - 0000	\$ 6,371	\$ 14,166
134	20 - 36 - 101 - 050 - 0000	\$ 4,386	\$ 9,752
135	20 - 36 - 101 - 051 - 0000	\$ 4,386	\$ 9,752
136	20 - 36 - 101 - 052 - 0000	\$ 5,501	\$ 12,231
137	20 - 36 - 101 - 057 - 0000	\$ 3,198	\$ 7,111
138	20 - 36 - 101 - 058 - 1001	\$ 12,954	\$ 28,803
139	20 - 36 - 101 - 058 - 1002	\$ 12,954	\$ 28,803

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
140	20 - 36 - 101 - 058 - 1003	\$ 11,750	\$ 26,126
141	20 - 36 - 101 - 058 - 1004	\$ 12,449	\$ 27,680
142	20 - 36 - 101 - 058 - 1005	\$ 11,750	\$ 26,126
143	20 - 36 - 101 - 058 - 1006	\$ 9,960	\$ 22,146
144	20 - 36 - 101 - 058 - 1007	\$ 13,150	\$ 29,239
145	20 - 36 - 101 - 058 - 1008	\$ 8,961	\$ 19,925
146	20 - 36 - 101 - 058 - 1009	\$ 8,961	\$ 19,925
147	20 - 36 - 102 - 037 - 0000	EX	EX
148	20 - 36 - 103 - 001 - 0000	\$ 15,304	\$ 34,028
149	20 - 36 - 103 - 002 - 0000	\$ 13,706	\$ 30,475
150	20 - 36 - 103 - 003 - 0000	\$ 21,657	\$ 48,154
151	20 - 36 - 103 - 004 - 0000	\$ 9,972	\$ 22,173
152	20 - 36 - 103 - 005 - 0000	\$ 10,061	\$ 22,371
153	20 - 36 - 103 - 006 - 0000	EX	EX
154	20 - 36 - 103 - 007 - 0000	\$ 49,883	\$ 110,915
155	20 - 36 - 103 - 008 - 0000	\$ 9,949	\$ 22,122
156	20 - 36 - 103 - 009 - 0000	\$ 14,118	\$ 31,391
157	20 - 36 - 103 - 010 - 0000	\$ 9,782	\$ 21,750
158	20 - 36 - 103 - 039 - 0000	\$ 11,145	\$ 24,781
159	20 - 36 - 103 - 040 - 0000	\$ 8,313	\$ 18,484
160	20 - 36 - 104 - 001 - 0000	\$ 111,421	\$ 247,745
161	20 - 36 - 104 - 002 - 0000	\$ 39,347	\$ 87,488
162	20 - 36 - 104 - 003 - 0000	\$ 27,443	\$ 61,020
163	20 - 36 - 104 - 004 - 0000	\$ 17,919	\$ 39,843
164	20 - 36 - 104 - 005 - 0000	\$ 9,426	\$ 20,959
165	20 - 36 - 104 - 006 - 0000	\$ 18,621	\$ 41,404
166	20 - 36 - 104 - 007 - 0000	\$ 21,541	\$ 47,896
167	20 - 36 - 104 - 008 - 0000	\$ 31,565	\$ 70,185
168	20 - 36 - 105 - 001 - 0000	\$ 31,374	\$ 69,760
169	20 - 36 - 105 - 002 - 0000	\$ 29,656	\$ 65,940
170	20 - 36 - 105 - 003 - 0000	\$ 29,656	\$ 65,940
171	20 - 36 - 105 - 004 - 0000	\$ 29,656	\$ 65,940
172	20 - 36 - 105 - 005 - 0000	\$ 29,656	\$ 65,940
173	20 - 36 - 105 - 006 - 0000	\$ 2,510	\$ 5,581
174	20 - 36 - 105 - 039 - 0000	\$ 99,367	\$ 220,943
175	20 - 36 - 107 - 001 - 0000	\$ 8,917	\$ 19,827
176	20 - 36 - 107 - 002 - 0000	\$ 8,350	\$ 18,566
177	20 - 36 - 107 - 003 - 0000	\$ 8,350	\$ 18,566
178	20 - 36 - 107 - 004 - 0000	\$ 7,965	\$ 17,710
179	20 - 36 - 107 - 005 - 0000	\$ 8,077	\$ 17,959
180	20 - 36 - 107 - 006 - 0000	\$ 8,578	\$ 19,073
181	20 - 36 - 107 - 007 - 0000	\$ 7,795	\$ 17,332
182	20 - 36 - 107 - 008 - 0000	\$ 7,812	\$ 17,370
183	20 - 36 - 107 - 009 - 0000	\$ 9,001	\$ 20,014
184	20 - 36 - 107 - 010 - 0000	\$ 9,744	\$ 21,666
185	20 - 36 - 107 - 011 - 0000	\$ 5,764	\$ 12,816
186	20 - 36 - 107 - 012 - 0000	\$ 5,688	\$ 12,647

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
187	20 - 36 - 201 - 008 - 0000	\$ 35,667	\$ 79,306
188	20 - 36 - 201 - 042 - 0000	\$ 26,842	\$ 59,683
189	20 - 36 - 201 - 043 - 0000	\$ 26,842	\$ 59,683
190	20 - 36 - 201 - 044 - 0000	\$ 18,376	\$ 40,859
191	20 - 36 - 202 - 001 - 0000	\$ 73,296	\$ 162,974
192	20 - 36 - 202 - 002 - 0000	\$ 2,750	\$ 6,115
193	20 - 36 - 202 - 003 - 0000	\$ 3,801	\$ 8,452
194	20 - 36 - 202 - 004 - 0000	\$ 18,510	\$ 41,157
195	20 - 36 - 202 - 005 - 0000	\$ 18,510	\$ 41,157
196	20 - 36 - 202 - 006 - 0000	\$ 18,510	\$ 41,157
197	20 - 36 - 202 - 007 - 0000	\$ 19,889	\$ 44,223
198	20 - 36 - 203 - 001 - 0000	\$ 6,419	\$ 14,273
199	20 - 36 - 203 - 003 - 0000	\$ 38,629	\$ 85,892
200	20 - 36 - 203 - 004 - 0000	\$ 48,194	\$ 107,159
201	20 - 36 - 203 - 005 - 0000	\$ 55,074	\$ 122,457
202	20 - 36 - 203 - 030 - 0000	EX	EX
203	20 - 36 - 203 - 031 - 0000	EX	EX
204	20 - 36 - 204 - 006 - 0000	\$ 17,704	\$ 39,365
205	20 - 36 - 204 - 007 - 0000	\$ 27,430	\$ 60,991
206	20 - 36 - 204 - 008 - 0000	\$ 107,249	\$ 238,468
207	20 - 36 - 204 - 034 - 0000	\$ 161,723	\$ 359,591
208	20 - 36 - 205 - 001 - 0000	\$ 70,553	\$ 156,875
209	20 - 36 - 205 - 002 - 0000	\$ 10,527	\$ 23,407
210	20 - 36 - 205 - 003 - 0000	\$ 4,447	\$ 9,888
211	20 - 36 - 205 - 004 - 0000	\$ 14,501	\$ 32,243
212	20 - 36 - 205 - 005 - 0000	\$ 46,757	\$ 103,964
213	20 - 36 - 205 - 006 - 0000	\$ 46,757	\$ 103,964
214	20 - 36 - 205 - 007 - 0000	\$ 19,508	\$ 43,376
215	20 - 36 - 206 - 001 - 0000	\$ 117,499	\$ 261,259
216	20 - 36 - 206 - 002 - 0000	\$ 2,750	\$ 6,115
217	20 - 36 - 206 - 003 - 0000	\$ 2,750	\$ 6,115
218	20 - 36 - 206 - 004 - 0000	\$ 2,750	\$ 6,115
219	20 - 36 - 206 - 005 - 0000	\$ 2,750	\$ 6,115
220	20 - 36 - 206 - 006 - 0000	\$ 31,744	\$ 70,583
221	20 - 36 - 207 - 004 - 0000	\$ 6,061	\$ 13,477
222	20 - 36 - 207 - 033 - 0000	\$ 9,399	\$ 20,899
223	20 - 36 - 207 - 034 - 0000	\$ 8,874	\$ 19,731
224	20 - 36 - 207 - 043 - 0000	\$ 112,294	\$ 249,686
225	21 - 30 - 325 - 024 - 0000	\$ 37,255	\$ 82,836
226	21 - 30 - 325 - 025 - 0000	\$ 114,495	\$ 254,580
227	21 - 30 - 325 - 026 - 0000	\$ 2,750	\$ 6,115
228	21 - 30 - 325 - 027 - 0000	\$ 2,750	\$ 6,115
229	21 - 30 - 325 - 028 - 0000	\$ 10,597	\$ 23,562
230	21 - 30 - 325 - 029 - 0000	\$ 193,663	\$ 430,610
231	21 - 30 - 326 - 021 - 0000	\$ 6,296	\$ 13,999
232	21 - 30 - 326 - 022 - 0000	\$ 2,750	\$ 6,115
233	21 - 30 - 326 - 023 - 0000	\$ 35,000	\$ 77,823

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
234	21 - 30 - 326 - 024 - 0000	\$ 13,863	\$ 30,824
235	21 - 30 - 326 - 025 - 0000	\$ 75,249	\$ 167,316
236	21 - 30 - 327 - 020 - 0000	\$ 98,667	\$ 219,386
237	21 - 30 - 327 - 021 - 0000	EX	EX
238	21 - 30 - 327 - 022 - 0000	\$ 4,679	\$ 10,404
239	21 - 30 - 327 - 023 - 0000	\$ 41,520	\$ 92,320
240	21 - 30 - 327 - 024 - 0000	\$ 6,297	\$ 14,001
241	21 - 30 - 328 - 024 - 0000	\$ 36,275	\$ 80,657
242	21 - 30 - 328 - 025 - 0000	\$ 35,910	\$ 79,846
243	21 - 30 - 328 - 026 - 0000	\$ 74,051	\$ 164,652
244	21 - 30 - 328 - 027 - 0000	\$ 44,150	\$ 98,168
245	21 - 30 - 329 - 022 - 0000	\$ 115,648	\$ 257,143
246	21 - 30 - 329 - 023 - 0000	\$ 3,214	\$ 7,146
247	21 - 30 - 329 - 024 - 0000	\$ 6,236	\$ 13,866
248	21 - 30 - 329 - 028 - 0000	\$ 108,167	\$ 240,509
249	21 - 30 - 330 - 041 - 0000	\$ 257,498	\$ 572,547
250	21 - 30 - 331 - 031 - 0000	\$ 5,198	\$ 11,558
251	21 - 30 - 331 - 032 - 0000	\$ 5,198	\$ 11,558
252	21 - 30 - 331 - 033 - 0000	\$ 2,755	\$ 6,126
253	21 - 30 - 331 - 034 - 0000	\$ 2,755	\$ 6,126
254	21 - 30 - 331 - 035 - 0000	\$ 7,413	\$ 16,483
255	21 - 30 - 331 - 036 - 0000	\$ 65,304	\$ 145,203
256	21 - 30 - 331 - 037 - 0000	\$ 61,772	\$ 137,350
257	21 - 30 - 402 - 001 - 0000	\$ 21,826	\$ 48,530
258	21 - 30 - 402 - 033 - 0000	\$ 16,862	\$ 37,493
259	21 - 30 - 402 - 034 - 0000	\$ 18,216	\$ 40,503
260	21 - 30 - 403 - 001 - 0000	\$ 10,716	\$ 23,827
261	21 - 30 - 403 - 013 - 0000	\$ 7,912	\$ 17,592
262	21 - 30 - 403 - 014 - 0000	\$ 7,907	\$ 17,581
263	21 - 30 - 403 - 016 - 0000	\$ 36,822	\$ 81,874
264	21 - 30 - 407 - 027 - 0000	\$ 8,618	\$ 19,162
265	21 - 30 - 407 - 028 - 0000	\$ 29,527	\$ 65,653
266	21 - 30 - 407 - 029 - 0000	\$ 7,978	\$ 17,739
267	21 - 30 - 407 - 030 - 0000	\$ 28,579	\$ 63,545
268	21 - 30 - 407 - 031 - 0000	\$ 49,989	\$ 111,151
269	21 - 30 - 407 - 032 - 0000	EX	EX
270	21 - 30 - 407 - 033 - 0000	\$ 17,920	\$ 39,845
271	21 - 30 - 407 - 034 - 0000	\$ 18,711	\$ 41,604
272	21 - 30 - 407 - 035 - 0000	\$ 5,511	\$ 12,254
273	21 - 30 - 408 - 028 - 0000	\$ 5,511	\$ 12,254
274	21 - 30 - 408 - 029 - 0000	\$ 6,329	\$ 14,073
275	21 - 30 - 408 - 030 - 0000	\$ 5,683	\$ 12,636
276	21 - 30 - 408 - 031 - 0000	\$ 8,964	\$ 19,931
277	21 - 30 - 408 - 032 - 0000	\$ 7,668	\$ 17,050
278	21 - 30 - 408 - 034 - 0000	\$ 2,865	\$ 6,370
279	21 - 30 - 408 - 035 - 0000	\$ 2,645	\$ 5,881
280	21 - 30 - 408 - 037 - 0000	\$ 2,755	\$ 6,126

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
281	21 - 30 - 408 - 038 - 0000	\$ 2,311	\$ 5,139
282	21 - 30 - 408 - 039 - 0000	\$ 7,580	\$ 16,854
283	21 - 30 - 408 - 040 - 0000	\$ 2,755	\$ 6,126
284	21 - 30 - 409 - 001 - 0000	\$ 3,158	\$ 7,022
285	21 - 30 - 409 - 002 - 0000	\$ 6,722	\$ 14,946
286	21 - 30 - 409 - 003 - 0000	\$ 6,673	\$ 14,837
287	21 - 30 - 409 - 004 - 0000	\$ 73,465	\$ 163,349
288	21 - 30 - 409 - 005 - 0000	\$ 3,806	\$ 8,463
289	21 - 30 - 409 - 006 - 0000	\$ 5,348	\$ 11,891
290	21 - 30 - 409 - 007 - 0000	\$ 134,245	\$ 298,494
291	21 - 30 - 409 - 008 - 0000	\$ 18,658	\$ 41,486
292	21 - 30 - 409 - 009 - 0000	\$ 11,545	\$ 25,670
293	21 - 30 - 409 - 010 - 0000	\$ 22,461	\$ 49,942
294	21 - 30 - 409 - 011 - 0000	EX	EX
295	21 - 30 - 410 - 001 - 0000	\$ 11,085	\$ 24,647
296	21 - 30 - 410 - 003 - 0000	\$ 28,634	\$ 63,668
297	21 - 30 - 410 - 004 - 0000	\$ 41,565	\$ 92,420
298	21 - 30 - 410 - 005 - 0000	\$ 47,972	\$ 106,666
299	21 - 30 - 410 - 024 - 0000	\$ 8,470	\$ 18,833
300	21 - 30 - 410 - 025 - 0000	EX	EX
301	21 - 30 - 410 - 026 - 0000	\$ 2,405	\$ 5,348
302	21 - 30 - 410 - 027 - 0000	\$ 7,112	\$ 15,814
303	21 - 30 - 411 - 001 - 0000	\$ 4,811	\$ 10,697
304	21 - 30 - 411 - 002 - 0000	\$ 2,405	\$ 5,348
305	21 - 30 - 411 - 015 - 0000	\$ 12,700	\$ 28,238
306	21 - 30 - 411 - 016 - 0000	\$ 9,476	\$ 21,070
307	21 - 30 - 411 - 017 - 0000	\$ 10,864	\$ 24,156
308	21 - 30 - 411 - 018 - 0000	\$ 255,212	\$ 567,464
309	21 - 30 - 411 - 019 - 0000	\$ 33,792	\$ 75,137
310	21 - 30 - 411 - 020 - 0000	\$ 33,792	\$ 75,137
311	21 - 30 - 411 - 021 - 0000	\$ 9,468	\$ 21,052
312	21 - 30 - 411 - 022 - 0000	\$ 11,795	\$ 26,226
313	21 - 30 - 411 - 023 - 0000	\$ 18,480	\$ 41,090
314	21 - 30 - 411 - 024 - 0000	\$ 18,060	\$ 40,156
315	21 - 30 - 416 - 002 - 0000	\$ 977	\$ 2,172
316	21 - 30 - 416 - 003 - 0000	\$ 3,196	\$ 7,106
317	21 - 30 - 416 - 004 - 0000	\$ 1,122	\$ 2,495
318	21 - 30 - 416 - 005 - 0000	\$ 1,633	\$ 3,631
319	21 - 30 - 416 - 006 - 0000	\$ 1,786	\$ 3,971
320	21 - 30 - 416 - 007 - 0000	\$ 3,727	\$ 8,287
321	21 - 30 - 416 - 008 - 0000	\$ 2,576	\$ 5,728
322	21 - 30 - 416 - 009 - 0000	\$ 2,893	\$ 6,433
323	21 - 30 - 416 - 010 - 0000	\$ 3,244	\$ 7,213
324	21 - 30 - 416 - 011 - 0000	\$ 3,282	\$ 7,298
325	21 - 30 - 416 - 012 - 0000	\$ 3,598	\$ 8,000
326	21 - 30 - 416 - 013 - 0000	\$ 17,025	\$ 37,855
327	21 - 30 - 416 - 014 - 0000	\$ 20,882	\$ 46,431

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
328	21 - 30 - 416 - 015 - 0000	\$ 20,925	\$ 46,527
329	21 - 30 - 416 - 016 - 0000	\$ 2,331	\$ 5,183
330	21 - 30 - 416 - 017 - 0000	EX	EX
331	21 - 30 - 416 - 018 - 0000	\$ 39,324	\$ 87,437
332	21 - 30 - 416 - 019 - 0000	\$ 15,963	\$ 35,494
333	21 - 30 - 417 - 001 - 0000	EX	EX
334	21 - 30 - 417 - 005 - 0000	EX	EX
335	21 - 30 - 417 - 021 - 0000	\$ 9,800	\$ 21,790
336	21 - 30 - 417 - 022 - 0000	\$ 13,802	\$ 30,689
337	21 - 30 - 417 - 023 - 0000	\$ 61,462	\$ 136,661
338	21 - 30 - 417 - 024 - 0000	\$ 9,940	\$ 22,102
339	21 - 30 - 417 - 025 - 0000	\$ 53,637	\$ 119,262
340	21 - 30 - 417 - 033 - 0000	\$ 17,500	\$ 38,911
341	21 - 30 - 417 - 034 - 0000	\$ 38,808	\$ 86,290
342	21 - 30 - 417 - 035 - 0000	\$ 88,339	\$ 196,422
343	21 - 30 - 417 - 051 - 0000	EX	EX
344	21 - 31 - 100 - 001 - 0000	\$ 10,234	\$ 22,755
345	21 - 31 - 100 - 002 - 0000	\$ 22,902	\$ 50,923
346	21 - 31 - 100 - 003 - 0000	\$ 35,427	\$ 78,772
347	21 - 31 - 100 - 012 - 0000	\$ 231,256	\$ 514,198
348	21 - 31 - 100 - 037 - 0000	\$ 14,927	\$ 33,190
349	21 - 31 - 100 - 038 - 0000	\$ 25,992	\$ 57,793
350	21 - 31 - 101 - 001 - 0000	\$ 201,446	\$ 447,915
351	21 - 31 - 101 - 002 - 0000	\$ 29,665	\$ 65,960
352	21 - 31 - 101 - 003 - 0000	\$ 119,999	\$ 266,818
353	21 - 31 - 102 - 002 - 0000	\$ 109,440	\$ 243,340
354	21 - 31 - 102 - 003 - 0000	\$ 37,965	\$ 84,415
355	21 - 31 - 102 - 034 - 0000	\$ 4,546	\$ 10,108
356	21 - 31 - 102 - 035 - 0000	\$ 6,765	\$ 15,042
357	21 - 31 - 103 - 001 - 0000	\$ 182,320	\$ 405,389
358	21 - 31 - 103 - 002 - 0000	\$ 13,123	\$ 29,179
359	21 - 31 - 103 - 063 - 0000	\$ 48,208	\$ 107,190
360	21 - 31 - 104 - 041 - 0000	\$ 149,645	\$ 332,736
361	21 - 31 - 105 - 043 - 0000	\$ 50,509	\$ 112,307
362	21 - 31 - 105 - 055 - 0000	\$ 114,706	\$ 255,049
363	21 - 31 - 106 - 006 - 0000	\$ 2,640	\$ 5,870
364	21 - 31 - 106 - 010 - 0000	\$ 2,640	\$ 5,870
365	21 - 31 - 106 - 011 - 0000	\$ 2,667	\$ 5,930
366	21 - 31 - 106 - 041 - 0000	\$ 4,400	\$ 9,783
367	21 - 31 - 106 - 042 - 0000	\$ 3,520	\$ 7,827
368	21 - 31 - 106 - 043 - 0000	\$ 61,495	\$ 136,734
369	21 - 31 - 106 - 044 - 0000	\$ 5,280	\$ 11,740
370	21 - 31 - 107 - 001 - 0000	\$ 10,593	\$ 23,554
371	21 - 31 - 107 - 002 - 0000	\$ 9,110	\$ 20,256
372	21 - 31 - 107 - 005 - 0000	\$ 11,331	\$ 25,194
373	21 - 31 - 107 - 006 - 0000	\$ 8,703	\$ 19,351
374	21 - 31 - 107 - 007 - 0000	\$ 7,786	\$ 17,312

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
375	21 - 31 - 107 - 008 - 0000	\$ 2,673	\$ 5,943
376	21 - 31 - 107 - 039 - 0000	EX	EX
377	21 - 31 - 107 - 040 - 0000	\$ 22,141	\$ 49,231
378	21 - 31 - 200 - 001 - 0000	\$ 19,511	\$ 43,383
379	21 - 31 - 200 - 002 - 0000	EX	EX
380	21 - 31 - 200 - 003 - 0000	EX	EX
381	21 - 31 - 200 - 004 - 0000	EX	EX
382	21 - 31 - 200 - 023 - 0000	EX	EX
383	21 - 31 - 200 - 024 - 0000	\$ 6,335	\$ 14,086
384	21 - 31 - 200 - 040 - 0000	\$ 10,456	\$ 23,249
385	21 - 31 - 201 - 002 - 0000	EX	EX
386	21 - 31 - 201 - 031 - 0000	EX	EX
387	21 - 31 - 201 - 032 - 0000	\$ 14,960	\$ 33,264
388	21 - 31 - 201 - 033 - 0000	\$ 6,953	\$ 15,460
389	21 - 31 - 201 - 034 - 0000	EX	EX
390	21 - 31 - 201 - 034 - 0000	EX	EX
391	21 - 31 - 202 - 001 - 0000	\$ 2,750	\$ 6,115
392	21 - 31 - 202 - 002 - 0000	\$ 32,535	\$ 72,342
393	21 - 31 - 202 - 003 - 0000	\$ 2,750	\$ 6,115
394	21 - 31 - 202 - 004 - 0000	\$ 7,970	\$ 17,721
395	21 - 31 - 202 - 024 - 0000	\$ 3,280	\$ 7,293
396	21 - 31 - 202 - 025 - 0000	\$ 7,960	\$ 17,699
397	21 - 31 - 202 - 030 - 0000	\$ 6,474	\$ 14,395
398	21 - 31 - 202 - 031 - 0000	\$ 2,186	\$ 4,861
399	21 - 31 - 202 - 032 - 0000	\$ 2,186	\$ 4,861
400	21 - 31 - 202 - 033 - 0000	\$ 2,186	\$ 4,861
401	21 - 31 - 202 - 034 - 0000	\$ 2,186	\$ 4,861
402	21 - 31 - 202 - 035 - 0000	\$ 2,186	\$ 4,861
403	21 - 31 - 202 - 036 - 0000	\$ 2,186	\$ 4,861
404	21 - 31 - 202 - 037 - 0000	\$ 2,186	\$ 4,861
405	21 - 31 - 202 - 038 - 0000	\$ 2,186	\$ 4,861
406	21 - 31 - 202 - 039 - 0000	\$ 2,186	\$ 4,861
407	21 - 31 - 202 - 040 - 0000	\$ 27,073	\$ 60,197
408	21 - 31 - 202 - 041 - 0000	\$ 4,198	\$ 9,334
409	21 - 31 - 202 - 042 - 0000	\$ 10,210	\$ 22,702
410	21 - 31 - 202 - 042 - 0000	\$ 16,388	\$ 36,439
411	21 - 31 - 202 - 044 - 0000	\$ 2,186	\$ 4,861
412	21 - 31 - 202 - 045 - 0000	\$ 4,373	\$ 9,723
413	21 - 31 - 202 - 046 - 0000	\$ 11,904	\$ 26,469
414	21 - 31 - 203 - 001 - 0000	\$ 11,605	\$ 25,804
415	21 - 31 - 203 - 003 - 0000	\$ 2,200	\$ 4,892
416	21 - 31 - 203 - 004 - 0000	\$ 2,200	\$ 4,892
417	21 - 31 - 203 - 005 - 0000	\$ 8,122	\$ 18,059
418	21 - 31 - 203 - 006 - 0000	\$ 7,970	\$ 17,721
419	21 - 31 - 203 - 007 - 0000	\$ 8,122	\$ 18,059
420	21 - 31 - 203 - 008 - 0000	\$ 8,122	\$ 18,059
421	21 - 31 - 203 - 009 - 0000	\$ 5,303	\$ 11,791
	21 - 31 - 203 - 010 - 0000	\$ 2,200	\$ 4,892
	21 - 31 - 203 - 011 - 0000	\$ 7,229	\$ 16,074

No.	PIN	Assessed Value 2000 (AV)	Equalized Assessed Value 2000 (EAV)
422	21 - 31 - 203 - 014 - 0000	EX	EX
423	21 - 31 - 203 - 015 - 0000	EX	EX
424	21 - 31 - 203 - 018 - 0000	EX	EX
425	21 - 31 - 203 - 019 - 0000	EX	EX
426	21 - 31 - 203 - 020 - 0000	\$ 7,741	\$ 17,212
427	21 - 31 - 203 - 023 - 0000	\$ 3,931	\$ 8,741
428	21 - 31 - 203 - 024 - 0000	EX	EX
429	21 - 31 - 203 - 025 - 0000	EX	EX
430	21 - 31 - 204 - 009 - 0000	\$ 2,211	\$ 4,916
431	21 - 31 - 204 - 010 - 0000	\$ 7,794	\$ 17,330
432	21 - 31 - 204 - 011 - 0000	EX	EX
433	21 - 31 - 204 - 017 - 0000	\$ 6,546	\$ 14,555
434	21 - 31 - 204 - 018 - 0000	\$ 8,080	\$ 17,966
435	21 - 31 - 204 - 019 - 0000	\$ 9,775	\$ 21,735
436	21 - 31 - 204 - 020 - 0000	\$ 8,263	\$ 18,373
437	21 - 31 - 204 - 044 - 0000	\$ 118,000	\$ 262,373
438	21 - 31 - 204 - 046 - 0000	\$ 76,141	\$ 169,300
439	21 - 31 - 204 - 047 - 0000	\$ 33,000	\$ 73,376
440	21 - 31 - 204 - 048 - 0000	\$ 81,959	\$ 182,236
441	21 - 31 - 204 - 049 - 0000	\$ 8,423	\$ 18,729
442	21 - 31 - 206 - 001 - 0000	\$ 2,000	\$ 4,447
443	21 - 31 - 206 - 002 - 0000	\$ 9,615	\$ 21,379
444	21 - 31 - 206 - 003 - 0000	\$ 8,427	\$ 18,737
445	21 - 31 - 206 - 004 - 0000	\$ 8,853	\$ 19,685
446	21 - 31 - 206 - 020 - 0000	\$ 7,431	\$ 16,523
447	21 - 31 - 206 - 040 - 0000	\$ 56,908	\$ 126,535
448	21 - 31 - 207 - 003 - 0000	\$ 5,300	\$ 11,785
449	21 - 31 - 207 - 004 - 0000	\$ 5,499	\$ 12,227
450	21 - 31 - 207 - 005 - 0000	\$ 5,499	\$ 12,227
451	21 - 31 - 207 - 006 - 0000	\$ 5,499	\$ 12,227
452	21 - 31 - 207 - 007 - 0000	\$ 5,499	\$ 12,227
453	21 - 31 - 207 - 008 - 0000	\$ 5,499	\$ 12,227
454	21 - 31 - 207 - 009 - 0000	\$ 7,115	\$ 15,820
455	21 - 31 - 207 - 040 - 0000	\$ 30,400	\$ 67,594
456	21 - 31 - 207 - 041 - 0000	\$ 2,924	\$ 6,502
457	21 - 31 - 501 - 002 - 0000	EX	EX
458*	00 - 00 - 500 - 000 - 0000	EX	EX
Total:		\$ 10,168,416	\$ 22,609,473

EX = Tax Exempt Parcels

* Railroad parcel which does not currently have a PIN

2000 Equalization Factor

2.2235

	Location	Bedrooms	Rent	Rent Inc. Utilities*	Section 8 Accepted	Community Area	Source	Date	Affordable To Households
68	6701 S. Merrill	2	\$600	\$642	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
69	7000 S. Dorchester	2	\$750	\$792	Yes	South Shore	Sun Times	12/09/2001	Very Low Income or higher
70	7001 S. Merrill	2	\$700	\$804	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
71	7041-47 S. Bennett Av.	2	\$750	\$854	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
72	7041-47 S. Bennett Av.	2	\$795	\$899	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
73	71st & East End	2	\$700	\$742	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
74	71st and East End	2	\$650	\$754	Yes	South Shore	Sun Times	12/30/2001	Very Low Income or higher
75	7234-44 S. Dorchester	2	\$650	\$692	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
76	7447 South Shore Dr.	2	\$906	\$948	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
77	74th & Dorchester	2	\$675	\$717	Yes	South Shore	Sun Times	12/09/2001	Very Low Income or higher
78	76th & Jeffery	2	\$550	\$654	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
79	76th & Kingston	2	\$775	\$879	Not Specified	South Shore	Sun Times	12/30/2001	Low Income or higher
80	76th & Kingston	2	\$675	\$717	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
81	7746 South Shore Dr.	2	\$625	\$729	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
82	77th & Colfax	2	\$750	\$854	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
83	77th & Kingston	2	\$940	\$1,044	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
84	79th & Coles	2	\$560	\$602	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
85	8022 S. Paxton	2	\$695	\$799	Not Specified	South Chicago	Sun Times	12/23/2001	Low Income or higher
86	8033 S. Merrill	2	\$700	\$742	Not Specified	South Chicago	Sun Times	12/09/2001	Very Low Income or higher
87	8035 S. Houston	2	\$600	\$704	Not Specified	South Chicago	Tribune	12/30/2001	Very Low Income or higher
88	80th & Lake Shore Dr.	2	\$600	\$642	Not Specified	South Chicago	Sun Times	12/23/2001	Very Low Income or higher
89	80th & Paxton	2	\$720	\$824	Not Specified	South Chicago	Sun Times	12/09/2001	Low Income or higher
90	8100 S. Essex	2	\$560	\$602	Not Specified	South Chicago	Sun Times	12/23/2001	Very Low Income or higher
91	8369 South Shore Dr.	2	\$650	\$692	Not Specified	South Chicago	Tribune	12/23/2001	Very Low Income or higher
92	83rd & Colfax	2	\$500	\$604	Not Specified	South Chicago	Sun Times	12/09/2001	Very Low Income or higher
93	83rd & Yates	2	\$725	\$767	Not Specified	South Chicago	Sun Times	12/30/2001	Very Low Income or higher
94	8427 Brandon	2	\$465	\$569	Not Specified	South Chicago	Sun Times	12/23/2001	Very Low Income or higher
95	8449 S. Brandon	2	\$665	\$769	Yes	South Chicago	Tribune	12/02/2001	Very Low Income or higher
96	84th & South Shore	2	\$625	\$667	Not Specified	South Chicago	Tribune	12/09/2001	Very Low Income or higher
97	85th & Buffalo	2	\$525	\$629	Not Specified	South Chicago	Tribune	12/16/2001	Very Low Income or higher
98	87th and Saginaw	2	\$500	\$604	Yes	South Chicago	Sun Times	12/30/2001	Very Low Income or higher
99	8950 S. Houston	2	\$700	\$804	Not Specified	South Chicago	Sun Times	12/30/2001	Low Income or higher
100	9126 S. Buffalo	2	\$750	\$792	Not Specified	South Chicago	Sun Times	12/09/2001	Very Low Income or higher
101	South Shore	2	\$775	\$817	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
102	South Shore	2	\$875	\$917	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
103	South Shore	2	\$675	\$779	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
104	South Shore	2	\$750	\$792	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
105	South Shore	2	\$725	\$767	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
106	South Shore	2	\$600	\$704	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
107	South Shore	2	\$750	\$792	Yes	South Shore	Sun Times	12/30/2001	Very Low Income or higher
108	South Shore	2	\$750	\$854	Not Specified	South Shore	Tribune	12/09/2001	Very Low Income or higher
109	South Shore	2	\$575	\$679	Yes	South Shore	Tribune	12/09/2001	Low Income or higher
110	South Shore	2	\$700	\$804	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
111	1424 E. 67th Pl.	3	\$850	\$969	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
112	6850-58 S. Oglesby	3	\$1,300	\$1,346	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
113	7001 S. Merrill	3	\$1,100	\$1,219	Not Specified	South Shore	Tribune	12/16/2001	Low Income or higher
114	71st & University	3	\$750	\$869	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
115	8369 South Shore Dr.	3	\$800	\$846	Not Specified	South Chicago	Tribune	12/23/2001	Very Low Income or higher
116	8756 S. Baltimore	3	\$695	\$814	Not Specified	South Chicago	Sun Times	12/30/2001	Very Low Income or higher
117	87th & Exchange	3	\$800	\$919	Yes	South Chicago	Sun Times	12/09/2001	Low Income or higher
118	87th & Exchange	3	\$800	\$919	Not Specified	South Chicago	Sun Times	12/23/2001	Low Income or higher
119	8850 S. Escanaba	3	\$1,200	\$1,319	Yes	South Chicago	Tribune	12/16/2001	Low Income or higher
120	South Shore	3	\$1,400	\$1,519	Yes	South Shore	Sun Times	12/09/2001	Moderate Income or higher
121	South Shore	3	\$1,100	\$1,146	Yes	South Shore	Sun Times	12/30/2001	Low Income or higher
122	South Shore	3	\$950	\$1,069	Yes	South Shore	Sun Times	12/30/2001	Low Income or higher
123	South Shore	3	\$750	\$869	Not Specified	South Shore	Tribune	12/02/2001	Very Low Income or higher
124	South Shore	3	\$700	\$746	Not Specified	South Shore	Tribune	12/16/2001	Very Low Income or higher
125	South Shore	3	\$650	\$696	Not Specified	South Shore	Tribune	12/30/2001	Very Low Income or higher
126	South Shore	3	\$650	\$769	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
127	South Shore	3	\$950	\$1,069	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
128	South Shore	3	\$650	\$769	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
129	South Shore	3	\$1,300	\$1,419	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
130	9023 S. Exchange	4	\$1,095	\$1,243	Not Specified	South Chicago	Sun Times	12/23/2001	Low Income or higher
131	South Shore	4	\$1,500	\$1,561	Not Specified	South Shore	Tribune	12/09/2001	Low Income or higher

*Chicago Tribune and Sun Times apartment listings generally specify which utilities, if any, are included in advertised rents. S.B. Friedman and Company has adjusted the advertised monthly rents to include payments for utilities not specifically mentioned in the listing. Our assumptions of utility costs are based on Section 8 utility allowances developed by the Chicago Housing Authority.

Appendix 5: Sample of Apartment Listings (Month of December, 2001)

Listed Apartments By Unit Type and Rent									
	Location	Bedrooms	Rent	Rent Inc. Utilities*	Section 8 Accepted	Community Area	Source	Date	Affordable To Households
1	1215-19 E. 72nd	Studio	\$550	\$581	Yes	South Shore	Sun Times	12/30/2001	Very Low Income or higher
2	2207 E. 75th St.	Studio	\$425	\$498	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
3	6950 S. Jeffery	Studio	\$425	\$456	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
4	71st & East End	Studio	\$550	\$581	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
5	7447 South Shore Dr.	Studio	\$510	\$541	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
6	7546 S. Coles	Studio	\$375	\$448	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
7	75th & Jeffery	Studio	\$395	\$426	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
8	7600 S. Kingston	Studio	\$360	\$433	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
9	7733 South Shore Dr.	Studio	\$500	\$573	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
10	South Shore	Studio	\$540	\$571	Not Specified	South Shore	Tribune	12/09/2001	Very Low Income or higher
11	South Shore	Studio	\$425	\$498	Yes	South Shore	Sun Times	12/09/2001	Very Low Income or higher
12	South Shore	Studio	\$500	\$531	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
13	6849-75 S. Crandon	Studio	\$566	\$597	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
14	1215-19 E. 72nd	1	\$650	\$687	Yes	South Shore	Sun Times	12/30/2001	Low Income or higher
15	2207 E. 75th St.	1	\$525	\$614	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
16	6736 S. East End	1	\$600	\$689	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
17	67th and Langley	1	\$700	\$789	Not Specified	South Shore	Sun Times	12/30/2001	Low Income or higher
18	6850-58 S. Oglesby	1	\$750	\$787	Not Specified	South Shore	Tribune	12/16/2001	Low Income or higher
19	6950 S. Jeffery	1	\$630	\$667	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
20	7001 S. Merrill	1	\$475	\$564	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
21	7039 S. Chappel	1	\$630	\$719	Not Specified	South Shore	Tribune	12/30/2001	Low Income or higher
22	7051 S. Bennett	1	\$595	\$684	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
23	7155 S. East End	1	\$525	\$614	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
24	7220 South Shore Dr.	1	\$565	\$654	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
25	72nd and Coles	1	\$575	\$664	Not Specified	South Shore	Sun Times	12/30/2001	Low Income or higher
26	7447 South Shore Dr.	1	\$610	\$647	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
27	7465 South Shore Dr.	1	\$600	\$637	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
28	74th & East End	1	\$525	\$614	Yes	South Shore	Sun Times	12/09/2001	Very Low Income or higher
29	7546 S. Coles	1	\$550	\$639	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
30	7600 S. Kingston	1	\$490	\$579	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
31	7654 S. Marquette	1	\$550	\$639	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
32	76th & Kingston	1	\$525	\$614	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
33	7708-18 South Shore Dr.	1	\$600	\$689	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
34	7708-18 South Shore Dr.	1	\$650	\$739	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
35	7742 S. Shore Dr.	1	\$515	\$604	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
36	77th & Colfax	1	\$550	\$639	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
37	7800 South Shore Dr.	1	\$525	\$614	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
38	78th & Cregier	1	\$600	\$637	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
39	7922 S. Muskegon	1	\$475	\$564	Yes	South Chicago	Sun Times	12/30/2001	Very Low Income or higher
40	7926 S. Luella	1	\$585	\$622	Yes	South Chicago	Sun Times	12/23/2001	Very Low Income or higher
41	80th & Paxton	1	\$500	\$589	Not Specified	South Chicago	Sun Times	12/09/2001	Very Low Income or higher
42	8100 S. Essex	1	\$460	\$497	Not Specified	South Chicago	Sun Times	12/23/2001	Very Low Income or higher
43	8734 S. Escaraba	1	\$550	\$587	Not Specified	South Chicago	Tribune	12/23/2001	Very Low Income or higher
44	87th & Jeffery	1	\$400	\$489	Not Specified	South Chicago	Sun Times	12/23/2001	Very Low Income or higher
45	South Shore	1	\$900	\$989	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
46	South Shore	1	\$575	\$664	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
47	South Shore	1	\$575	\$664	Yes	South Shore	Sun Times	12/09/2001	Low Income or higher
48	South Shore	1	\$550	\$639	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
49	South Shore	1	\$550	\$639	Yes	South Shore	Sun Times	12/30/2001	Very Low Income or higher
50	South Shore	1	\$500	\$589	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
51	South Shore	1	\$600	\$689	Not Specified	South Shore	Sun Times	12/30/2001	Very Low Income or higher
52	South Shore	1	\$600	\$689	Yes	South Shore	Tribune	12/02/2001	Low Income or higher
53	South Shore	1	\$450	\$487	Not Specified	South Shore	Tribune	12/30/2001	Very Low Income or higher
54	South Shore	1	\$600	\$637	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
55	South Shore	1	\$495	\$532	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
56	South Shore	1	\$550	\$639	Yes	South Shore	Sun Times	12/09/2001	Very Low Income or higher
57	South Shore	1	\$890	\$979	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
58	South Shore	1	\$550	\$639	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
59	South Shore	1	\$425	\$514	Yes	South Shore	Sun Times	12/23/2001	Very Low Income or higher
60	South Shore	1	\$500	\$589	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
61	South Shore	1	\$575	\$664	Not Specified	South Shore	Sun Times	12/23/2001	Very Low Income or higher
62	6849-75 S. Crandon	1	\$653	\$690	Not Specified	South Shore	Sun Times	12/23/2001	Low Income or higher
63	7763 South Shore	1	\$590	\$627	Not Specified	South Shore	Tribune	12/09/2001	Very Low Income or higher
64	1613 E. 74th Pl.	2	\$750	\$854	Not Specified	South Shore	Sun Times	12/09/2001	Low Income or higher
65	2108 E. 72nd Pl.	2	\$690	\$732	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher
66	2200 E. 84th	2	\$725	\$829	Not Specified	South Chicago	Sun Times	12/30/2001	Low Income or higher
67	2408 E. 77th	2	\$725	\$767	Not Specified	South Shore	Sun Times	12/09/2001	Very Low Income or higher