

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

Robert Rose, Executive Director

June 17, 2021



This report covers:

- Announcements
- Recognition/Media
- COVID-19 Challenges
- Core Business Activities
- Current Commercial Projects
- Scavenger Sale
- FY2021 Focus

# Welcome New Board Director Appointee









BLOCK  
Club  
CHICAGO

## A West Side Fashion Brand Almost Lost Its Store Because Of The Landlord's Unpaid Taxes — So It Bought The Building



Owning the property gives Fort Maner much more stability, and the owners won't have to worry about rising rents or issues with a landlord. It also gives the entrepreneurs more opportunity to build out the store since they'll be investing in their own building, rather than one that belongs to somebody else, Hunter said.

"I can do what I want. I can make my place bigger. I can hire more people from the community," Hunter said. "It means the world to me."



## Preckwinkle Announces Plan for More Affordable Housing



They announced their support for the proposal at the ribbon cutting for a newly renovated, multi-unit apartment building that had languished vacant for 15 years, harboring illegal activity and dragging down surrounding property values in Chicago's Englewood neighborhood. The Land Bank and a local developer transformed 6429 S. Stewart Ave. into 42 units of affordable housing. The HRCR Act attacks the cycle of abandonment and disinvestment in key ways. It changes tax penalties from a predatory rate, making it easier for homeowners to pay delinquent tax bills; and it helps municipalities save abandoned properties more quickly, stopping the cycle of vacancy, blight, crime and disinvestment as exemplified by the Stewart building.





## Restoration Of 35 Historic But Vacant Pullman Row Houses Underway



The effort to restore the homes got a boost in July when the City Council approved a \$900,000 grant. The project is a joint effort between the city, the Cook County Land Bank, the Chicago Neighborhood Initiatives nonprofit and a private developer.



## Push for Statewide Homeowner Relief bill gets county board and suburban mayors support



Chatka Ruggiero, board member and past president of the Animal Care League, understands the frustration of seeing the building next door fall into disrepair and the joy of finally rescuing the property. "For years, we watched the building right next to us sit empty, full of weeds, while we needed space to expand," Ruggiero said. "The Land Bank made it possible for us to grow our operations and care for more animals in our community."

## **Property Acquisition and Sales**

- Met with the County Clerk to address the backlog of documents that must be recorded. Significant increase in recordings since March 2021.

## **Community Developers**

- Delays in labor availability and permit inspections
- Material costs have increased up to 400% since January 2021

# SLIDE FROM MY 1<sup>ST</sup> BOARD MEETING



## Program Updates: Core Business Activities

2015 Core Business Activities (12/1/14 to 4/30/15)				
	Pipeline	In Progress	Completed	2015 Output Goals
Acquisition	55	41	26	200
Disposition	45	5	6	75
Demolition	30	8	0	40

### Neighborhood Stabilization Initiative (4/15/15 to 4/30/15)

- 282 properties presented
- 40 interested properties
- 5 properties submitted offers
- 0 properties accepted offer



# Core Business Activities

## 2021 Core Business Activities (December 1, 2020 – May 31, 2021)

	Prospects	In Progress	Completed	2021 Goals	% Goal
Acquisition	3,195	3,732	344	800	43%
Disposition	4,206	57	120	250	48%
Demolition	431	13	1	40	3%
Rehab	1,373	392	110	300	37%

## Cumulative Core Business Outcomes (as of 5/31/2021)

Community Wealth	\$114,367,630	\$134,000,000	85%
Scavenger Sale – County Redemptions	\$14,496,230	1,122	---

## Cumulative Core Business Activities (as of 5/31/2021)

Acquisition	<b>2,646</b>	Demolition	<b>149</b>
Disposition	<b>1,222</b>	Rehab	<b>819</b>
Inventory	<b>1,424</b>	Reoccupied	<b>769</b>

# Acquisitions: Breakdown

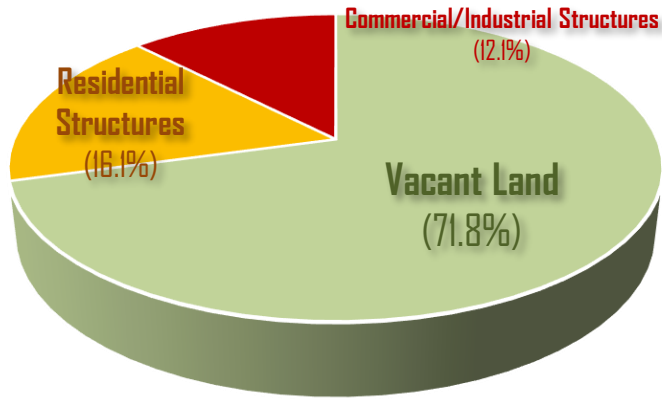
FY 2021 ACQUISITION PIPELINE (as of 5/31/2021)				
PROSPECTS	IN PROCESS	COMPLETED	SOURCE	NOTES
0	0	0	NCST/NSI	Neighborhood Community Stabilization Trust/National Stabilization Initiative
0	0	0	HUD	Housing & Urban Development (HUD) - Direct Purchase
13	3	1	Community First	Fannie Mae/Freddie Mac Community First Program
3	0	0	Public/Private Donations	Donations from Individuals/Municipalities
0	0	1	Private Purchases	Land Bank purchases from private entities
0	0	0	Bank Properties	Bank-Owned Purchases/Donations
0	0	0	Foreclosure	Foreclosed Mortgages/Liens
1	1	5	Forfeiture	Demolition, Nuisance Abatement, Troubled Buildings
16	1	4	Deed-in-Lieu	Properties deeded over to Land Bank as an alternate to forfeiture.
44	4	1	OTC Tax Sale	Tax Delinquent Properties acquired via Cook County Clerk
3,118	3,723	332	Scavenger Sale	2015/2017/2019 Tax Scavenger Sales ( <b>26,520</b> Certificates Acquired)
<b>3,195</b>	<b>3,732</b>	<b>344</b>	<b>TOTAL</b>	

# Dispositions: Breakdown

FY 2021 DISPOSITION PIPELINE (as of 5/31/2021)		
IN PROCESS	COMPLETED	END USER CLASSIFICATION
14	1	Not-for-Profit (NFP) Organizations
35	70	Community Developers
0	0	Faith-Based Organizations
2	4	Business Owner
3	25	Homebuyers
3	20	Municipality/Gov't Entity
<b>57</b>	<b>120</b>	<b>TOTAL</b>



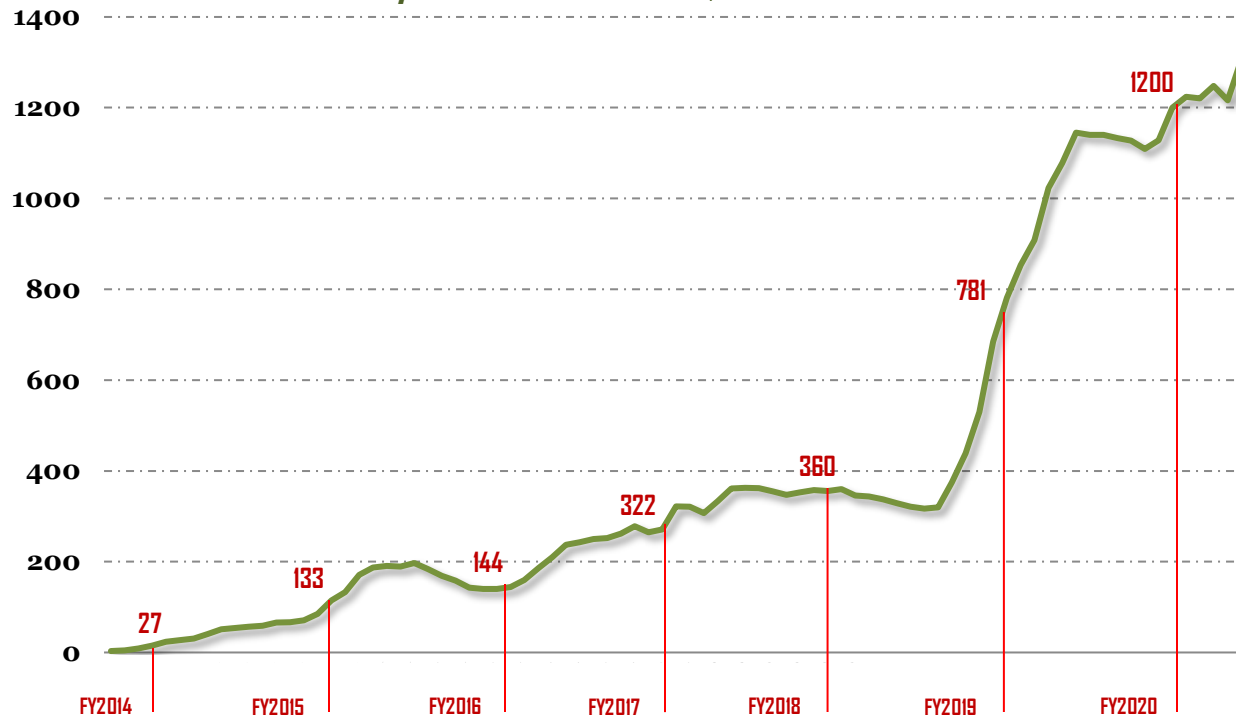
# Inventory: Breakdown



## Current Inventory Breakdown (as of 5/31/2021)

LAND USE TYPE	TOTAL
Vacant Land	1,022
Residential Structures	229
Commercial/Industrial Structures	173
<b>TOTAL</b>	<b>1,424</b>

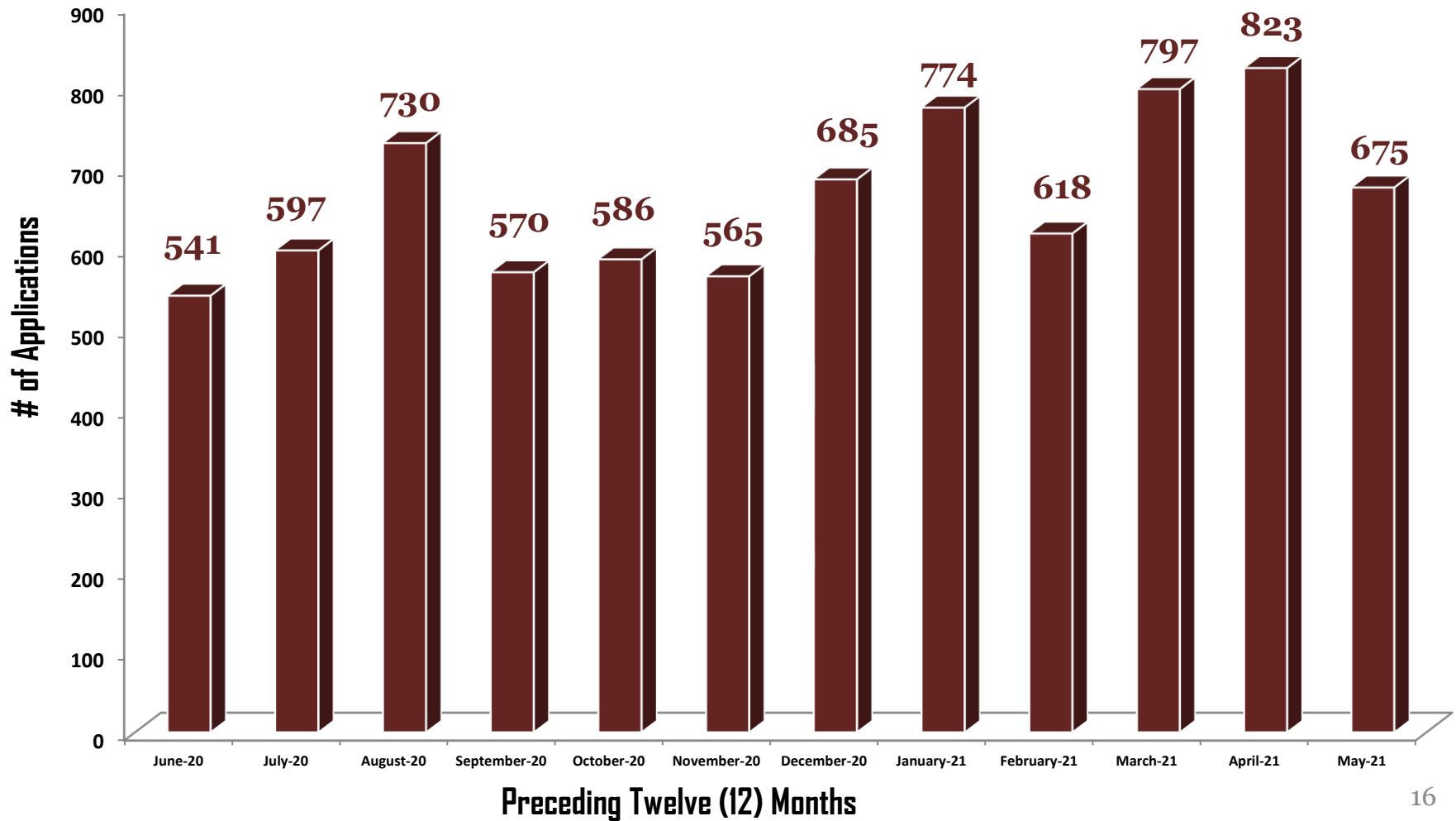
## Monthly Breakdown (June '14 - May '21)



# Applications: Monthly Breakdown

## Number of Applications Received | 12-Month Review

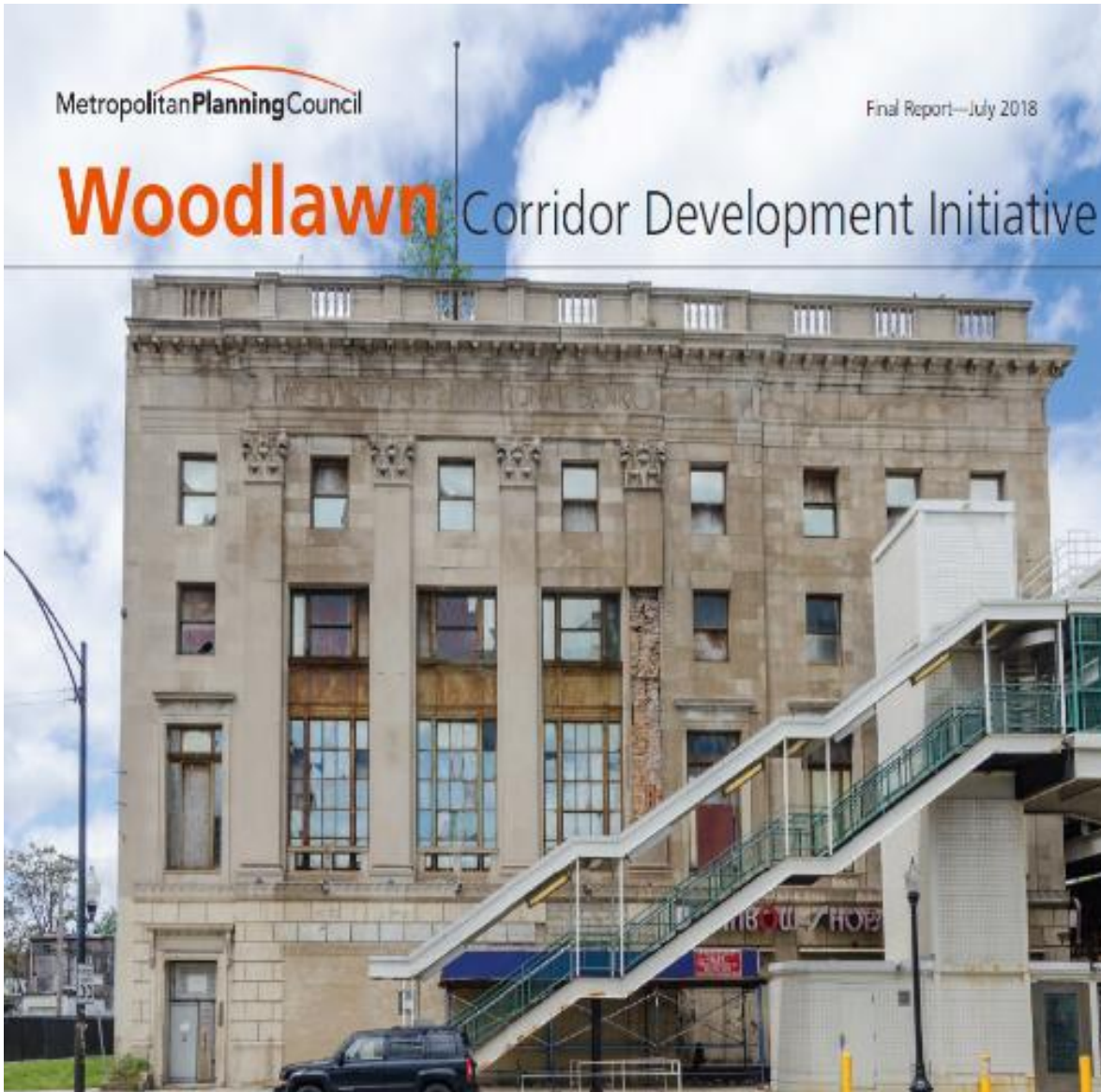
Total # of Applications | 25,040



Metropolitan Planning Council

Final Report—July 2018

## Woodlawn Corridor Development Initiative



### **BOARD OF DIRECTORS APPROVAL:**

**Awarded to Revive 6300 LLC,  
now Thrive Woodlawn LLC**

### **CONYENANCE TO DEVELOPERS:**

**Initial funding fell through,  
pursuing alternate funding  
sources**



# Harvey Hotel Chicago China Gateway



- Demolition, foundation removal and site work complete.



- Final two parcel acquisitions in process, looking to sell property to developer in 4<sup>th</sup> Quarter 2021.



# 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.
Zenith Building	6001 W Dickens	Buyer identified, seeking Board approval
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. There are 6 interested homeowners. Of the 6 interested parties, 1 property acquired.
Robbins Park	Stormwater Solution which includes wetlands, lakes, parks, and playfields.	7 Parcels acquired 2/18/2021. Awaiting conveyance resolution from Village of Robbins.

## Current Land Bank Agreements Status Report

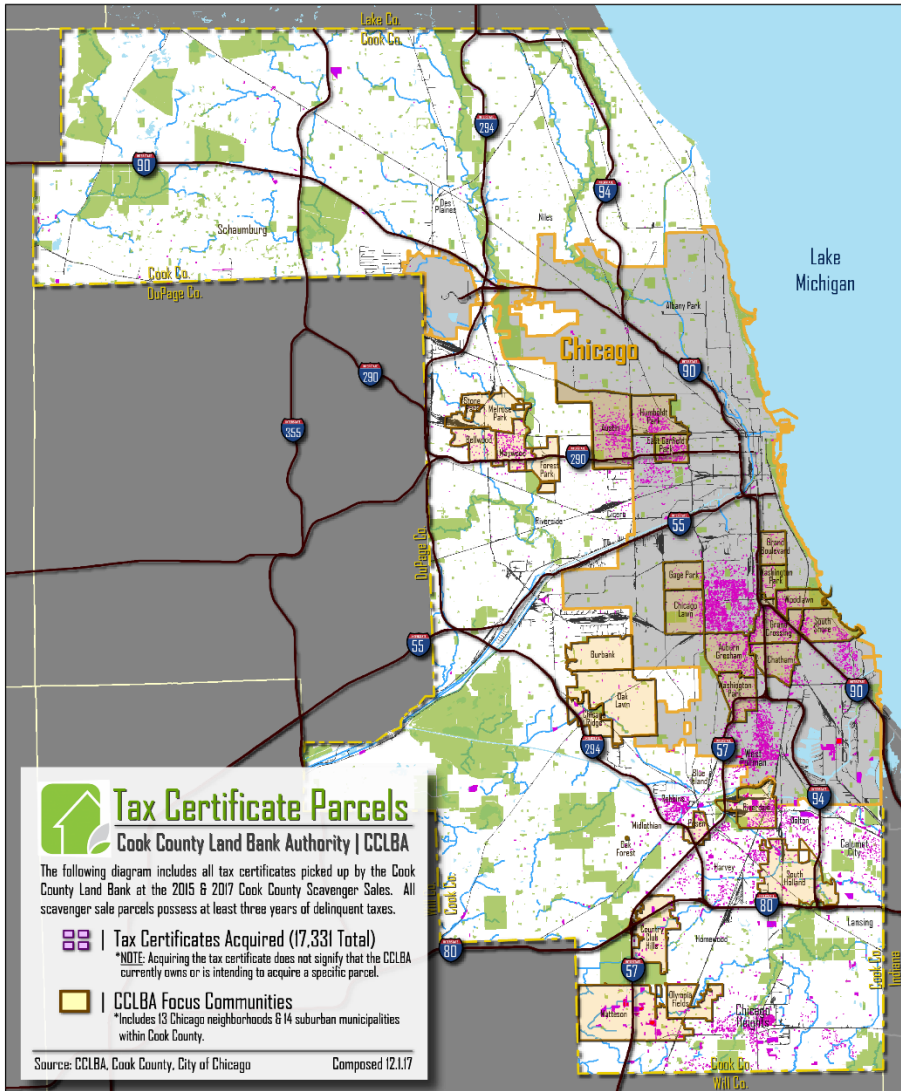
Project Name	Target Area & Timelines	Action Item
IFF Homan Square Initiative	<ul style="list-style-type: none"> <li>• 14 Targeted PINs in Homan Square</li> <li>• Hold for up to 36 Months</li> </ul>	<ul style="list-style-type: none"> <li>• In process of taking tax certificates to deed.</li> </ul>
The 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 sold to BDC. Two properties in process of being sold to BDC.</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>• Hold for up to 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

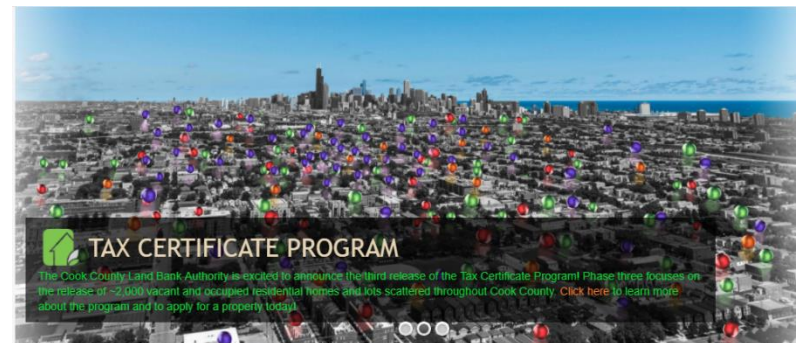
Project Name	Target Area & Timelines	Action Item
By the Hand Kids Club	Central Austin	<ul style="list-style-type: none"> <li>14 tax certificate parcels targeted. 2 acquired and sold to By the Hand</li> </ul>
IMAN	Go Green on Racine, 63rd & Racine, Englewood	<ul style="list-style-type: none"> <li>Identifying tax certificate properties in targeted area</li> </ul>
NeighborScapes Innovation Housing Initiative	Englewood	<ul style="list-style-type: none"> <li>7 scattered site building totaling 10-units. Designed for Community Building Fellows</li> </ul>
SACRED Apartments Developer, LLC –	92nd Street and Burley, South Chicago	<ul style="list-style-type: none"> <li>5 Parcels targeted</li> </ul>
WIN Recovery	Various locations	<ul style="list-style-type: none"> <li>Confirming target list</li> </ul>

# Tax Certificate Program - Activity



## Tax Certificate Program

Total # of Applications (As of 5/31)	<b>6,286</b>
Total # of Properties Applied (As of 5/31)	<b>2,228</b>
Total # of Acquisitions (As of 5/31)	<b>1,599</b>
Total # of Redemptions (As of 3/13)	<b>1,122</b>
Total Redemption Amount (As of 3/13)	<b>~\$14.5 mm</b>



# Tax Certificate Program - Status

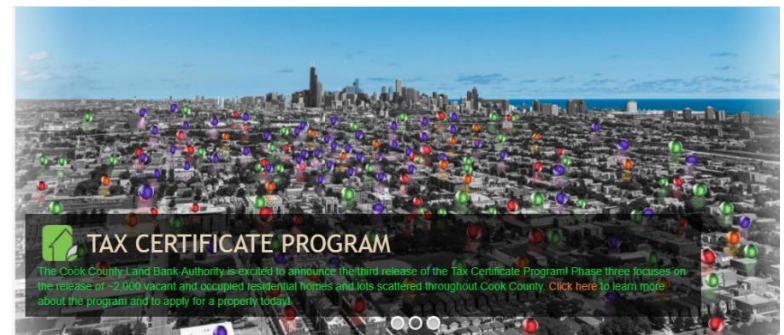
## Tax Certificate Status (As of 5/31/2021)

STATUS OF CERTIFICATE/DEED	*Expected Months From Acquisition	TOTAL	Residential Structures (Subset)	Commercial/ Industrial Structures (Subset)
Tax Deeds Recorded	-	<b>1,599</b>	<b>266</b>	<b>198</b>
Tax Deeds Issued/Approved but not Recorded (Working through Point of Sale Requirements)	0-2 Months	<b>250</b>	<b>35</b>	<b>114</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	3-6 Months	<b>1,166</b>	<b>713</b>	<b>119</b>
Certificates – Outstanding Prove-Up Hearings	7-10 Months	<b>142</b>	<b>14</b>	<b>31</b>
Certificates – Cases Filed (Scheduled Court Call)	11-12 Months	<b>719</b>	<b>106</b>	<b>265</b>
Certificates Submitted – Pending Filing	12+ Months	<b>1,446</b>	<b>296</b>	<b>99</b>
<b>TOTAL</b>		<b>5,322</b>		

**\*NOTE:** Expected months from acquisition is heavily dependent on the Clerk of the Circuit Court, CC Recorder's Office, & legal counsel's capacity.

## 2015 Scav Sale – Outstanding Certs

Tax Deeds Issued/Approved but not Recorded (Working through Point of Sale Requirements)	<b>83</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	<b>3</b>
Certificates – Outstanding Prove-Up Hearings	<b>0</b>



### **Acquire 800 Homes**

- 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 250 Properties**

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

### **Homebuyer Direct Program**

- Direct partnerships with banking partners and housing counseling agencies

### **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

# Board of Directors Meeting Cook County Land Bank Authority Final Acknowledgments!!

Robert Rose, Executive Director

June 17, 2021

