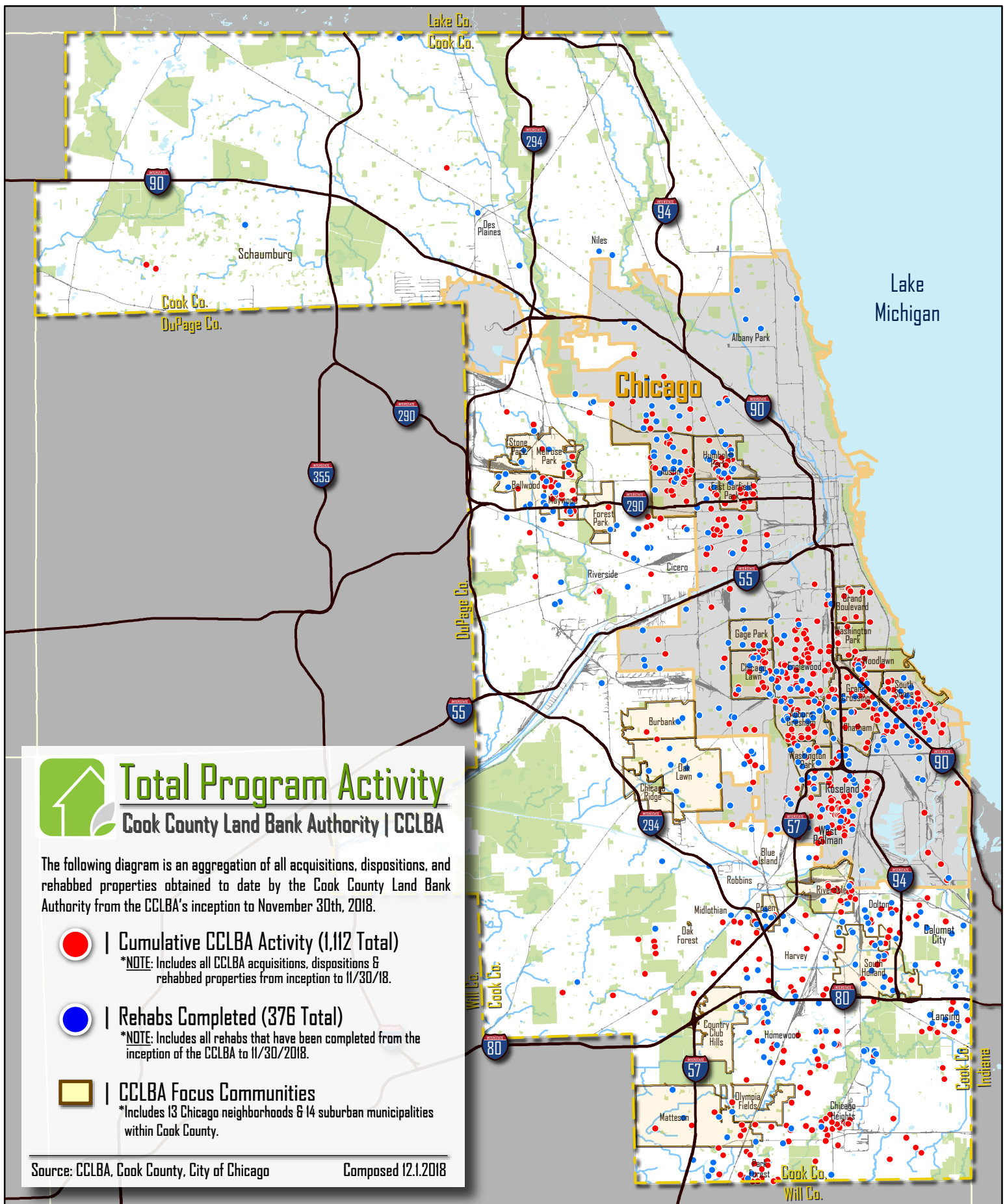


Cook County Land Bank Authority (CCLBA) Annual Data & Activity Report

County of Cook Agency | Composed by CCLBA as of November 30th, 2018





COOK COUNTY LAND BANK IMPACT (As of 11/30/18)

✓ **MISSION:** To reduce and return vacant land & abandoned buildings back into reliable and sustainable community assets.

360

of developers working & engaged with the CCLBA.



Over
\$7.5 Million
returned to the Cook County tax rolls.



\$42 MILLION

Number of dollars in community wealth that has been created in neighborhoods & municipalities throughout Cook County.

147

Number of homes saved from demolition



NOTABLE PROJECTS

6429 S Stewart Ave, Englewood | **GRANT ST. WAREHOUSES, BELLWOOD** | Washington Park National Bank Building, Woodlawn | **CHICAGO TRANSIT AUTHORITY - RED LINE EXPANSION** | Illinois Housing Development Authority - Blight Reduction Program | **1054 GRANVILLE CONDOMINIUMS, EDGEWATER** | Flood Mitigation Buyout Programs - Franklin Park, Riverside Lawn, Wheeling / Leyden Twp | **IFF - HOME FIRST ACQUISITION STRATEGY** | City of Chicago - Neighborhood Rebuild Initiative | **ILLINOIS FACILITIES FUND - HOME FIRST STRATEGY** | Metropolitan Water Reclamation District - Natalie Creek, Robbins | **COMMUNITY NEIGHBORHOOD REVITALIZATION - PULLMAN NEIGHBORHOOD** | CHMDC - Affordable Housing Strategy

16

Homebuyer Direct

Established in 2017, the Homebuyer Direct Program has provided over **140** homes directly to homebuyers. An average of **\$20K** in equity now belongs to each new homeowner.



1,112

ACQUISITIONS

737

PROPERTIES SOLD

376

COMPLETED REHABS

17,331

TAX DELINQUENT CERTIFICATES

COOK COUNTY LAND BANK ACTIVITY - FY 2018

2018 Core Business Activities (December 1, 2017 – November 30, 2018)

	Prospects	In Progress	Completed	2018 Goals	% Goal
Acquisition	8,951	2,195	370	600	62%
Disposition	2,220	68	317	400	79%
Demolition	977	3	45	75	60%
Rehab	378	361	177	200	89%

Cumulative Core Business Outcomes (as of 11/30/18)

Community Wealth	\$42,385,072	\$32,728,235	130%
Scavenger Sale – County Redemptions	\$7,560,742	637	---

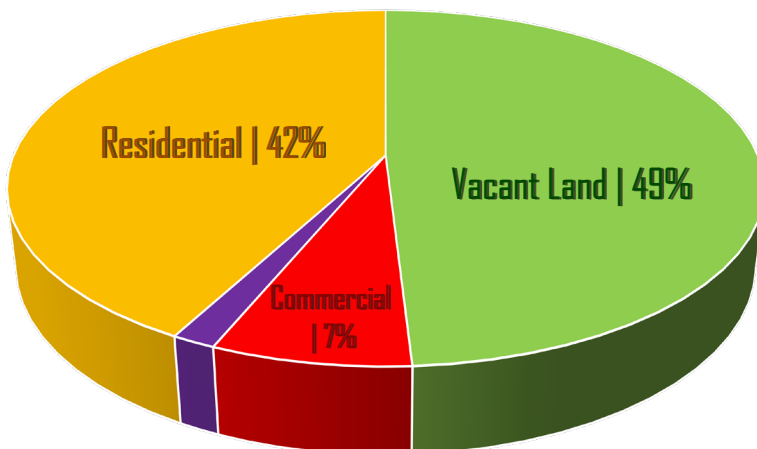
Cumulative Core Business Activities (as of 11/30/18)

Acquisition	1,112	Demolition	117
Disposition	737	Rehab	376
Inventory	375	Reoccupied	301

COOK COUNTY LAND BANK INVENTORY

The following is a breakdown of the Cook County Land Bank's inventory as of the end of FY 2018. There are **375** parcels in all, with approximately half composed of vacant land. Out of the 375 parcels, **173** of these have been committed to a project or are in the process of being sold. **202** parcels are currently available for purchase.

CCLBA Inventory by Land Use Type



CCLBA Annual Inventory

YEAR	TOTAL
FY 2018	375
FY 2017	322
FY 2016	141
FY 2015	133
FY 2014	27

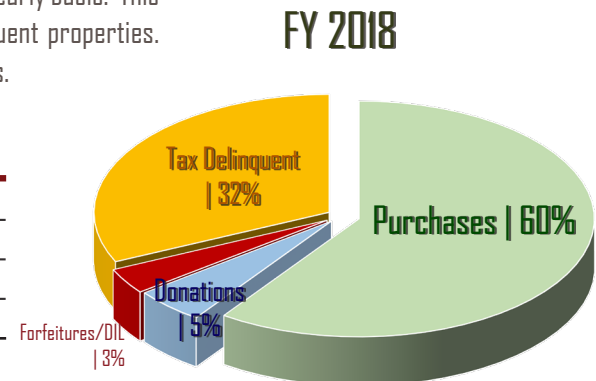
Table - Inventory By Land Use Type

INVENTORY TYPE	TOTAL	PERCENTAGE
COMMERCIAL STRUCTURES	27	7.2%
INDUSTRIAL STRUCTURES	6	1.6%
RESIDENTIAL STRUCTURES	158	42.1%
VACANT LAND	184	49.1%

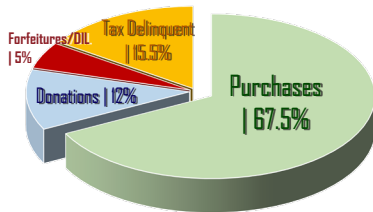
METHODS OF ACQUISITION

The following displays the different methods that the CCLBA acquires property on a yearly basis. This includes purchases, donations, forfeitures/deed-in-lieu acquisitions, and tax delinquent properties. One can see the transition from donations to purchases to tax delinquent properties.

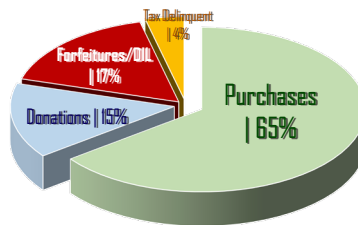
ACQ METHOD	2014	2015	2016	2017	2018
PURCHASES	10	71	136	245	221
DONATIONS	19	52	31	43	18
FORFEITURES/DIL	2	15	35	19	13
TAX DELINQUENT	0	0	8	56	118
TOTALS	31	138	210	363	370



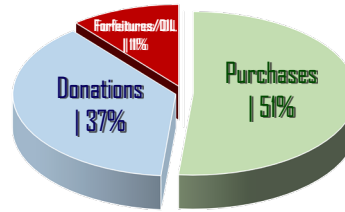
FY 2017



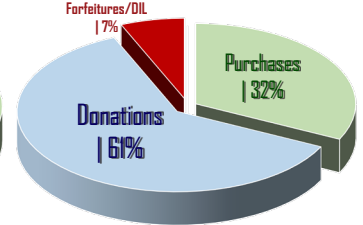
FY 2016



FY 2015



FY 2014



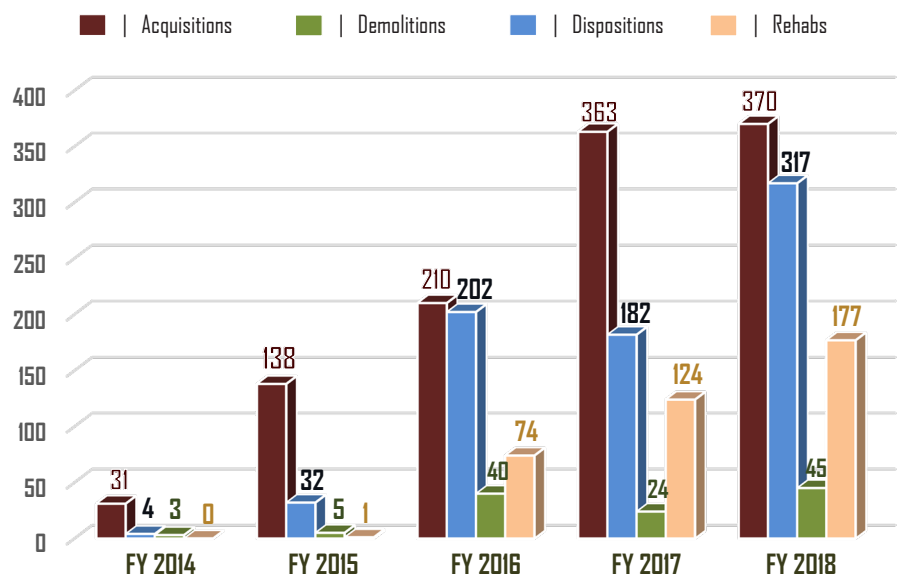
YEAR-TO-YEAR ACTIVITY

Below illustrates the activity that the Cook County Land Bank has generated on a yearly basis. This includes acquisitions, dispositions (properties sold), demolitions, and rehabs (properties acquired, sold, and completely refurbished).

CCLBA Activity - FY 2018

MONTH	ACQUISITIONS	DISPOSITIONS
December 2017	23	27
January 2018	15	30
February 2018	41	15
March 2018	79	26
April 2018	24	45
May 2018	23	26
June 2018	27	34
July 2018	28	25
August 2018	38	18
September 2018	35	32
October 2018	19	25
November 2018	18	14

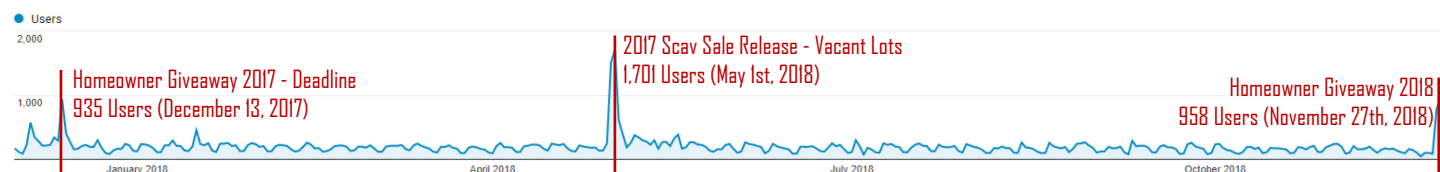
CCLBA Activity By Fiscal Year



WEBSITE TRAFFIC (www.cookcountylandbank.org)

Website traffic has grown tremendously in the past five years, with **73,947** people visiting the CCLBA over the past fiscal year. This averaged out to about **203** users/day, which does not account for duplicate users within a 24-hour window. Over the duration of the CCLBA, much of this traffic has been generated due to official CCLBA announcements and promotions, and one can see this gradual increase in website traffic by viewing the chart below.

Website Traffic - FY 2018

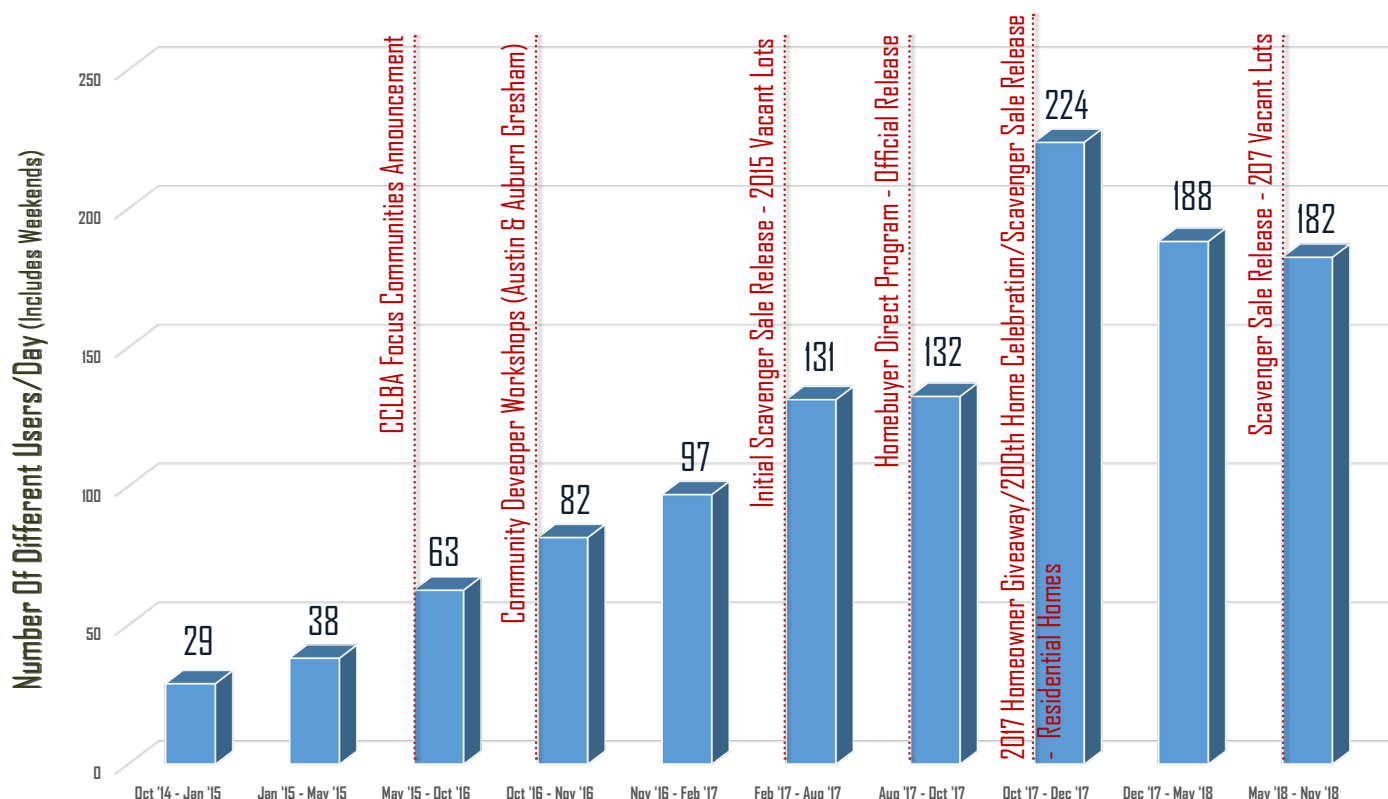


*NOTE: The website was initially launched on October 2nd, 2014

YEAR	WEBSITE TRAFFIC	UNIQUE USERS/DAY
FY 2014*	1,829*	20
FY 2015	17,699	48
FY 2016	25,083	69
FY 2017	53,874	148
FY 2018	73,947	203

Illustration of Daily Website Traffic Based On CCLBA Events Over Time

The following illustration is an average of the number of daily users visiting the CCLBA website over specific time periods. Superimposed over the bar chart are significant CCLBA events that were promoted by the Land Bank. Over time, one can see an increase in daily users based on each event as it transpired and how it was promoted. The chart accounts for the number of different users on the CCLBA's website, and does not account for people visiting the website more than once. It should also be noted that this chart includes weekend traffic as well, which is much lower than traffic generated during the week.



Time Periods Between Significant Traffic Shifts in Daily Users on Website (Events are in Red)

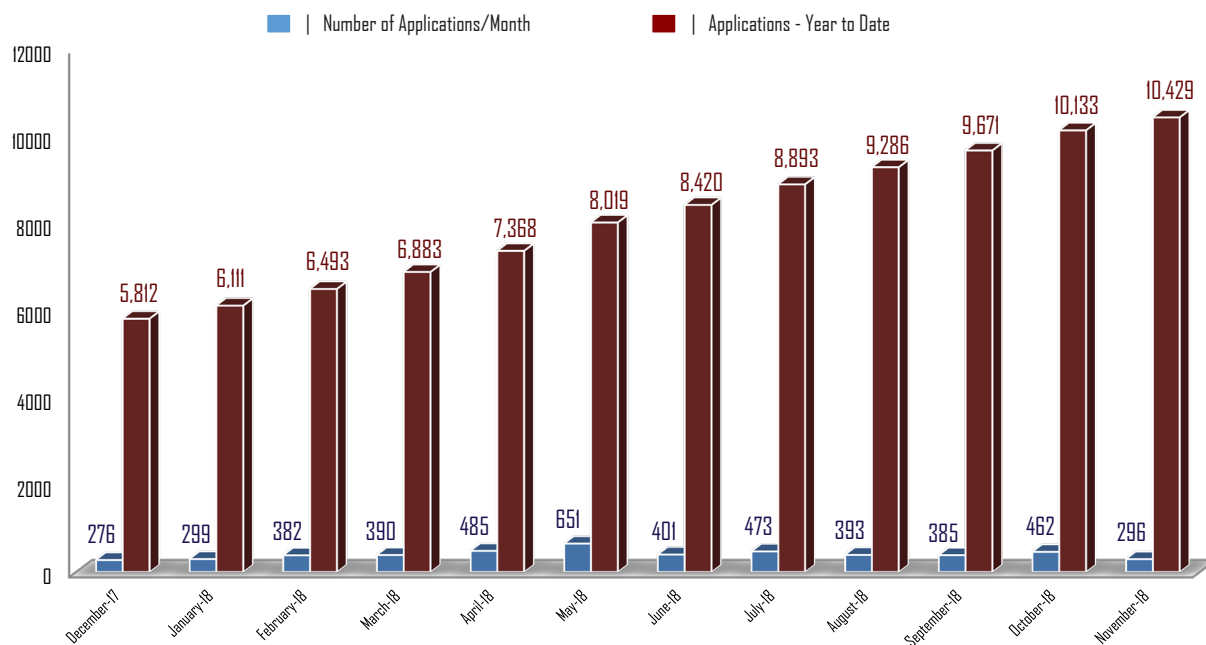
APPLICATIONS

This past year has seen the CCLBA accumulate **over 10,000** applications in its' database. Out of these 10,429, **3,417** were applications for tax certificates and **1,304** were applications from homebuyers. The top five neighborhoods for applications in the City of Chicago were Auburn Gresham, South Shore, Austin, East Garfield Park, and Grand Crossing, respectively. Over time, the CCLBA is seeing that an application is being filed for every 15th visitor to the website. Top vote-getters for municipalities were South Holland, Maywood, and Riverdale.

CCLBA Applications - Annual Review

YEAR	WEBSITE TRAFFIC	APPLICATIONS FILED	APPLICATIONS FILED PER VISITOR
FY 2014*	1,829*	1	N/A
FY 2015	17,699	466	37.98
FY 2016	25,083	1,469	17.07
FY 2017	53,874	3,600	14.97
FY 2018	73,947	4,893	15.11

Number of Applications Received | Cumulative Total



HOMEBUYER DIRECT PROGRAM

Homebuyer Direct

Established in 2017, the Homebuyer Direct Program has provided over **140** homes directly to homebuyers. An average of **\$20K** in equity now belongs to each new homeowner.

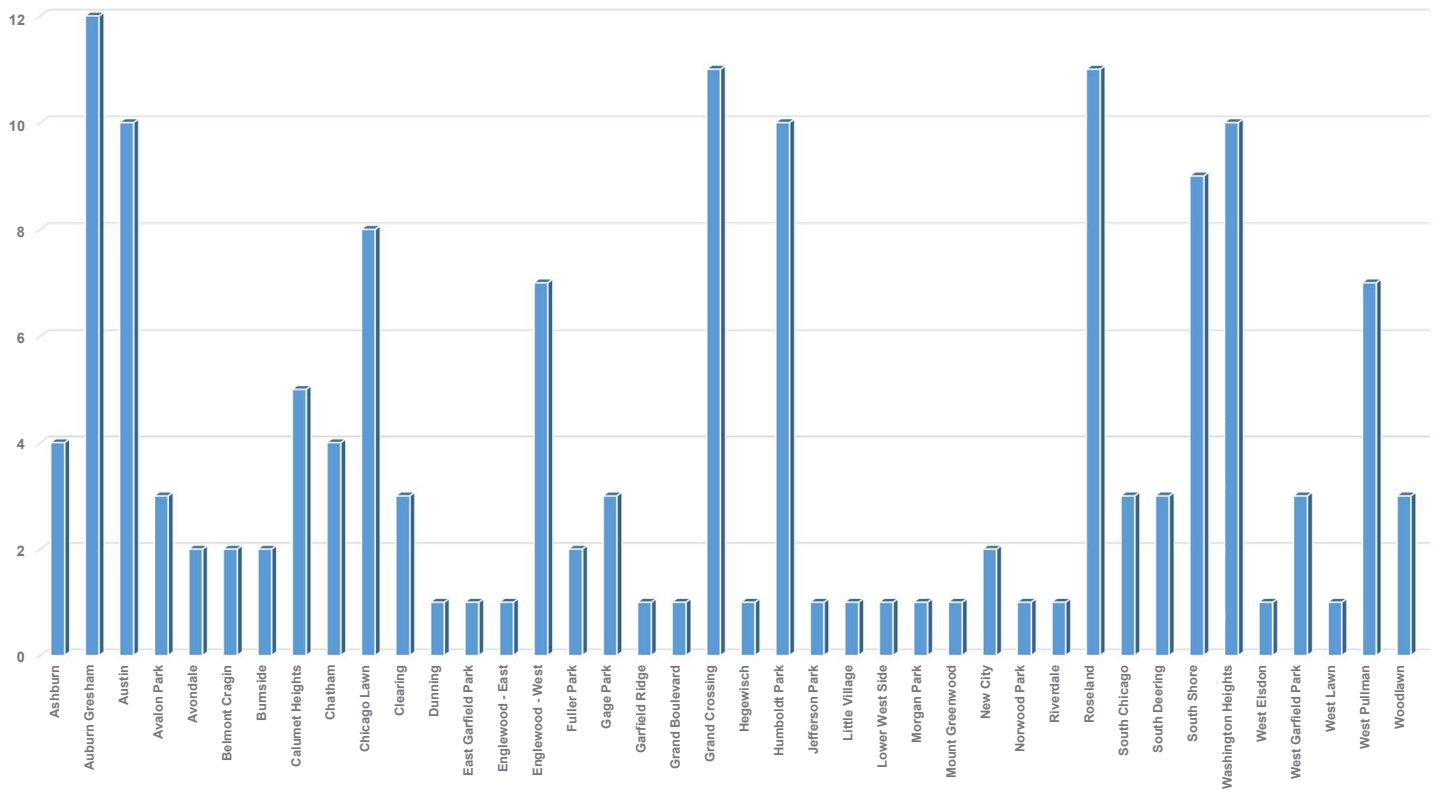


Homebuyer Direct Program - Top Geographies

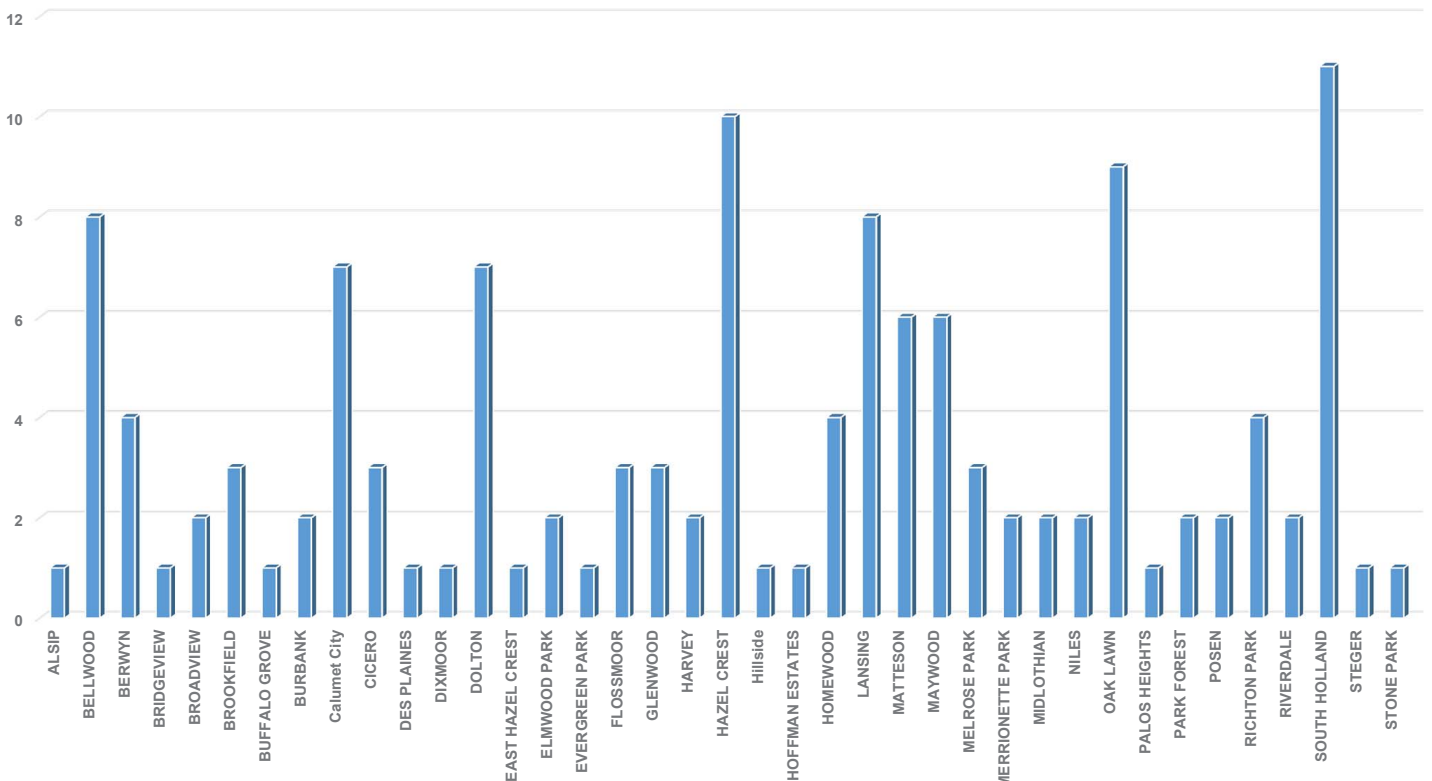
SUBURBAN MUNICIPALITIES		CITY OF CHICAGO	
TOP 5 MUNICIPALITIES	TOTAL	TOP 5 NEIGHBORHOODS	TOTAL
Lansing	5	Humboldt Park	15
Chicago Heights	5	East Garfield Park	12
South Holland	4	Auburn Gresham	8
Dolton	4	Chicago Lawn	6
Cicero	4	West Englewood	6

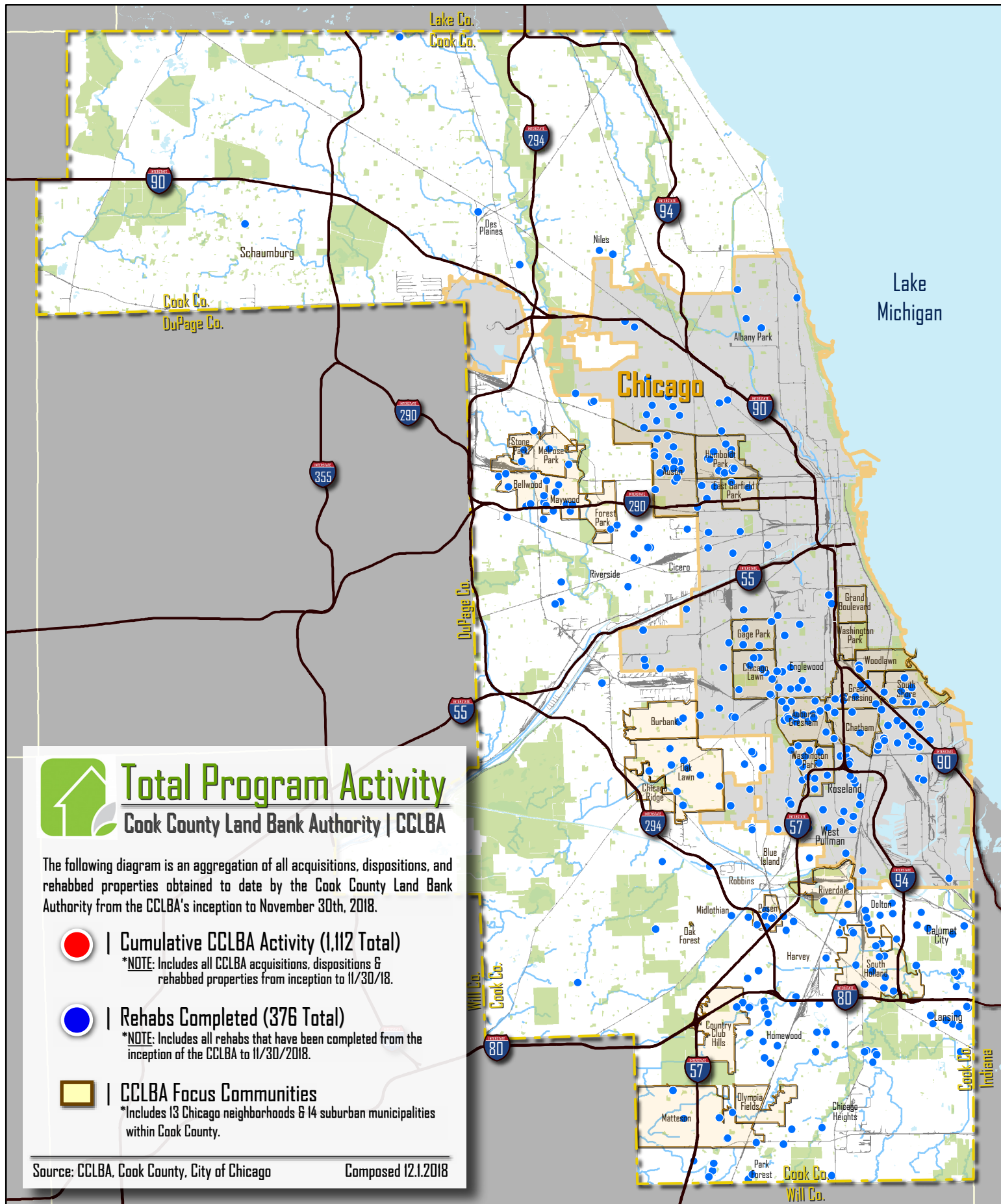
COMPLETED REHABS

TOTAL COMPLETED - CHICAGO NEIGHBORHOODS



TOTAL COMPLETED - SUBURBAN MUNICIPALITIES



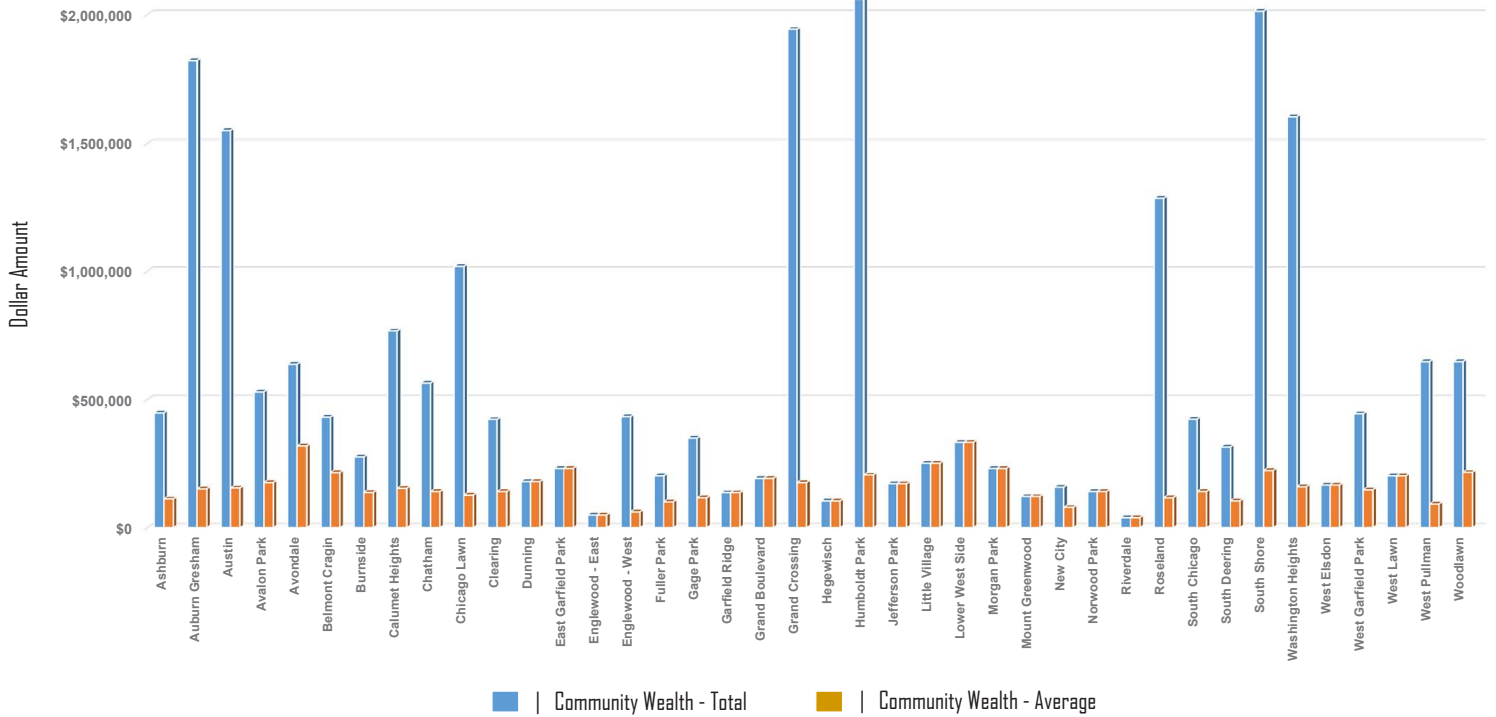


COMMUNITY WEALTH

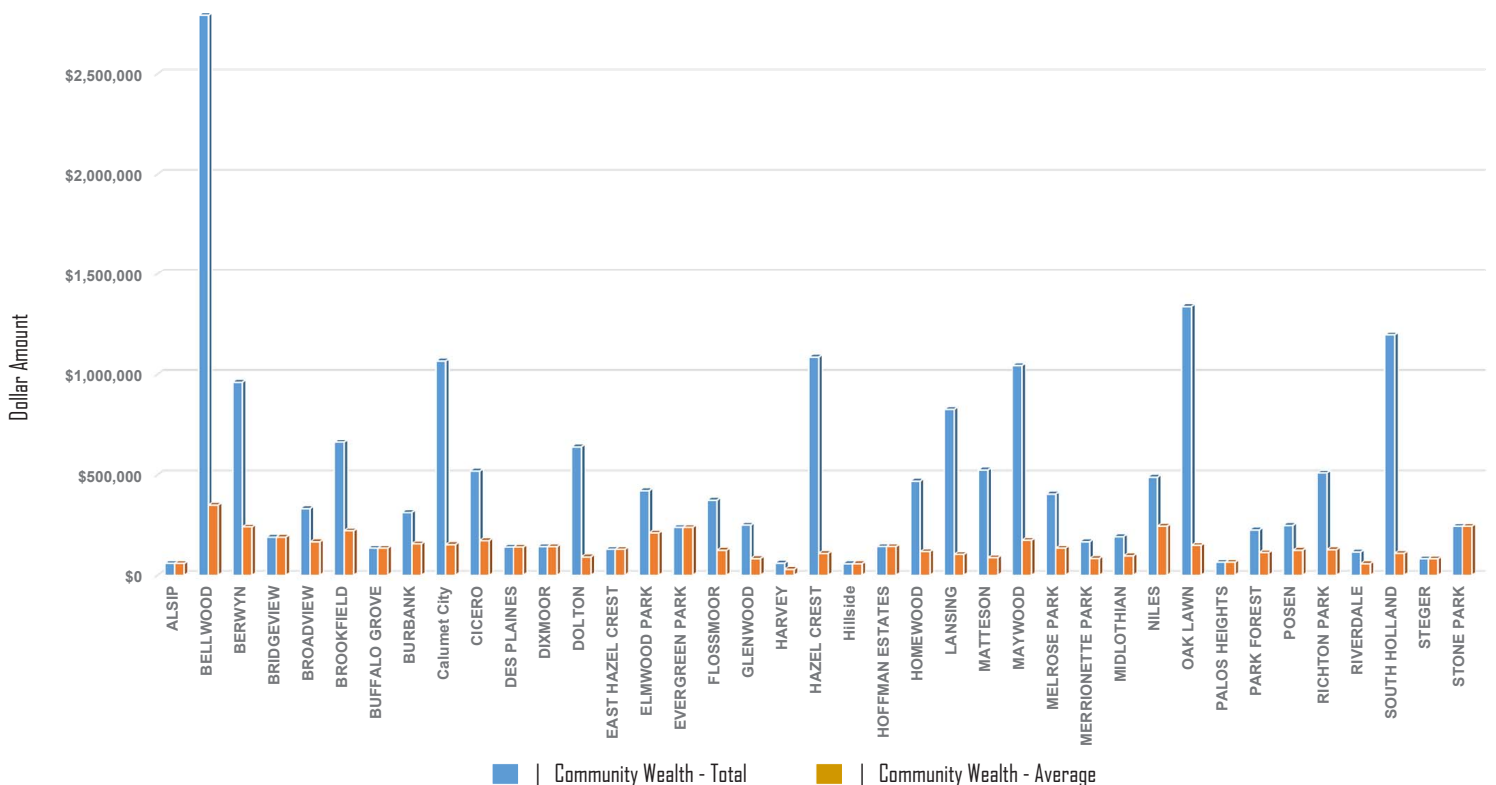
The community wealth number generated by the Cook County Land Bank, up to the end of the 2018 Fiscal Year, is **\$42,385,072**. This number represents the difference in the CCLBA's acquisition price and what the community developer ultimately sold the property. The significance of this number is that the more community wealth dollars invested in a specific geography, the more dollars a certain geography is worth in regards to real estate. The following is a breakdown of community wealth by suburban municipalities as well as neighborhoods in Chicago.

SUBURBAN MUNICIPALITIES				CITY OF CHICAGO			
MUNICIPALITY	COMPLETED REHABS	COMMUNITY WEALTH - SUM	COMMUNITY WEALTH - AVG	NEIGHBORHOOD	COMPLETED REHABS	COMMUNITY WEALTH - SUM	COMMUNITY WEALTH - AVG
ALSIP	1	\$58,423	\$58,423	Ashburn	4	\$112,075	\$448,300
BELLWOOD	8	\$2,790,260	\$348,783	Auburn Gresham	12	\$151,808	\$1,821,692
BERWYN	4	\$960,402	\$240,101	Austin	10	\$155,058	\$1,550,582
BRIDGEVIEW	1	\$189,513	\$189,513	Avalon Park	3	\$176,698	\$530,094
BROADVIEW	2	\$331,590	\$165,795	Avondale	2	\$319,063	\$638,125
BROOKFIELD	3	\$662,029	\$220,676	Belmont Cragin	2	\$215,746	\$431,491
BUFFALO GROVE	1	\$134,508	\$134,508	Burnside	2	\$138,176	\$276,352
BURBANK	2	\$312,256	\$156,128	Calumet Heights	5	\$153,616	\$768,081
Calumet City	7	\$1,065,201	\$152,172	Chatham	4	\$141,172	\$564,688
CICERO	3	\$517,779	\$172,593	Chicago Lawn	8	\$127,401	\$1,019,209
DES PLAINES	1	\$139,460	\$139,460	Clearing	3	\$140,893	\$422,678
DIXMOOR	1	\$142,143	\$142,143	Dunning	1	\$180,470	\$180,470
DOLTON	7	\$638,740	\$91,249	East Garfield Park	1	\$231,939	\$231,939
EAST HAZEL CREST	1	\$128,288	\$128,288	Englewood - East	1	\$50,000	\$50,000
ELMWOOD PARK	2	\$420,214	\$210,107	Englewood - West	7	\$61,884	\$433,185
EVERGREEN PARK	1	\$237,995	\$237,995	Fuller Park	2	\$101,384	\$202,767
FLOSSMOOR	3	\$372,921	\$124,307	Gage Park	3	\$116,574	\$349,721
GLENWOOD	3	\$249,227	\$83,076	Garfield Ridge	1	\$136,536	\$136,536
HARVEY	2	\$59,998	\$29,999	Grand Boulevard	1	\$192,660	\$192,660
HAZEL CREST	10	\$1,084,721	\$108,472	Grand Crossing	11	\$176,622	\$1,942,837
Hillside	1	\$57,174	\$57,174	Hegewisch	1	\$104,101	\$104,101
HOFFMAN ESTATES	1	\$142,307	\$142,307	Humboldt Park	10	\$205,972	\$2,059,722
HOMEWOOD	4	\$468,327	\$117,082	Jefferson Park	1	\$171,460	\$171,460
LANSING	8	\$824,843	\$103,105	Little Village	1	\$252,034	\$252,034
MATTESON	6	\$523,642	\$87,274	Lower West Side	1	\$332,983	\$332,983
MAYWOOD	6	\$1,042,626	\$173,771	Morgan Park	1	\$231,870	\$231,870
MELROSE PARK	3	\$403,733	\$134,578	Mount Greenwood	1	\$122,044	\$122,044
MERRIONETTE PARK	2	\$166,760	\$83,380	New City	2	\$79,326	\$158,651
MIDLOTHIAN	2	\$192,146	\$96,073	Norwood Park	1	\$140,962	\$140,962
NILES	2	\$487,816	\$243,908	Riverdale	1	\$39,999	\$39,999
OAK LAWN	9	\$1,336,449	\$148,494	Roseland	11	\$117,076	\$1,287,838
PALOS HEIGHTS	1	\$64,272	\$64,272	South Chicago	3	\$141,314	\$423,941
PARK FOREST	2	\$224,520	\$112,260	South Deering	3	\$105,181	\$315,544
POSEN	2	\$248,080	\$124,040	South Shore	9	\$223,730	\$2,013,574
RIGHTON PARK	4	\$508,523	\$127,131	Washington Heights	10	\$160,442	\$1,604,423
RIVERDALE	2	\$115,445	\$57,723	West Elsdon	1	\$166,863	\$166,863
SOUTH HOLLAND	11	\$1,195,258	\$108,660	West Garfield Park	3	\$148,286	\$444,859
STEEGER	1	\$81,701	\$81,701	West Lawn	1	\$202,890	\$202,890
STONE PARK	1	\$243,646	\$243,646	West Pullman	7	\$92,710	\$648,972
				Woodlawn	3	\$216,000	\$647,999

COMMUNITY WEALTH BY NEIGHBORHOOD



COMMUNITY WEALTH BY MUNICIPALITY



TAX CERTIFICATE PROGRAM

The following is a general overview of the Land Bank's Tax Certificate Program. Over the 2015 & 2017 Cook County Scavenger Sales, the CCLBA picked up **17,331** tax certificates. In destroying what was formerly a real estate speculation industry, the CCLBA has been able to re-activate parcels that have been in limbo for an extended period of time due to the outstanding taxes that make these parcels impossible to redevelop. From a decision making process, the Land Bank has been dedicated to taking over **32%** of all tax certificates acquired at the 2015 Scavenger Sale. This greatly exceeds the amount of parcels taken to deed by the private market, which is **less than 1%**. In addition, **over \$7.5 million** dollars have been returned to the Cook County coffers due to this activity.

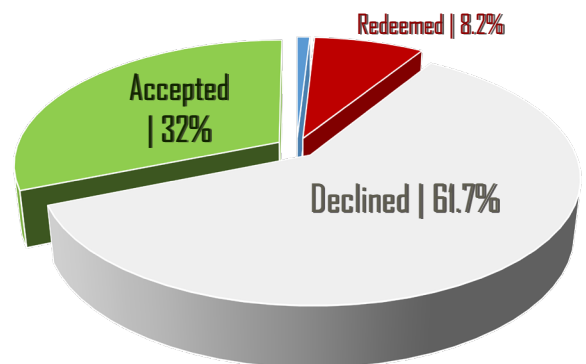
TAX CERTIFICATE PROGRAM - GENERAL STATS

Total Number of Applications	3,417
Total Number of Properties Applied	1,538
Total Number of Signed Agreements	394
Total Number of Acquisitions	171
Total Number of Redemptions	637
Total Redemption Amount	\$7.56 mm
Total Acquisitions In Process	2,154

2015 Scav Sale Certificates | Final Acquisition Decisions

2015 SALE	YES	YES; CANCELLED	DECLINED	SALES IN ERROR	TAXES REDEEMED
NUMBER	1,951	546	4,802	73	637
PERCENTAGE	25.08%	7.02%	61.74%	0.94%	8.19%

■ Accepted ■ Sales In Error
■ Declined ■ Taxes Redeemed



Scavenger Sale History | % of Parcels Deeded Per Number of Total Bids

■ Total PINs Offered ■ Private Buyers: Total Bids ■ Private Buyers: Total Bids Deeded ■ CCLBA: Total Bids ■ CCLBA: Total Bids Pursuing

