



Home Value Forecast for Chicago's TIF Districts

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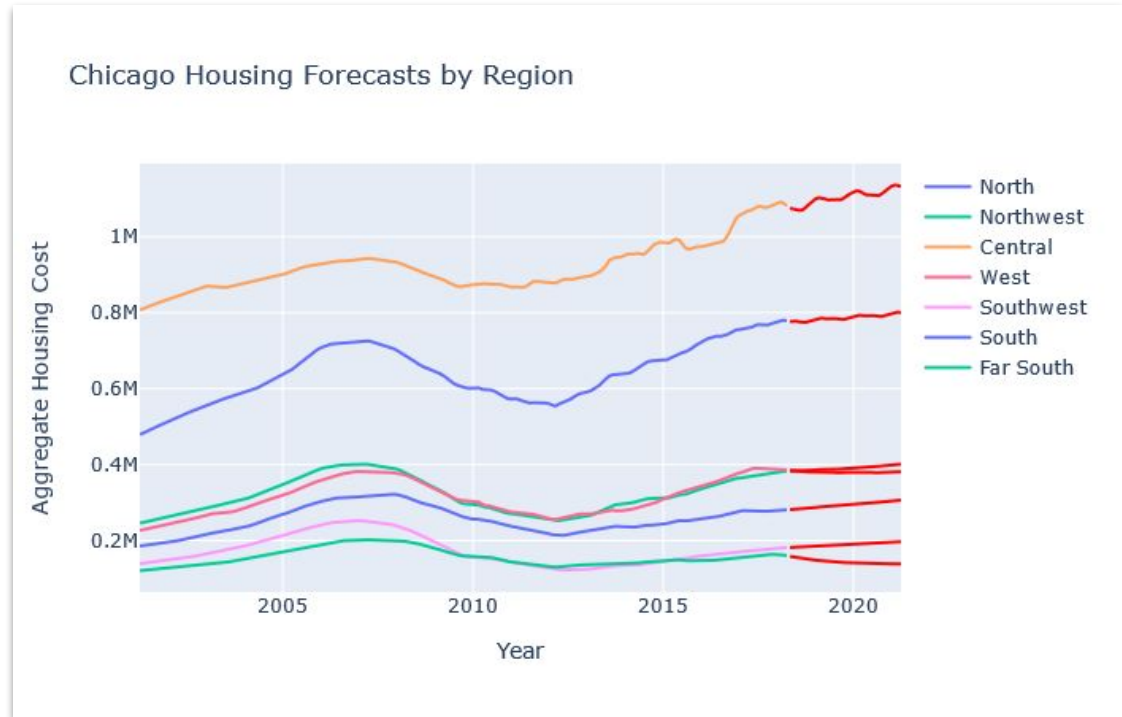
Chicago Housing Trends by Region



Chicago's Main Regions

The Model

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



Recommendations

Regions where property values are expected to increase should:

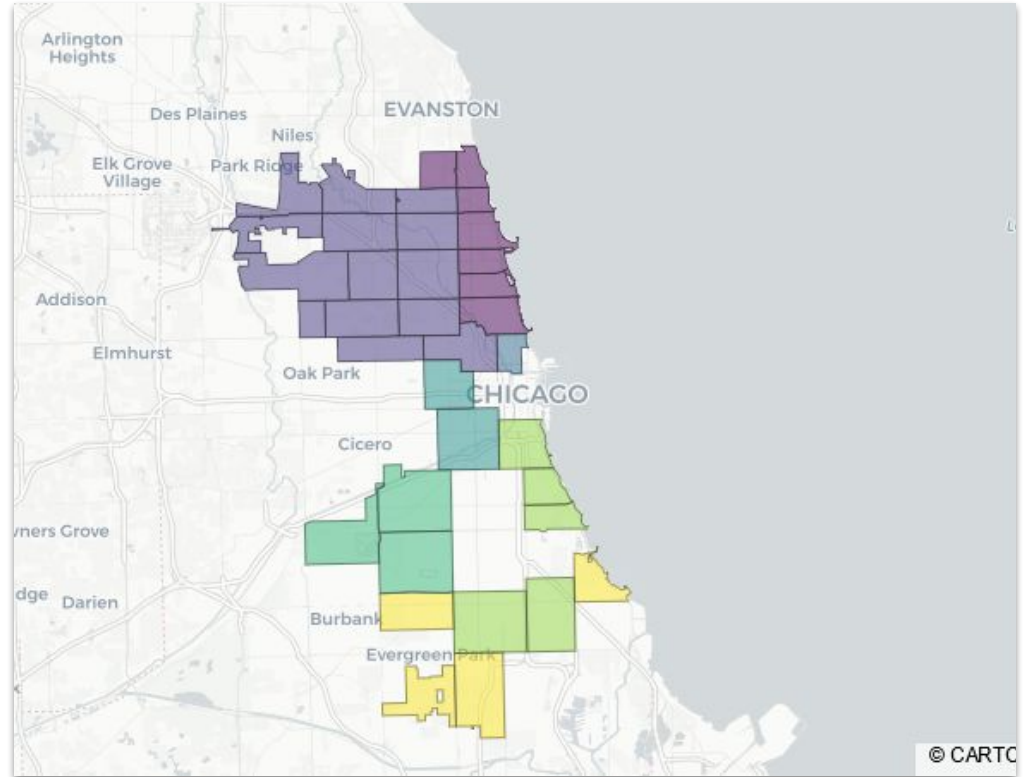
- Invest in long-term projects
 - Ex. transportation infrastructure
- Fund projects on bond
- Partner with community organizations to protect/improve housing equity
 - Allocate low-income units in TIF-funded developments

Regions where property values are expected to stagnate or decrease should:

- Take on short-term, high ROI projects
 - Ex. improvements to parks and schools
- Involve community in long-term planning
- Incentivize first-time homeownership in affected regions
 - In anticipation of TIF-fueled growth reversing property value trends

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?
