



# BOARD OF DIRECTORS 4th Quarter REPORT

Cook County Land Bank Authority (CCLBA) | Cook County Board of Directors

Jessica Caffrey, Executive Director

Date: December 12, 2025

# Welcome Michael Davidson Board Member



Michael S. Davidson is a mission-driven leader with 25+ years of experience in community impact, sustainability, and regional planning. Before joining Openlands, he served as Senior Director of Community Impact at The Chicago Community Trust, where he helped transform the foundation into a civic leader focused on closing racial and ethnic wealth gaps and guided a \$100M investment strategy to improve built and natural environments in disinvested Black and Latinx neighborhoods.

Davidson has led or helped launch major initiatives including Elevated Chicago, Community Desk Chicago, We Rise Together, Food:Land:Opportunity, the Illinois Agri-Food Alliance, and impact-first funds supporting equitable development. His earlier work includes key roles in curbing urban sprawl, founding the Chicago Metropolitan Agency for Planning, advancing Great Lakes protection, and shaping regional conservation and river planning efforts.

He holds a graduate degree from DePaul University's School of Public Service and has authored 30+ articles and technical reports on planning and sustainability.

# Welcome Jennifer Parks Board Member



**Jennifer Parks** brings over 25 years' experience in the Habitat network to Habitat for Humanity Chicago (Habitat Chicago). Joining the team in 2011, Jen lead the strategy and team that shifted Habitat Chicago to a community focused mission centering neighborhoods. Under her leadership, efforts were realigned to focus on the long-term impacts for improving the neighborhood housing market, connecting the community, improving physical conditions, and elevating the neighborhood appeal. Existing programs -- Affordable Homeownership, Construction, and Volunteers -- have grown; new programs have been established -- Homebuyer University, Neighborhood Grants Initiative. Habitat Chicago continues to evolve and has a bold plan to invest \$42M in three focus neighborhoods over the next five years and recently opened a second ReStore on Chicago's Southside. With a team of 50+ and a \$7M budget, Jen is committed to growing Habitat Chicago by increasing neighborhood investments and creating long-term positive impact with our Chicago neighbors. Jen graduated from Marquette University and has her Master of Arts in Organization Leadership from Immaculata University.

# Welcome Nockamury Coleman Senior Executive Assistant

---



**Nockamury Coleman** joins the Cook County Land Bank with more than 30 years of administrative experience across a wide range of professional environments.

A graduate of Robert Morris College with a concentration in Administrative Hospitality, Nockamury has built a robust career supporting high-level operations. Her background includes serving as an executive assistant to C-suite leaders, public figures, and faith-based leadership, consistently demonstrating discretion, adaptability, and exceptional organizational skill.

Raised on Chicago's West Side by her grandparents, Nockamury credits her foundation of discipline, resilience, and empathy to their guidance. She began her career as a mailroom clerk and has steadily advanced to her current role as Senior Executive Assistant to the Executive Director of the Cook County Land Bank.

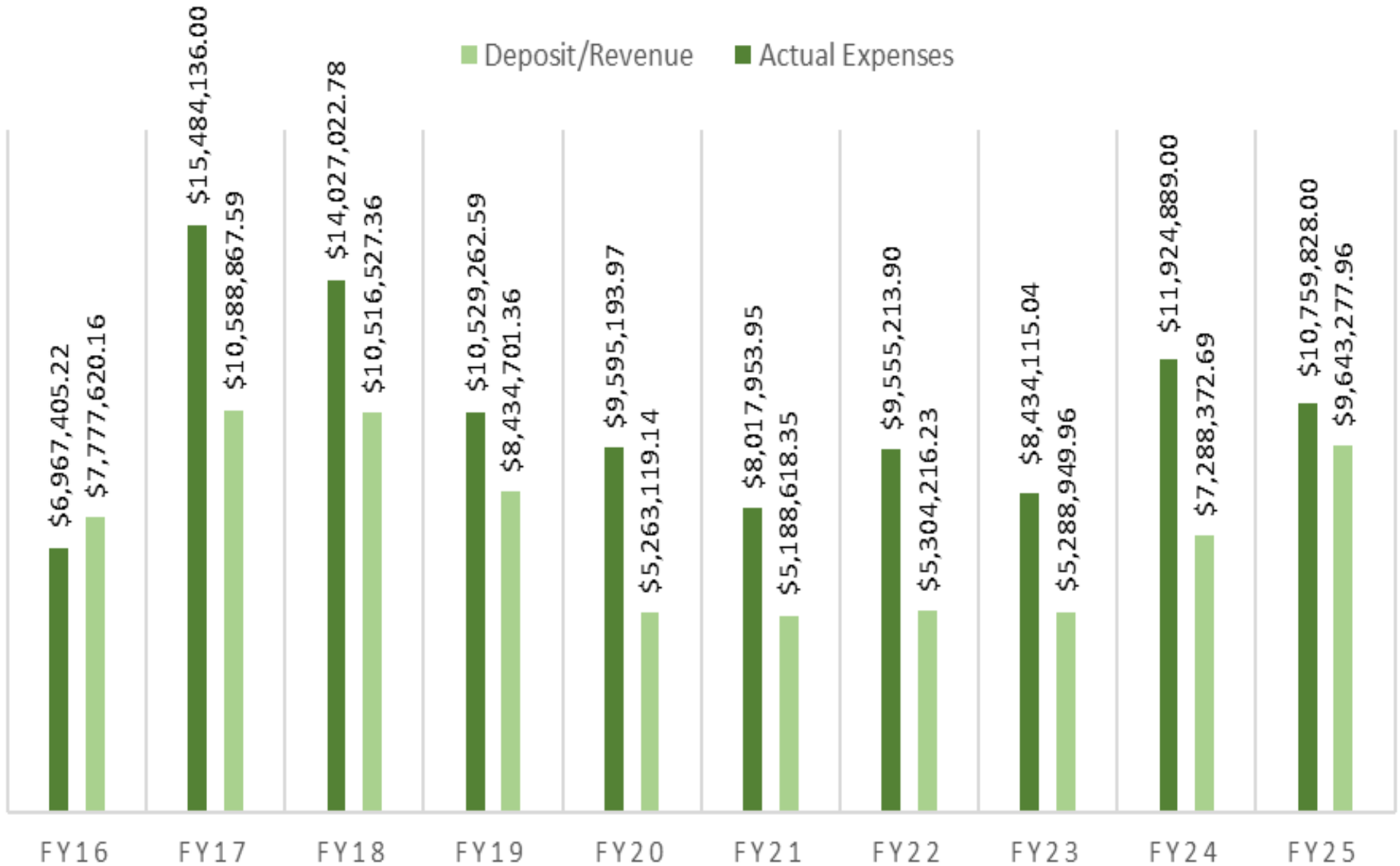
Outside of work, Nockamury enjoys spending time with family and friends, traveling, and coordinating events.

As of 11/30/25 Unaudited

	FY25 Q4	FY25 Budgeted Revenue	%	FY24 Total
Property Sales (plus overage)	\$ 7,457,056.91	\$ 5,000,000.00	149%	\$ 5,087,820.35
Miscellaneous Income	548,909.01	-	-	594,912
Holiday Sales	\$7,811	-	-	154,225
Land Banking Agreements	866,495.00	-	-	89,917
Municipal Sales	722,370.96	-	-	1,169,255
Tax Reimbursements (Cert. of Error)	40,635.53	-	-	192,243
<b>Total Revenue</b>	<b>\$ 9,643,277.96</b>	<b>\$ 5,000,000.00</b>	<b>193%</b>	<b>\$ 7,288,372.69</b>
	FY25 Q4	FY25 Budgeted Expenses	%	FY24 Total Spend
Personnel Services	\$2,549,092.00	\$ 2,637,478	97%	\$ 2,125,243
Acquisitions	1,736,925.00	1,850,000	94%	1,612,724
Contractual Services	1,012,664.20	1,096,353	92%	915,708
Property Maintenance	5,000,000.00	5,000,000	100%	4,755,760
Contingencies & Special Purpose	461,147.33	1,742,014	26.47%	2,515,454
<b>Total Expenses</b>	<b>\$ 10,759,828.53</b>	<b>\$ 12,325,845</b>	<b>87%</b>	<b>\$ 11,924,889</b>
<b>Net Income (Loss)</b>	<b>\$ (1,116,550.57)</b>	<b>\$ (7,325,845.13)</b>	<b>106%</b>	<b>\$ (4,636,516.31)</b>
FTE Headcount		19FTE's		

1. Personnel Services is for salaries, benefits, professional development, and transportation expenses.
2. Acquisitions are funds for pursuing tax certificates and Fannie/HUD properties
3. Contractual Services is professional services, legal services, scaffolding, and surveys
4. Property Maintenance is for preservation, landscaping, and utility expenses.
5. Contingencies and special purpose includes all other expense categories - delinquent taxes \$500k, our line of credit reserve of \$500k, property insurance \$200k, and interest expense \$180k.

# CCLBA ANNUAL REVENUE VS EXPENDITURES



	FY26 Budgeted Revenue	FY25 Budgeted Revenue	Variance
<b>Total Revenue</b>	\$7,000,000	\$5,000,000	\$2,000,000
	FY26 Executive Recommendation	FY25 Budgeted Expenses	Variance
<b>Personnel Services</b>	\$3,700,898	\$2,663,978	\$1,036,920
<b>Contractual Services</b>	\$1,779,929	\$1,301,813	\$478,116
<b>Supplies &amp; Materials</b>	\$14,000	\$14,000	\$0
<b>Operations &amp; Maintenance</b>	\$6,523,547	\$5,305,058	\$1,218,489
<b>Capital Equipment</b>	\$0	\$25,300	(\$25,300)
<b>Rental &amp; Leasing</b>	\$6,617	\$5,758	\$859
<b>Contingencies &amp; Special Purpose</b>	\$3,685,000	\$3,035,000	\$650,000
<b>Equity Funds</b>	\$1,883,938	\$3,528,398	(\$1,644,460)
<b>IHDA Grants</b>	\$348,514	\$562,000	(\$213,486)
<b>Total Operating Funds</b>	<b>\$17,942,443</b>	<b>\$16,441,305</b>	<b>\$1,501,138</b>
<b>Appropriation Transfer</b>	(\$3,560,464)	(\$12,325,607)	\$8,765,143
<b>Total Appropriations</b>	<b>\$14,381,979</b>	<b>\$4,115,698</b>	<b>\$10,266,281</b>
<b>FTE Headcount</b>		19 total FTEs	


1. Personnel Services is for salaries, benefits, professional development, and transportation expenses.
2. Contractual Services is professional services, legal services, scaffolding, and surveys
3. Supplies and Materials are for office supplies and wearing apparel for field staff.
4. Operations and Maintenance is for preservation, landscaping, and utility expenses.
5. Contingencies and special purpose includes acquisition funds and all other expense categories

## Equity Fund Impact LMI Communities and Geographies

### Equity Funds

The Land Bank has contributed 6% up to \$20K for direct and developer renovated homes for new homebuyers for over 50 transactions in FY25.

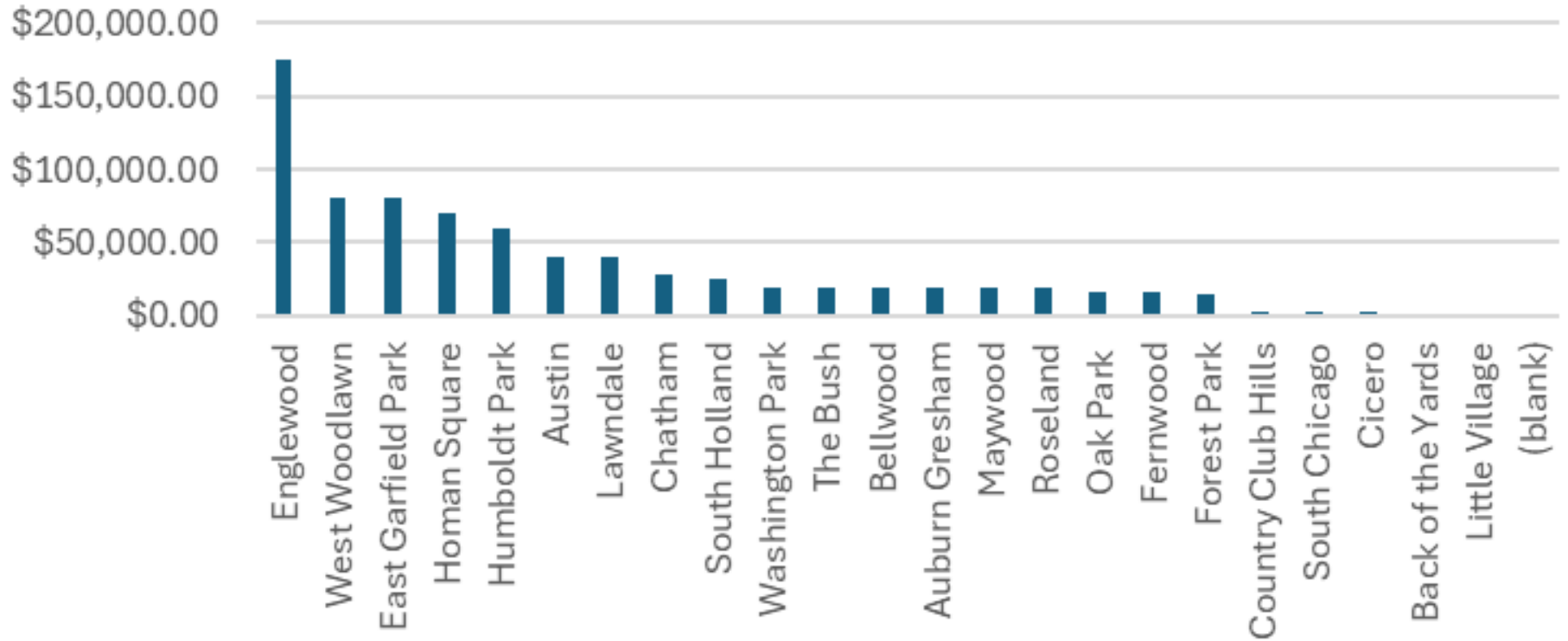
This totals over \$777k awarded this year and over \$1.2M awarded to date.

Tract Income Level 	Count of Grant Award	Sum of Grant Award	%
Low	33	\$500,840.00	64%
Moderate	12	\$193,680.00	25%
Middle	6	\$66,272.96	9%
Upper	1	\$16,800.00	2%
<b>Total</b>	<b>52</b>	<b>\$777,592.96</b>	<b>100%</b>

- In FY25, 89% of Equity Fund Purchase Assistance went towards low-moderate income tract areas.
- <https://geomap.ffiec.gov/ffiecgeomap/>

Sum of Grant Award

## Sum of Grant Award by Tract Income Level



Neighborhood ▼

## **New Positions for FY26**

2 Acquisition Specialists

2 Asset Managers

1 Program Manager

1 Administrative Assistant

## **Equity Funds**

The Land Bank has contributed 6% up to \$20K for direct and developer renovated homes for new homebuyers for over 50 transactions in FY25. This totals over \$780k awarded this year and over \$1.2M awarded to date.

## **IHDA Grants**

Our Strong Communities Program allows us to expense our residential demolitions and then submit for reimbursement. Of the total grant totaling \$562k, \$213,486 has been submitted for reimbursement of which \$70k has been received. The balance of the funds have been committed and the deadline to submit reimbursements is November 2026.

## Current Projects Status Report 12/12/2025

Project Name	Date of Agreement/ End Date of Agreement	Target Area	Outstanding Holding Costs	Updates
Chicago House	7/7/2023 7/7/2026	<ul style="list-style-type: none"> <li>• East Garfield Park</li> <li>• (8) PINS</li> </ul>	PAID	CLOSED November 10, 2025. Six structures will be built on 8 Parcels, with 24 units, for affordable rental targeted families at 50% of AMI.
CTA Redline Extension	10/14/2022 Deadline 10/14/2027	<ul style="list-style-type: none"> <li>• Roseland</li> <li>• West Pullman</li> <li>• 86 Parcels Targeted</li> </ul>	\$0	<ul style="list-style-type: none"> <li>• 53 parcels sold to CTA</li> <li>• Extension from 95<sup>th</sup>/Dan Ryan -130<sup>th</sup></li> <li>• The rest of the properties should close in 2026</li> </ul>
Chicago Rebuild 2.0 – 31 Buildings				<ul style="list-style-type: none"> <li>• Transfer occurs when a developer is selected</li> <li>• Both CDFIs are in the developer selection phase</li> <li>• GAC is in conversation with their first developer</li> <li>• Holding cost from the time of agreement until transfer paid by the CDFI</li> </ul>
CCLF Closed: 2 Pending: 3	05/16/25 - 05/16/27	Englewood 23 Parcels	\$450 per mo	
Greenwood Archer Capital Closed: 1 Pending: 0	07/9/25 - 07/09/27	Roseland 8 Parcels	\$450 per mo	

# Core Business Activities

## FY 2025 Core Business Activities (December 1<sup>st</sup>, 2024 – November 30<sup>th</sup>, 2025)

Metric	FY 2025 Goals	Completed	In Progress
Acquisition	500	386	932
Disposition	250	503	170
Rehab	250	346	696

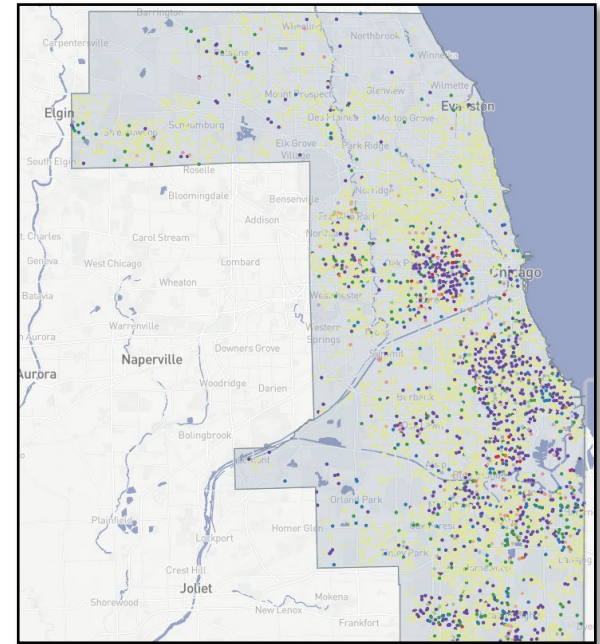
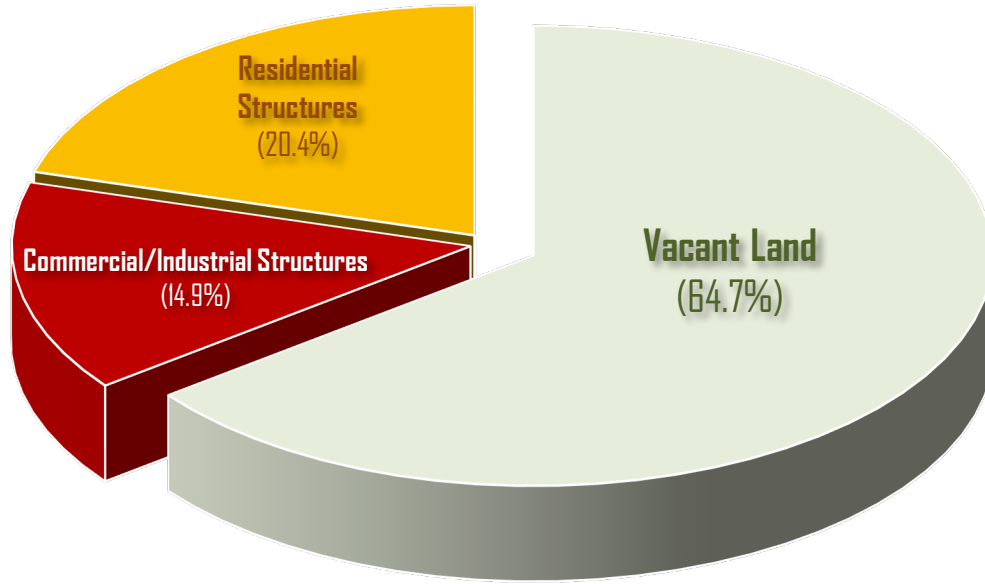
## Cumulative Core Business Activities (As of 11/30/2025)

Community Wealth	<b>\$291,310,492</b>
Property Taxes – Total Amount Generated	<b>\$33,503,429</b>
Redemptions – Long-Term Tax Delinquent Prop.	<b>\$37,471,317</b>

## Cumulative Core Business Activities (As of 11/30/2025)

Acquisition	<b>5,081</b>	Demolition	<b>207</b>
Disposition	<b>3,144</b>	Rehab	<b>2,429</b>
Inventory	<b>1,937</b>	Reactivated	<b>2,379</b>

# Inventory: Breakdown



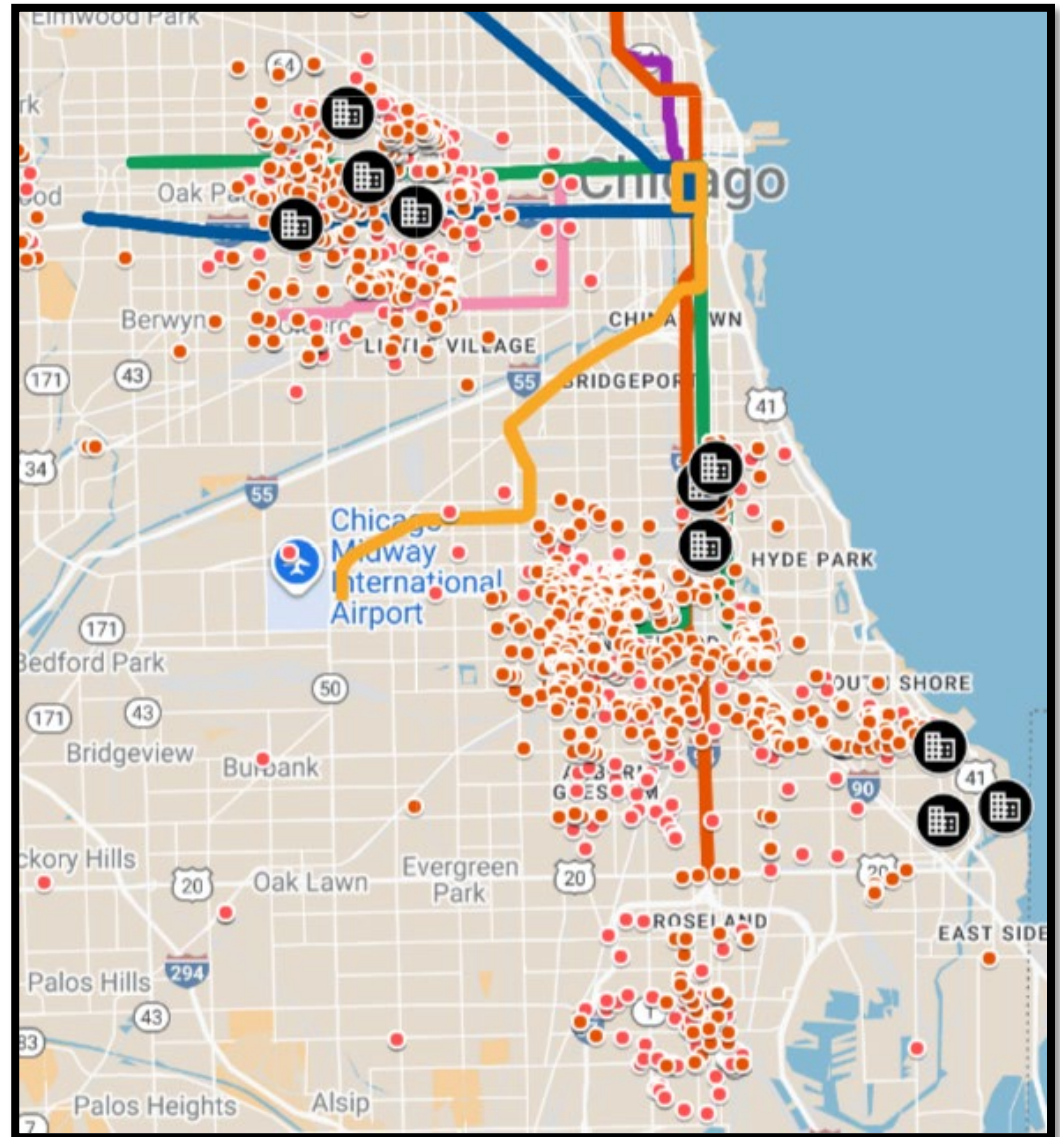
## Current Inventory Breakdown (As of 11/30/2025)

LAND USE TYPE	TOTAL # OF PARCELS	CITY OF CHICAGO (Subset)	SUBURBS (Subset)
Vacant Land	1,253	1,103	150
Residential Structures	395	311	84
Commercial/Industrial Structures	289	178	111
<b>TOTALS</b>	<b>1,937</b>	<b>1,592</b>	<b>345</b>

## THE Opportunities

- There are ~38,000 properties that are severely tax delinquent
- Tax-delinquent parcels are heavily concentrated across Chicago's South and West Side neighborhoods.
- These parcels represent more than **3,000 acres** of underutilized land—equivalent to over **2.5 times the size of the Chicago Loop**. Located along:
  - L Train Routes
  - Metra/Rail lines
  - **Approved** City projects (**view some to the right**)\*
- The scale and spatial clustering highlight significant opportunities for redevelopment, land assembly, and strategic intervention.

*More details in the following slides*



\*These are only a few of the approved DPD projects

## West Chicago

### Tilton ES

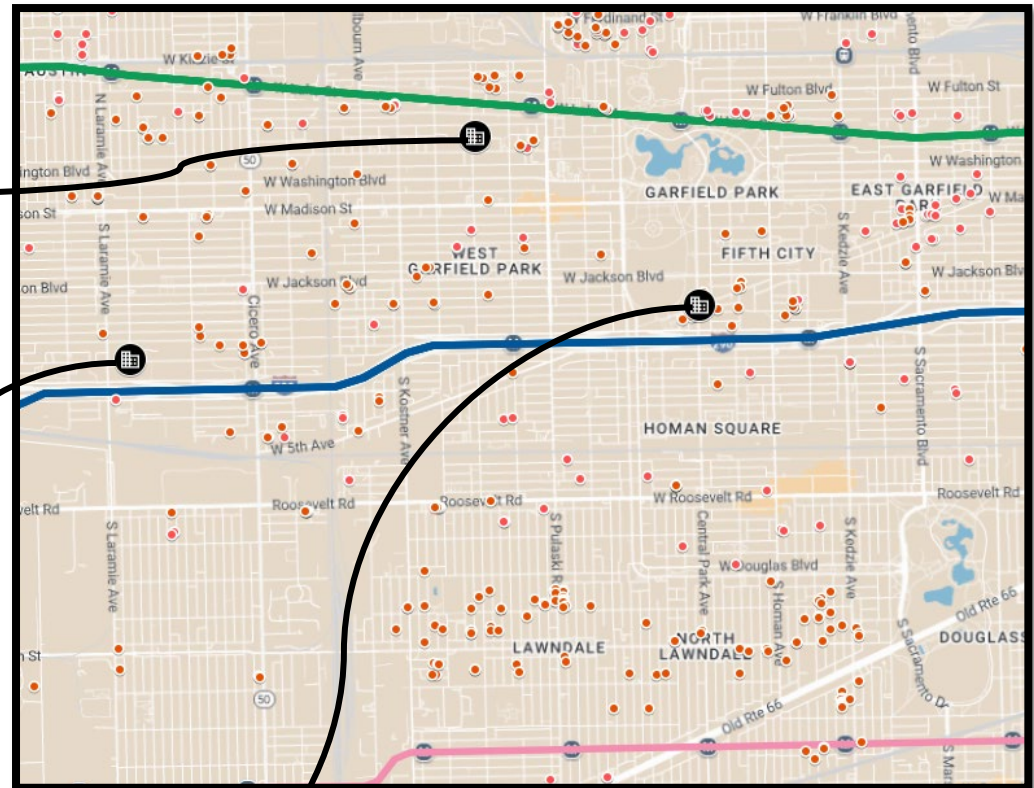
Developer: Chicago Board of Education  
Approved Amount: \$500,000  
Total Project Cost: \$500,000  
TIF District: Madison/Austin Corridor  
Current Status: Paused - Until June 2026

### BUILD Incorporated

Developer: BUILD Incorporated  
Approved Amount: \$2,500,000  
Total Project Cost: \$21,007,732  
TIF Percentage: 11.9%  
Affordable Units: N/A  
Ward: 29  
TIF District: Harrison/Central  
Current Status: Ongoing

### Harvest Homes

Developer: Harvest Homes Apartments, L.P.  
Approved Amount: \$1,039,544  
Total Project Cost: \$13,116,453  
TIF Percentage: 7.93%  
Affordable Units: 36  
Ward: 28  
TIF District: Midwest  
Current Status: Predevelopment



## Along the Red/Green Lines

### Legends South C-3 Rental

Developer: Legends C-3, LLC  
 Approved Amount: \$3,030,091  
 Total Project Cost: \$26,198,944  
 TIF Percentage: 11.57%  
 Affordable Units: 53  
 Ward: 4  
 TIF District: 47th and King Drive  
 Current Status: Ongoing

### Legends South A3

Developer: Michaels Development  
 Total Project Cost: \$40,852,849  
 TIF Percentage: 24.48%  
 Affordable Units: 42  
 Ward: 4  
 TIF District: 47th/State  
 Current Status: Ongoing

### XS Tennis Village

Developer: XS Tennis  
 Approved Amount: \$2,943,793  
 Total Project Cost: \$9,812,643  
 TIF Percentage: 30%  
 Ward: 4  
 Current Status: Ongoing



## South Chicago

### Thrive Exchange South

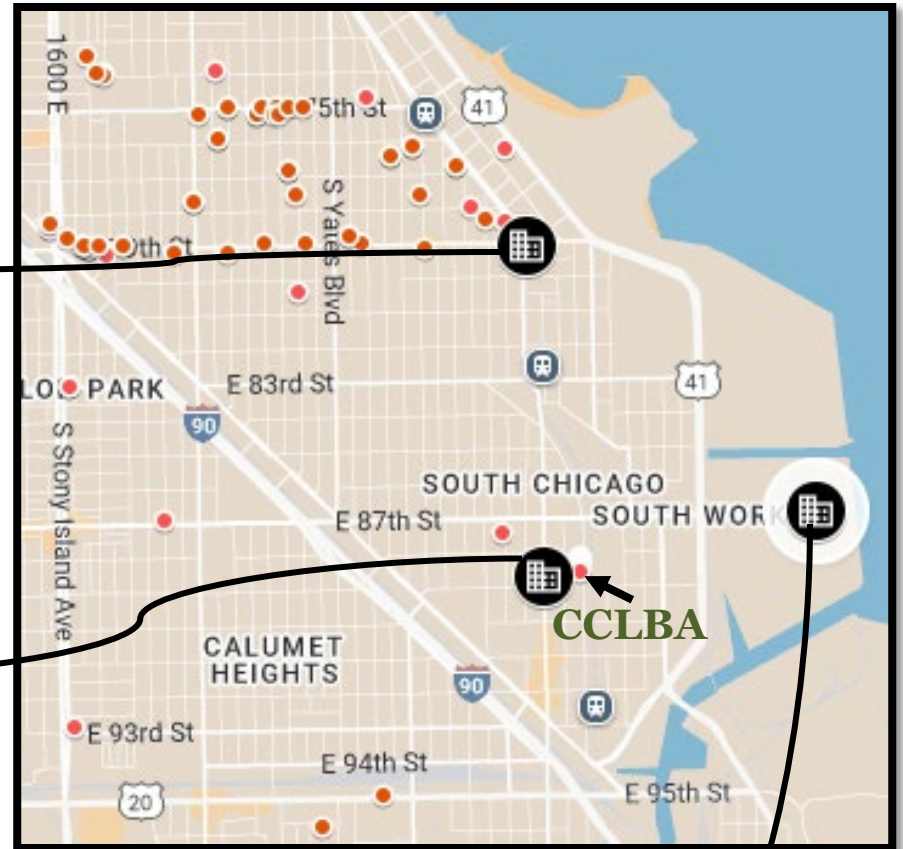
Developer: DL3 Realty Advisors, LLC  
 Approved Amount: \$13,100,000  
 Total Project Cost: \$35,832,370  
 TIF Percentage: 36.56%  
 Affordable Units: 43  
 Ward: 7  
 TIF District: Avalon Park/South Shore  
 Current Status: Ongoing

### Galleria 89

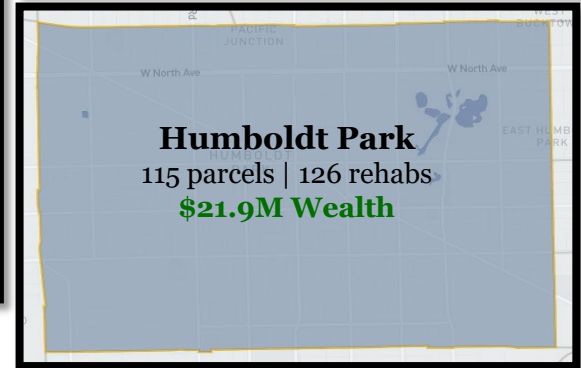
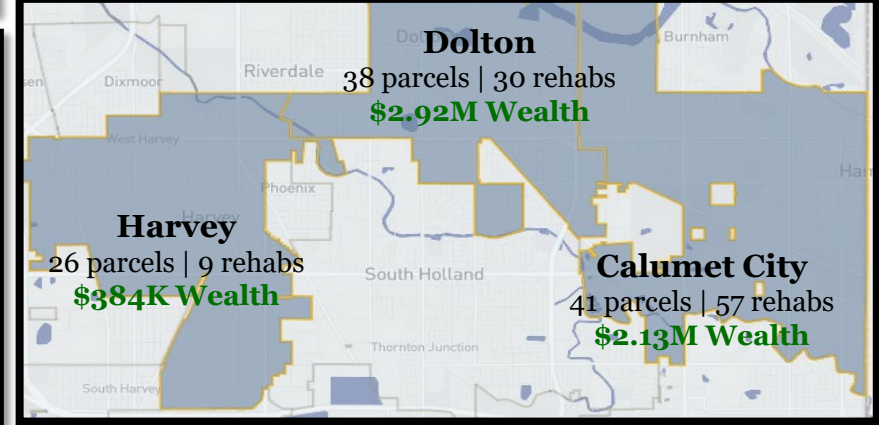
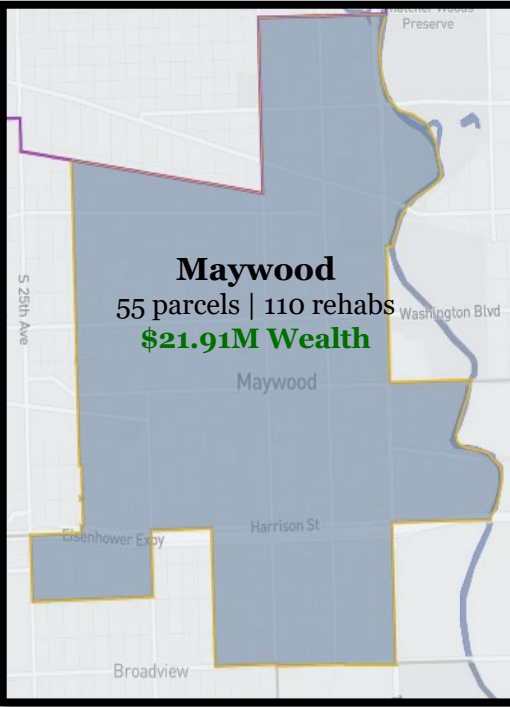
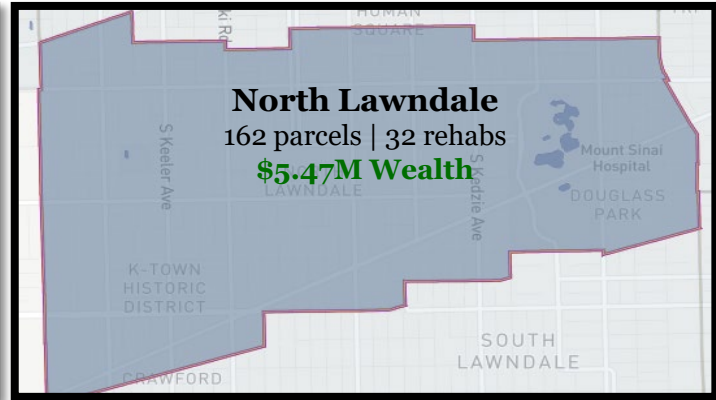
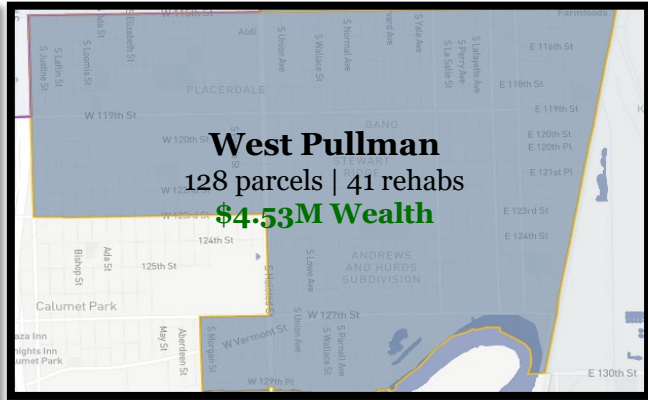
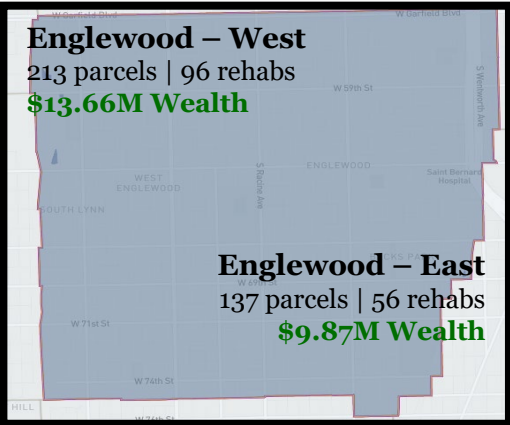
Developer: 548 Development  
 Approved Amount: \$18,300,000  
 Total Project Cost: \$46,504,312  
 TIF Percentage: 39.35%  
 Affordable Units: 57  
 Ward: 10  
 TIF District: Commercial Avenue  
 Current Status: Ongoing

### Steelworks Park (Park 523) -PsiQuantum

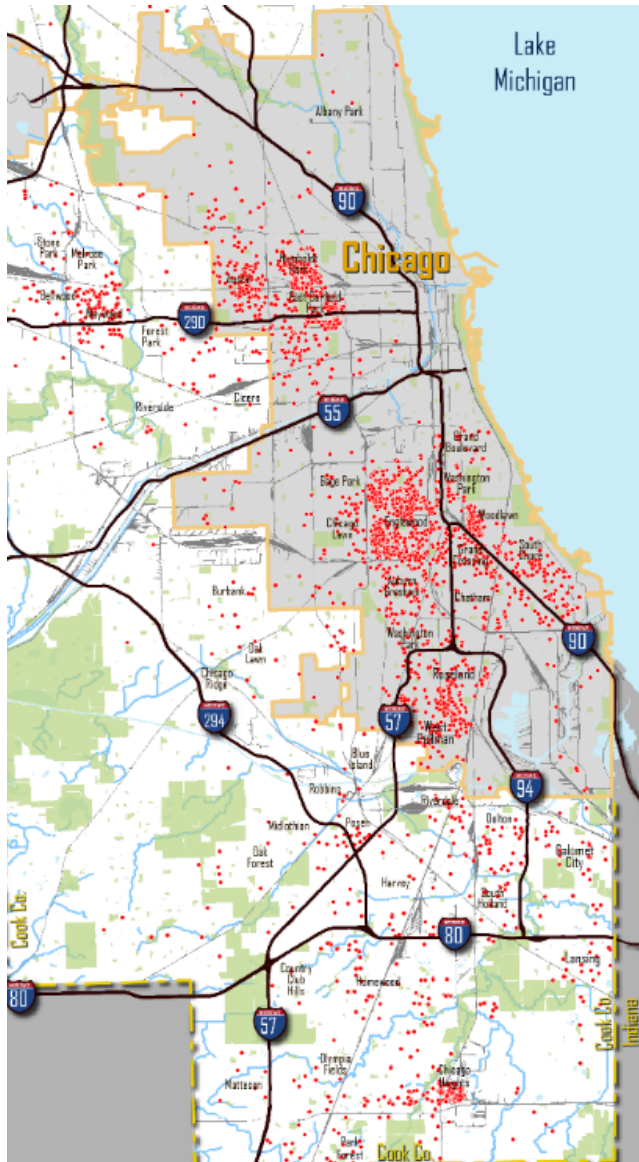
Approved Amount: \$676,000  
 Total Project Cost: \$676,000  
 TIF Percentage: 100%  
 TIF District: South Works Industrial  
 Current Status: Predevelopment



# Top Rehabilitated Submarkets



# Inventory: Geographical Breakdown



## TOP 5 INVENTORY BY NEIGHBORHOOD (11/30/25)

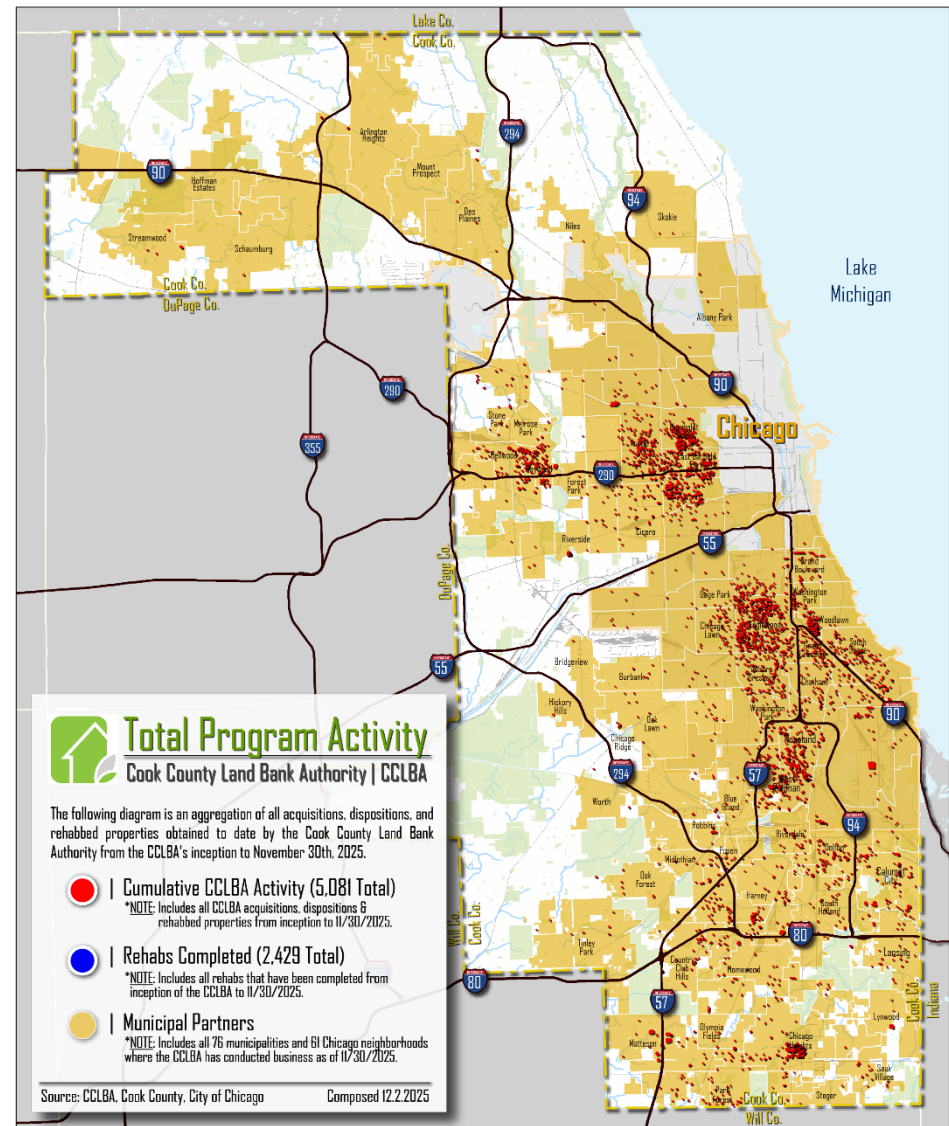
NEIGHORHOOD	# OF PARCELS	# OF COMPLETED REHABS	COMMUNITY WEALTH GENERATED
Englewood – West	<b>213</b>	96	\$13.66 MM
North Lawndale	<b>162</b>	32	\$5.47 MM
Englewood – East	<b>137</b>	56	\$9.87 MM
West Pullman	<b>128</b>	41	\$4.53 MM
Humboldt Park	<b>114</b>	126	\$21.9 MM

## TOP 5 INVENTORY BY MUNICIPALITY (11/30/25)

NEIGHORHOOD	TOTAL	# OF COMPLETED REHABS	COMMUNITY WEALTH GENERATED
Maywood	<b>55</b>	110	\$21.91 MM
Cicero	<b>49</b>	11	\$1.8 MM
Calumet City	<b>41</b>	58	\$2.13 MM
Dolton	<b>38</b>	30	\$2.92 MM
Harvey	<b>26</b>	9	\$384 K

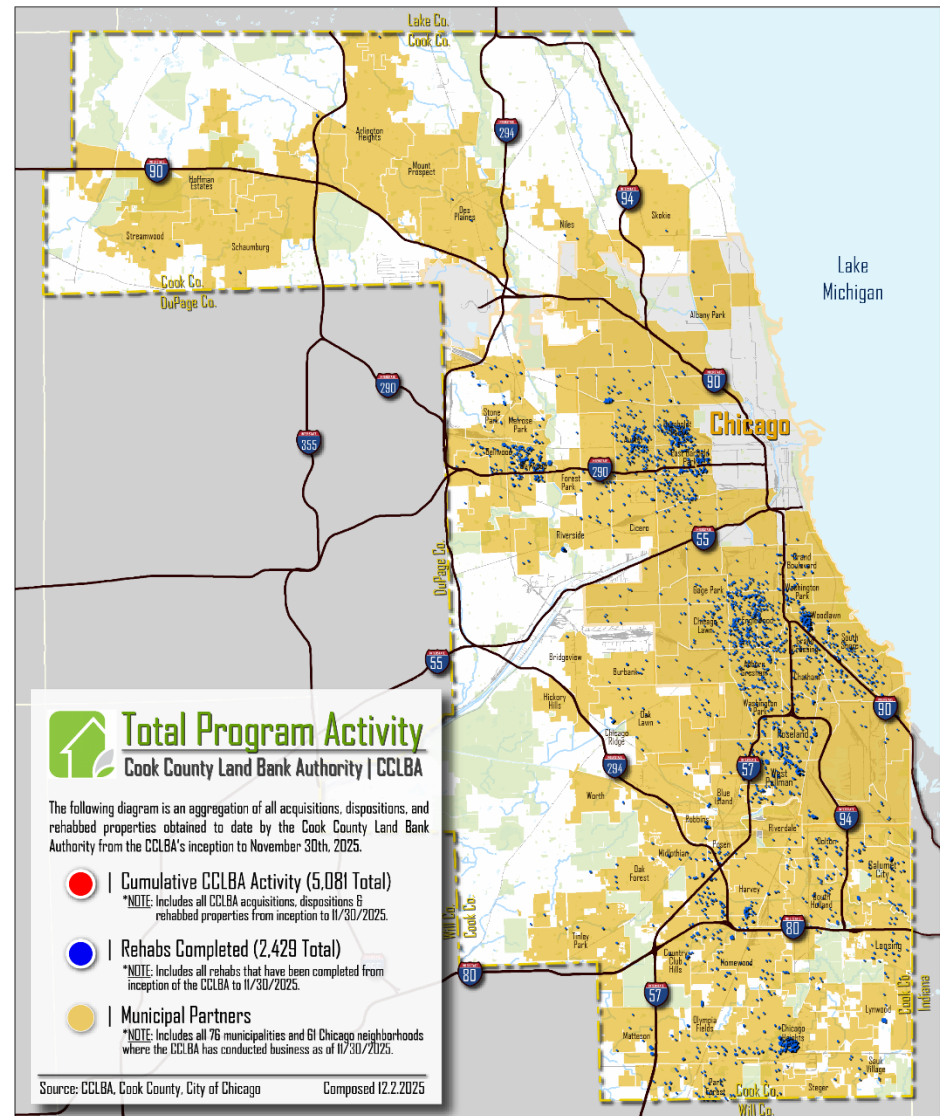
# MUNICIPAL PARTNERS

- CCLBA is proud to be working in **76 municipalities** located in Cook County (134 Total)
  - 3 Unincorporated Areas
- CCLBA is proud to be working in **61 neighborhoods** located in the City of Chicago (77 Total)
  - **RED** denotes every property that the CCLBA has acquired as of 11/30/2025 (5,081 total).
  - **ORANGE** denotes every municipality or City of Chicago neighborhood where the CCLBA has acquired property (76 Total).



# MUNICIPAL PARTNERS

- CCLBA is proud to be working in **76 municipalities** located in Cook County (134 Total)
  - 3 Unincorporated Areas
- CCLBA is proud to be working in **61 neighborhoods** located in the City of Chicago (77 Total)
  - **BLUE** denotes every property that the CCLBA has acquired and rehabbed as of 11/30/2025 (2,429 total).
  - **ORANGE** denotes every municipality or City of Chicago neighborhood where the CCLBA has acquired property (76 Total).

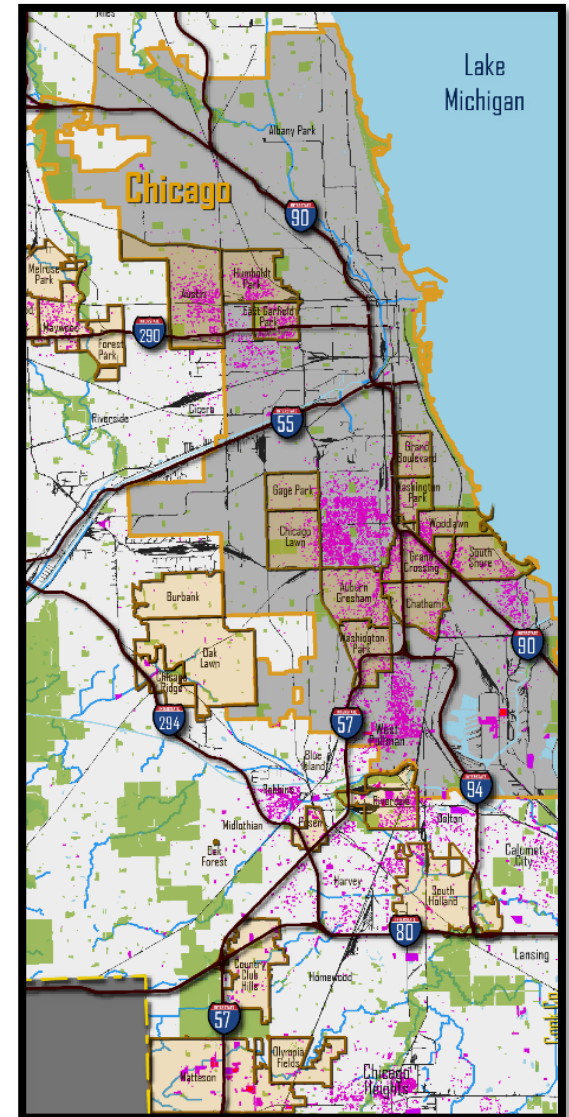


The **Cook County Land Bank** has sold **133 parcels** to **municipal entities** this fiscal year (FY 2025), with another **62** in the **process of being sold**. This represents **26.7%** of all sales conducted this year as of **11/30/2025**.

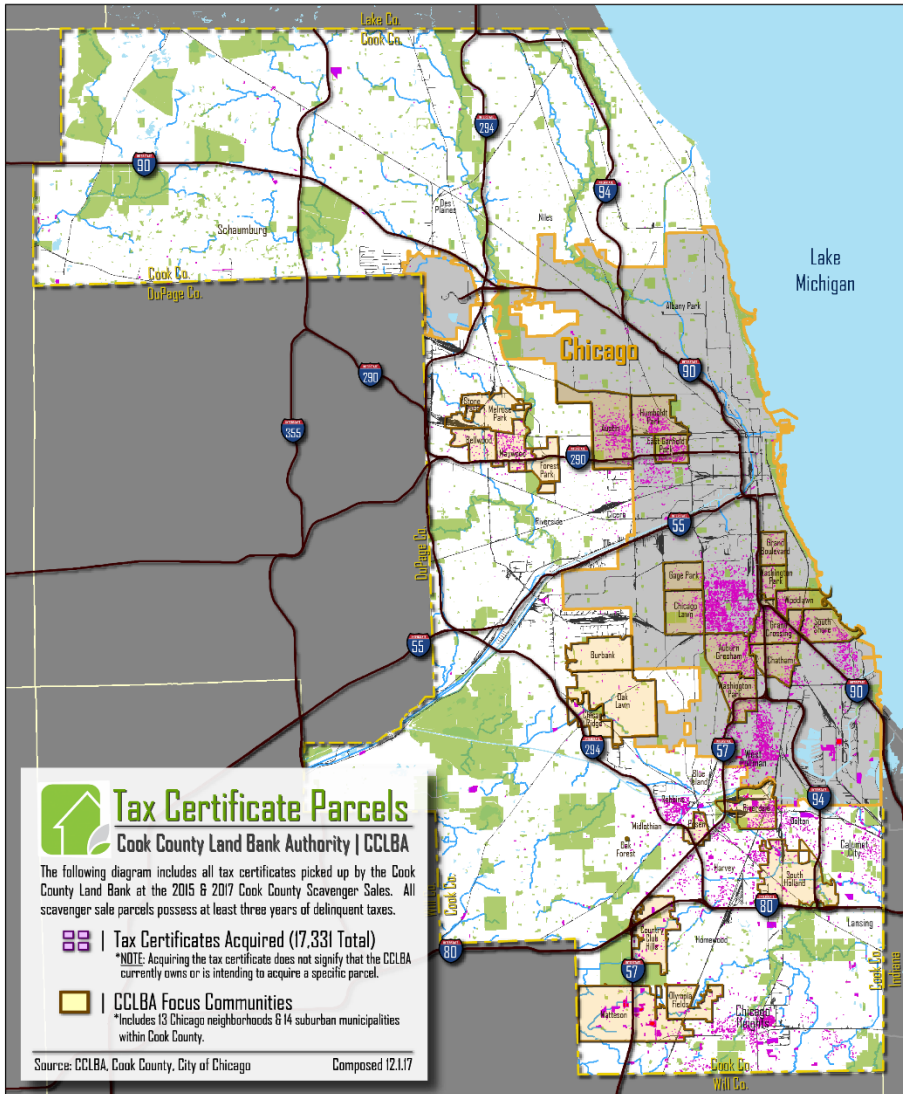
## Municipal Parcel Sales

- **City of Markham** 56 parcels
- **Village of Bellwood** 24 parcels
- **Village of Maywood** 23 parcels
- **City of Chicago** 22 parcels\*
- **City of Country Club Hills/CTA** 2 parcels
- **Villages of Matteson, Crestwood, South Holland, and Oak Park** 1 parcel each

\*22 vacant land transactions to the **City of Chicago** for the **Openlands – Little Calumet River** project on **9/23/2025**

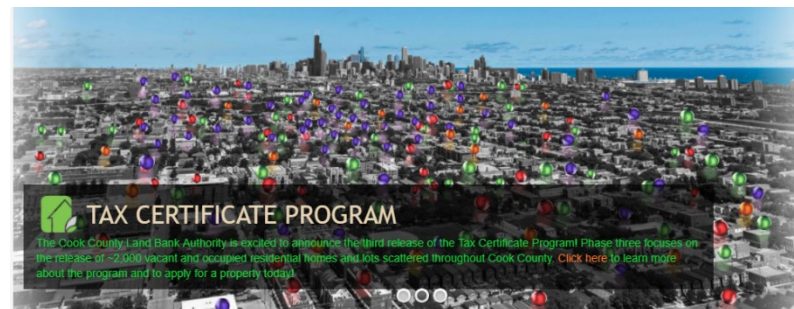


# Tax Certificate Program - Activity



## Tax Certificate Program

Total # of Tax Certificates Obtained/Surveyed	<b>34,069</b>
Total # of Properties (Subset of Total Tax Certificates Obtained)	<b>29,849</b>
Total # of Acquisitions (As of 11/30)	<b>4,008</b>
Total # of Acquisitions – Residential Homes (Subset - As of 11/30)	<b>1,153</b>
Total # of Acquisitions In Process (As of 11/30)	<b>932</b>
Total # of Redemptions (As of 5/25)	<b>2,895</b>
Total Redemption Amount (As of 5/25)	<b>\$37.47 MM</b>



# Tax Certificate Program - Status

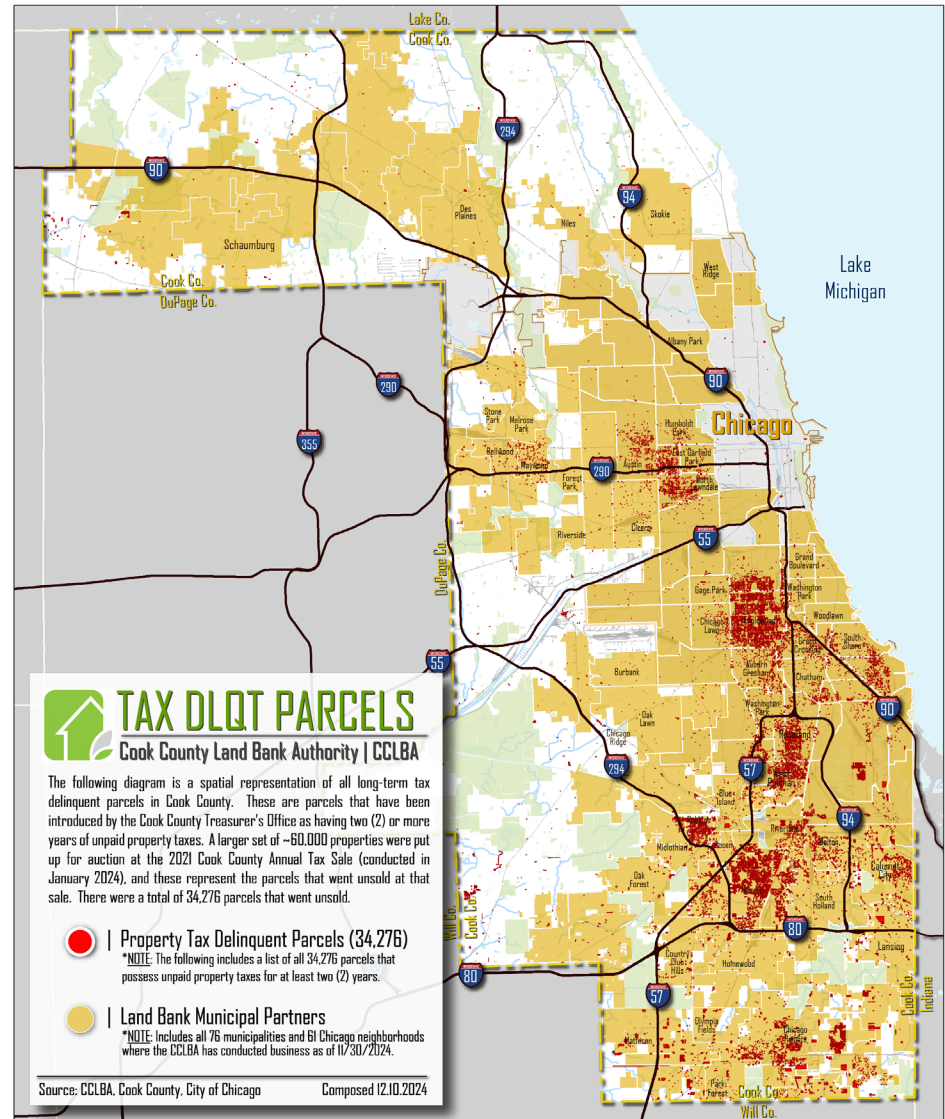
## Tax Certificate Status (As of 11/30/2025)

STATUS OF CERTIFICATE/DEED	*Expected Months From Acquisition	TOTAL	Residential Structures (Subset)	Commercial/Industrial Structures (Subset)
Certificates Submitted – Pending Filing	12+ Months	<b>410</b>	<b>14</b>	<b>327</b>
Certificates – Cases Filed (Scheduled Court Call)	11-12 Months	<b>82</b>	<b>0</b>	<b>70</b>
Certificates – Outstanding Prove-Up Hearings	7-10 Months	<b>0</b>	<b>0</b>	<b>0</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	3-6 Months	<b>0</b>	<b>0</b>	<b>0</b>
Tax Deeds Issued/Approved but not Recorded (Working through Point-of-Sale Requirements)	0-2 Months	<b>440</b>	<b>79</b>	<b>125</b>
<b>*NOTE:</b> Expected months from acquisition is an estimate of the typical timeframe when the CCLBA initially pursues a tax certificate to when it is officially deeded. This process is heavily dependent on the Clerk of the Circuit Court, CC Recorder's Office, existing redemption dates, and legal counsel's capacity, which may alter the timeline.		<b>TOTALS</b>	<b>93</b>	<b>522</b>

The Land Bank has been working in collaboration with the Office of the President (OUP), Cook County Treasurer, and Cook County Clerk, Civic Consulting Alliance (CCA), & Chicago Community Trust (CCT) in reforming the tax system in regard to property tax delinquency.

~Approximately 38,000 parcels in Cook County are considered vacant and abandoned.

Throughout 2025, the Cook County Land Bank Authority, on behalf of the County of Cook and in partnership with all of the aforementioned agencies, has played a large role in setting the groundwork for this new potential program and leveraging the efficiencies created by legislative reforms.



- Alderman Taylor – October 8<sup>th</sup> Ward Night – 5:00 to 8:00 pm
- The Government Fiscal Sustainability Workgroup (GFSW) administered by the Weldon
- Cooper Center for Public Service at the University of Virginia
- Working with the Cook County Land Bank Community Seminar
- DDC25: Emerging Developers Conference - Rethinking What's Possible
- Harvey Neighborhood Advisory Group – How to Purchase from the Land Bank
- Village of Berwyn - Berwyn Development Corporation

# Cook County Land Bank

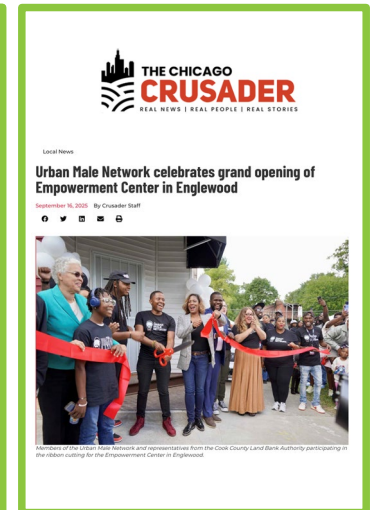
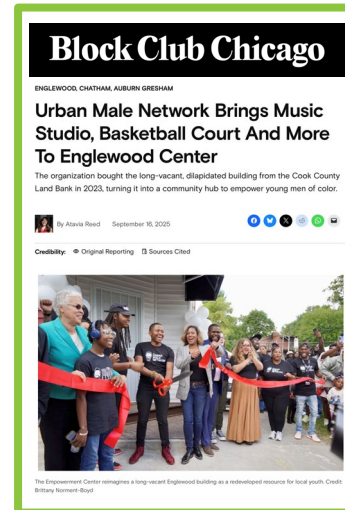
## Q4 2025 Highlights



# Urban Male Network Empowerment Center Grand Opening in Englewood

The Land Bank celebrated the grand opening of the Urban Male Network’s Empowerment Center in September, which transformed a vacant Englewood property into a hub for youth mentorship and community programming.

The Urban Male Network Empowerment Center’s opening garnered placements in [WBBM-AM \(Chicago, IL\)](#), [WBBM-TV \(Chicago, IL\)](#), [Block Club Chicago](#), and [Chicago Crusader](#). Dr. Marlon Haywood of Urban Male Network also highlighted the new center and his partnership with CCLBA on [AM 1960 WVON](#).



# Government Fiscal Sustainability Workgroup

The Land Bank had the pleasure of joining the **Government Fiscal Sustainability Workgroup**, convened by The Pew Charitable Trusts, the Weldon Cooper Center, and the Chicago Community Loan Fund.

Deputy Director Darlene Dugo joined a panel discussion on Chicago's redevelopment strategies for long-term fiscal sustainability.



Pictured left to right: Dr. Eric Scorsone, Executive Director of Weldon Cooper Center for Public Service; Bob Tucker, Executive Director of CCLF; Darlene Dugo, Deputy Director of CCLBA.

## DDC25 Conference — Rethinking What's Possible: From Vision to Financing in a Shifting Landscape

The Land Bank was honored to be a sponsor of the **2025 Emerging Developers Conference**, which brought together hundreds of developers, investors, and civic leaders for a day of ideas, strategy, and connection.

CCLBA developers **Dajuan Robinson**, from Built By DNA Construction, and **Tim Swanson**, from Inherent Homes and Inherentance, were speakers. Board Member **Tony Thurman**, Executive Director **Jessica Caffrey**, Deputy Director **Darlene Dugo**, Associate Director **Kenneth Gilkes Jr.**, and Manager of Property Acquisition **Elisha Sanders** attended.



Pictured left to right: Tony Smith, CCLBA Board Member; Darlene Dugo, Deputy Director of CCLBA; Elisha Sanders, Manager of Property Acquisition for CCLBA; Kenneth Gilkes Jr., Deputy Director of CCLBA



# Project of the Year Award at the 2025 National Land Bank Summit Home Sweet Homan

The Land Bank was honored with the **Project of the Year Award** at the 2025 National Land Bank Summit in Detroit. This recognition acknowledges our work on **Home Sweet Homan**, a project led by IFF and community partners, featuring 20 new affordable, modular homes for sale on former vacant lots, the first new homes in Homan Square in over 25 years, as well as 21 Permanent Supportive Housing units.



# Project Poster Boards

Now displayed in CCLBA's offices following the win of Home Sweet Homan at the National Land Bank Summit, these posters help bring into sharper focus the tangible impact the Land Bank makes throughout Cook County.

## HOME SWEET HOMAN

**PROBLEM**  
Homelessness, which leads to the National Housing Trust Fund, suffered from a lack of administrative, operational and financial resources for nearly a decade. It had been built in 1990. The community was quickly becoming homeless, with a significant increase in homelessness.

**SOLUTION**  
Based on strong community input, the Cook County Land Bank Authority and #1 awarded a Housing Initiative:  
- 100 new affordable housing units  
- Full-time administrative support for 10+ years  
- Full-time financial and operations support for 10+ years to ensure delivery of quality housing to low-income buyers to ensure affordability

**KEY FEATURES**  
- 100 new affordable housing units  
- Full-time administrative support for 10+ years  
- Full-time financial and operations support for 10+ years to ensure delivery of quality housing to low-income buyers to ensure affordability

**PRIMARY OUTCOME**  
- Homelessness across Cook County has been reduced  
- Increased professional capacity for homelessness for families  
- Increased financial capacity for homelessness through administrative and operational support  
- Increased opportunities for independent living for those with disabilities through shared space within the community

**FINANCIAL ASSETS**  
- Cook County LPBA Bank Authority provided land and affordability support  
- LPBA equity contribution to developer  
- Habitat for Humanity built a community model for homes with lease employees  
- Acquisition for Habitat for Humanity building from community  
- Community Advisory Committee: Represented community priorities in development process  
- HHSB Partner for under and under-represented groups through initiatives

Home Sweet Homan

## PCC AUSTIN FAMILY HEALTH & WELLNESS CENTER

**PROBLEM**  
Residents in Austin, Cook's largest neighborhood, lack health care services and face food and housing insecurity. The center is a place that provides food and housing services, and a place that provides health and wellness services.

**SOLUTION**  
A \$15.5M, 100,000 sq. ft. community-centered wellness complex that brings primary care, specialty care, behavioral health, dental services, maternal and child health, and other services to the community. The center is a place that provides food and housing services, and a place that provides health and wellness services.

**KEY FEATURES**  
- Primary care, specialty medical care plus dental and behavioral health  
- Maternal and child health services  
- Behavioral health services  
- Dental services  
- Food and housing services  
- Community center  
- Community advisory committee

**PRIMARY OUTCOMES**  
- Improved access to quality care and preventive services for entire neighborhood  
- Reduced chronic disease burden through integrated care and health equity  
- Increased job, training pathways, and a supportive model for healthy community design

PCC Austin Family Health and Wellness Center

## SANKOFA WELLNESS VILLAGE - WEST GARFIELD PARK

**PROBLEM**  
West Garfield Park residents have long been without a community center. The area has a high unemployment rate, limited access to care, and a lack of local health-promoting resources.

**SOLUTION**  
A multi-use, mixed-use complex anchored by the Sankofa Wellness Village community center. The center provides a place for residents to gather, learn, and connect. The center is a place that provides food and housing services, and a place that provides health and wellness services.

**KEY FEATURES**  
- Primary medical care (including reproductive, behavioral & mental health) and dental services  
- Community center  
- Community advisory committee  
- Community advisory committee  
- Community advisory committee

**PRIMARY OUTCOMES**  
- Close the neighborhood health equity gap by connecting about 1000 residents to primary and preventive care  
- Increase job, training pathways, and a supportive model for healthy community design  
- Increase job, training pathways, and a supportive model for healthy community design

Sankofa Wellness Village in West Garfield Park



## “Working with the Land Bank” Seminar

The Land Bank hosted another edition of the **Working with the Land Bank Seminar** at Douglass Park Cultural and Community Center. These seminars give attendees the opportunity to learn directly from our team about how to partner with the Land Bank on upcoming residential, commercial and industrial projects.

Developers learned how to purchase properties from the Land Bank, from searching on the website to closing on a property.



## “Land of Opportunity” Video Production

The Land Bank is producing a video to showcase the opportunity for development of vacant lots across Cook County. In collaboration with **Brook Architecture** and developers **Joseph Dochee, Neelam Dwivedi** and **Pashupati Nath**, the video will emphasize the affordability, transit access, and transformative potential of these lots.



Developer Joseph Dochee



Developer Neelam Dwivedi



Developer Pashupati Nath

# Social Media Highlights

In Q4, CCLBA celebrated many milestones and moments with developers across Instagram, Facebook, and LinkedIn, from property transformations, new construction spotlights, and ribbon cuttings. CCLBA also introduced a new social media video series *Myth vs. Fact*, to dispel misinformation and inspire new developers to work with the Land Bank.



Property transformation post with developer Catherine Thomas of xtraspecialmoments



Video of new construction 2-flats in Woodlawn with developer Kathy O'Brien



Video of the Urban Male Network Empowerment Center Grand Opening



First edition of the new Myth vs Fact with the Land Bank series

## Social Media Data

The Land Bank's social media channels grew this quarter, notably on Instagram reaching **8K followers**, and have seen steady audience growth over the past year. Though engagement metrics declined, CCLBA's **4.5% engagement rate** remains well above industry benchmarks, outperforming both the Real Estate industry average of 2.8% and the Government industry average of 2.57% (*Hootsuite, 2025*).



**15,044**

**Audience**

(followers/page likes across all social platforms)

**3.5% increase**  
from Q3 2025

**57.2% increase**  
from Q4 2024



**190,854**

**Impressions**

(the number of times the content is displayed to users)

**4.8% increase**  
from Q3 2025

**126.1% increase**  
from Q4 2024



**8,672**

**Engagement**

**S**

(total number of interactions - i.e. likes, shares, comments)

**29.5% decrease**  
from Q3 2025

**11.2% increase**  
from Q4 2024



**4.5%**

**Engagement**

**Rate**

(Percent of post viewers that choose to interact with the post)

**32.7% decrease**  
from Q3 2025

**50.8% decrease**  
from Q4 2024



# FY 2025 SUCCESSES & ACCOMPLISHMENTS

Cook County Land Bank Authority (CCLBA) | Cook County Board of Directors

Jessica Caffrey, Executive Director

Date: December 12, 2025



**\$9.6  
MILLION**

Amount of Revenue generated this year, which is the highest revenue reported in a fiscal year since 2018.

**0**

The number of irregular and unusual findings found on the CCLBA's FY2024 Financial Audit as well as the CCLBA's FY2024 and FY2025 Procurement Audit.



**200K**

The number of legal documents produced & filed on ~40,000 vacant and abandoned properties on behalf of the County of Cook.

Number of rehabs completed this fiscal year, which is a 17% increase from the 295 rehabs completed in FY2024.



**346**



**503**

Number of parcels sold this fiscal year, which represents a **101% increase** than what was projected and budgeted.

Number of Land Bank Agreements (LBA's) closed out this fiscal year (which includes Sacred Apartments, NeighborSpace, and Chicago House). All LBA activity generated **\$866K** in total revenue

**3**

