

# Cook County Land Bank Authority Board of Directors Meeting Executive Director's Report

Robert Rose, Executive Director  
September 18, 2020



This report covers:

- Announcement/Recognition
- Media
- Outreach
- COVID-19 Challenges
- Core Business Activities
- Current Commercial Projects
- Scavenger Sale
- FY2020 Focus

WELCOME TO THE CCLBA TEAM



JAMILA DANZY

COOK COUNTY LAND BANK AUTHORITY  
ACQUISITION SPECIALIST

CRAIN'S 2020  
**NOTABLE**  
MINORITIES IN COMMERCIAL BANKING

THURMAN "TONY" SMITH



# *Congratulations*

## 2020-2021 CAR BOARD OF DIRECTORS OFFICERS



**NYKEA  
PIPPION McGRIFF**

PRESIDENT  
COLDWELL BANKER  
REALTY



**ANTJE  
GEHRKEN**

PRESIDENT-ELECT  
A.R.E. PARTNERS, INC.



**SARAH  
WARE**

TREASURER  
WARE REALTY GROUP





## Cook County Land Bank Authority Helps Englewood Mothers Fight Violence



"We believe in building communities block by block," Manasseh says. "The Land Bank is in an ideal position to help with this work, taking a problem and turning it into a solution. We're not developers, and we don't have a lot of money. Finding another location for this community would have been impossible without their help."


## Chicago Tribune

A West Woodlawn native wants to right redlining wrongs with some greenlining — and he's starting in the neighborhood where he grew up



Rose considers Woodlawn Pointe a way toward building neighborhood wealth in Woodlawn. For two- or three-flats being built, buyers could engage in what some call “house hacking” — living in one apartment while renting out the others to cover the cost of the building’s mortgage with a passive income.



**cclba** 

We are proud to show our continued commitment to  
**Second Chances**

The Cook County Land Bank Authority (CCLBA) today announced three agreements with community organizations that will help formerly incarcerated men and women have a 'second chance' to fully participate in their communities.

The agreements provide for property to establish housing, job opportunities and more.

 Catch the replay of  
Commissioner Bridget  
Gainer and CCLBA Executive  
Director Rob Rose on  
Middays with Perri Small  
WVON RADIO, 1690AM.



## The Perri Small Show





**RaShanah Baldwin**

Jun 18 · 🌐

I explore the state of the Real Estate Market, the local economy, steps consumers can take to protect future real estate investments, developing relationships with lenders, should consumers buy properties during the pandemic or pause?, Black & Brown homeownership, plus more with [Rob Rose](#), Executive Director of [Cook County Land Bank Authority](#).

Robert ("Rob") Rose joined the Cook County Land Bank Authority in March 2015, where he is responsible for the Authority's day-to-day activities and all staff.



YOUTUBE.COM

**Navigating The Real Estate Industry During Covid-19 with The Cook County Land Bank Authority**



**Southland**  
BLACK CHAMBER OF COMMERCE & INDUSTRY

## ZOOM MEETING



### Cook County Land Bank Authority

Robert Rose of the Cook County Land Bank Authority will be joining the Southland Black Chamber of Commerce to discuss the role of the Cook County Land Bank, and how you can benefit! Don't miss out on this incredible opportunity!

**Friday, July 31, 2020 | 12 pm - 1 pm**  
**Meeting ID: 989 9222 5561 | Password: 766636**

## **Property Acquisition and Sales**

- Backlog due to closed county offices (Clerk, Treasurer, Courts, Recorder of Deeds) from March to July 2020. Significantly slowed CCLBA's ability to acquire tax certificate properties.

## **Community Developers**

- Lenders have tightened their credit standards; many are lending with more stringent verifications that significantly delay closings this period.
- Delays in labor availability, material availability and permit inspections

# Core Business Activities

## 2020 Core Business Activities (December 1, 2019 – August 31, 2020)

	Prospects	In Progress	Completed	2020 Goals	% Goal
Acquisition	7,842	3,438	478	700	68%
Disposition	4,056	86	133	225	59%
Demolition	393	5	11	30	37%
Rehab	1,017	361	122	200	61%

## Cumulative Core Business Outcomes (as of 8/31/2020)

Community Wealth	\$87,647,875	\$112,000,000	78%
Scavenger Sale – County Redemptions	\$11,906,629	956	---

## Cumulative Core Business Activities (as of 8/31/2020)

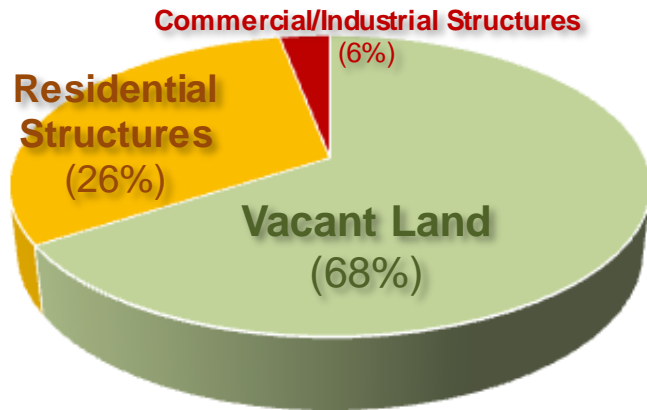
Acquisition	<b>2,167</b>	Demolition	<b>145</b>
Disposition	<b>1,042</b>	Rehab	<b>671</b>
Inventory	<b>1,125</b>	Reoccupied	<b>643</b>



# Acquisitions: Breakdown

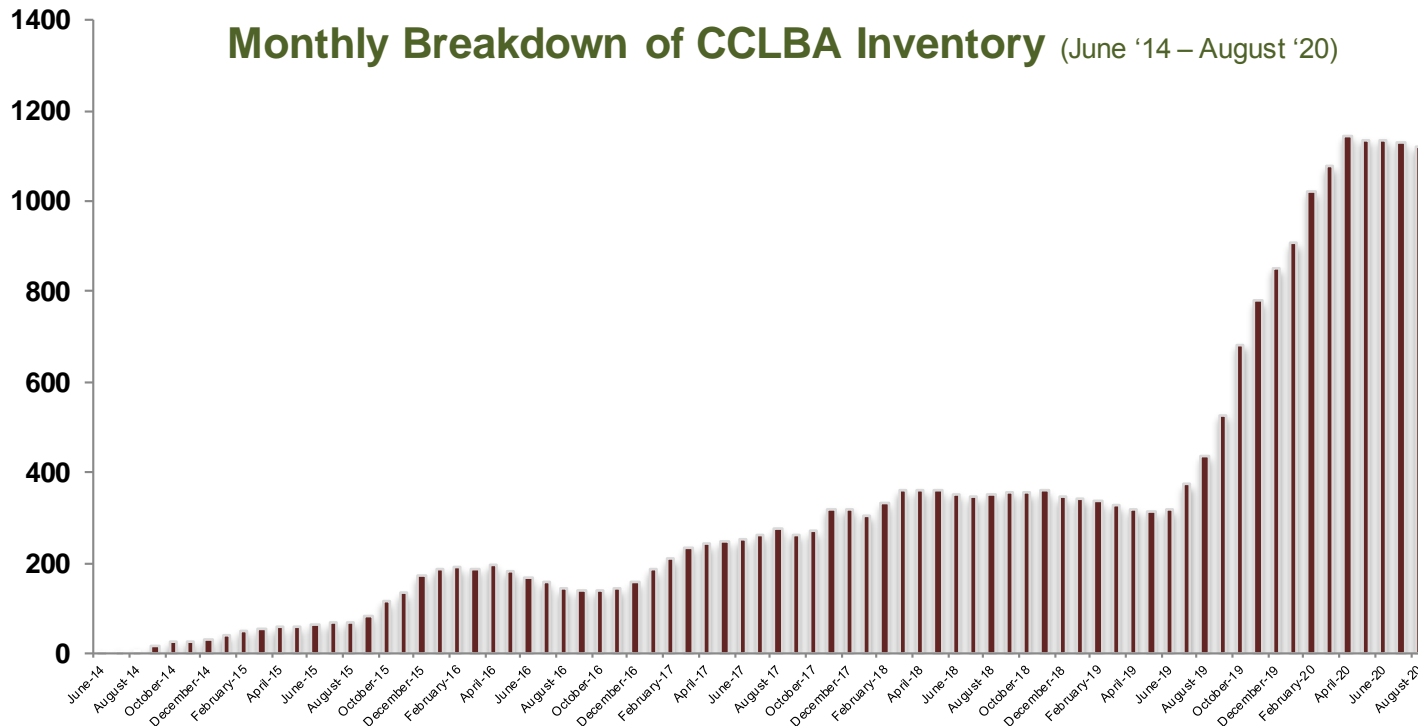
FY 2020 ACQUISITION PIPELINE (as of 8/31/2020)				
COMPLETED	IN PROCESS	PROSPECTS	SOURCE	NOTES
6	2	1	NCST/NSI	Neighborhood Community Stabilization Trust/National Stabilization Initiative
0	0	0	HUD	Housing & Urban Development (HUD) - Direct Purchase
0	0	2	Community First	Fannie Mae/Freddie Mac Community First Program
0	0	2	Public/Private Donations	Donations from Individuals/Municipalities
0	0	0	Private Purchases	Land Bank purchases from private entities
0	0	0	Bank Properties	Bank-Owned Purchases/Donations
1	0	0	Foreclosure	Foreclosed Mortgages/Liens
0	7	0	Forfeiture	Demolition, Nuisance Abatement, Troubled Buildings
2	1	8	Deed-in-Lieu	Properties deeded over to Land Bank as an alternate to forfeiture.
0	5	25	OTC Tax Sale	Tax Delinquent Properties acquired via Cook County Clerk
469	3,423	7,804	Scavenger Sale	2015/2017/2019 Tax Scavenger Sales ( <b>26,520</b> Certificates Acquired)
<b>478</b>	<b>3,438</b>	<b>7,842</b>	<b>TOTAL</b>	

# Inventory: Breakdown



## Current Inventory Breakdown (as of 8/31/2020)

LAND USE TYPE	TOTAL
Vacant Land	768
Residential Structures	290
Commercial/Industrial Structures	67
<b>TOTAL</b>	<b>1,125</b>



## Acquisitions: Breakdown

Current Acquisition Projects (as of 8/31/2020)				
COMPLETED	IN PROCESS	PROSPECTS	SOURCE	NOTES
0	36	0	Robbins	Metropolitan Water Reclamation District (MWRD) – Robbins Project
0	0	31	Franklin Park	Flood Mitigation Buyout Program – Franklin Park
34	55	0	CTA	Chicago Transit Authority (CTA) – Red Line Expansion
6	8	0	IFF	IFF – Homan Square Initiative (East Garfield Neighborhood)
3	4	0	IFF	IFF – Access Health and Housing (Village of Maywood)
0	82	0	Openlands	Openlands – Little Calumet River
0	3	0	LBA	Sacred Hearts Developer – Lank Banking Agreement
0	14	0	LBA	By the Hand – Land Banking Agreement (Austin Neighborhood)
2	4	2	LBA	Berwyn Development Corporation – Land Banking Agreement

## Dispositions: Breakdown

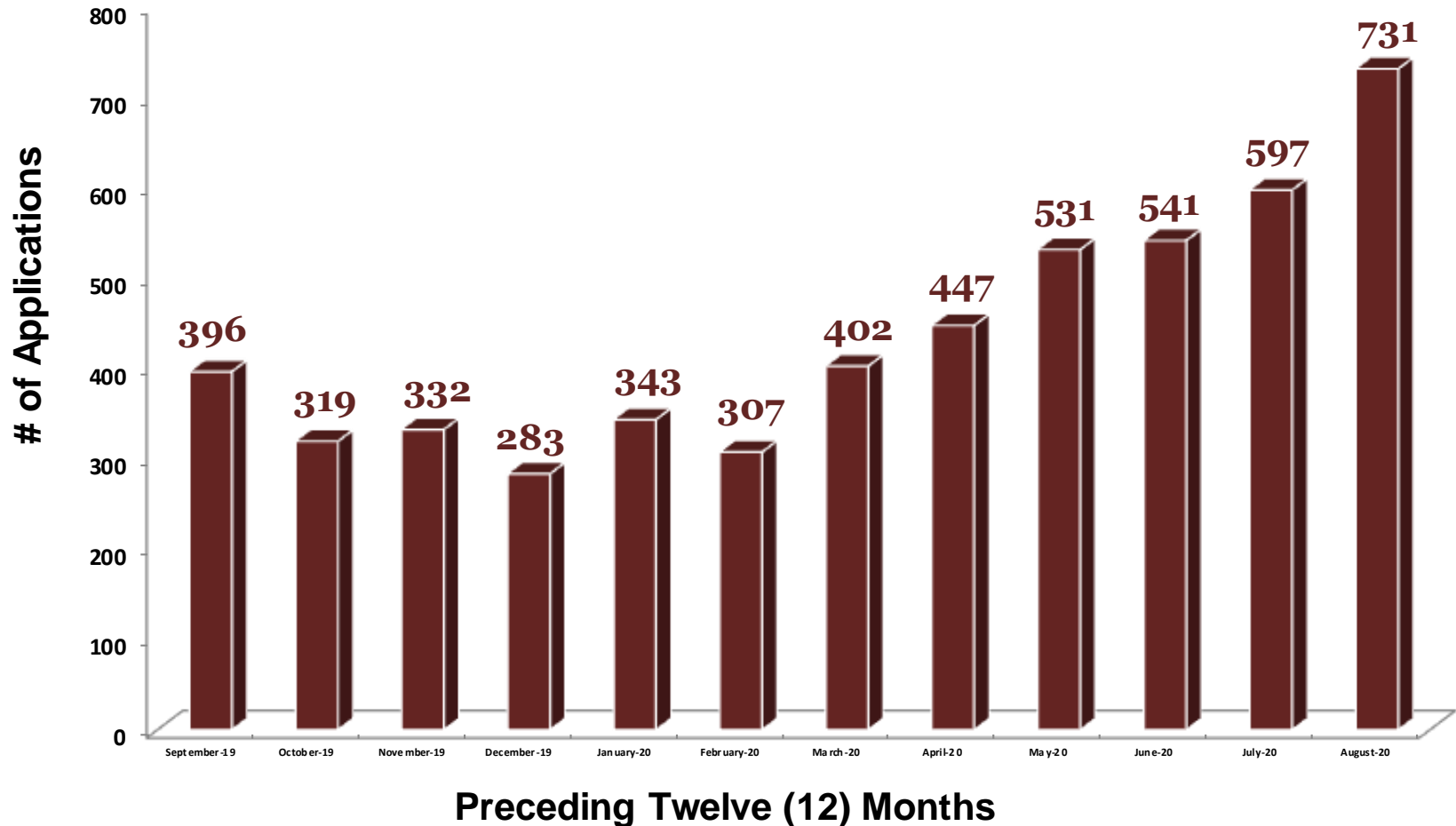
FY 2020 DISPOSITION PIPELINE (as of 8/31/2020)		
IN PROCESS	COMPLETED	END USER CLASSIFICATION
13	8	Not-for-Profit (NFP) Organizations
50	75	Community Developers
0	0	Faith-Based Organizations
6	2	Business Owner
16	38	Homebuyers
1	10	Municipality
<b>86</b>	<b>133</b>	<b>TOTAL</b>



# Applications: Monthly Breakdown

## Number of Applications Received | 12-Month Review

Total # of Applications | 18,892



# Current Commercial Projects

## Current Commercial Projects Status Report

Project Name	Address	Action Item
Chicago Rebuild Program City of Chicago, CCLF, CCLBA, CIC	Acquire, Rehab, and Re-Occupy Single family properties in three Police Districts 7, 10, and 11.	Four CCLBA properties awarded and closed. CCLBA has made available another 11 properties for developers in the program to bid on. One property awarded in 2 <sup>nd</sup> round
The Stewart Building	6429 S. Stewart, Chicago	Framing complete, working on rough plumbing and electrical. Scheduling site visit with developer and alderman this month.
Riverside Lawn (Voluntary buyout of homes in flood-prone area)	Various address in unincorporated Cook County	46 offers have been made, 23 acquisitions completed. Preparing to convey land to Forest Preserves.
Wheeling/Leyden Township Voluntary Buyout	Various addresses in the township	Eight voluntary buyouts completed. Demolitions completed. Preparing to convey land to the respective townships
Franklin Park Voluntary Buyout	Various Addresses	Thirty-two properties targeted. Program to restart on September 8, 2020

## Current Land Bank Agreements Status Report

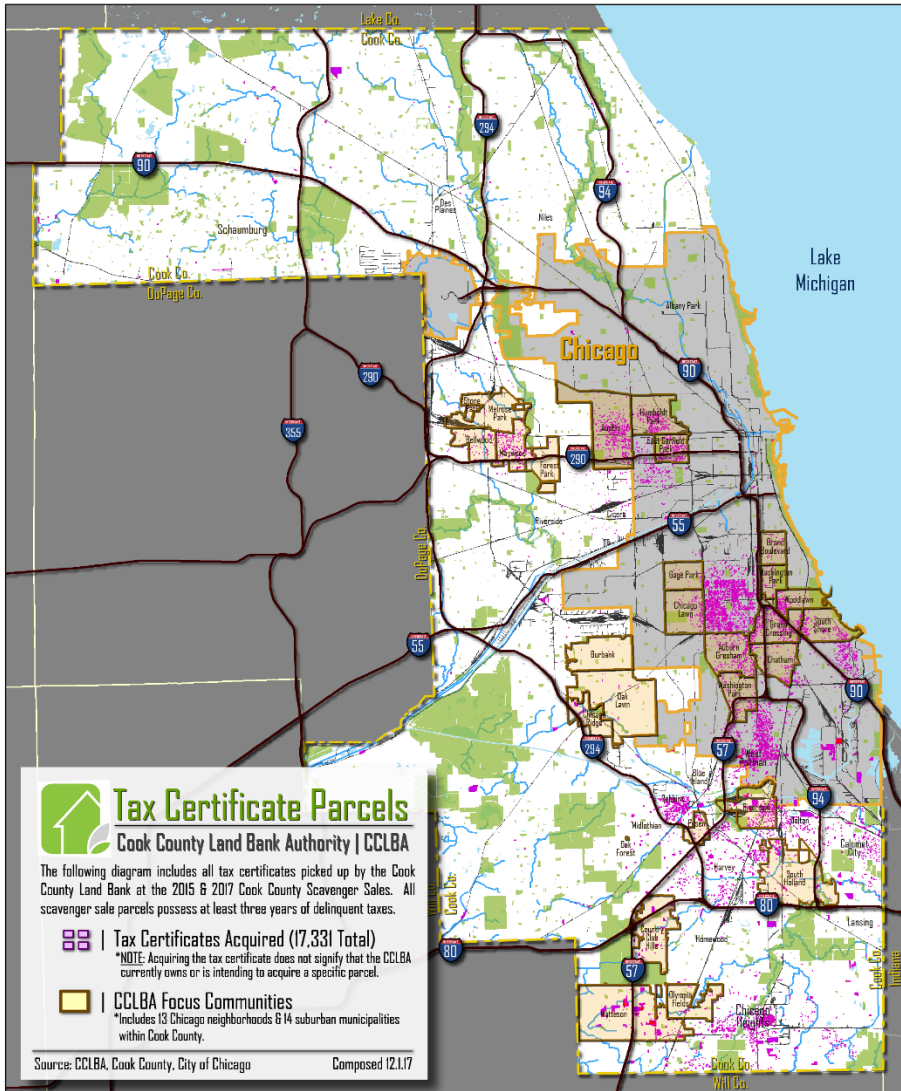
Project Name	Target Area & Timelines	Action Item
IFF Homan Square Initiative	<ul style="list-style-type: none"> <li>• 14 Targeted PINs in Homan Square</li> <li>• Hold for up to 36 Months</li> </ul>	<ul style="list-style-type: none"> <li>• In process of taking tax certificates to deed.</li> </ul>
The Berwyn Development Corporation	<ul style="list-style-type: none"> <li>• 4 Targeted PINs in Berwyn</li> <li>• Hold for up to 36 Months</li> </ul>	<ul style="list-style-type: none"> <li>• Two properties just received into inventory. In process of taking remaining tax certificates to deed.</li> </ul>
Chicago Neighborhood Initiatives (CNI)	<ul style="list-style-type: none"> <li>• North Pullman</li> <li>• Hold for up to 36 Months</li> </ul>	<ul style="list-style-type: none"> <li>• Working to close out Land Banking Agreement.</li> <li>• 13 properties acquired.</li> <li>• City of Chicago transaction approved in July 2020</li> </ul>
IFF West Cook	<ul style="list-style-type: none"> <li>• Maywood, Berwyn, Cicero, Bellwood, Forest Park</li> <li>• Extended for 36 Months</li> </ul>	<ul style="list-style-type: none"> <li>• Acquire land for new construction of affordable, accessible housing</li> </ul>

## Current Land Bank Agreements Status Report

Project Name	Target Area & Timelines	Action Item
By the Hand Kids Club	Central Austin	<ul style="list-style-type: none"> <li>14 tax certificate parcels targeted; 2 acquired and sold</li> </ul>
Go Green on Racine (IMAN, RAGE)	63rd & Racine, Englewood	<ul style="list-style-type: none"> <li>Identifying tax certificate properties in targeted area</li> </ul>
NeighborScapes Innovation Housing Initiative	Englewood	<ul style="list-style-type: none"> <li>3 scattered site building totaling 10-units</li> <li>Community Building Fellows</li> </ul>
SACRED Apartments Developer, LLC – Joint venture Interfaith Housing Development Corp. and Claretian Associates	92nd Street and Burley, South Chicago	<ul style="list-style-type: none"> <li>5 Parcels targeted</li> </ul>



# Tax Certificate Program - Activity



## Tax Certificate Program

Total # of Applications (As of 8/31)	<b>6,273</b>
Total # of Properties Applied (As of 8/31)	<b>2,195</b>
Total # of Acquisitions (As of 8/31)	<b>1,135</b>
Total # of Redemptions (As of 2/28)	<b>956</b>
Total Redemption Amount (As of 2/28)	<b>~\$11.9 mm</b>



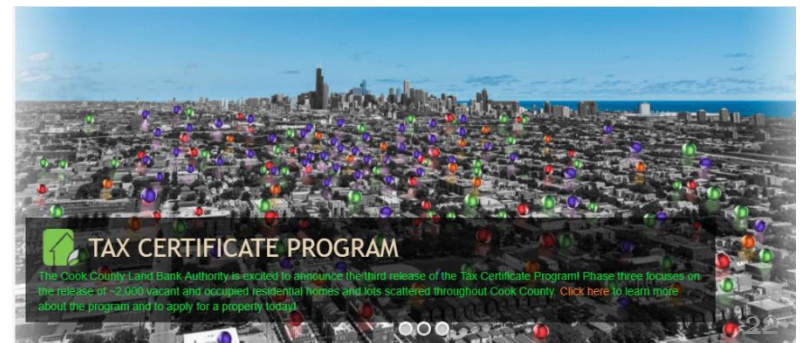
# Tax Certificate Program - Status

## Tax Certificate Status (As of 8/31/2020)

STATUS OF CERTIFICATE/DEED	*Expected Months From Acquisition	TOTAL	Residential Structures	Commercial/Industrial Structures
Tax Deeds Recorded	-	<b>1,135</b>	<b>270</b>	<b>62</b>
Tax Deeds Issued/Approved but not Recorded (Working through Point of Sale Requirements)	0-2 Months	<b>642</b>	<b>25</b>	<b>264</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	3-6 Months	<b>229</b>	<b>50</b>	<b>133</b>
Certificates – Outstanding Prove-Up Hearings	7-10 Months	<b>0</b>	<b>0</b>	<b>0</b>
Certificates – Cases Filed (Scheduled Court Call)	11-12 Months	<b>1,664</b>	<b>948</b>	<b>189</b>
Certificates Submitted – Pending Filing	12+ Months	<b>888</b>	<b>272</b>	<b>334</b>
<b>*NOTE:</b> Expected months from acquisition is heavily dependent on the Clerk of the Circuit Court, CC Recorder's Office, & legal counsel's capacity.		<b>TOTAL</b>	<b>4,558</b>	

## 2015 Scav Sale – Outstanding Certs

Tax Deeds Issued/Approved but not Recorded (Working through Point of Sale Requirements)	<b>280</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	<b>9</b>
Certificates – Outstanding Prove-Up Hearings	<b>1</b>



### **Acquire 700 Properties (on track)**

- Portfolio acquisitions based on location and community impact

### **Execute Scavenger Sale Acquisitions and Dispositions**

- Vacant Lots/Commercial/Industrial/Multifamily/Single Family
- Identify and implement strategies for building a more efficient and predictable process for taking tax certificate properties to deed

### **Sell 225 Properties (revised down due to COVID-19)**

- Work with existing developer pool, homebuyers, and new development partners

### **Homebuyer Direct Program**

- Direct partnerships with banking partners and housing counseling agencies
- 160 homes through this program since inception

### **Proactively Acquire Properties via Deed-in-Lieu/Abandonment/Forfeiture Cases/ TBI De-Conversions**

- Partner with the City of Chicago's Department of Planning and Development, Department of Law and Department of Buildings

### **Relocate and Execute Hiring Plan**

- Currently space constrained; Moving to another floor with expanded floorplan will enable additional hires
- Hired new Acquisitions Specialist; posting for Administrative Assistant position
- Received Bureau of Human Resources approval for new Deputy Director position