Chicago Vacant Lots Revenue

Proposal prepared for the Harris School Center for Municipal Finance

And the NCPERS Public Pension Funding Forum

August 2025

Hassaan Ul Haq
Jack Honig
Lijie Shen
Melodie Slaughter

Our Team

Hassaan Ul Haq

Jack Honig

Lijie Shen

Melodie Slaughter

Project Overview

1. Why Vacant Lots Matter
2. Where the City Stands now
3. Barriers to Progress
4. Recommendation
5. Potential Revenue
6. Key Takeaways
7. Appendix

1. Why do Lot Vacancies Matter?

Background

Background

Chicago faces a $36.5 billion pension shortfall and owns thousands of vacant lots that not only produce no tax revenue, but bears a financial burden on the city in maintenance costs.

In our 6 target Community Areas (CCAs), the City owns ~5,000 vacant lots.

- Selling approximately 3,000 city-owned residential and commercial lots to private owners who built on those lots could generate new property tax revenues of over $3 million annually, or nearly $32 million in present value terms over ten years' time.

- Selling those lots at about current market prices would generate an additional $32 million in sales revenues

Why Are Lots Vacant?

Historical Context

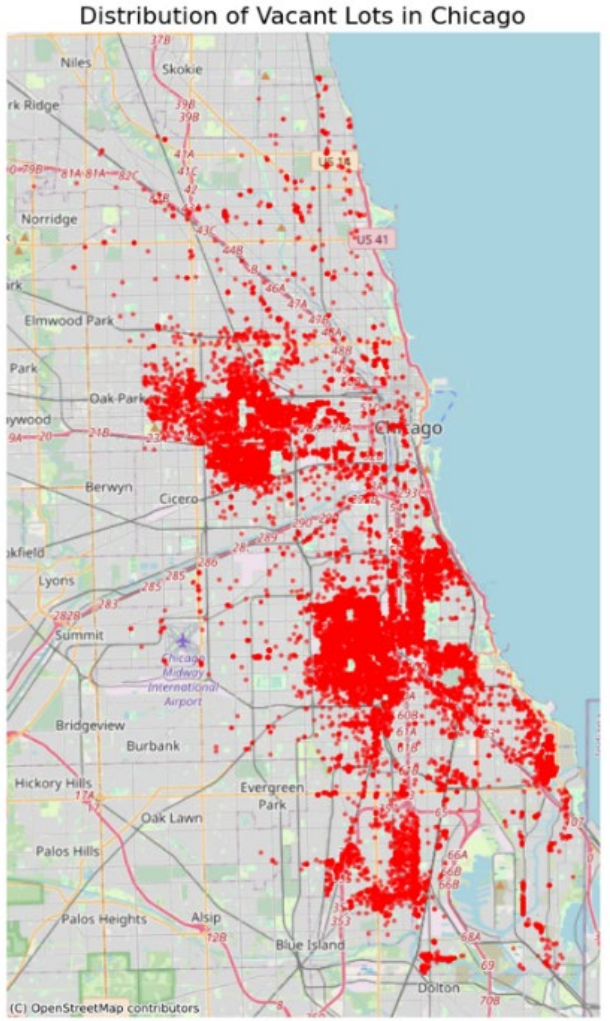
- **1940s** Redlining → Denied mortgages to Black residents.
- **1950s–60s** Predatory housing contracts drained generational wealth.
- **1960s–80s** Urban renewal policies displaced thousands.
- **1970s–80s** Arson, blight, and mass demolitions.

Arson	27% (81 of 298)	22% (65 of 301)	24% (146 of 599)
Attempted Arson	35% (12 of 34)	28% (16 of 57)	31% (28 of 91)
Possession of Explosives	91% (10 of 11)	71% (5 of 7)	83% (15 of 18)
Arson by Explosives	20% (2 of 10)	0% (0 of 10)	10% (2 of 20)
Total	30% (105 of 353)	23% (86 of 375)	26% (191 of 728)
Cases by Type of Neighborhood:			
Black	33%	30%	31%
Spanish	26%	29%	27%
Both (Black and Spanish)	5%	6%	5%
Total Minority	64%	65%	63%
Other	37%	36%	36%

Where Are Vacant Lots: Exploratory Findings

There are ~5,000 vacant lots across the 6 following CCAs:

1. **Englewood**
2. **West Englewood**
3. **New City**
4. **North Lawndale**
5. **East Garfield Park**
6. **West Garfield Park**



Why Are Lots Vacant: Exploratory Findings

Barrier	Evidence
Bureaucratic inefficiency	Complex applications, short sales windows, limited lots posted
Financial constraints	Buyers face high upfront costs and limited financing. Many lack access to capital for development.
Market demand gaps	Low-value lots in distressed areas deter developers.
Information gaps	ChiBlockBuilder lacks integrated parcel-level data on surrounding conditions such as transit, schools, or grocery stores.

Why Are Lots Vacant: Statistical Evidence

We use data on the location of vacant lots to explore whether proximity to amenities affects the likelihood that a given lot is vacant. We focus on **3 types of amenities**:
grocery stores, parks, and CTA transit nodes (the 'L')
Running Logit on Interactions with West-Garfield, and Englewood:

1. Grocery store distance is the most consistently important factor, but its direction changes depending on location and interactions:

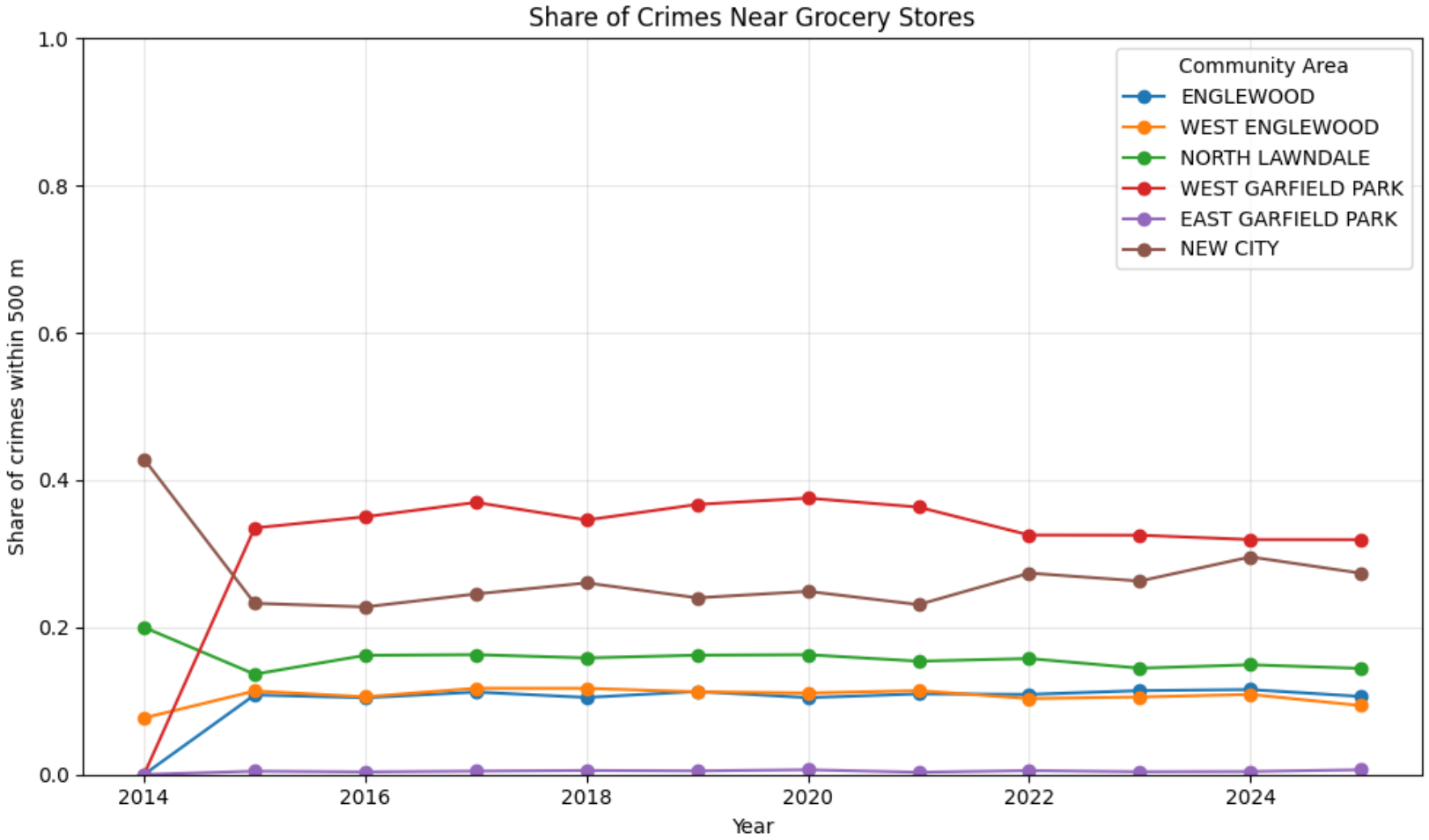
- **Main effect**: Sometimes farther from grocery stores is worse (Englewood model), sometimes better (West Garfield model).

- **Neighborhood interaction**: In both neighborhoods, the interaction term flips the main effect — meaning the grocery effect is **context-dependent**.

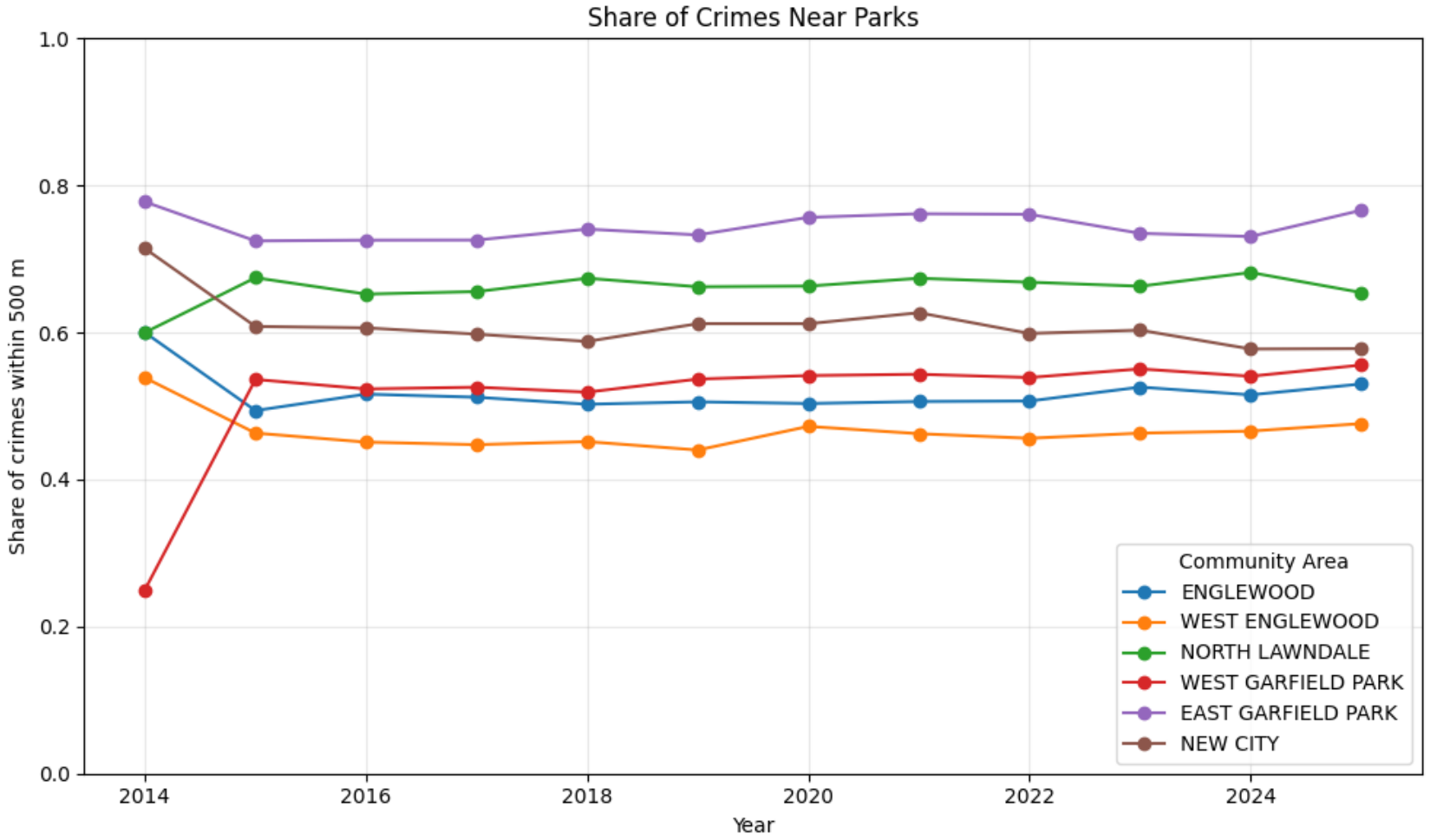
3. Park distance only matters in the West Garfield model, where being farther from a park strongly reduces outcomes. In Englewood, park proximity has no clear effect.
4. CTA distance shows mixed evidence:

- Main effects are weak or borderline significant.

Share of Crimes near Grocery Stores



Share of Crimes Near Parks



Where Does the City Stand Now?

Current Initiatives

Chicago's Current Initiatives

Existing Tools

- **ChiBlockBuilder (2022) –** Consolidates 2014 $1 Large Lot Sales platform with 6 programs:

1. Market Rate Development
2. Missing Middle
3. Affordable Housing
4. Open Space
5. Side Yard
6. Urban Agriculture

Current Programs' Application Scoring

Open Space Program	Side Yard Program	Market Rate Development Program	Affordable Housing	Urban Agriculture Program	Missing Middle Program
Proof of experience (0–15 points)	Applicant owns and lives on property directly adjacent to the City-owned lot	Proof of experience (0–30 points): Team composition (0–10), Development team experience (0–10), Prior development projects (0–10)	Land sold under the program must be used for owner-occupied, single-family homes, two-flats, three-unit or four-unit buildings.	Property to be used for urban agriculture, fenced and managed by local growers	Neighborhood repopulation strategy that leverages City land and financing
Proximity to the subject property (0–15 points)	Capacity to maintain property and pay property taxes	Project plans and financial feasibility (0–40 points): Project plans/readiness (0–20), Detailed budget (0–10), Financial feasibility (0–10)	Properties constructed under the program will be subject to affordability criteria for a minimum of five years.	Promotes equitable community access to healthy foods	
Capacity and financial feasibility to complete improvements within 1 year of closing (0–15 points)	Capacity to install and maintain fence	Purchase offer amount (0–10 points)	The buyer must execute a mortgage, security, and recapture agreement, as well as a covenant of residency.	Promotes community cohesion	
Capacity to maintain property and pay property taxes (0–15 points)		Public benefits (0–10 points): Programmatic public benefits (0–5), Fiscal/jobs/catalytic impact (0–5)	The initial buyer will earn a 20% write-down of the first $64,000 of land value through a recapture mortgage amount reduction for each year they live in the home.	Provides business and educational opportunities	
Evidence of community engagement and neighborhood benefit (0–25 points)		Conformance to plans and community engagement (0–10 points): Conformance with plans (0–5), Community engagement (0–5)	If the initial buyer sells the building within the affordability period, the prorated balance of the recapture mortgage will be due on sale, proceeds of which would inure to the Department of Housing.	Purchase price: $1 per property with 10-year commitment	
Appropriateness of the proposed fence (must include fence)				Sites typically consist of 1–3 properties	
Priority to highest cumulative score if multiple applications					

What are Current Barriers to Change?

Gaps in the Current System

1. Incomplete lot data

DPD often must collect primary data in the field; many lots lack robust, standardized information in ChiBlockBuilder.

→ *Micro-districting:* In pilot districts, compile publicly available City datasets (zoning, ownership, TIF/OZ overlays) into a basic incentive/location profile to help buyers assess opportunities faster.

2. Reduced affordability vs. $1 Large Lots sales

Current programs no longer offer universally low-cost entry.

→ *Micro-districting:* Uses $1 or discounted pricing selectively in low-demand pilot districts to attract mission-aligned buyers.

3. Local buyer impact not factored into scoring

Few programs reward nearby residents despite evidence of reduced crime and long-term value gains.

→ *Micro-districting:* Includes scoring preference for local buyers/CBOs in each district RFP.

4. Limited and uniform listings

Most postings are same-zoned clusters with short application cycles.

→ *Micro-districting:* Offers bundled mixed-use clusters with longer, district-level application windows.

5. Commercial sales lag

Fewer than 100 commercially or business-zoned lots sold since 2014.

→ *Micro-districting:* Prioritizes mixed-use micro-districts with commercial lots on active corridors

Filling the Gap: Recommendations

Community Revitalization: Micro Districting Initiative

What It Is

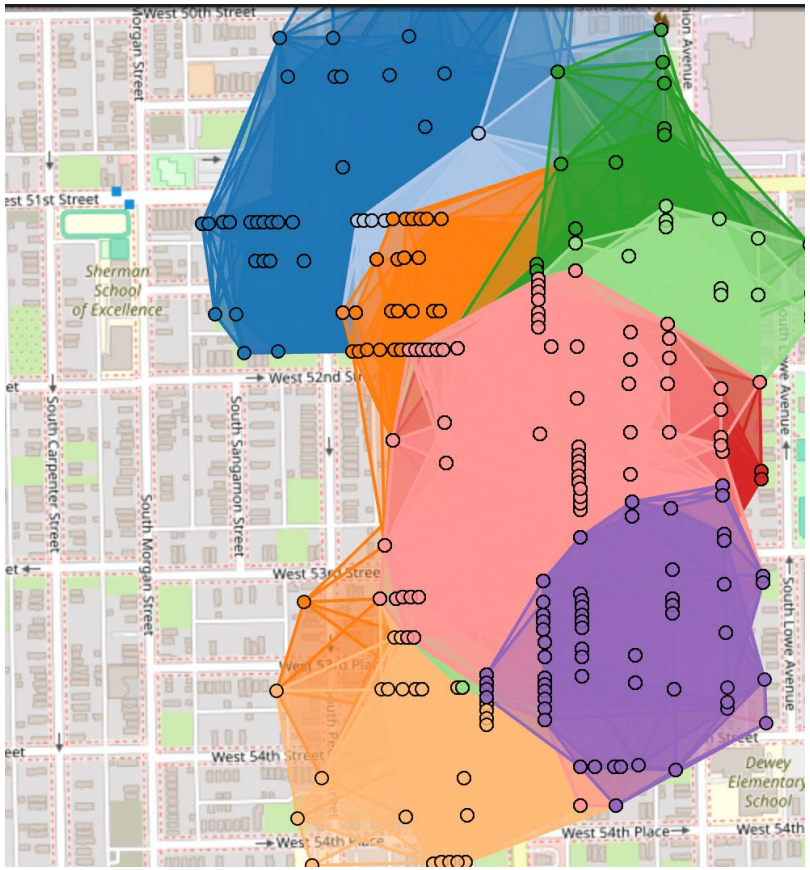
- Bundles nearby city-owned lots into **micro-districts** for coordinated redevelopment.
- Each district: **≥5 lots**, with **≥1 residential** + **≥1 commercial**, all within **250m**.
- Identified **1,400+ viable districts** in 6 community areas.

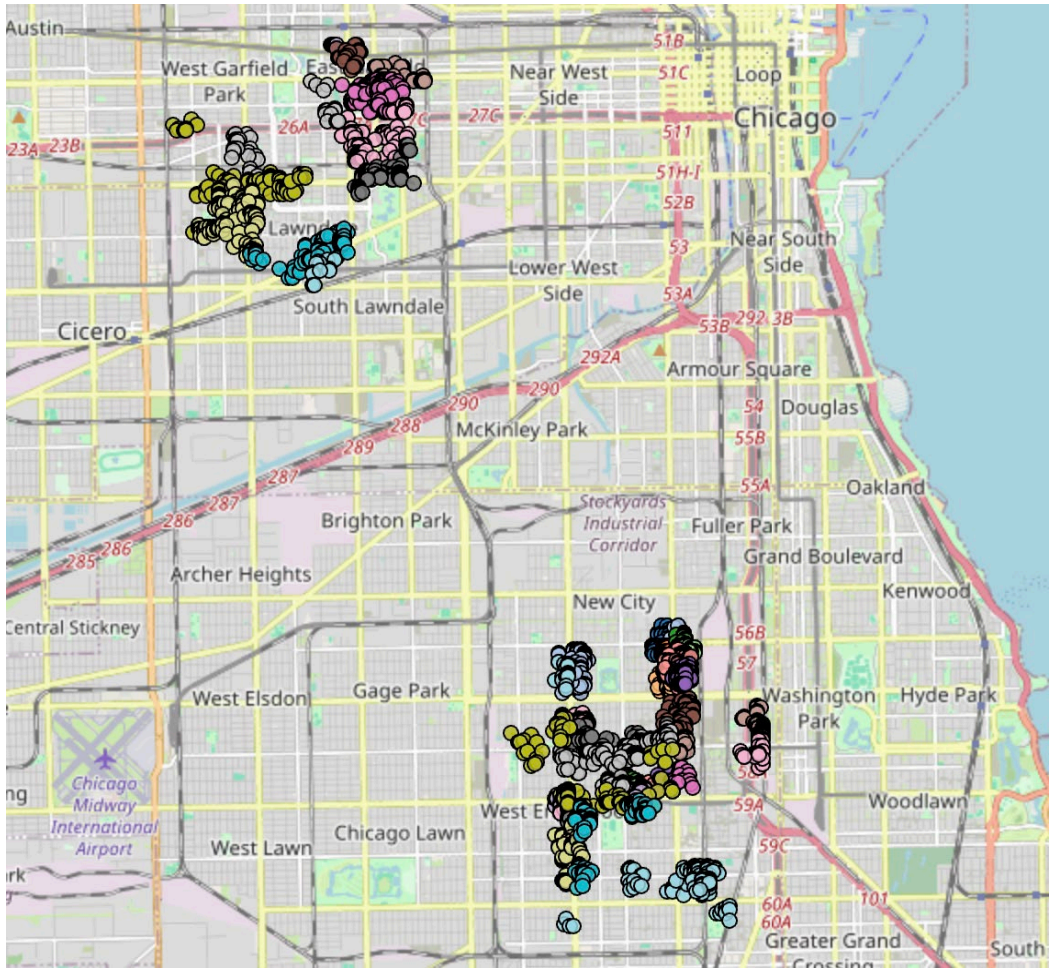
How It Works

Bundle lots into districts using zoning, lot size, and proximity data.

1. **Publish district offerings** on the City's sales portal.
2. **Invite proposals (RFP)** for the *whole* district package.
3. **Score proposals** on:
    1. Projected fiscal & economic impact — tax base growth, local jobs, private investment.
    2. Project feasibility and timeline.
    3. Inclusion of local buyers/organizations.
    4. Diversity of Project Partners- strong collaboration between local orgs/nonprofits and larger institutions
    5. Community benefit commitments.
4. **Award sales** to move clusters at once, accelerating neighborhood revitalization.

Mixed-zoning Clusters (n>= 5)





Potential Revenue

Expected Revenues: REVISE TO ALIGN with earlier numbers

Tangible Returns

- Direct payment in sale: $10 - 723 million
- Tax revenue for redevelopment and future operation (commercial or residential): $14 – 30 million

Intangible returns (to be measured)

- Spurred local business and increased tax base
- Citizen wellness improved with revitalized community
- Tax revenue from revitalized communities, increased commercial activities.
- Reduction on city' property management cost

Conclusion

Key Takeaways

- **Vacant lots are an untapped fiscal asset**

Thousands sit idle, costing the City in lost tax revenue and maintenance.

Potential for new property tax revenues, not to mention one-time revenues from selling the lots, is significant—not enough to solve pension problems, but meaningful

- **Current sales system is fragmented**

ChiBlockBuilder sells parcels one-by-one, with limited incentive visibility and slow absorption of commercial lots.

- **Micro-districting accelerates activation**

Bundles ≥5 lots (mixed residential + commercial) into targeted districts with $1 pricing, coordinated RFPs, and bundled incentives.

- **Proven upside**

Pilot could generate $14M–$30M in 10-year property tax revenue from selected districts, plus broader economic and social benefits.

- **Scalable model**

Start with small clusters, refine, and expand to citywide implementation through existing City sales infrastructure

Questions?

Thank you!

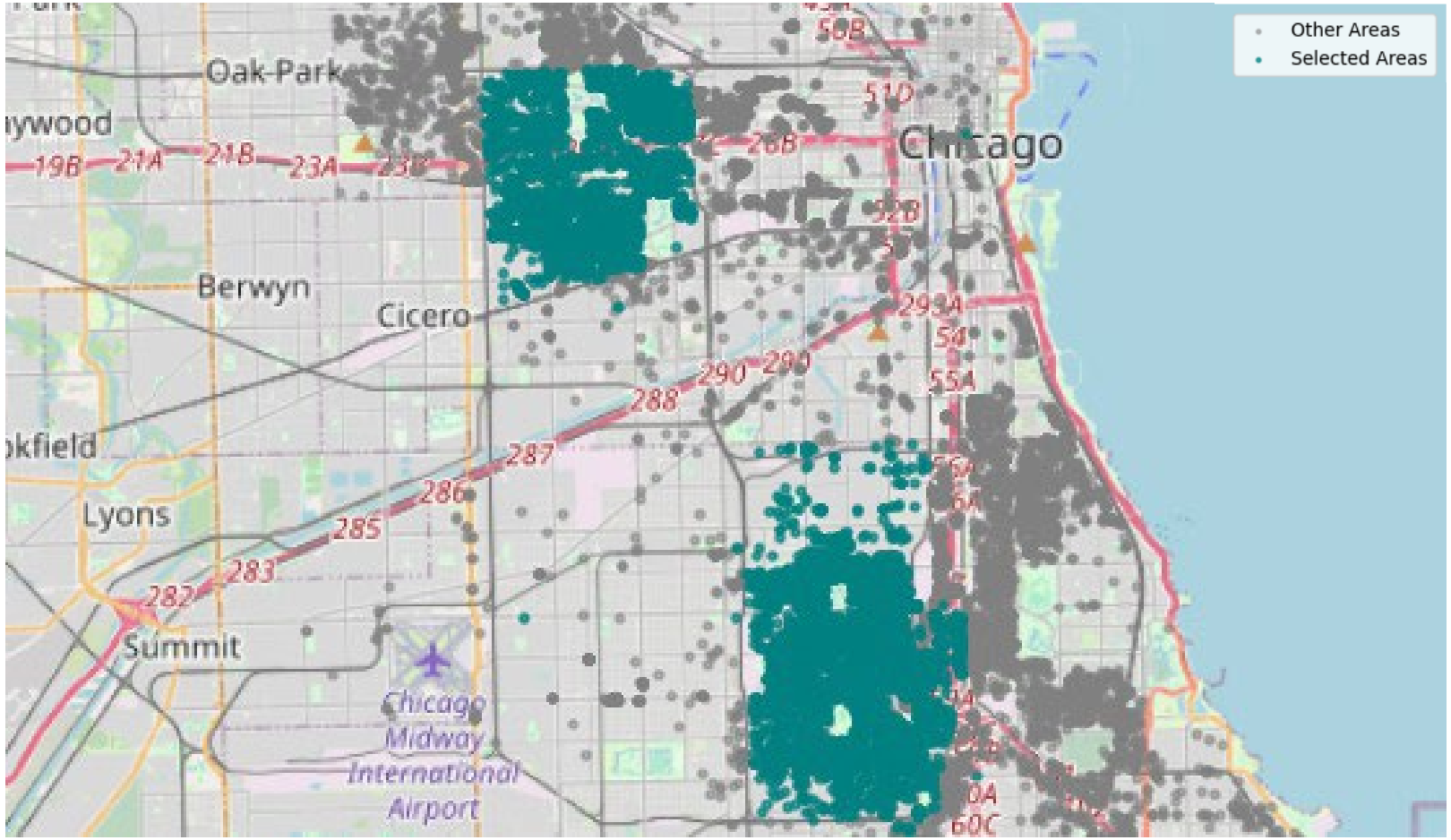
Appendix

Data Overview

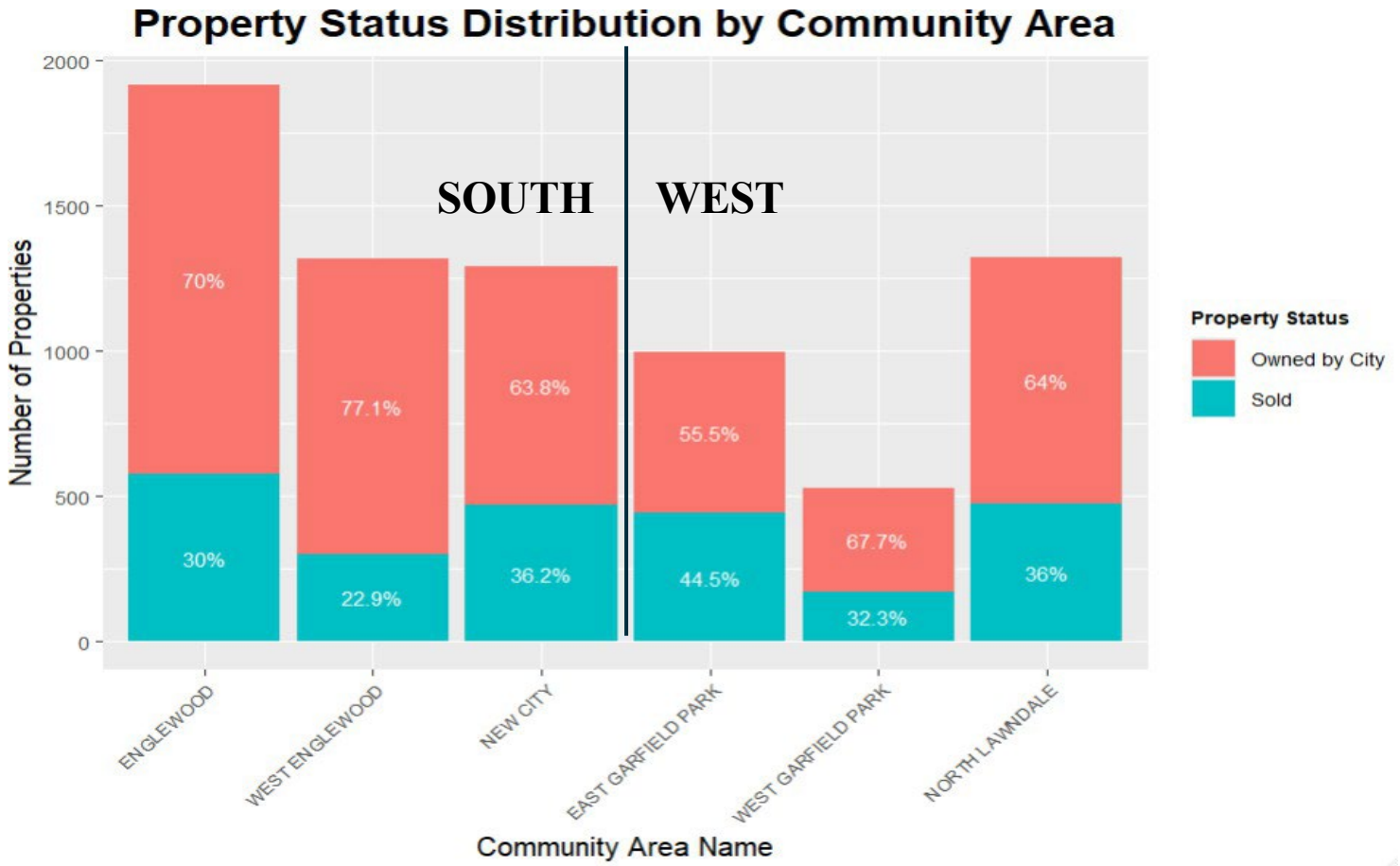
Data Resource / Tools	Data Processing	Key Variables
Chi Block Builder A repository of data on vacant lots currently or previously owned by the city of Chicago. **Cook County Assessor's Office (CCAO)** Datasets with information on the administrative qualities of each parcel of land within Cook County, including the city of Chicago. *Data downloaded on Feb 15, 2025* **Tools:** Python: GeoPandas, Folium; R	Combined PINs from the ChiBlockBuilder and CCAO Data to get one complete dataset. Cleaned data to match types, dropped variables with missing values, and merged datasets Later filtered data on the six selected areas.	**Key Geographical and GIS Data:** Used Mapping, TIF Districts, Opportunity Zones, and Enterprise Zones – latter three used to calculate Average Property Score for Commercial Properties **Median Land Value (2022)** **Median Square Footage** **Zoning Classifications** **Property Status** **Community Area Name**

Painting the Picture: General Findings

Distribution of Selected Vacant Lots in Chicago

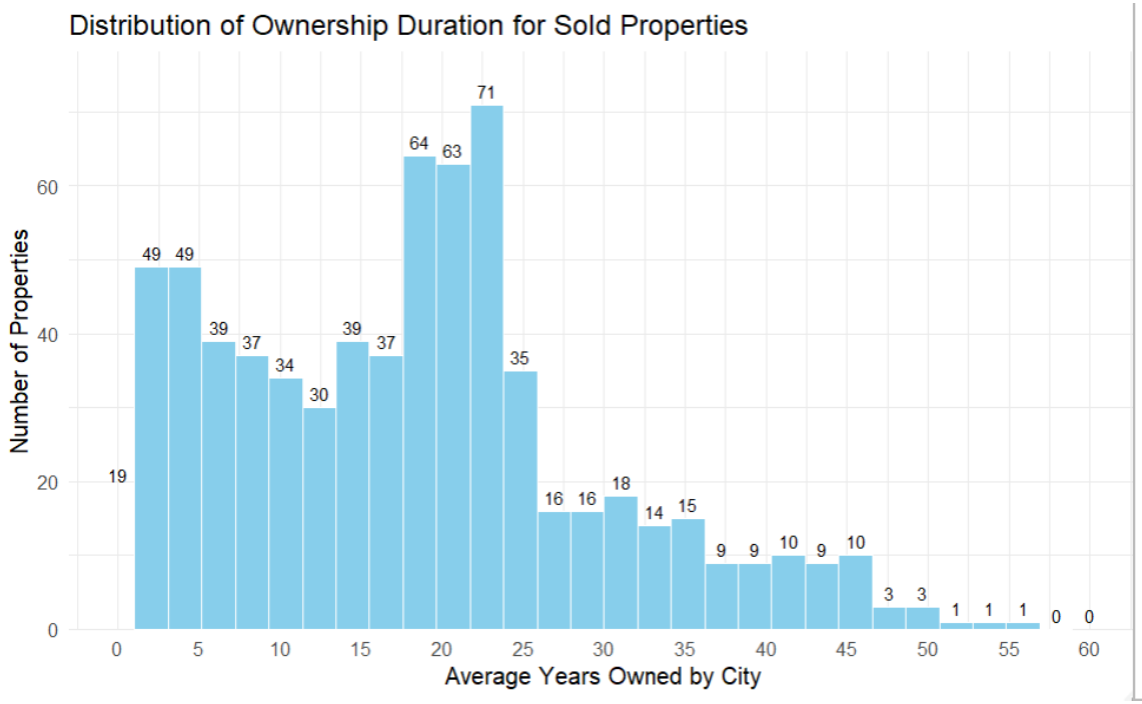


Majority of Properties Ever City-Owned Remain in City Hands.

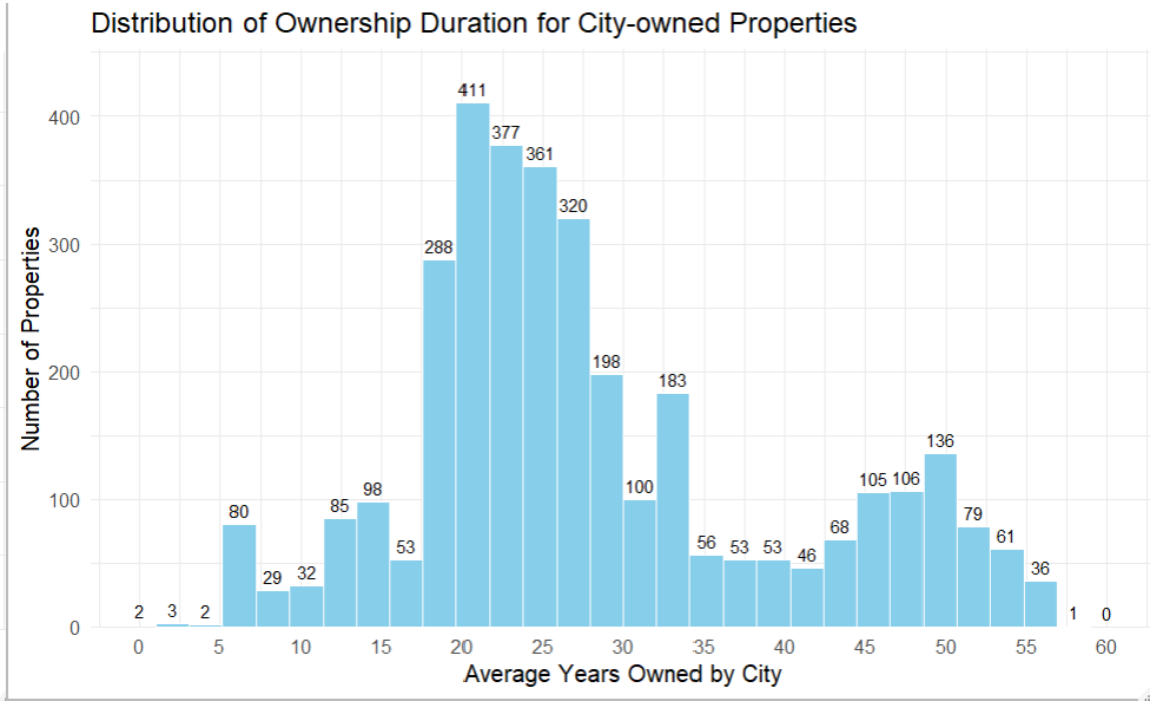


Property Status by Community Area. Source: ChiBlockBuilder.
Date: downloaded on 15 February 2025

Successfully Sold Properties owned for less than 25 years



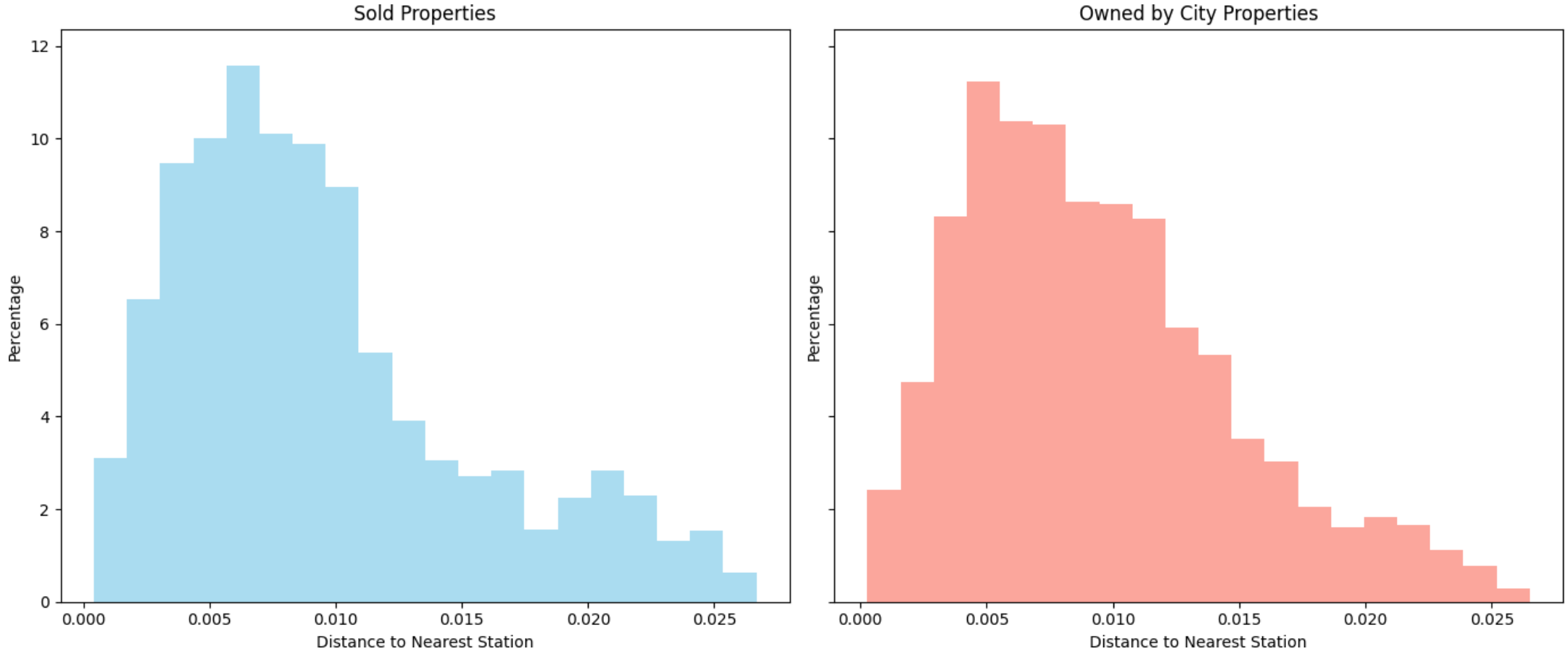
Distribution of average years owned by city for "sold" properties



Distribution of average years owned by city for "city owned" properties

Successfully sold properties *owned by the city for less than 25 years.*
As of latest data, unsold properties have been *owned by the city for 28 years on average.*

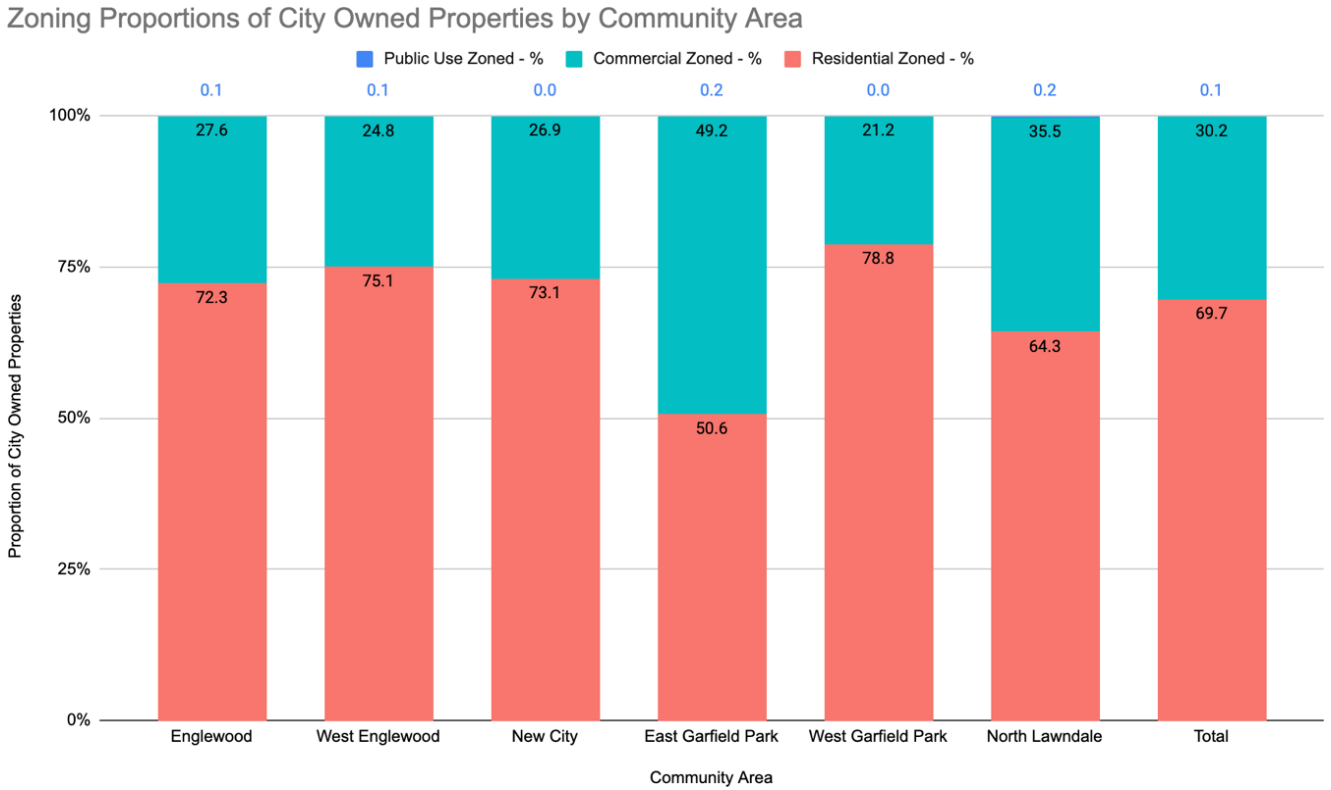
No Major Difference between Sold and Unsold Property Distance from CTA stations



Comparison of Sold and City-Owned lots in terms of distance from the Nearest Station

Zoning Distribution of City-Owned Properties are Fairly Homogenous in the South Side; Heterogenous in the West Side

Generally, about 30% of vacant lots are categorized as “Commercially Zoned”, while 70% as “Residentially Zoned”.



Zoning Proportions of City Owned Properties by Community Area, Grouped by Southside (first three) and Westside (next three). Source: ChiBlockBuilder

Residential Property Findings

Potential Revenue --- Residential

- According to the DePaul Institute for Housing Studies Price Index, residential properties in Englewood have experienced a CAGR of sale prices of 13.384% from 2020-2025. We apply this empirically-derived growth rate to project future property values and tax revenues.

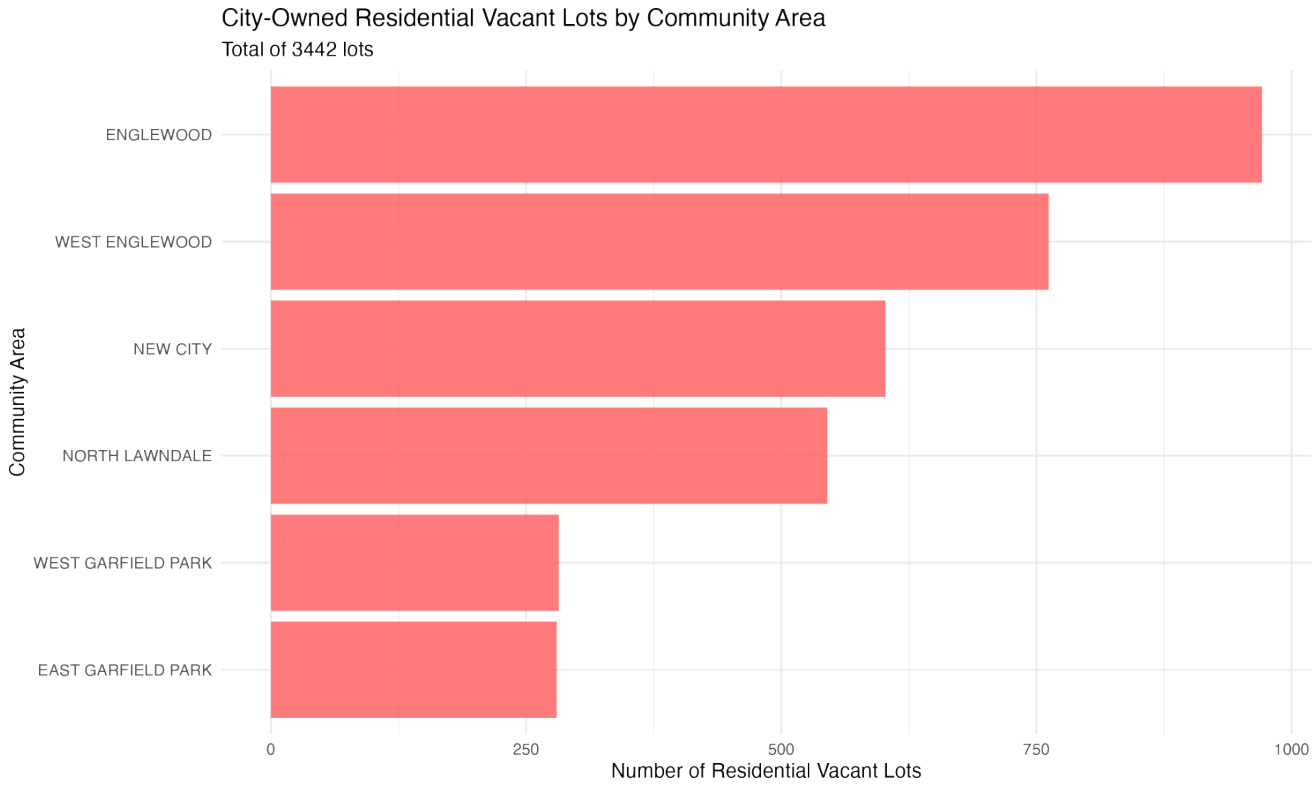
Area (PUMA)	Change since 2000	Change from peak to current	Change from bottom to current	COVID-19 pandemic start to current	Year over year change	Median sale price
Chicago--Bridgeport, Armour Sq., Sou	+[illegible]%	+17.9%	+[illegible]%	-30.2%	+0.1%	$325,000
Chicago--Logan Square/Irving Park	+235.7%	+54.2%	+134.1%	-32.9%	+12.0%	$608,250
Chicago--West Town/Near West Side	+[illegible]%	+[illegible]%	+[illegible]%	-18.9%	+[illegible]%	$[illegible]
Chicago--Austin/North Lawndale	+192.1%	+22.1%	+220.5%	-53.2%	+11.8%	$235,000
Chicago--Humboldt Park/Belmont Cragin	+185.2%	+23.6%	+200.5%	-48.2%	+5.2%	$325,000
Chicago--South Lawndale/Gage Park	+187.1%	+15.2%	+210.2%	-40.8%	-0.1%	$211,000
Chicago--Englewood/Greater Grand Crossing	+178.1%	+11.1%	+250.8%	-37.4%	+8.8%	$147,000

Residential property sales over 10 Years could generate millions of dollars in just property tax revenues.

- 3,442 residential vacant lots in the selected 6 CCAs
- Effective Property Tax Rate of 1.69%, of which approximately 24.1% goes to the City of Chicago
- Average Land Value Across 6 CCAs: $3,736.45

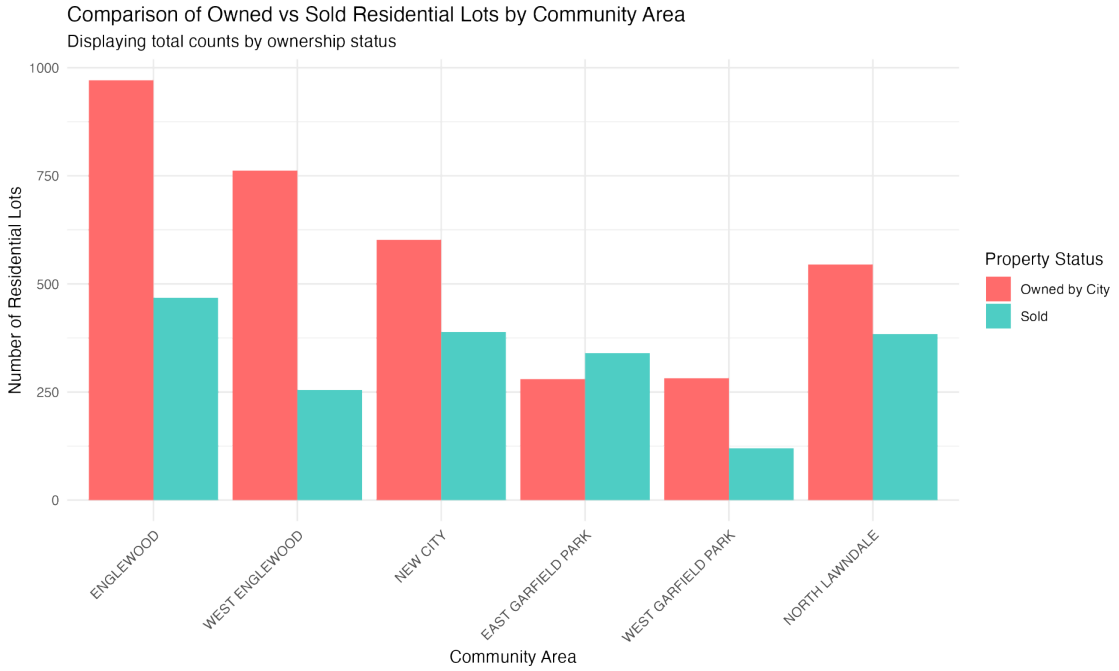
The Result: the sale of 3,750 (~2/3s of the total) residential properties in these community areas alone could generate between $910,000 and $1.52 million for the city *solely in their own property tax revenue*

Most Residential Lot Vacancies are Concentrated in Englewood



Number of Residential Lots by Community Area. Source: ChiBlockBuilder. Date: downloaded on 15 February 2025

Why do these patterns exist?



Property Status by Community Area. Source: ChiBlockBuilder.
Date: downloaded on 15 February 2025

Commercial Property Findings

Chicago owns over $34 million worth of commercial lots in these six community areas

	# of Commercial Properties	Median Square Footage	Median Land Value	Estimated Total Value (in $MM)	Land Value per Sqaure Foot
Englewood	368	**3,720 square feet**	$9,519	$3.5	$2.56
West Englewood	250		$12,410	$3.1	$3.34
New City	221		$10,915	$2.4	$2.93
East Garfield Park	**272**		**$70,000**	**$19.0**	**$18.82**
West Garfield Park	75		$12,410	$0.9	$3.34
North Woodlawn	299		$17,900	$5.4	$4.81
Total	**1,485**		**$12,511**	**$34.3**	**$6.22**

Commercial property sales over 10 Years could generate millions of dollars in just property tax revenues.

- Using the average annualized growth rate in incremental property tax within Englewood's TIF districts as a benchmark, each year the land value of a commercial property grows by 6.835%.
- Assuming that the effective commercial property tax rate stays the same, a commercial property would pay 4.29% of its market value annually in taxes, of which 24.1% would go to the City of Chicago.

The Result: the sale of 1,000 (~2/3s of the total) commercial properties in these six community areas would generate between $1.42 million and $2.36 million for the city in *just their own property tax revenue* over 10 years

Incentives Have Already "Primed" Many CCA's for Commercial Development

Community Area	Average Property Score
Englewood	1.864
West Englewood	1.704
New City	1.127
East Garfield Park	1.419
West Garfield Park	1.213
North Woodlawn	1.719
Total	**1.584**

The City has already began taking steps to make commercial properties more attractive for businesses.

- TIFs, Opportunity Zones, Enterprise Zones all plentiful
- Need to properly market them, so that they can go from Englewood Prices to East Garfield Park Prices

Conclusion

Data Overview

Data Resource / Tools	Data Description	Data Processing	Variables we looked at
Chi Block Builder	A repository of data on vacant lots currently or previously owned by the city of Chicago. **20,579 Observations**	Downloaded and Changed Data Type to retain consistency. Made a '**geom**' column in the dataset for spatial analysis.	Land Values from 2022, Property Status, Square Footage, Zoning Classification, Community Area Name, and Longitude and Latitude for the properties
Cook County Assessor's Office (CCAO) *Date accessed: Feb 15, 2025* **Tools:** Python: GeoPandas, Folium; R	Datasets with information on the administrative qualities of each parcel of land within Cook County, including the city of Chicago. **20,436 Observations**	Used the Chicago Land Inventory's pins to get the relevant property data from the CCAO's API.	Used Mapping, TIF Districts, Opportunity Zones, and Enterprise Zones – latter three used to calculate Average Property Score for Commercial Properties
Merged Dataset (Chicago+ CCAO)	A merged dataset of both sources mentioned above, with missing values dropped. **17,934 Observations**	Dropped all the PINs with missing spatial information. Did EDA on Property Status and Zoning Classifications to narrow down the data to requirements.	Combined all the variables above.
Selected Areas: *Final Dataset*	We only ended up using analysis for the six selected areas for all the variables. **7517 Observations**	Kept data for only six Community Areas.	All the variables for the six selected Community areas: Englewood, West Englewood, New City; East Garfield Park, West Garfield Park, North Lawndale

Understanding the Data

- Data Sources & Preparation
- City-Owned Land Inventory:
  - 20,579 properties with unique Parcel Identification Numbers (PINs)
  - Key attributes: 2022 land values, zoning classifications, geospatial coordinates, community areas
- CCAO Data Integration:
  - Matched 20,436 PINs via Cook County Assessor's API
  - Aligned temporal assessment years between datasets
- Data Cleaning:
  - Removed entries with missing coordinates
  - Final geospatially validated sample: *17,934 properties*

Exploratory Data Analysis (Operations Summary)

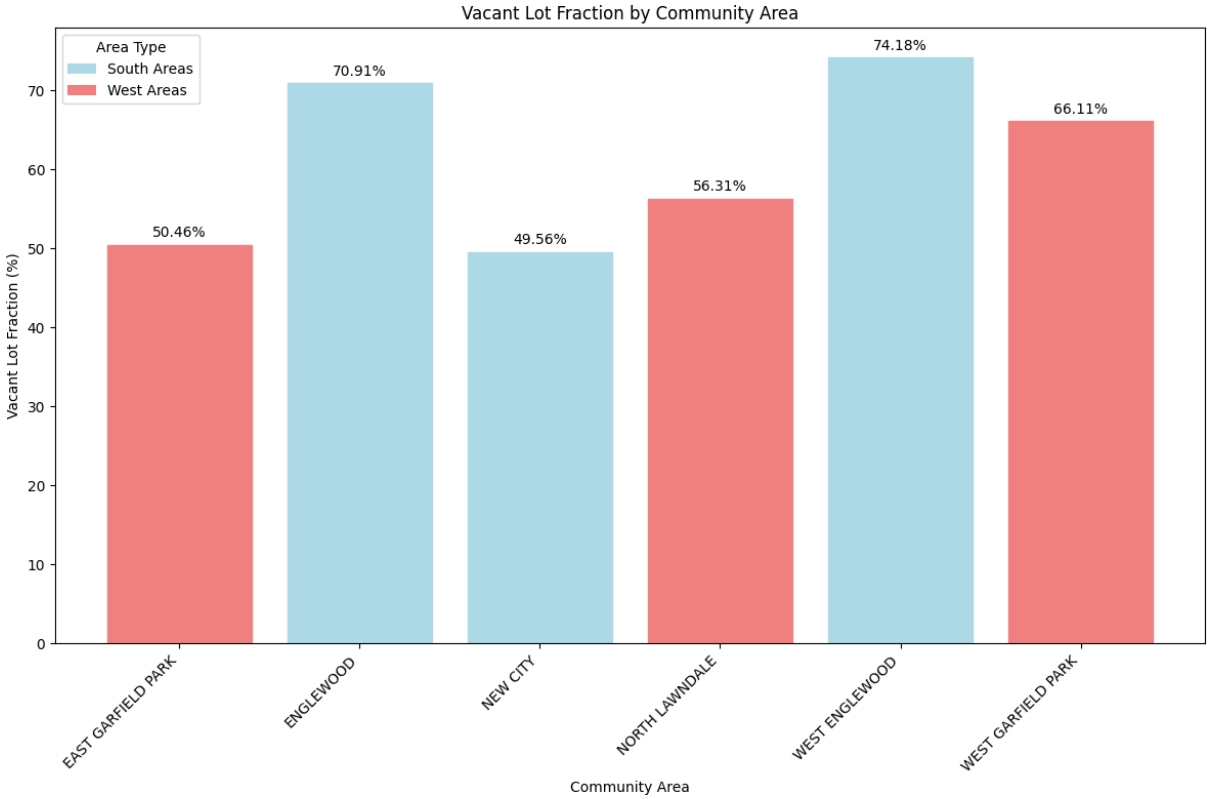
Data	# of Observations	Operations
Chicago Land Inventory	20,579	Downloaded and Changed Data Type to retain consistency. Made a '**geom**' column in the dataset for spatial analysis.
Cook County Assessor's Data	20,436	Used the Chicago Land Inventory's pins to get the relevant property data from the CCAO's API.
Merged (CCAO+ Chicago)	17,934	Dropped all the PINs with missing spatial information. Did EDA on Property Status and Zoning Classifications to narrow down the data to requirements.
Selected Areas	7517	Kept data selected by criterion mentioned above
Disaggregated (Residential and Commercial)	N/A	Based on the EDA done in Merged Dataset, created Commercial and Residential classification of data to get spatial comparison where needed.
Shape Files	N/A	Chicago Shapefile, Chicago CTA Routes and Stations data

K-Means Clustering of Vacant Lots

- **Data & Preprocessing:**
- Loaded property data & census tracts, filtered for **six selected areas**.
- Cleaned data: converted dates, handled missing latitudes/longitudes.
- Created a **GeoDataFrame** for spatial analysis.
- **Clustering Process:**
- Standardized Latitude & Longitude, applied **K-Means (k=3)**.
- Assigned cluster labels to each lot.
- **Visualization & Insights:**
- Mapped clusters using OpenStreetMap basemap.
- Analyzed clusters for **land value & lot size trends**.

Census Tracts Analysis of Vacant Lots Share

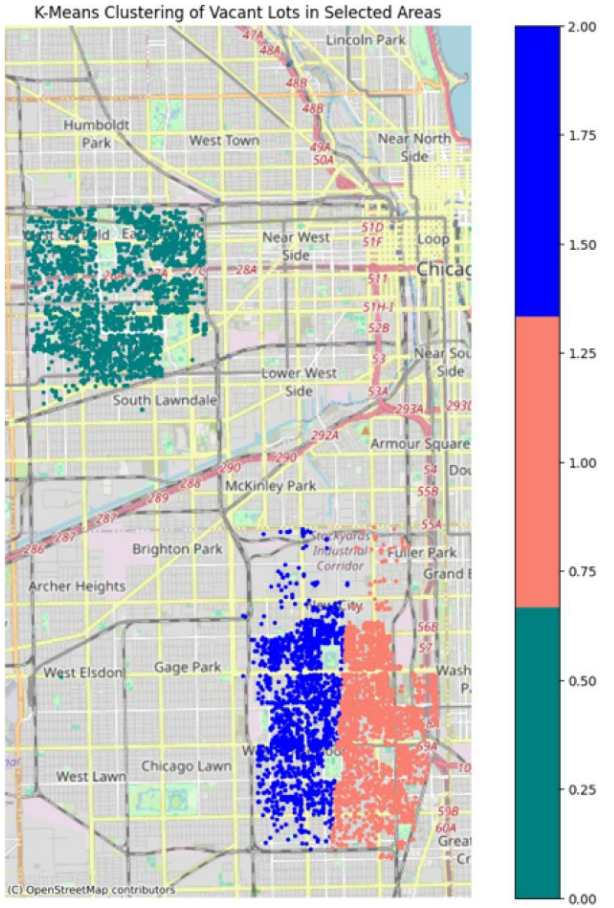
Census tracts in the West Garfield Park (55% unsold) and Englewood (70% unsold) areas show a significantly higher fraction of vacant lots compared to other areas in Chicago.



Vacancy Ratio by Census Tracts

Cluster Analysis of Vacant Lots

	Color	Land Value	Size	CCAs
Cluster 1	**Green**	High	Large	West: East Garfield Park, West Garfield Park, North Lawndale
Cluster 2	**Salmon**	Moderate	Small	South: Englewood, New City
Cluster 3	**Blue**	Low	Mid-sized	South: West Englewood, New City



Cluster Analysis of Selected areas by Plot Size and Land Value

Background

Chicago faces a $36.5 billion pension shortfall and owns thousands of vacant lots that not only produce no tax revenue, but bears a financial burden on the city in maintenance costs.

In our 6 target Community Areas (CCAs), the City owns ~5,000 vacant lots.

- Selling approximately 3,000 city-owned residential and commercial lots to private owners who built on those lots could generate new property tax revenues of over $3 million annually, or nearly $32 million in present value terms over ten years' time.

- Selling those lots at about current market prices would generate an additional $32 million in sales revenues

Defining Residential, Commercial, and Public Use for the Purposes of this Project

Residential Zoning Classifications	Commercial Zoning Classifications	Public Use Zoning Classifications
- Residential Single Unit (RS) - Residential Two-Flat and Townhouse (RT) - Residential Multi-Unit (RM)	- Business (B1, B2, and B3) - Commercial (C1, C2, and C3) - Manufacturing (M1, M2, and M3) - Planned Manufacturing Districts (PMD) - Planned Development (PD)	- Parks and Open Space (POS) - Transportation (T)

Calculating the Average Property Score by Community Area

Community Area	Number of Commercial Properties	# within a TIF District	# within an Opportunity Zone	# within an Enterprise Zone	Average Property Score
Englewood	358	351	335	0	1.864
West Englewood	260	222	204	0	1.704
New City	221	157	92	0	1.127
East Garfield Park	272	271	115	0	1.419
West Garfield Park	75	72	12	7	1.213
North Lawndale	299	284	204	26	1.719
Total	**1,485**	**1,357**	**962**	**33**	**1.584**

Calculations for the CAGR for Englewood's TIFs

TIF District	2018 Property Tax Revenue	2023 Property Tax Revenue	CAGR
47th/Halsted	$38,554,752	$57,367,209	8.27%
Washington Park	$1,454,666	$9,346,024	45.07%
Englewood Neighborhood	$61,563,376	$75,497,430	4.17%
Englewood Mall	$10,534,241	$13,815,448	5.57%
Total	**$112,107,125**	**$156,026,111**	**6.835%**

Recommendations

#	Findings	Potential Solutions
Bureaucratic, administrative and eligibility barriers		
1	Lengthy and complex approval process and strict application eligibility	Cut the tape, streamline and loose permitting for small-scale developments. Streamline market valuations for properties Make a directory that lists all pertinent info to selling these vacant lots
2	Strict zoning restrictions, land use rules and development requirements	Allow more flexible zoning and land-use policies to accommodate diverse development possibilities.
3	"Bad Actors" identified	Incentives/disincentives against “bad actors” (the extreme example being the woman who bought +800 lots and let them sit). Incentives/disincentives against letting retail space sit vacant (previously cook county gave tax break to properties that let 1st floor retail space sit vacant)

Recommendations

Financial Constraints		
1	High acquisition and maintenance costs beyond the sale price and uncertainty on future returns	Offer financial incentives – Provide grants or tax breaks for buyers willing to invest in underdeveloped neighborhoods.
2	Limited financing options	Bridge prospect buyers and lenders, introduce city's existing financial opportunities and offer low-interest loans.

Recommendations

Market Demand and Neighborhood-Specific Challenges		
1	Location in economically distressed neighborhoods and lack of complementary development deter purchasing	Building on previous successful bundling efforts, strategically combine lots to create larger, more desirable development opportunities. Pair vacant lot sales with investments in public amenities, transportation, and economic development to make areas more attractive.
2	Lack of community engagement to match the needs with neighborhood development	Understand community needs and align lots selling with community revitalization i.e. for residential properties.

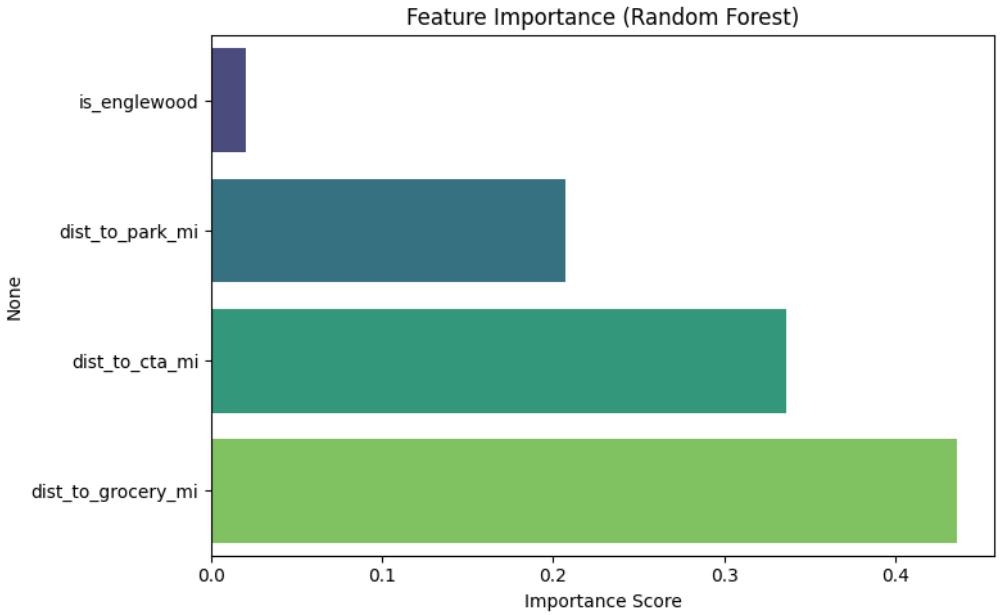
Recommendations

Information Asymmetry and Awareness Gaps		
1	Lack of market outreach	Increase public awareness through better social media promotion and community engagement for potential buyers. Explore AI powered communication and marketing approach.
2	Lack of information on lots and surrounding environment on ChiBlockBuilder	Currently the website only has a google map picture of vacant lots, add street view and surrounding information.
3	Lack of policy and opportunities offering and unclear coordination with city's larger development initiatives	Add link for each lot that eligible for other city development programs or initiatives on ChiBlockBuilder to inspire purchasing.

Graphics

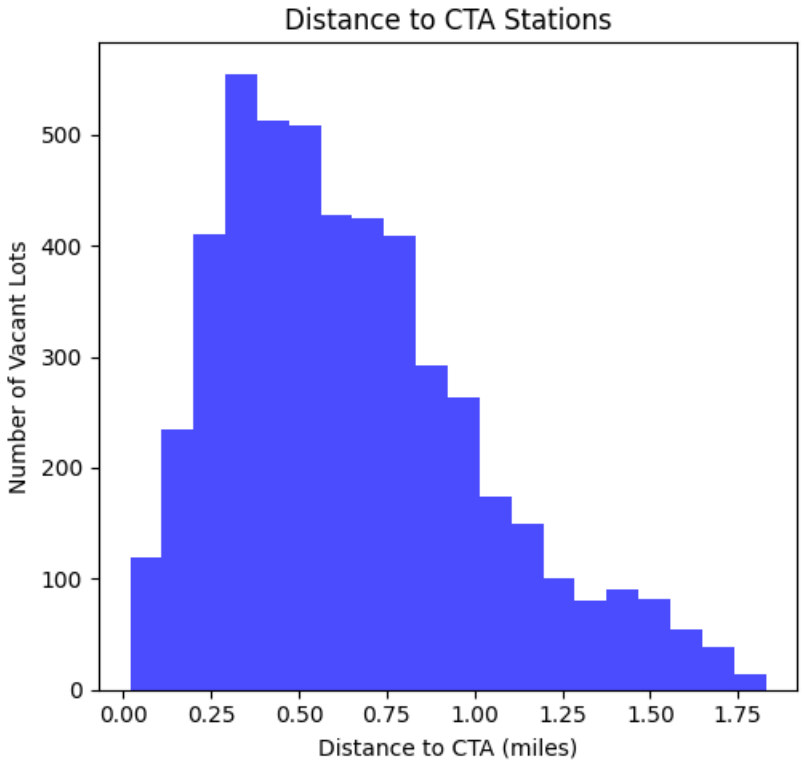
https://hassaanuh.github.io/Policy_Labs/

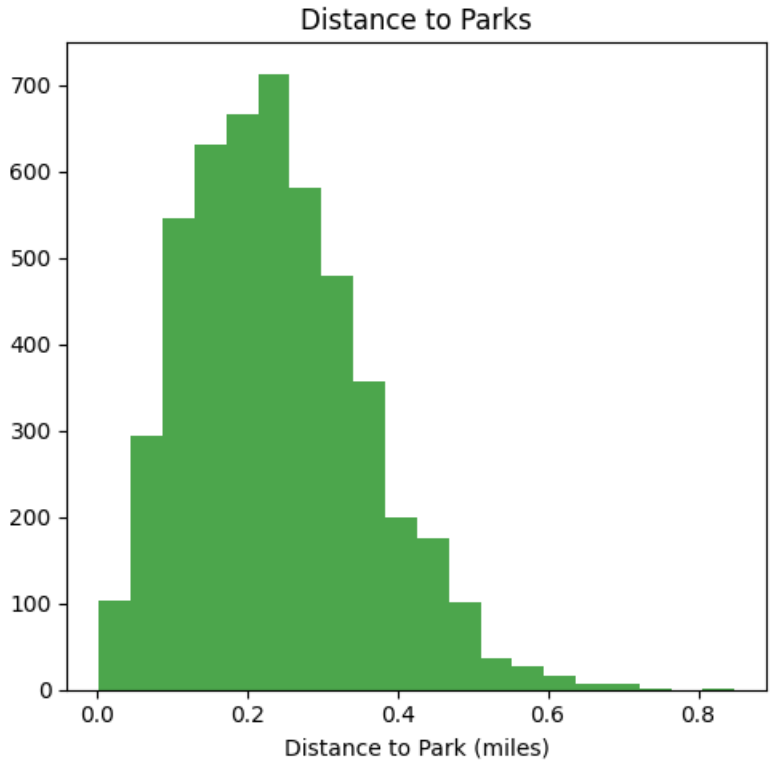
Graphics



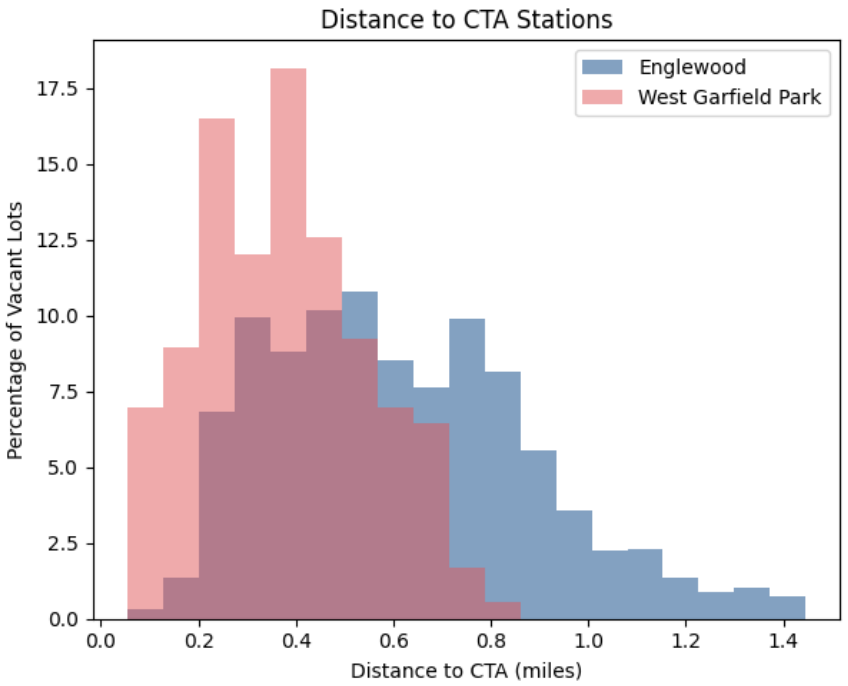
Mean distance to CTA station (miles): 0.6521307421163969
Mean distance to park (miles): 0.2396589986053868
Mean distance to grocery store (miles): 0.6856791400063689

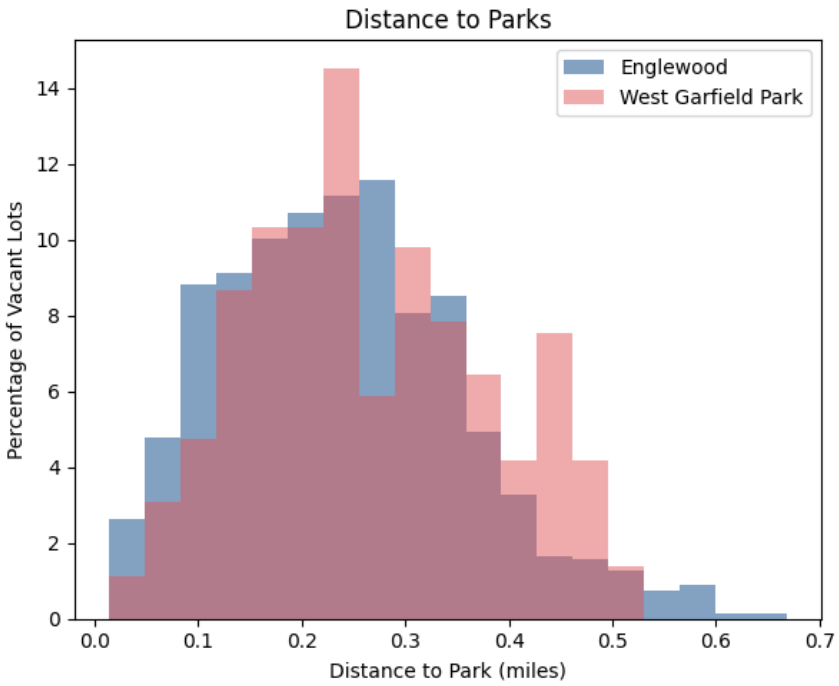
Graphics (Aggregated for all 6 Comms)

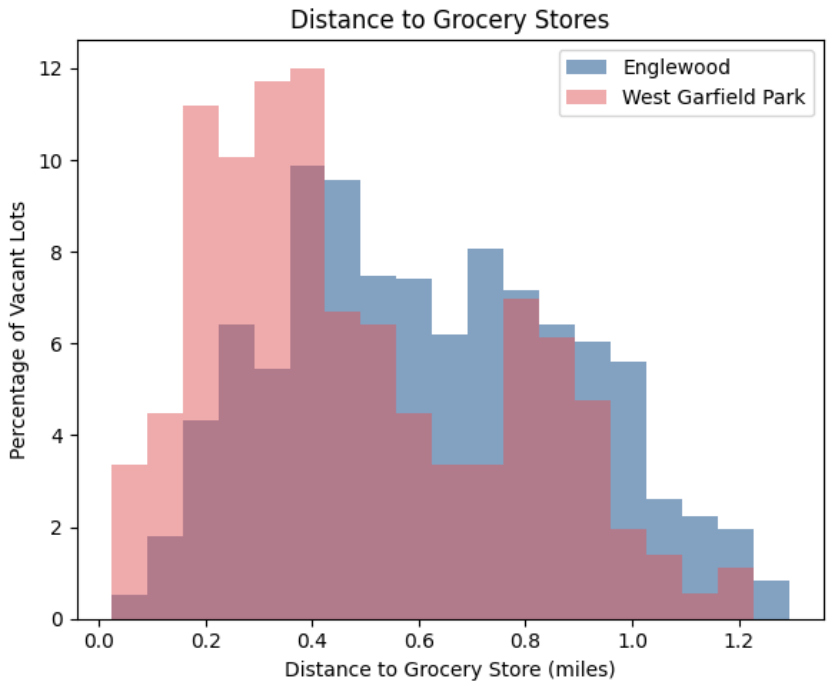




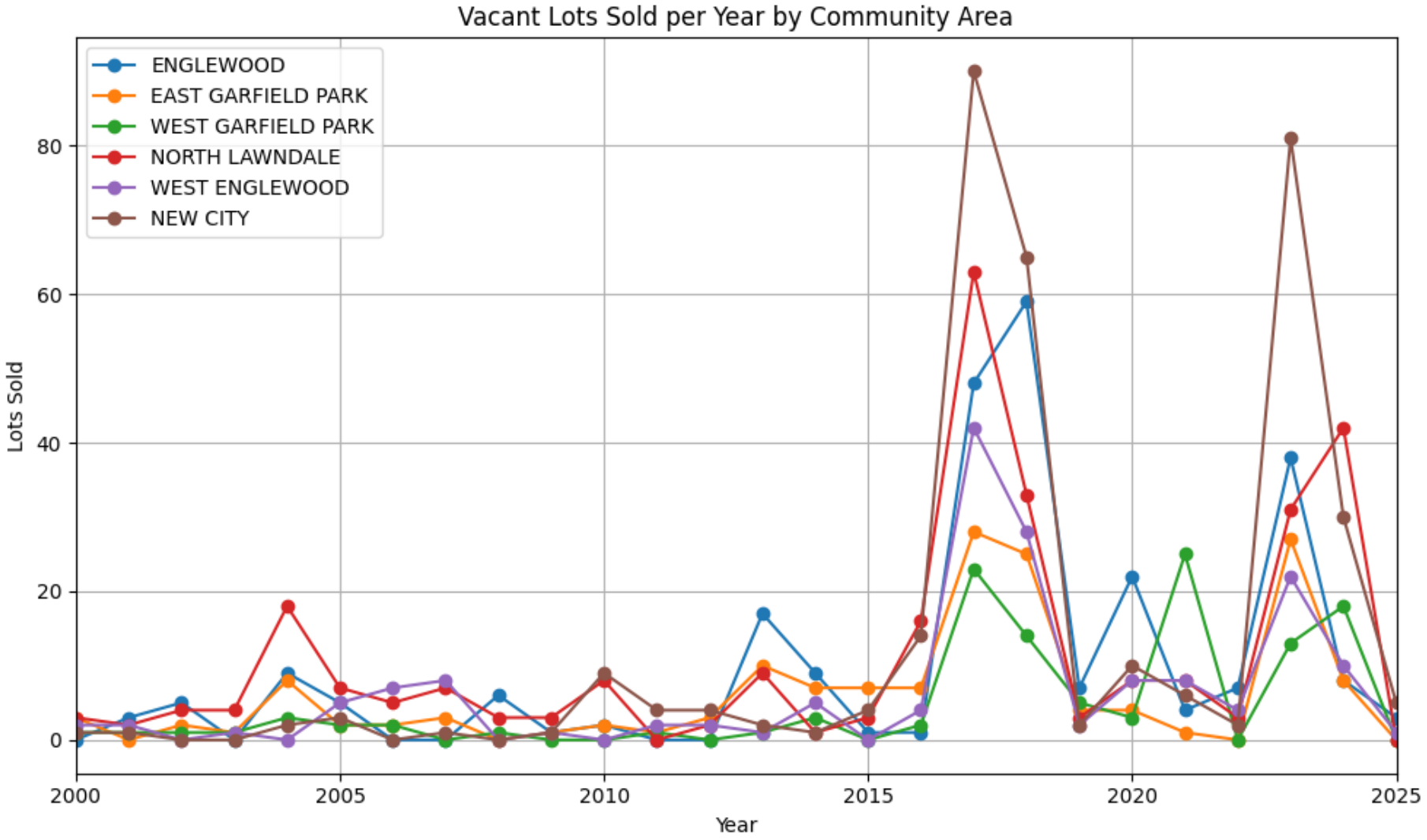
Graphics (Englewood and Garfield)



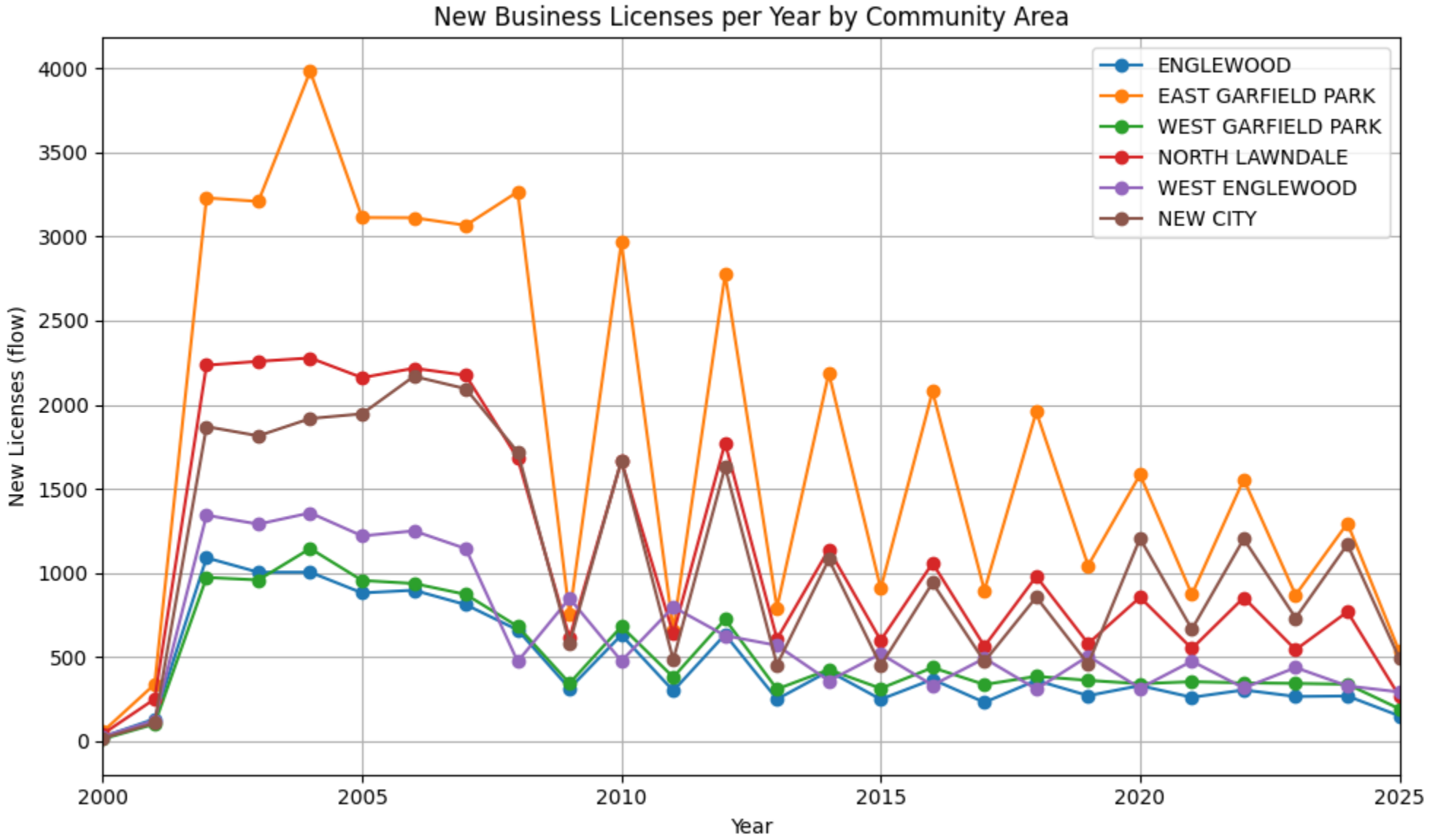




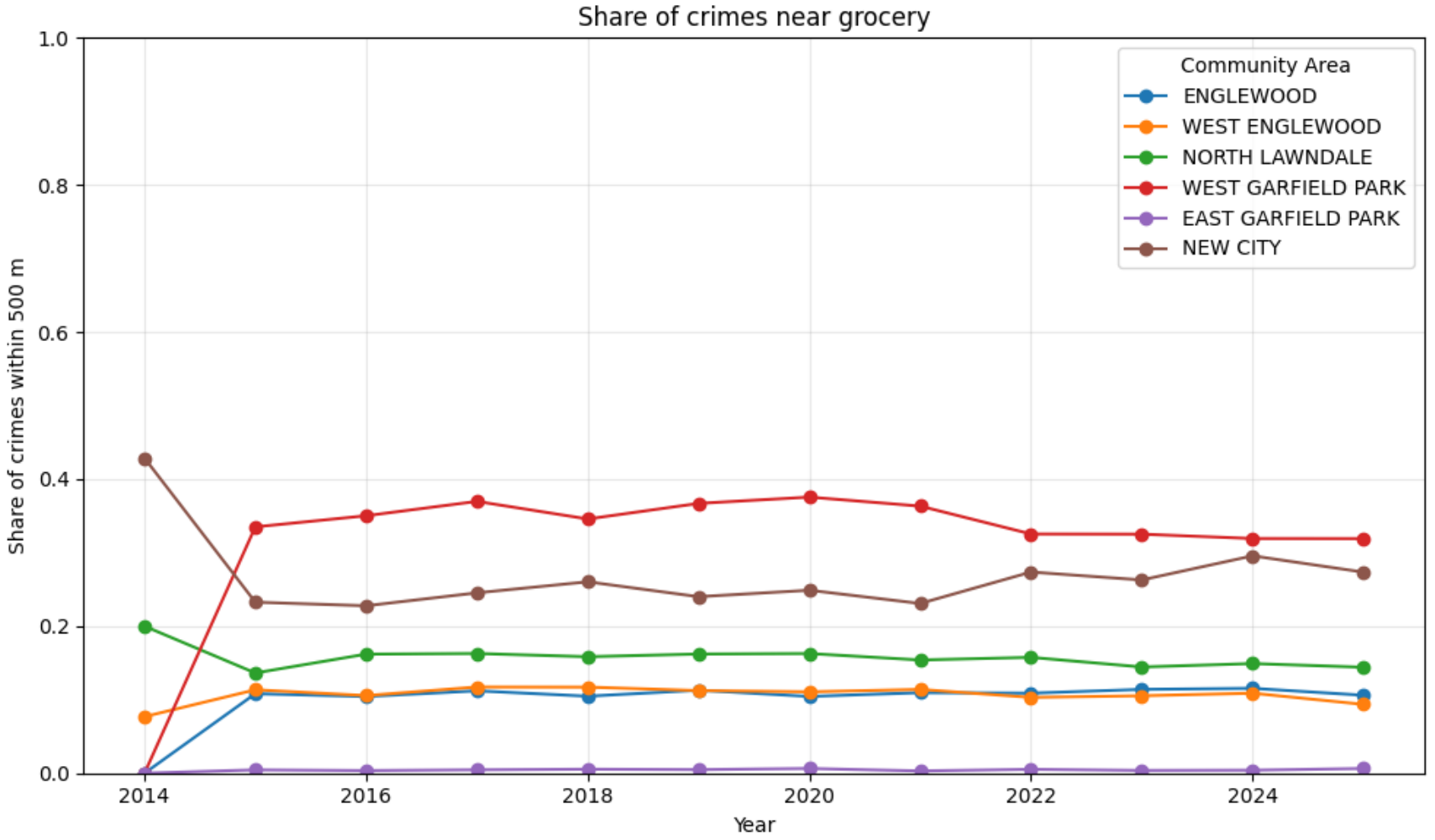
Graphics (Vacant Lots Sold per Year)



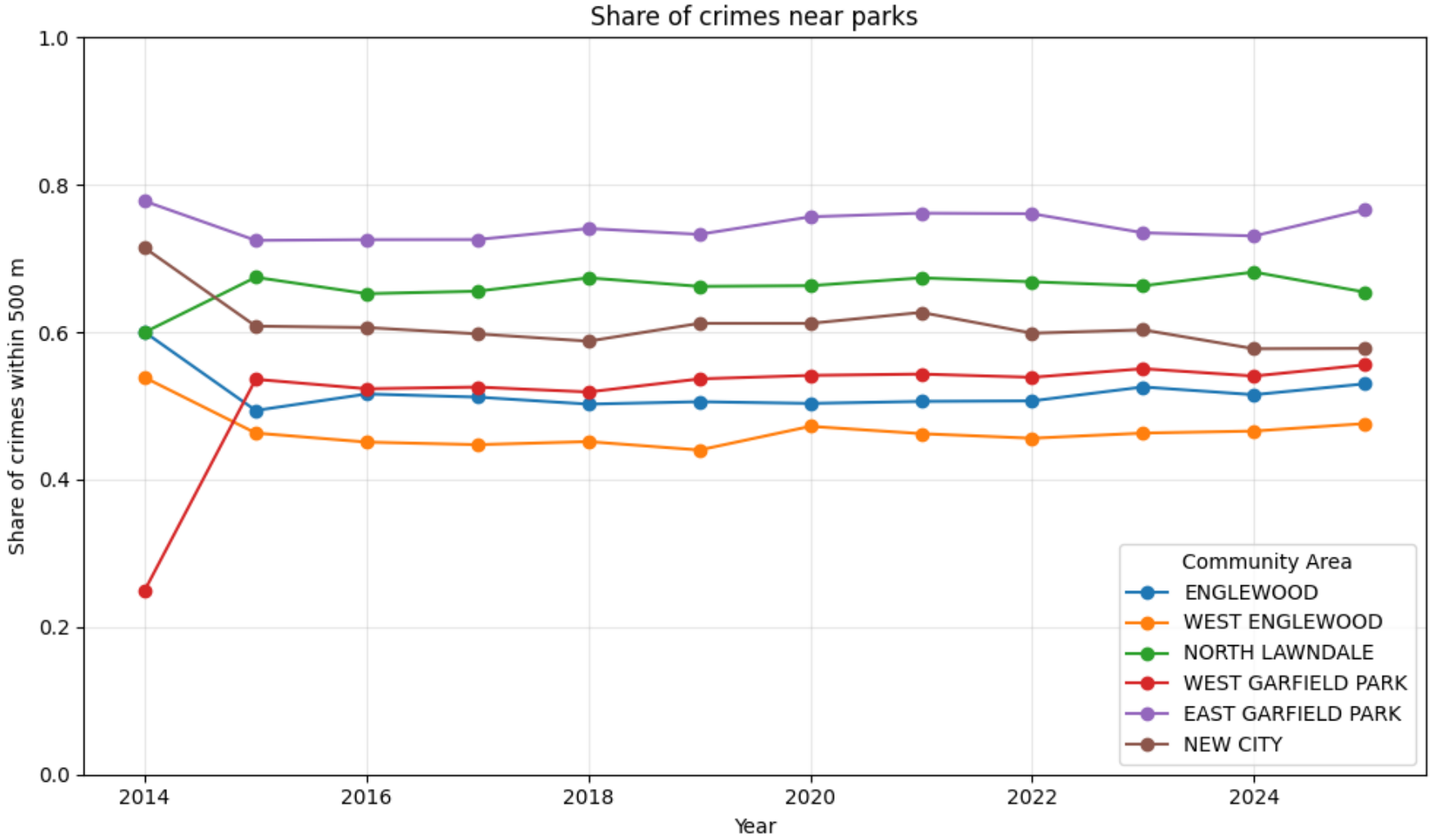
Graphics (New Business Licenses per Year)



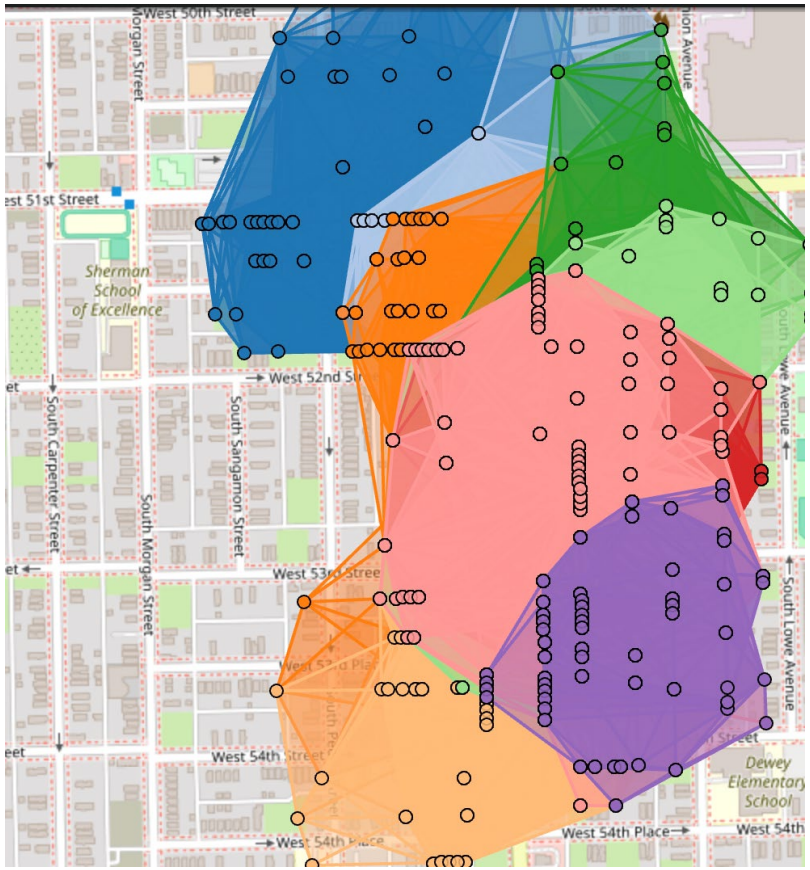
Graphics (Share of Crimes near Parks)

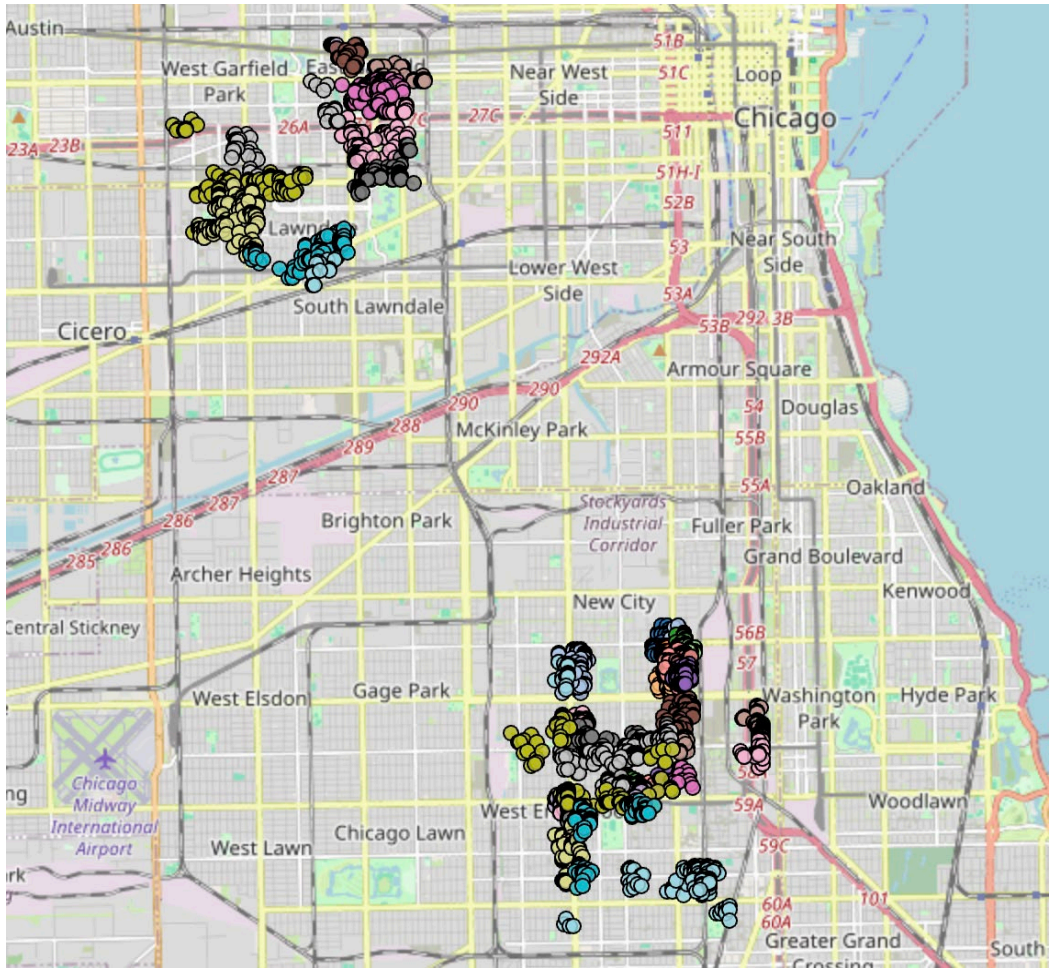


Graphics (Share of Crimes near Parks)

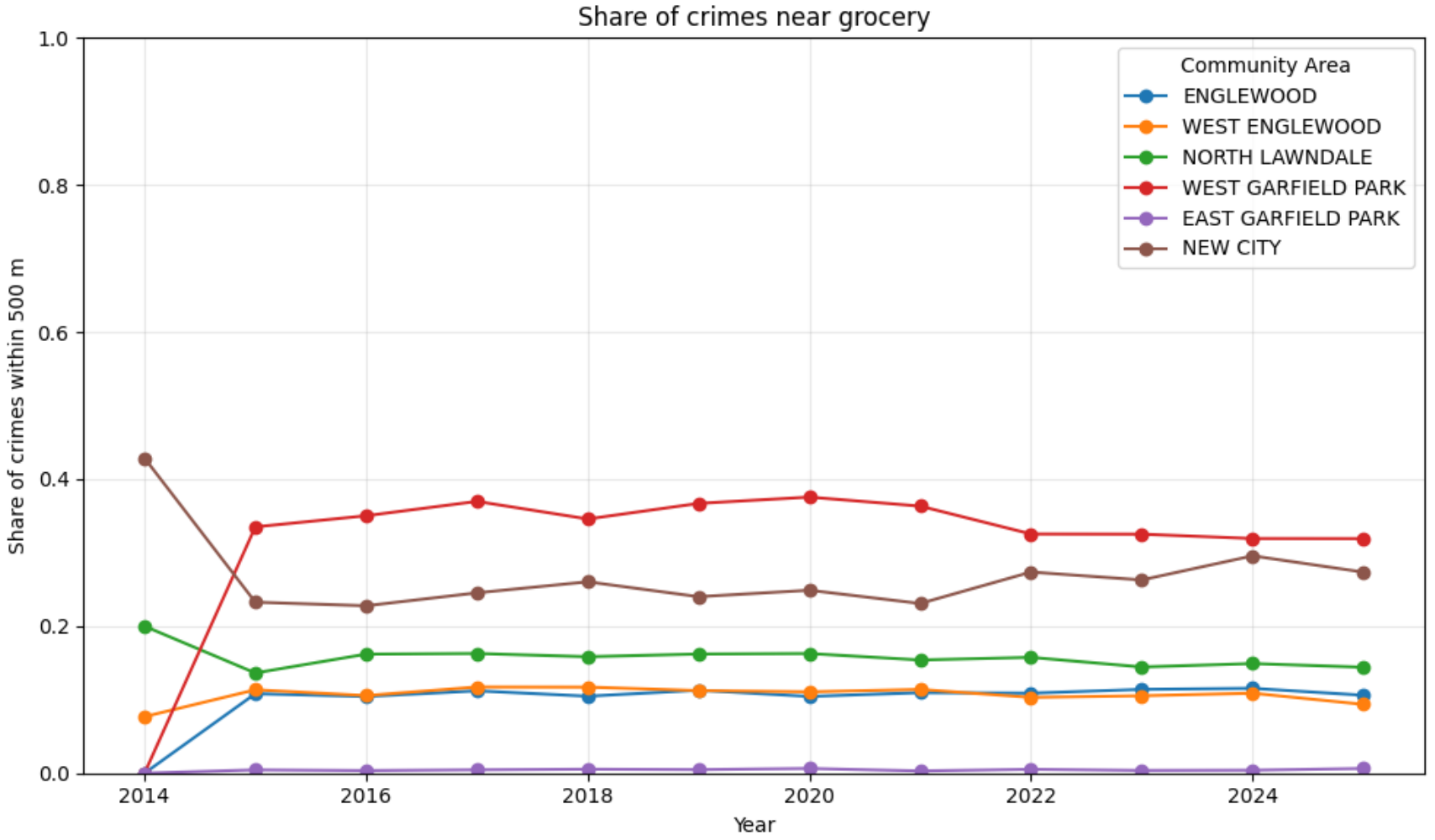


Clusters of Mix-use (n>= 5)





Graphics (Share of Crimes near Parks)



Logistic (Logit) Regression with Interaction b/w West Garfield and each Amenities Variable

Current function value: 0.605409 Iterations 5 Logit Regression Results ==========

Dep. Variable: is_vacant
No. Observations: 2420
Model: Logit
Df Residuals: 2412
Method: MLE

Variable	Coefficient	Std. Err.	z	P>|z|	[0.025	0.975]
const	0.6765	1840000	3.67e-07	1	-3620000	3620000
dist_to_cta_mi	-0.299	0.262	-1.141	0.254	-0.813	0.215
dist_to_park_mi	-1.4503	0.418	-3.469	0.001	-2.27	-0.631
dist_to_grocery_mi	0.5397	0.256	2.106	0.035	0.037	1.042
is_englewood	0.4277	1840000	2.32e-07	1	-3620000	3620000
is_west_garfield	0.2488	1840000	1.35e-07	1	-3620000	3620000
cta_x_west_garfield	1.5926	0.819	1.945	0.052	-0.012	3.197
park_x_west_garfield	0.9165	0.934	0.981	0.327	-0.915	2.748
grocery_x_west_garfield	-1.6225	0.558	-2.907	0.004	-2.716	-0.529

Distance to grocery store in Garfield is significantly negatively correlated to Vacancy for area

Logistic (Logit) Regression with Interaction b/w is_englewood and each Amenities Variable

Current function value: 0.605409 Iterations 5 Logit Regression Results ==========

Dep. Variable: is_vacant
No. Observations: 2420
Model: Logit
Df Residuals: 2412
Method: MLE

Variable	Coefficient	Std. Err.	z	P>|z|	[0.025	0.975]
const	0.9253	0.309	2.999	0.003	0.321	1.53
dist_to_cta_mi	1.2936	0.776	1.668	0.095	-0.227	2.814
dist_to_park_mi	-0.5338	0.836	-0.639	0.523	-2.172	1.104
dist_to_grocery_mi	-1.0827	0.496	-2.184	0.029	-2.054	-0.111
is_englewood	0.1788	0.347	0.516	0.606	-0.501	0.859
cta_x_englewood	-1.5926	0.819	-1.945	0.052	-3.197	0.012
park_x_englewood	-0.9165	0.934	-0.981	0.327	-2.748	0.915
grocery_x_englewood	1.6225	0.558	2.907	0.004	0.529	2.716

Distance to grocery store in Englewood is significantly positively correlated to Vacancy for Englewood

Implementation and Risk Management

Implementation Roadmap

1. Prep (Months 1–3)
•Select **2–3 small pilot districts** (5–10 lots each) from the 1,400+ identified clusters.
•Compile district incentive/location profiles.
•Draft and release district-level RFPs.

2. Launch (Months 4–12)
•Market districts to local buyers, CBOs, and developers.
•Application window (90 days).
•Evaluate proposals using scoring rubric.

3. Build-Out (Years 2–3)
• Close on sales.
•Begin construction & development per approved plans.
•Track progress with public updates.

Risk Management

- **What couldn't we calculate? Why? What was the issue with data/methods?**

Risk	Mitigation
Bureaucratic delay	Use existing ChiBlockBuilder platform to post pilot RFPs
Low buyer participation	Start with smaller clusters in high-demand corridors to ensure uptake
Project Delays After Sale	Require build-out timelines in RFPs and enforce via contracts.
Market Uncertainty	Demonstrate success in early small-cluster pilots before scaling to larger, more complex districts.