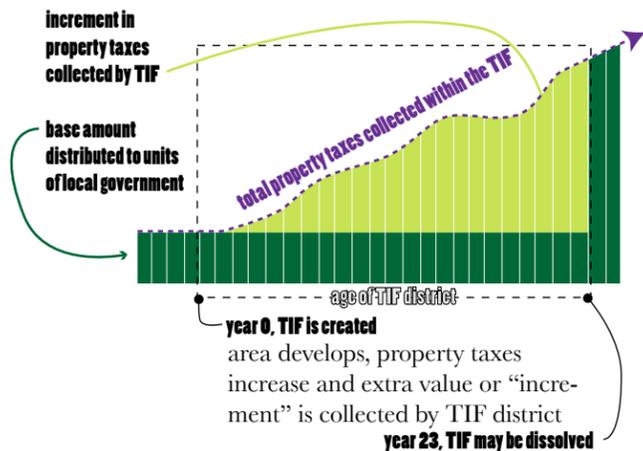


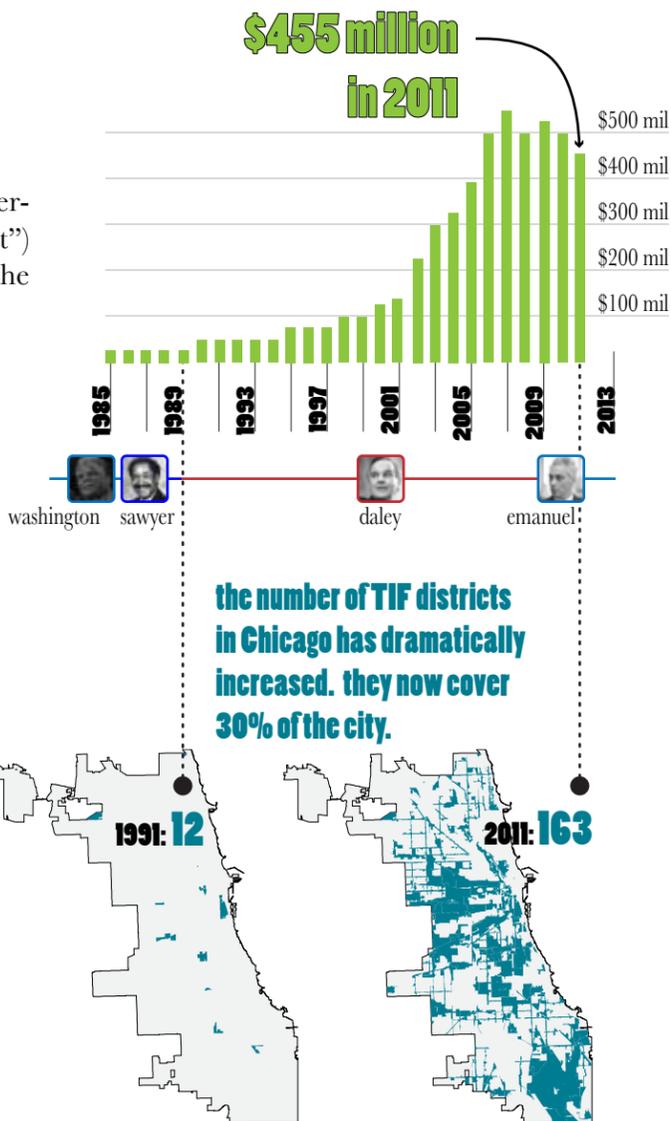
What is a TIF?

Tax Increment Financing (TIF) Districts are a *big deal* in Chicago and a *very big deal* in your ward. TIF districts were originally created to give subsidies and public resources to private businesses to help them with construction projects and developments. They were intended to spur development in our poorest and most blighted communities.



how much have TIFs collected?

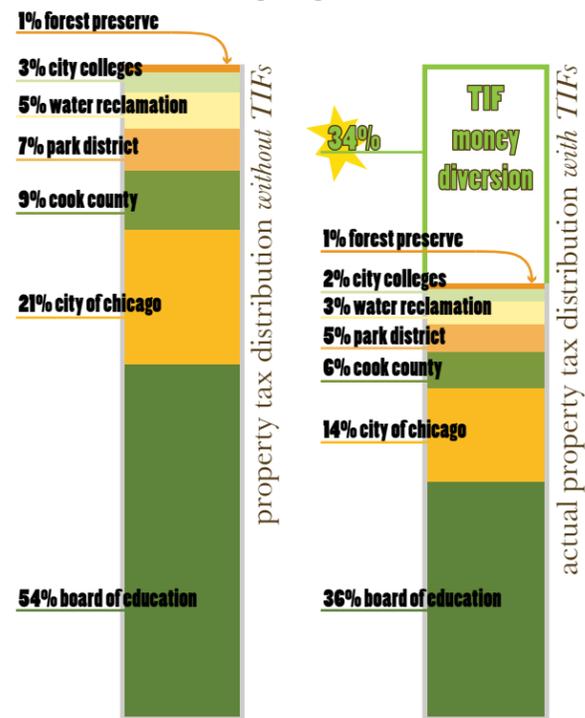
In 2011 TIFs extracted **\$455 million** in property taxes from the TIF districts across the city. The 280 suburban TIF districts diverted \$275 million. In total, the 443 TIF districts in Cook County captured **\$729 million** in property taxes in 2011.



how does a TIF work?

When a TIF district is created, all the property taxes generated by the district in that year (called the "base amount") are tallied. After that, all property tax increases above the base (the "increment") are channeled to the TIF district.

City Wide Distribution of Property Taxes (2011)



at the end of 2011, there was **\$1.7 billion** left in TIF bank accounts ... yet the City claimed a budget deficit of **\$636 million** at the start of 2012.

residents of englewood: have you seen your \$44 million?

TOTAL AMOUNT OF PROPERTY TAXES COLLECTED BY THE ENGLEWOOD NEIGHBORHOOD TIF FROM 2001 THROUGH 2011.

NEVER BEFORE REPORTED!

a percentage of your property taxes is taken from TIFs, yet this this is what your property tax bill looks like:

PAY ONLY THIS AMOUNT

\$ 1,205.37

BY 12/01/09 (on time)

2008 Second Installment Property Tax Bill

Property Index Number (PIN) Volume Code Tax Year (Payable in) Township

-0000 431 72082 2008 (2009) LAKE

IF PAID LATE 12/02/09 - 01/01/10 IF PAID LATE 01/02/10 - 02/01/10 IF PAID LATE 02/02/10 - 03/01/10

\$ 1,223.45 \$ 1,241.53 \$ 1,259.61

THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF: \$ 840.27 ON 02-27-09

LATE PENALTY IS 1.5% PER MONTH, BY STATE LAW.

PAY THIS BILL AT COOKCOUNTYTREASURER.COM OR ANY CHASE BANK.

Property location and classification for this PIN

S UNION AVE CHICAGO IL 60621 2519 Property Classification 2-11

Taxing District	2008 Tax	2008 Rate	2008 %	Pension	2007 Tax	2007 Rate
MISCELLANEOUS TAXES						
Metro Water Reclamation District	107.04	0.252	5.23%	6.37	88.50	0.283
Park-Museum/Aquarium Bond	6.37	0.015	0.31%		6.08	0.018
Chicago Park District	130.83	0.308	8.40%	5.09	119.40	0.337
Miscellaneous Taxes Total	244.24	0.575	11.94%		207.98	0.618
SCHOOL TAXES						
Chicago School Finance Authority	0.00	0.000	0.00%		30.62	0.091
Board of Education	1,050.01	2.472	51.33%		869.21	2.583
Chicago Community College Dist 508	66.28	0.156	3.24%		53.51	0.158
School Taxes Total	1,116.27	2.628	54.57%		953.34	2.833
MUNICIPALITY/TOWNSHIP TAXES						
TIF-Chicago-Englewood	***	***	***		0.00	0.000
Chicago School Bldg & Imp Fund	49.70	0.117	2.43%		0.00	0.000
Chicago Library Fund	43.33	0.102	2.12%		13.48	0.040
City of Chicago	304.18	0.928	19.27%	178.39	337.88	1.004
Municipality/Township Taxes Total	487.21	1.147	23.82%		351.32	1.044
COOK COUNTY TAXES						
Cook County Forest Preserve District	21.66	0.051	1.06%	0.42	17.84	0.053
County of Cook	95.13	0.224	4.84%	29.30	62.57	0.186
Cook County Public Safety	44.80	0.105	2.18%		56.23	0.167
Cook County Health Facilities	38.53	0.091	1.79%		31.30	0.093
Cook County Taxes Total	197.92	0.468	9.67%		167.91	0.498
<i>(Do not pay these totals)</i>						
	2,045.84	4.816	100.00%		1,680.59	4.994

2007 Assessed Value 20,975

2008 Property Value 131,094

2008 Assessment Level X 16%

2008 Assessed Value 20,975

2008 State Equalization Factor X 2.9788

2008 Equalized Assessed Value (EAV) 62,478

2008 Local Tax Rate X 4.810%

2008 Total Tax Before Exemptions 3,008.84

Homeowner's Exemption 963.20

Senior Citizen Exemption 00

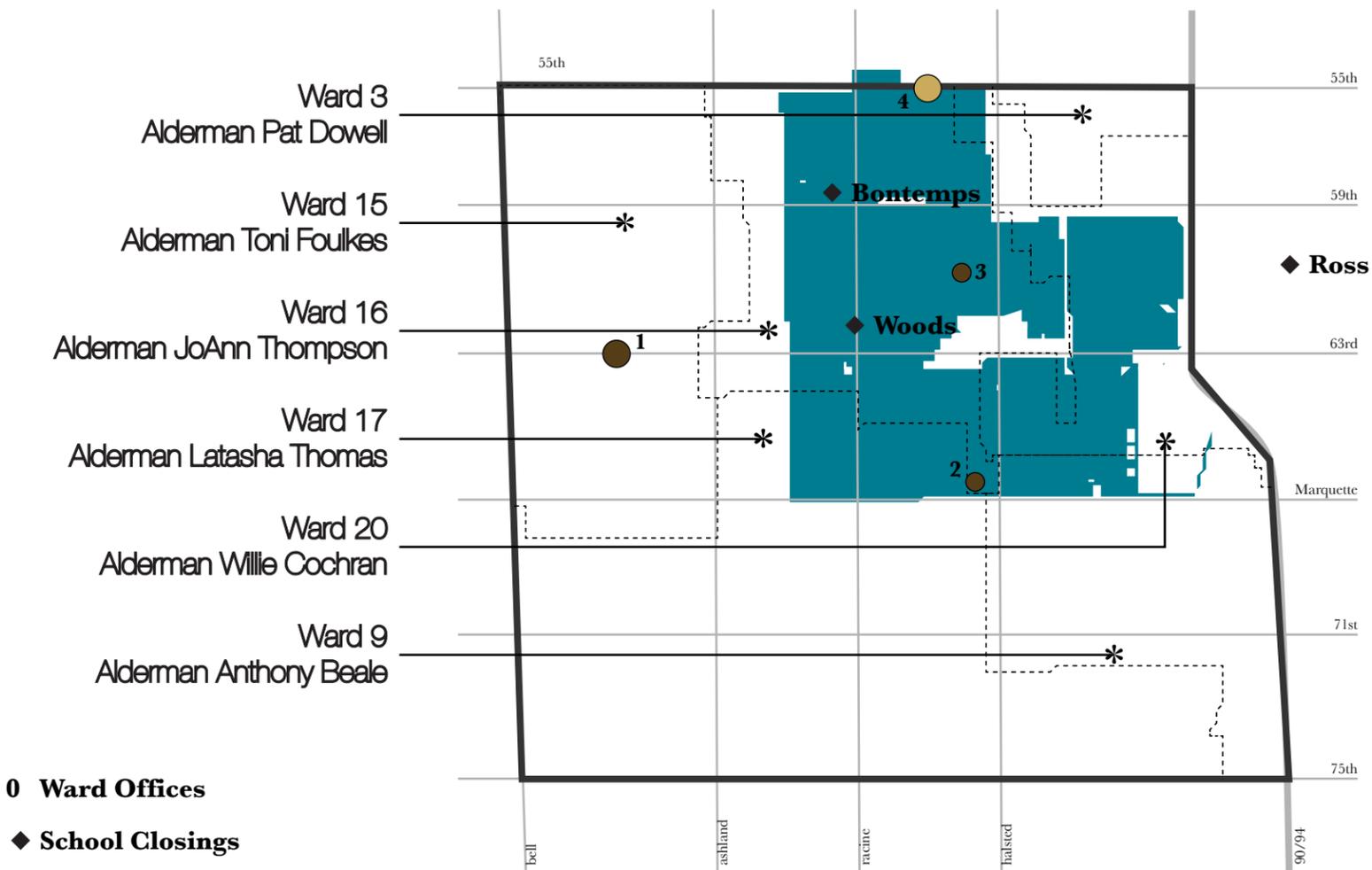
Senior Assessment Freeze Exemption 00

2008 Total Tax After Exemptions 2,045.84

KEEP UPPER PORTION FOR YOUR RECORDS

follow us @civiclabcchicago and @tifreport

the Englewood TIF took **\$5 million** in property taxes in 2011*



* These are preliminary findings and are subject to change. We are refining our data collection and analysis methods.

WHERE HAS THE MONEY GONE? (inception of TIF program through 2010)

- under \$1million ○ \$1million-\$4.9million ○ \$5million-9.9million

→ to help us investigate further, go to tifreports.com

58% public

42% non-profit

- 1 Holmes Elementary
- 2 Nicholson Elementary
- 3 Benjamin Mays Academy

- 4 Englewood Community Development Corp., Inc.
- Neighborhood Improvement Program (various homes)

is **this** the best way to spend the property taxes collected by the TIF districts?

with **\$24 million** to spend,
what would you do to improve englewood?

* \$24,047,684 was left in the bank account of the Englewood Neighborhood TIF at the end 2011.

LEARN MORE!
CONTACT US!
SUPPORT OUR WORK!

- invest in the CivicLab and the TIF Illumination Project
- sign our petition to put TIFs on the property tax bill
- volunteer
- give us feedback and suggestions
- investigate TIFs in your ward

tifreports.com/support-us

our mission:



We are a group of volunteers who have an interest in finding out how Tax Increment Financing (TIF) districts work in Chicago and Cook County. We want to tell the story of how they impact Chicago on a ward-by-ward basis. We understand that TIFs extract property taxes from the ward and also return them to the ward in the form of projects and grants. Some of the property taxes collected from the ward return to the ward as awards to private developers and businesses and some of those taxes return in the form of new public buildings, projects and structural improvements. How much is taken and how much is returned and for what purposes? Those are the questions we are seeking to answer.

brought to you by:



civiclub.us

The CivicLab is a social enterprise that brings together activists and educators with technology experts and designers to build new tools that result in smarter civic education projects, more effective community improvement efforts and deeper initiatives that investigate and expose the workings of local government. We seek to investigate civic matters, educate citizens and activate public engagement. We can always use volunteers who are able to investigate, design, code, illustrate, explain, teach, train and produce events. Visit us online at civiclub.us, or email us at info@civiclub.us.