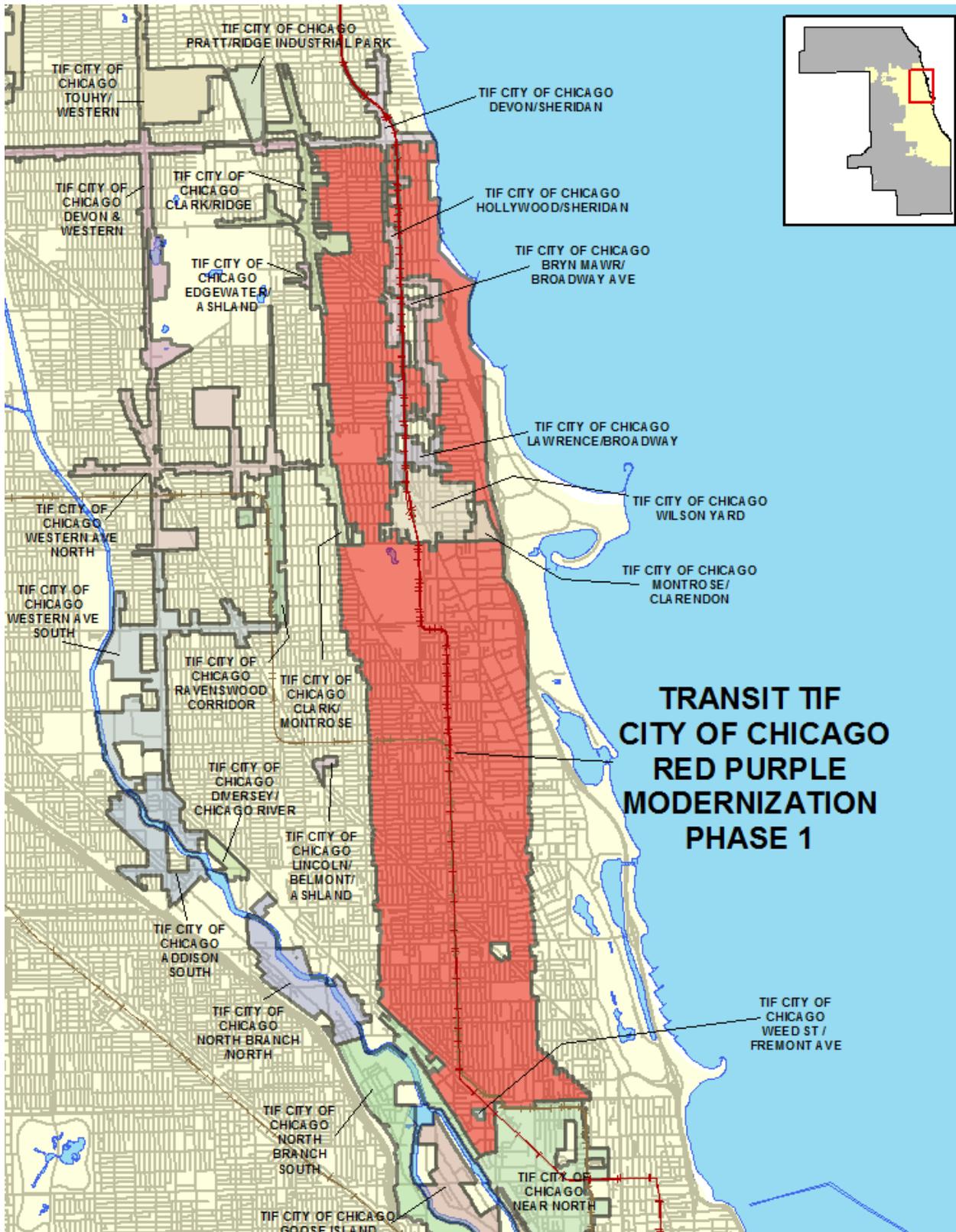


# City of Chicago Transit TIF – Red Purple Modernization Phase 1 (RPM1)

## Fact Sheet

### Overview of RPM1 Transit TIF

- Intended to fund transit improvements along CTA rail lines on the north side of Chicago and repay federal loans
- First Transit TIF in Illinois – adopted by City Council November 30, 2016
- Located along CTA Red and Purple line tracks on north side from North Ave to Devon Ave
- Approximately 5 square miles

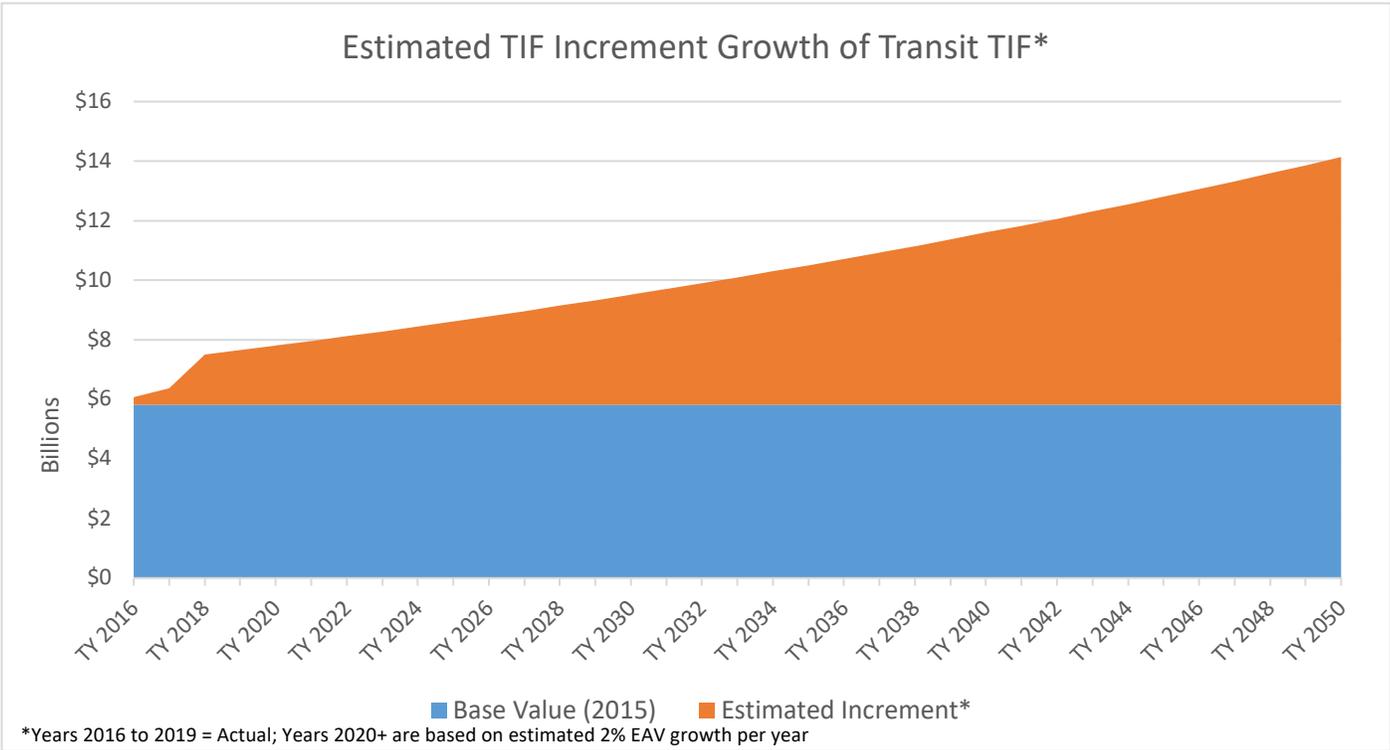


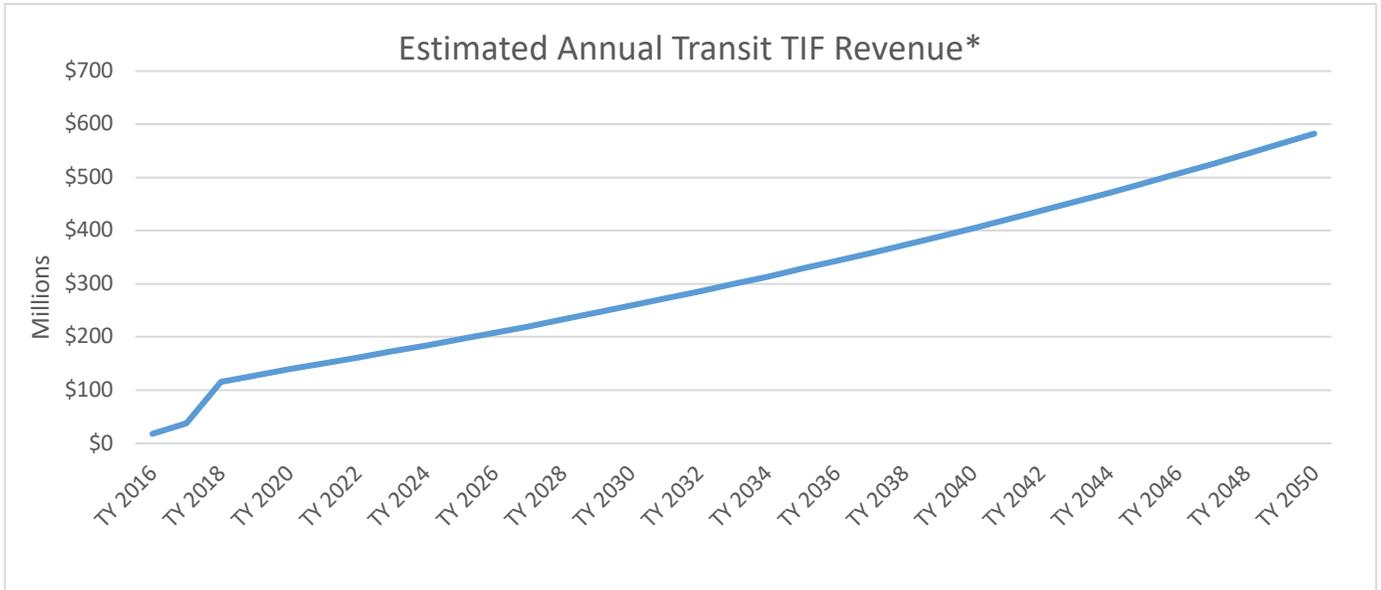
### Transit TIF Revenue in 2019

TIF Revenue is calculated by multiplying the Incremental value in the TIF (the current taxable value of the TIF minus the base or “frozen” value of the TIF at the time of its inception) by the composite tax rate of the properties within the TIF.

Total Current Taxable Value in the TIF		7,660,000,000
- Total Original (Frozen) Taxable Value in the TIF	-	5,820,000,000
= Total Incremental Value in the TIF	=	1,840,000,000
x Annual Tax Rate of Properties in the TIF	x	6.9%
= Annual TIF Revenue	=	\$127,600,000.00

The graph below shows an estimate of value growth which could occur within the RPM1 Transit TIF over its 35-year lifespan.

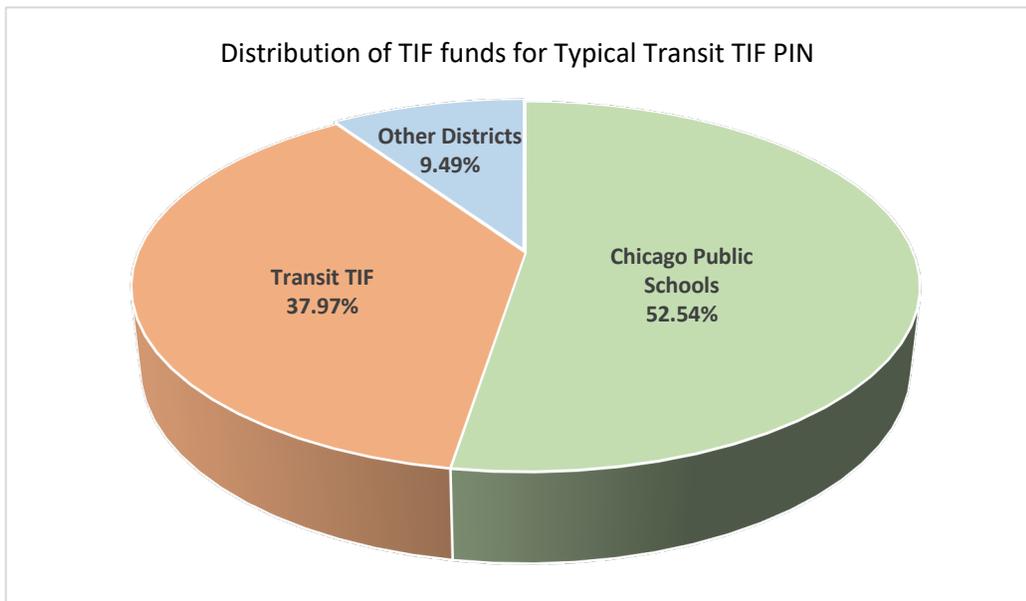




\*Years 2016 to 2019 = Actual; ears 2020+ are based on estimated 2% value increase per year and estimated 7% annual tax rate  
 Total Incremental revenue – includes portion to be distributed to other tax districts

### Unique Statutory Rules for Transit TIFs

- May run for 35 years (rather than 23 years for traditional TIFs)
- No “blight” requirement (65 ILCS 5/11-74.4-8)
- A portion of Transit TIF revenues are distributed to other Taxing Districts in addition to annual tax levies:
  1. CPS receives their proportionate share of TIF revenue<sup>1</sup>
  2. 80% of non-CPS portion is distributed to Transit TIF
  3. 20% of non-CPS portion is distributed proportionally to other taxing districts



<sup>1</sup> CPS proportionate share of Transit TIF revenue is based on the annual tax rate for CPS compared to the total composite tax rate of all taxing districts servicing Transit TIF properties. (Example: 2019 CPS rate =3.620% and Chicago General Composite Rate = 6.890% making CPS 52.54% of the overall tax rate.)

## Transit TIF Tax Bills

A typical second installment property tax bill shows the breakdown of where your taxes go, including the portion, if any, going to TIF.

TAXING DISTRICT BREAKDOWN					
Taxing District	2019 Tax	2019 Rate	2019 %	Pension	2018 Tax
<b>MISCELLANEOUS TAXES</b>					
Metro Water Reclamation Dist of Chicago	647.18	0.389	4.58%	67.80	627.61
Parks-Museum/Aquarium Bond	0.00	0.000	0.00%		0.00
Chicago Park District	542.36	0.326	3.84%	25.23	523.00
<b>Miscellaneous Taxes Total</b>	<b>1,189.54</b>	<b>0.715</b>	<b>8.42%</b>		<b>1,150.61</b>
<b>SCHOOL TAXES</b>					
Board of Education - TIF Transit RPM1	1,715.28	0.000	12.14%		0.00
Board of Education Chicago	5,708.18	3.620	40.40%		5,629.41
Chicago Community College District	247.89	0.149	1.75%		232.97
<b>School Taxes Total</b>	<b>7,671.35</b>	<b>3.769</b>	<b>54.29%</b>		<b>5,862.38</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
City of Chicago - TIF Transit RPM1	1,239.22	***	8.77%		3,136.71
Chicago School Bldg & Imp Fund	281.16	0.169	1.99%		215.54
Chicago Library Fund	201.30	0.121	1.42%		175.92
City of Chicago	2,666.92	1.603	18.87%	1,766.21	2,480.30
<b>Municipality/Township Taxes Total</b>	<b>4,388.60</b>	<b>1.893</b>	<b>31.05%</b>		<b>6,008.47</b>
<b>COOK COUNTY TAXES</b>					
Cook County Forest Preserve District	98.16	0.059	0.70%	3.15	95.10
County of Cook	483.75	0.275	3.43%	159.27	505.56
Cook County Public Safety	222.93	0.134	1.58%		194.94
Cook County Health Facilities	74.86	0.045	0.53%		74.49
<b>Cook County Taxes Total</b>	<b>879.70</b>	<b>0.513</b>	<b>6.24%</b>		<b>870.09</b>
<b>(Do not pay these totals)</b>	<b>14,129.19</b>	<b>6.890</b>	<b>100.00%</b>		<b>13,891.55</b>

The statute authorizing Transit TIFs stipulates that part of the incremental revenue generated by the Transit TIF should go to other taxing districts. The amount directed to CPS is displayed on Transit TIF tax bills as “Board of Education – TIF RPM1” in the School Taxes section of the bill.

<b>SCHOOL TAXES</b>			
Board of Education - TIF Transit RPM1	1,715.28	0.000	12.14%
Board of Education Chicago	5,708.18	3.620	40.40%
Chicago Community College District	247.89	0.149	1.75%
<b>School Taxes Total</b>	<b>7,671.35</b>	<b>3.769</b>	<b>54.29%</b>

The amount going to the TIF itself is displayed as “TIF Transit City of Chicago-Rpm1” in the Municipality/Township Taxes section of the bill.

<b>MUNICIPALITY/TOWNSHIP TAXES</b>			
City of Chicago - TIF Transit RPM1	1,239.22	***	8.77%
Chicago School Bldg & Imp Fund	281.16	0.169	1.99%
Chicago Library Fund	201.30	0.121	1.42%
City of Chicago	2,666.92	1.603	18.87%
<b>Municipality/Township Taxes Total</b>	<b>4,388.60</b>	<b>1.893</b>	<b>31.05%</b>

## 2019 Distribution of Transit TIF Revenue by Taxing District

District Name	Revenue from Transit TIF Tax Year 2018	Revenue from Transit TIF Tax Year 2019
Cook County	\$1,652,554.30	1,663,838.75
Forest Preserve District	\$202,767.40	\$216,225.74
City of Chicago	\$6,123,575.44	\$6,937,547.93
Chicago Special Service Area 8-2011	\$57,096.17	\$65,079.19
Chicago Special Service Area 9 (no levy 2018 or 2019)	\$0.00	\$0.00
Chicago Special Service Area 17-2011	\$70,811.71	\$96,761.66
Chicago Special Service Area 18	\$30,234.15	\$31,254.44
Chicago Special Service Area 22	\$2,071.66	\$2,502.16
Chicago Special Service Area 23	\$4,419.54	\$7,010.57
Chicago Special Service Area 26	\$7,012.46	\$10,004.46
Chicago Special Service Area 27-2011	\$8,505.93	\$9,845.24
Chicago Special Service Area 31	\$110.04	\$121.77
Chicago Special Service Area 34	\$23,539.09	\$28,365.41
Chicago Special Service Area 35-2011	\$10,249.37	\$18,131.65
Chicago City Colleges	\$496,780.14	\$546,061.62
Chicago Board of Education	\$60,019,150.06	\$66,333,659.57
Chicago Park District	\$1,115,220.69	\$1,194,738.84
Metropolitan Water Reclamation District	\$1,338,264.83	\$1,425,623.95
Transit TIF - Red Purple Modernization Phase 1	\$44,572,851.75	\$49,012,453.54
<b>Total Incremental Revenue Generated by Transit TIF</b>	<b>\$115,735,214.73</b>	<b>\$127,599,226.49</b>