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2017 First Quarter Progress Report January - March

City of Chicago Rahm Emanuel, Mayor

CHICAGO DEPARTMENT OF PLANNING « O gVELOPMSNT

LETTER FROM THE COMMISSIONER

We are pleased to submit the 2017 First Quarter Progress Report, which presents the Department of Planning and Development's progress on the goals set forth in the City's Five-Year Housing Plan. With this report we begin the fourth year of our plan, Bouncing Back, which covers the years 2014-18.

As we do at the beginning of each year, the Department is releasing estimates of housing production under our programs for all of 2017. This year we expect to deploy almost \$244 million to support nearly 7,700 units of housing through programs in the following three categories:

- To Create and Preserve Affordable Rental Units: \$204.5 million to assist 5,450 units
- To Promote and Support Homeownership: \$25.8 million to assist 434 units
- To Improve and Preserve Homes: \$13.3 million to assist 1,769 units

The Department's resources also include over \$3 million for other initiatives, including delegate agency programs that support our housing production efforts.

To help readers better understand the production tables included in these quarterly reports, we have included a user's guide to the Department's housing development and preservation programs. The user's guide breaks these programs down into the three categories noted above; it includes a brief description of each initiative along with information on funding sources and reporting methodologies.

The Department of Planning and Development (DPD) is the lead agency for the City's affordable housing, housing preservation and homebuyer assistance programs. DPD also promotes economic development by helping existing businesses grow and attracting new industry to the city, and it coordinates all of our zoning, land use planning, sustainability and historic preservation initiatives.

The unprecedented budget impasse in Springfield, along with rising construction costs and the lingering effects of the housing market's 2007-8 collapse, continue to impact the affordable housing programs of our department-as well as our community partners who provide direct services in Chicago's neighborhoods. We at DPD could not succeed in our work without the ongoing support and cooperation of these valued partners, together with elected officials, state and federal agencies and other community stakeholders. Through these efforts, we will continue to move forward in creating and preserving affordable housing for the people of Chicago.

David L. Reifman Commissioner
Department of Planning and Development

Quarter ending March 2017
Chicago Housing Plan 2014-2018

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REFERENCE

1. Chicago Metropolitan Area Median Incomes
2. City of Chicago Maximum Affordable Monthly Rents

Quarter ending March 2017

INTRODUCTION

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this document is the 2017 First Quarter Progress Report on the Chicago Department of

Planning and Development's housing plan, Bouncing Back: Five-Year Housing Plan 2014-2018.

For 2017, DPD is projecting commitments of almost \$244 million to assist nearly 7,700 units of housing.

During the first quarter of 2017, the Department committed almost \$43 million in funds to support over 3,700 units, which represents 49% of the 2017 unit goal and 17% of the resource allocation goal.

Chicago Housing Plan 2014-2018

CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2017, the Department of Planning and Development expects to commit almost \$205 million to support more than 5,400 units of affordable rental housing. DPD initiatives support new construction, rehab of abandoned or deteriorated properties and direct rental subsidies.

During the first quarter, DPD committed almost \$36 million in resources to support 3,106 units. These numbers represent 57% of the 2017 multi-family unit goal and 17% of the multi-family resource allocation goal.

The Department utilizes a variety of programs to support the creation and preservation of affordable rental housing. DPD's major programs are briefly summarized below, along with an explanation of how we count financial commitments and units assisted through these programs in the tables attached to this report.

User's Guide: Programs to Create and Preserve Affordable Rental Units

Program	Description	Funding , Source(s) ""	' Reporting Protocols (what gets counted and when)
Low Income Housing Tax Credit Equity (LIHTC)	Federal income tax credits to support construction or preservation of multi-family affordable housing.	Federal Low-Income Housing Tax Credit @ 9% rate	If a development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments are reported at time of City Council approval. If no other City assistance is being provided, the equity is reported at time of allocation of Low Income Housing Tax Credits, which by itself does not require City Council approval. Financial commitment reported is the value of the equity generated by the LIHTCs.
Multi-family Mortgage Revenue Bonds	Provides bond financing for developers who build or rehabilitate large housing developments for low- and moderate-income renters; also generates private equity investment.	City tax-exempt bonding authority, with an automatic allocation or 4% Low Income Housing Tax Credits	Financial commitments are reported at time of City Council approval.
Multi-family Loans	Supports construction or rehab of developments to provide permanent affordable rental housing.	HOME, CDBG, Affordable Housing Opportunity Fund, TIF and/or Corporate	Financial commitments are reported at time of City Council approval. Loan funds may be used in conjunction with MAUI, LIHTCs, DTCs, TIF funds and/ or revenue bonds.
Chicago Housing Plan 2014-2018			
Program	Description	.Funding Source(s)	Reporting Protocols (what gets counted and when)
Donation Tax Credits (DTC, also known as Illinois Affordable Housing Tax Credits)	AS0.50 State of Illinois income tax credit for every \$1 that is donated to an eligible affordable housing development. DPD allocates 24.5% of the amount of credits authorized by the State.	State of Illinois income tax credit	DPD reports the value of the donation and/or any equity generated by the sale of the tax credits. If the development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments and units assisted are counted at time of City Council approval. If no other City assistance is being provided, the donation or equity and units assisted are counted at the time of reservation of the tax credits, which by itself does not require City Council approval.
City Land	Donation of City-owned land for multi-family rental developments in exchange for long-term affordability. Donated land value can generate private equity through Donations Tax Credits.	N/A	Financial commitments are reported at time of City Council approval. Financial commitment is the value of the land write-down.
Multi-year Affordability through Upfront Investments (MAUI)	Provides up-front financing to developments in exchange for long-term affordability for units that serve households making no more than 30% of area median income.	State of Illinois Rental Subsidy Program, Downtown Density Bonus funds	Financial commitments are reported at time of Chicago Low Income Housing Trust Fund board approval.
Low Income Housing Trust Fund Rental Subsidy Program	Provides rental subsidies to landlords for tenants whose earnings do not exceed 30% of area median income (\$24,300 for a family of 4 in 2017).	State of Illinois Rental Subsidy Program and Corporate funds	Financial commitments and units assisted are counted after DPD has a signed agreement with the landlord. Payments to landlords are made quarterly, but the annual financial commitment for each unit is reported in the first quarter of each year. Because new landlord agreements are signed throughout the year, any net change in financial commitments and units assisted is reported quarterly.

Affordable Requirements Ordinance (ARO)	Per City ordinance, developments with more than 10 units receiving zoning changes (including planned developments in a downtown zoning district), City land or City financial assistance must make 10-20% of units affordable.	N/A	Financial commitments and units assisted are reported after payment of in-lieu fee and/or filing of affordable housing covenant securing construction of required affordable units.
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Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
Heat Receiver	In cases where buildings do not have functional heat and/or hot water, the City can initiate a process to appoint a receiver to make necessary repairs and restore heat and hot water to tenants.	CDBG	Units are counted when they enter court-ordered receivership.
Troubled Buildings Initiative -Multi-family	With Community Investment Corporation (CIC), Department of Buildings, Department of Law and other City departments, DPD identifies problem buildings and designates receivers to manage deteriorating and troubled properties. CIC manages properties on an interim basis, assesses the scope of work needed to preserve buildings and makes loans to new owners for acquisition and rehab.	CDBG	Units are counted only once, when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded at receipt of invoices from CIC.

Chicago Housing Plan 2014-2018

Updates to Previously Reported Developments Sterling Park

Apartments

On January 25 the City Council authorized the transfer of \$10 million in City bonding authority to the Chicago Housing Authority to complete the redevelopment of a vacant building on the former Sears headquarters campus in North Lawndale. The property, located at 3301 W. Arthington Street in the 24th Ward, is being converted by Mercy Housing Lakefront into 181 low-income rental apartments, including 66 units reserved for CHA tenants.

Financing for the Sterling Park Apartments project, as originally approved by the Council in October 2014, included the assignment of \$30 million of the City's bond volume cap to CHA. After the deal closed in July 2015, a number of unforeseen structural problems were discovered, including rotting floors and decking; brick deterioration; failed structural beams; and the presence of lead-based paint, mercury and asbestos hazards. To cover approximately \$10 million in unanticipated costs, the developer requested the City to cede additional tax-exempt bonding authority to CHA. The City will issue the 4% LIHTCs generated by the new bonds, and the project's permanent debt will not increase.

Sterling Park Apartments will contain a mix of affordable one- through four-bedroom units in a former Sears headquarters building that has been vacant since 1999.

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PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2017, the Department of Planning and Development expects to commit almost \$26 million to help over 400 households achieve or sustain homeownership. DPD initiatives support the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties and financing programs for home purchase and rehabilitation.

During the first quarter, the Department committed over \$4 million to support 191 units. These numbers represent 44% of the 2017 homeownership unit goal and 17% of the homeownership resource allocation goal.

The Department utilizes a variety of programs to support and promote homeownership. DPD's major programs are briefly summarized below, along with an explanation of how we count financial commitments and units assisted through these programs in the tables attached to this report.

User's Guide: Programs to Promote and Support Homeownership

Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
Affordable Requirements Ordinance (ARO)	Per City ordinance, developments with more than 10 units receiving zoning changes (including planned developments in a downtown zoning district), City land or City financial assistance must make 10-20% of units affordable.	N/A	Financial commitments and units created are reported after payment of in-lieu fee or filing of affordable housing covenant securing construction of required affordable units.
Negotiated Sales of City Land	Developers purchase vacant City-owned lots at market rate or discounted prices for construction of affordable for-sale units. Buyer's income cannot exceed 120% of AMI.	N/A	Financial commitments and units created are reported at time of City Council approval. Financial commitment is the value of the land write-down.

Chicago Housing Plan 2014-2018

Funding Source(s)

Reporting Protocols (what gets counted and when)

City Lots for City Living

Developers purchase vacant City-owned lots for \$1 each to construct affordable or market-rate for-sale units. Any land discount over \$50,000 will be recaptured via a restrictive covenant on the land. Home buyer's income cannot exceed 120% of AMI.

Financial commitments and units created are reported at time of City Council approval. Financial commitment is the value of the land write-down.

Home Buyer Assistance Program

Provides grants of up to 7% of purchase price (with 5-year recapture period) to assist income-eligible home-buyers with down payment and closing costs. Income limits are based on FHA or Freddie Mac guidelines. Administered by Chicago Infrastructure Trust through authorized lenders that originate 30-year loans at fixed interest rates.

Financial commitments and units assisted are counted at time of loan closing.

Purchase Price Assistance ~ Public Safety Officers*

Provides forgivable \$30,000 grants to assist income-eligible, non-probationary police officers, firefighters & EMTs in purchasing owner-occupied homes (single family or two-flat) in targeted Community Areas. Home buyer's income cannot exceed 150% of AMI.

Financial commitments and units assisted are counted at time of loan closing.

Troubled Buildings Initiative -Single-family

DPD works with Neighborhood Housing Services Redevelopment Corporation (NHSRC) and other developers to rehab vacant 1- to 4-unit properties for sale or rent to low- and moderate-income households. Also supports receivership activities on vacant or troubled 1- to 4-unit properties.

Units are counted when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded at receipt of invoices from DPD's partner organizations.

^Proposed program pending City Council approval

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Program	Description	Funding Source(s)	-V ..Reporting Protocols . (what gets counted and when)
TIF Purchase-Rehab Program - Single-Family	Provides forgivable loans to homebuyers at 120% AMI or below for purchase and rehab of 1 - to 4-unit home in designated TIF Districts. Administered by NHS.	Corporate funds	Financial commitments and units assisted are counted at time of loan closing.
TaxSmart	Provides Mortgage Credit Certificates (MCC) to qualified homebuyers, reducing federal income taxes by 25% of interest paid on mortgage. Credit may be claimed each year for duration of mortgage. Administered through private lenders.	Tax-exempt Single-Family Mortgage Revenue Bonds	Units are counted when MCCs are issued. Financial commitment reported is value of mortgage for each assisted property.
Neighborhood Lending Program: Purchase & Purchase-Rehab Loans	Provides forgivable or deferred loans to low- and moderate-income homebuyers for purchase or purchase-rehab or single-family homes. Administered by NHS.	CDBG & leveraged private funds	Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD, along with private financing.

New Homes Planned for Former Industrial Site in Woodlawn

Seven single-family homes will be built on a former industrial property in Woodlawn through City land sales approved on January 25 by the City Council.

The \$2.7 million project will be developed on land once occupied by a commercial laundry and dry cleaner on the 1300 block of E. Marquette Road in the 5th Ward. Appraised at \$58,000, the four lots will be sold by the City for \$1 each to help defray an estimated \$240,000 in environmental remediation costs required to prepare the sites for construction.

The two-story, four-bedroom homes will be priced at \$389,900. The developer, Bloom on Marquette LLC, is expected to finish construction by the summer of 2018.

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City Land Sales Kick Off Third Ward Parade of Homes

Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
Roof and Porch Repairs	Provides forgivable loans to owner-occupants of 1- to 4-unit buildings for repair or replacement of roofs and porches where life-threatening or hazardous conditions are present.	CDBG	Financial commitments and units assisted are counted following receipt of the Job Order Contract bid by DPD Construction Division.
Emergency Heating Repairs	Provides forgivable loans to owner-occupants of 1- to 4-unit buildings for emergency heating system repairs.	CDBG	Financial commitments and units assisted are counted following receipt of the Job Order Contract bid by DPD Construction Division.
Small Accessible Repairs For Seniors (SARFS)	Provides enabling devices for 6c limited, non-emergency home improvements to residences occupied by low-income senior citizens. Administered by community-based delegate agencies.	CDBG	Financial commitments and units assisted are counted after completion of work by delegate agency. Reported commitments include delegate agencies' construction costs and administrative expenses.
Single-Family TIF Neighborhood Improvement Program (TIF-NIP)	Provides grants to help owner-occupants of one-to four-unit properties in designated TIF districts make exterior repairs or improvements. Program is administered by NHS.	TIF funds	Financial commitments and units assisted are counted after DPD receives invoice from program administrator.

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Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
CSX Neighborhood Improvement Program	Provides grants to help owner-occupants of one-to four-unit properties in West Englewood make exterior repairs or improvements. Program is administered by NHS.	CSX Inrermodal funds	Financial commitments and units assisted are counted after DPD receives invoice from program administrator.
Neighborhood Lending Program: Home Improvement Loans	Provides loans to low-and moderate-income homeowners for home improvement. Administered by NHS. Includes forgivable loans (with minimum 4-year recapture) to income-eligible homeowners for facade improvements in designated Target Blocks. DPD funds are used to leverage additional loan capital from a consortium of private lenders.	CDBG & leveraged private funds	Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD, along with private financing.
Neighborhood Lending Program: Home Ownership Preservation Loans	Provides affordable loans or refinancing for emergency repairs or essential home rehab to help at-risk homeowners remain in their homes. Administered by NHS. DPD funds are used to leverage additional loan capital from a consortium of private lenders.	CDBG, Corporate & leveraged private funds	Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD plus private financing.

Neighborhood Lending Program: MMRP Energy Improvement Grants	Provides forgivable loans or CDBG recapturable grants to low- and moderate-income homeowners in MMRP areas for energy efficiency improvements. Administered by NHS.	Financial commitments and units assisted are counted after loan or grant closes and work is completed.
Historic Bungalow Initiative	In partnership with Historic Chicago Bungalow Association, provides grants for retrofits and energy efficiency improvements to owners of certified Historic Chicago Bungalows.	City of Chicago Energy Savers grants; Illinois DCEO funds; Peoples Gas Settlement request for payment. Fund; E12 Rebates
		Financial commitments and units assisted are recorded when HCBA approves homeowner request for payment.

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POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

City to Fund Creation of 100 Supportive Housing Units Under Mayor's New "Housing Homeless Families" Initiative

Housing Homeless Families is Mayor Emanuel's new joint initiative with the Chicago Coalition for the Homeless and its HomeWorks Campaign to address homelessness experienced by families in high-crime areas. Under the program, matching financial commitments from the Chicago Low Income Housing Trust Fund and the City's new surcharge on the house-sharing industry will enable the creation of 100 new supportive housing units for homeless families in the most at-risk communities.

Beginning this summer, the Chicago Department of Family and Support Services and the Coalition for the Homeless, along with lead project partner CSH (a respected national provider and operator of supportive housing), will launch the first phase of this effort to identify families who currently are homeless or have touched the homeless shelter system in recent months, with a focus on those with school-aged children. Once families are selected for the program, they will receive housing vouchers and will be matched to a service provider who can help them find housing and ensure a smooth transition. The second phase will involve placement of the eligible families into 100 new permanent supportive housing units that will be created through a \$1 million investment by the Trust Fund.

"Working with our partners at the Chicago Coalition for the Homeless on this new initiative, we will ensure that more families experiencing or on the verge of homelessness can find and maintain the housing and stability they need to thrive and provide for their children," said Mayor Emanuel. Because families that are homeless have a significantly greater risk of becoming victims of violence, the program will focus on communities experiencing some of the city's highest rates of violence, including Austin, Humboldt Park, Englewood and West Englewood.

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APPENDICES

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Appendices
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City of Chicago Department of Planning and Development

**Summaries of Approved Multi-family Developments
First Quarter 2017**

Sterling Park Apartments (update)

Mercy Housing Lakefront 3301 W. Arthington Street

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City of Chicago Department of Planning and Development First Quarter 2017

**Project Summary: Sterling Park Apartments
(update)**

BORROWER/DEVELOPER: Mercy Housing Lakefront

FOR PROFIT/NOT-FOR-PROFIT; Not-For-Profit

PROJECT NAME AND ADDRESS: Sterling Park Apartments
3301 W. Arthington Street

WARD AND ALDERMAN: 24th Ward

Alderman Michael Chandler

COMMUNITY AREA: North Lawndale

CITY COUNCIL APPROVAL: January 25, 2017 (originally approved October 8, 2014)

PROJECT DESCRIPTION: Assignment of additional \$ 10 million in City bonding authority to CHA to complete previously approved redevelopment of a vacant building on the former Sears, Roebuck headquarters campus. The six-story structure is being converted into 181 low-income rental apartments, with 66 units reserved for CHA tenants. All apartments will be visitable for mobility-impaired guests; 20% of the units will be adaptable and 2% will be designed to accommodate sight- and hearing-impaired residents.

LIHTCs: \$1,744,707 in 4% credits generating \$18,012,609 in equity

Tax-Exempt Bonds: \$40,000,000 (issued by CHA utilizing City's bonding cap)

Historic Tax Credits: \$8,702,391

Sterling Park Apartments

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom	24	\$400	30% AMI
1 bedroom	55	\$775	60% AMI
2 bedroom	31	\$400	30% AMI
2 bedroom	21	\$930	60% AMI
3 bedroom	9	\$400	30% AMI
3 bedroom	31	\$1,075	60% AMI
4 bedroom	2	\$400	30% AMI
4 bedroom	8	\$1,200	60% AMI
TOTAL	181		

*Includes gas and electric

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 5,800,000	\$ 32,044	8.8%
Construction/Contingency	\$48,205,166	\$ 266,327	72.9%
Soft Costs	\$ 10,450,663	\$ 57,738	15.8%
Developer Fee	\$ 1,661,996	\$ 9,182	2.5%
TOTAL	\$ 66,117,825	\$ 365,292	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$18,012,609		\$ 99,517	27.2%
Historic Tax Credit Equity	\$ 8,702,391		\$ 48,080	13.2%
CHA HOPE VI Loan	\$19,715,758		\$ 108,922	29.8%
Tax Exempt Bond #2	\$ 2,553,266		\$ 14,106	3.9%
Grants	\$ 1,523,765		\$ 8,419	2.3%
Private Loans	\$ 5,444,619		\$ 30,081	8.2%
Deferred Developer Fee	\$ 2,081,181		\$ 11,498	3.1%
Other Private Sources	\$ 8,084,236		\$ 44,664	12.2%
TOTAL	\$66,117,825		\$ 365,292	100%

Appendices - 11

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Appendices - 12

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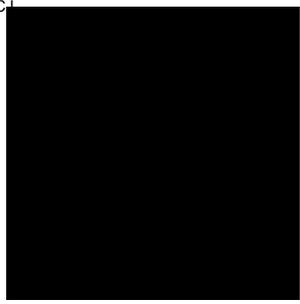
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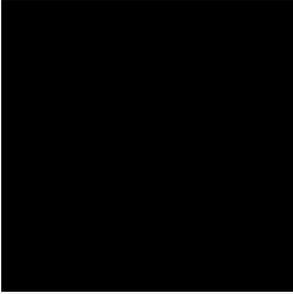
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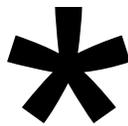
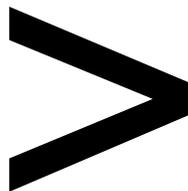
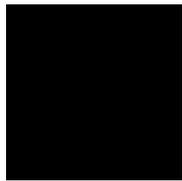
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Appendices - 26

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Appendices - 27

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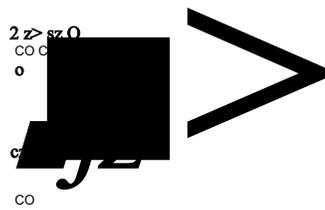
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Appendices - 28

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Appendices - 29

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Appendices - 31

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Appendices - 33

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Appendices - 34

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Appendices - 35

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Appendices - 38

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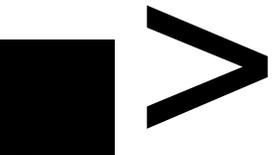
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**Department of Planning and Development TROUBLED
BUILDINGS INITIATIVE I (Multi-family) January! - March
31, 2017**

31ECouhte'd-:.. Primary Address	#of Units	TBI Status " -lp	Community Area
2017,1 11133-11135 S Vernon Ave	6	Under Receivership	9 Pullman
2017,1 11259-61 S. Edbrooke/140-50 E. 113th St.	21	Stabilized	9 Roseland
2017,1 1148 -1150 N. Keeler	8	In Court	37 Humboldt Park
2017,1 1320 S. Millard	6	Under Receivership	24 North Lawndale
2017,1 1350 W 98th PI / 981 7-25 S Loomis	10	Stabilized	21 Washington Heights
2017,1 2156-2158 W. 21st St	21	Under Receivership	25 South Lawndale
2017,1 2837-45 E 80th St / 8001 S Muskegon Ave	19	Under Receivership	7 South Chicago
2017,1 2859 W 25th Place	6	In Court	12 South Lawndale
2017,1 2954-60 N Pulaski	16	In Court	31 Avondale
2017,1 313-15 E 60th St	4	Recovered	20 Washington Park
2017,1 4134 Wilcox	20	Stabilized	28 West Garfield Park
2017,1 4201-4209 W. Division Street	8	In Court	37 Humboldt Park
2017,1 431 N. Central Park	6	Stabilized	27 Humboldt Park
2017,1 437-39 W Marquette Rd	7	Stabilized	6 Englewood
2017,1 5051 W. Chicago	4	In Court	37 Austin
2017,1 6112 S Vernon	3	Under Receivership	20 Woodlawn
2017,1 6219-21 S. Rhodes Ave.	6	In Court	20 Woodlawn
2017,1 6429-37 S Stewart Ave	45	Stabilized	20 Englewood
2017,1 6612 S Vernon Ave	3	Under Receivership	20 Woodlawn
2017,1 6732-34 S Perry	6	Recovered	6 Greater Grand Crossing
2017,1 6750-58 S Green	10	Stabilized	6 Englewood
2017,1 7642-44 S Essex Ave	6	In Court	7 South Shore
2017,1 7655 S Carpenter/1024 W 77th St	10	In Court	17 Auburn Gresham
2017,1 8006-08 S. Ellis Ave	6	In Court	8 Chatham
2017,1 8246-48 S Racine	8	Stabilized	21 Auburn Gresham

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**Department of Planning and Development
NEIGHBORHOOD LENDING PROGRAM January 1 -
March 31, 2017**

Quarter Reported	Primary Address	# of Units	Loan Amount	Ward	Community Area
2017,1	4559 S. Leclaire Ave.	1	\$189,500	22	Garfield Ridge
2017,1	8812 S. Ridgeland	1	\$137,500	8	Calumet Heights
2017,1	4947 S Karlov Ave	1	\$117,500	14	Archer Heights
2017,1	4522 S Honore St	1	\$101,000	15	New City
2017,1	4947 S Karlov Ave	1	\$15,000	14	Archer Heights
2017,1	6059 S. Francisco Ave	1	\$124,905	16	Chicago Lawn
2017,1	4821 S. Champlain Ave. Unit 3	1	\$146,000	4	Grand Boulevard
2017,1	5834 S. California Ave.	1	\$15,774	16	Gage Park
2017,1	8936 S May	1	\$102,000	21	Washington Heights
2017,1	905 N Central Park Ave.	1	\$99,270	27	Humboldt Park
2017,1	4201 W Addison Street Unit G1	1	\$101,000	30	Irving Park
2017,1	10155 S Calumet Ave	1	\$17,237	9	Roseland
2017,1	1523 South Central Park		\$217,000	24	North Lawndale
2017,1	8754 S. Dante Ave.		\$118,750	8	Calumet Heights
2017,1	3421 W Lexington	1	\$141,300	24	East Garfield Park
2017,1	9833 S Aberdeen	1	\$187,460	34	Washington Heights
2017,1	8223 S. Elizabeth	1	\$126,200	21	Auburn Gresham
2017,1	313 Mayfield	1	\$146,400	29	Austin
2017,1	3423 W Lexington Ave	1	\$19,735	24	East Garfield Park
2017,1	7824 S. Carpenter St		\$66,800	17	Auburn Gresham
2017,1	901 N. Drake	1	\$151,100	27	Humboldt Park
2017,1	1633 East 84th Street	1	\$115,250	8	Avalon Park
2017,1	4629 S Indiana Ave Unit 2N	1	\$99,800	3	Grand Boulevard
2017,1	10422 S. Eberhart	1	\$141,000	9	Roseland
2017,1	7305 S. Clyde	1	\$169,800	5	South Shore
2017,1	8726 S. Merrill	1	\$206,990	8	Calumet Heights
2017,1	3343 W Douglas Blvd	1	\$226,980	24	North Lawndale
2017,1	5411 S Damen	2	\$19,868	16	New City
2017,1	918 N Drake	2	\$265,178	27	Humboldt Park
2017,1	3047 South Lawndale	1	\$262,900	22	South Lawndale

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Appendices

Density Bonus Report

Property Address	Developer	Plan Commissions Approval	Type	Initial Projected Payment	Cash/Receipt	Number of Affordable Units
126 N. Des Plaines / 659 W RanMesirow Stein Development Ser		10/6/2006	units/payment	N/A - initially built units rather than payment	\$555,124.90	5
2 W Erie, Dana Hotel	Dana Hotel, LLC		payment	\$335,400.00	\$335,400.00	
10 East Delaware	Ten East Delaware, LLC, the PriJun-06 Inc., It's Manager		payment	\$2,376,420.00	\$2,376,420.00	
60 E Monroe	Mesa Development	5/1/2005	payment	\$1,325,303.00	\$1,325,303.00	
111 W Illinois	The Alter GrouD	As of Right	payment	\$922,420.00	\$922,420.00	
123 S Green, The Emerald B	Greek Town Residential Partner7/21/2006 N Harlem, 60634		payment	\$285,600.00	\$285,600.00	
125 S Green, The Emerald A	Greek Town Residential Partner7/21/2006 N Harlem, 60634		payment	\$224,400.00	\$224,400.00	
151 N Slate Street (MOMO)	Smithfield Properties, LLC	7/1/2005	payment	\$299,000.00	\$299,000.00	
160 E Illinois	Oronge Blue RHA	As of Right	payment	\$639,828.00	\$639,828.00	
301-325 W Ohio(Bowne)	Woodlawn Development LLC (M5/19/2005 Real Estate)		payment	\$1,216,860.00	\$1,216,860.00	
550 N St Clair Street	Sutherland Pecsroll Dev. Corp.	As of Right	payment	\$373,180.00	\$373,180.00	
600 N Fairbanks Ct	Schatr. Development 610 N Fair7/1/2005		payment	\$580,880.00	\$580,880.00	
611 S Wells	TR Harrison, LLC	As of Right	payment	\$22,734.50	\$22,734.50	
642 S Clark	Smithfield Properties, LLC	As of Right	payment	\$225,965.00	\$225,965.00	
1001 W VonBurcn	Smithfield Properties, LLC	6/1/2005	payment	\$87,451.81	\$87,451.81	
1255 S Stale	13thS.State LLC	5/1/2005	payment	\$247,254.00	\$247,254.00	
1400-16 S Michigan	1400 S Michigan LLC	12/1/2005	payment	\$432,316.80	\$432,316.80	
1454-56 S Michigan	Sedgwick Properties Deve Corp	5/19/2005	payment	\$322,371.25	\$322,371.25	
1555 S. Wabash Avenue	Nine West Realty, 1 300 PaulinoAs of Right		payment	\$127,144.80	\$127,144.80	
1720 S Michiqan Avenue	1 712THC.LLC by CK2 Developr11/1/2005		payment	\$915,631.20	\$915,631.20	
2131 S Michigan Avc/2138 S IndMichigan-Indiana LLC by Chiefta11/1/2005			payment	\$614,451.60	\$614,451.60	
2100 S Indiana	Avalon Development Group, LLC	Sep-06	payment	\$285,451.00	\$285,451.00	
205-15 W. Washington	Jupiter Reolty Corporation	3/16/2006	payment	\$420,305.60	\$420,305.60	
212-232 E. Erie, 217-35 W. HuroNewport Builders, Inc		12/1/2005	payment	\$2,250,415.00	\$2,250,415.00	
161 W/ Kinzie	Lynd Development	As of Right	payment	\$1,211,280.00	\$1,211,280.00	
1-5 W Walton / 2 W Delaware (ScThe Enterprise Companies Walton on the Park)		As of Right	payment	\$2,698,385.00	\$2,698,385.00	
200-218 W. Lake St/206 N. Well210-218 W. Lake LLC, 920 York May-07 Hinsdole Il. 60521			payment	\$1,439,416.80	\$1,439,416.80	
118 E Erie	NM Project Company, LLC	As of Right	payment	\$1,990,686.72	\$1,990,686.72	
501 N Clark 55-75 W Grand 54-7Boyce II, LLC		11/19/2009	payment	\$2,920,843.80	\$2,920,843.80	
618-630W Woshmington/101-121 fThe Cornerstone Group 70, LLC 12/1/2005 (the Catalyst)			payment	\$540,630.00	\$540,630.00	
111 W Wacker		4/1/2007	payment	\$89,869.68	\$89,869.68	
171 N Wabash/73 E. Lake StreeM&R Development, LLC		8/21/2008	payment	\$1,482,941.00	\$1,482,941.00	
212-232 W Illinois St., 501-51 1 NJDL Acquisitions, LLC, 908 N. HAug-08 Chicago			payment	\$2,654,166.00	\$1,191,822.00	
1 - 19 E Chestnut	Loyola University of Chicago	3/21/2013	payment	\$220,607.00	\$220,607.00	
Arkadia 201-17 S Halsted 61-79 While Oak Realty Partners 78 W Quincy		11/27/2012	payment	\$1,675,132.80	\$1,675,132.80	
118- 128 W Chicago 801-819 N SSmithfield Properties XVI LLC		5/16/2013	payment	\$714,892.20	\$714,892.20	
118- 128 W Chicago 801- 819 N SSmithfield Properties XVI LLC		1/16/2014	payment	\$953,198.20	\$953,198.20	
Old Colony Building 407 S Dear407 Dearborn LLC Von Buren		7/18/2013	payment	\$605,556.48	\$605,556.48	
707 North Wells	Akara Development Services	As of Right	payment	\$351,877.60	\$351,877.60	
200-214 N Michigan Ave (200 N.Buck Development 200 LLC Avenue)		12/19/2013	payment	\$1,291,931.20	\$1,291,931.20	

Property/Address	Entity	Date	Type	Amount	Amount	
360 N Michigan	AG-OCG 360 North Michigan LL9/18/2014		payment	\$177,940.50	\$177,940.50	
1149-1 167 S Slate St (State/Ein	Elim State Property LLC	1/16/2014	payment	\$1,178,544.00	\$1,178,544.00	
171 N Halsted	171 Partners LLC	8/21/2014	payment	\$913,703.00	\$913,703.00	
720 N LaSalle	Superior Park LLC	8/21/2014	payment	\$1,082,120.80	\$1,082,120.80	
801-833 N Clark (833 Clark Apar	Ryan Comoanies	10/23/2014	payment	\$974,345.60	\$974,345.60	
224-228 E. Ontario	SMASHotels Chicago LLC	As of Right	payment	\$193,362.40	\$193,362.40	
400-420 W Huron 700-708 N Se	Foodsnth Huron Associates LL(12/18/2014		payment	\$744,312.80	\$744,312.80	
235 Van Buren"	CMK Companies	3/14/2007	payment/units	N/A - initially built units	\$917,384.60	25
1118 N State (Codar Hotel)	Cedar Property LLC	8/20/2015	payment	\$746,359.60 \$746,359.60		

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Density Bonus Report (cont.)

W . W "Iff DENSITY BONUS PROJECTS (as of 12/31/2016)

1: . ^Property/Address. . ^	. Pldn.Commission ^	Type	Payment	Number of Xfrordable.Uiiit%	
640 N Wells	Wells & Erie LLC	8/20/2015	payment	\$1,595,841.80	Received \$1,595,850.40
167 Erie	MAC West LLC	8/21/2014	payment	\$2,310,888.80	\$2,310,888.80
451 E Grand	Related Midwest	12/18/2014	payment	\$2,983,168.00	\$2,983,168.00
2-8 E Huron	CA Residential Slate/Huro	As of Right	payment	\$935,660	\$935,680
311 W Illinois	Illinois Franklin LLC	2/18/2016	payment	\$1,106,992.00	\$1,106,992.00
215 W Hubbard	215 Hubbard LLC	6/18/2015	payment	\$1,461,552.80	\$1,461,552.80
650 S Wells"	CMK Companies	11/19/2015	payment	\$8,707,477.00	\$1,553,620.80
1136 S Wabash	1136 S Wabash LLC	5/19/2016	payment	\$736,768.72	\$736,768.72
1101 S Wabash	11th St Wabash, LLC	As of Right	payment	\$723,676.80	\$723,676.80
111 S Peoria	LG Development Group LL3/17/2016		payment	\$643,584.70	\$643,584.70
1 S Halsted	Mid City Plaza LLC	8/6/2012	payment	\$2,587,291.80	\$2,587,291.64
800 S Michigan Ave	Essex Hotel Owner LLC	5/19/2016	payment	\$1,295,096.00	\$2,023,577.60
1326 S Michigan	SMAT LLC	3/17/2016	payment	\$1,957,841.60	\$1,957,841.60
723-729 W Randolph (725 Randolph Street)	725 Randolph LLC	12/19/2013	payment	\$541,640.40	
1061 W Van Buren	Pizzuti Development	10/15/2015	payment	\$1,167,209.40	
2109 S Wabash	DK Acquisitions LLC	3/17/2016	payment/units	\$248,582.35	10 (proposed)
1000 S Michigan	1000 S Michigan Equities I4/21/2016		payment	\$828,502.40	
100 W Huron	AP 100 W Huron Property	5/19/2016	payment	\$721,497.00	
430-438 N LaSalle St 142-150 W Hubbard St	PG Development LLC	8/16/2016	payment	\$636,615.00	
56 W Huron	Kiferbaum Development LIAs of Right		payment	\$240,559.20	

Total i ; " \$72,813,352.51 \$62,013,546.30

* This was initially reported as an ARO project. A settlement agreement enabling the developer to pay an In-lieu payment of \$48,283.40 per affordable unit sold at market was approved on this date As of June 30, 2014, the project is complete 25 units have boon sold io affordable buyers, with 19 units sold to market buyers, for a total of 44 required affordable units
 " This payment will be phased

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Property Address'	Developer	Plan Commission^ . Approval . ■■<	' ■ ' TvP«	Projected Payment
2346-56 S Wabash	Dave Dubin	3/17/2005	units	n/a - 10 UNITS
150 E Ontario	Monaco Development	5/19/2005	payment	53,880,870 40
1327 S Wabash (Glaithou)	Wabash Street, LLC, c/o Piedmont Development, 327 S. Sangamon, 6C	7/5/2006	payment	\$412,351 00
535 N. St Clair	Sutherland Peorsoll Dcv Corp	6/1/2006	payment	\$3,595,112 35
1 -1 5 E Superior	1 E Superior, LLC	2/1/2006 .	payment	\$940,960 00
51-67 E Van Buren/401-419 S Wab	Buckingham/Wabash LLC	6/18/2009	payment	52,026,879 20
(Buckingham-Wabash III				
1 South Halsted 723-741 W. Madisd	Mid City Plaza LLC	8/16/2012	payment	\$2,587,291 80
Halsted 760-778 W Monroe				
324 W. Harrison Street (Old Post O)	International Property Developers America Inc	N7/18/2013	payment/units	\$26,098,631 00

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** Developer has agreed to provide at least 10% of bonus square footage as affordable housing - for a minimum of 281,235 square feet

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100-106 S Sangamon, 933-943 WCampus Condominiums, LLC		N/A	payment	\$243,617 10/1/2006
301 -319 S. Sangamon Street / 92Heidner Properties		August-06	units	N/A Units 3/1/2010
501-517 W. Huron, 658-678 N Kin501 Huron Building Corporation		June-06	poyment	\$853,320 8/1/2007
502 W Erie (Pork Kingsbury)				
680 N Rush (F/K/A 65 East HuronHuron-Rush, LLC		December-05	payment	51,550,239 6/1/2008
Ranch)				
2100 S. Prairie Avenue	2100 S. Prairie, LLC	As of Right	payment	\$129,730 8/1/200B
251 E Ohio / 540 N Fairbanks	Fairbanks Development Associate,	January-07		\$1,042,945 10/1/2008
2055 S. Praire (Chess Lofts/AristoWarman Development		September-05	payment	\$576,947.00 1/9/2009
1712 S. Praire	1712 S Prairie LLC	Februory-06	payment	\$699,890 00 9/30/2009
630 N McClurg	Golub & Company	Moy-08	payment	\$7,920,806.40 12/15/2009
400 N Lake Shore Drive (The SpirShelborne North Water Street LP	Aor,I-07		paymenl	\$5,700,300 00
				\$18,717,793:60

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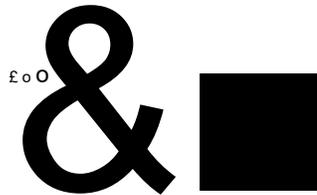
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