

**ABC's of Opportunity Finance: Understanding TIFs, CDFIs, CDCs and More**  
**Panel 1 - Neighborhood-Based Tax Increment Finance**  
**Potential Topics for Discussion**  
**Bob Kunze, June 7, 2006**

**Chicago TIF Program**

143 TIFs, 20+ in the works  
All but 10 outside downtown area  
30% of City, 9% of property value  
TIF revenues

**Chicago Context/Why So Many TIFs**

Property tax based TIFs  
City of wards (50)  
Taxing districts  
TIFs are popular

**How TIF Is Used**

Area-wide & project specific TIFs  
Land assembly  
Public improvements  
Support private developments  
All manner of uses

**Community Input**

TIF creations  
TIF projects

**Neighborhood TIF Issues**

Lack of understanding  
Property tax increase  
Fear of acquisition  
Gentrification  
Affordable housing  
Community involvement  
TIF benefits to community  
Access to TIF funds  
Conflicting community goals  
Impacts on school funding

**Response to Neighborhood Issues**

Special community meetings  
TIF advisory groups  
Affordable housing requirements  
City  
Ward specific  
Access to TIF funds  
Job training programs  
Small business program  
Home improvement. prgm.  
Streamlined TIF application  
City compliance requirements  
Structuring Good Deals  
Financial analyses  
Protection of TIF investment

**Financing Neighborhood TIFs**

**Marketing of TIFs**

Retail Chicago  
World Business Chicago