Home Value Forecast for Chicago's TIF Districts

Carly Tsuda

Chicago's TIF Districts

- Community Task
 Force for TIF
 Transparency
- What is TIF?
 - Tax Increment Financing allocates property tax funds for development projects in blighted areas
- Short and Long-Term Goals

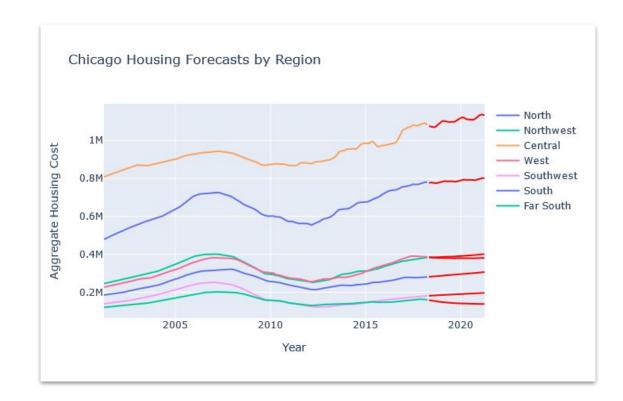




Chicago's Main Regions

The Model

- Zillow Home Value Data
 - 0 1996-2018
- Property values expected to increase by \$20,000 annually



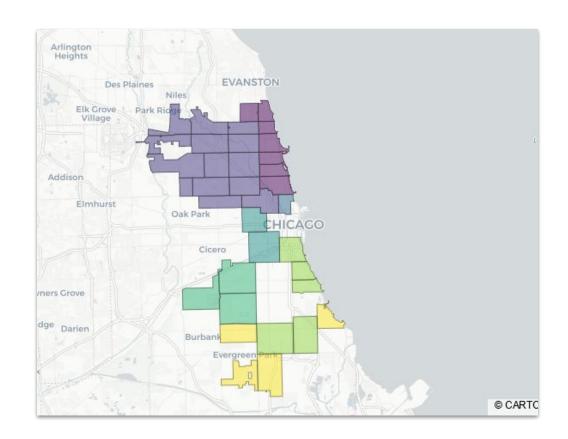
Recommendations

Each region's predicted growth should determine:

- Timeframe and ROI of projects
- Extend to which projects can operate on bond
- Potential housing equity responses

Limitations

- Imprecise geographical notations
- Missing Data
- Sensitivity to outside forces



Future Work

- Disaggregate data by individual TIF district
- Compare to changing demographic data
- How/do TIFs impact property values?

Thank you!

Questions?