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Chicago Five-Year Housing Plan

2017 Second Quarter Progress Report April - June

City of Chicago Rahm Emanuel, Mayor

CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

LETTER FROM THE COMMISSIONER

We are pleased to submit the 2017 Second Quarter Progress Report, which presents the Department of Planning and Development's progress on the goals set forth in Bouncing Back, the City's Five-Year Housing Plan covering the years 2014-18.

During the second quarter of 2017 the City approved funding for seven multi-family development projects containing over 500 units and passed legislation to create a new homebuyer assistance program for Chicago police officers, fire fighters and paramedics.

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.

With the resolution of the two-year budget impasse in Springfield and the Chicago housing market's accelerating recovery from the 2007-8 collapse, we are now beginning to see a resurgence in production levels for the affordable housing programs of our department. But we at DPD could not succeed in our work without the ongoing support and cooperation of our community partners

that serve Chicago's neighborhoods, 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

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 June 2017
Chicago Housing Plan 2014-2018

INTRODUCTION

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his document is the 2017 Second 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

7,600 units of housing.

Through the second quarter of 2017, the Department has committed nearly \$150 million in funds to support almost 5,000 units, which represents 65% of the 2017 unit goal and 62% of the resource allocation goal.

Quarter ending June 2017
Chicago Housing Plan 2014-2018

CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

Multi-family Rehab and New Construction

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.

Through the second quarter, DPD has committed almost \$130 million in resources to support 3,641 units. These numbers represent 67% of the 2017 multi-family unit goal and 63% of the multi-family resource allocation goal.

Brainerd Park Apartments

On April 19 the City Council approved the construction of a 36-unit supportive housing complex for formerly homeless families in Washington Heights. The \$11.7 million Brainerd Park Apartments will be developed by Full Circle Communities Inc. and Christian Community Health Center on the southwest corner of 89th and Loomis Streets in the 21st Ward.

City assistance will consist of a \$1.9 million loan, \$670,000 in Low Income Housing Tax Credits that will generate \$7.2 million in equity, \$516,000 in Donations Tax Credit equity, and the sale of twelve City lots appraised at \$1.1

million for \$1 apiece. Additional funding will include a \$540,000 Federal Home Loan Bank (FHLB) loan, a \$1.3 million loan from the Illinois Facility Fund (IFF) and a \$124,000 energy loan from the Illinois Department of Commerce and Economic Opportunity (DCEO).

The two-story building will house a mix of one- to three-bedroom apartments, along with a computer room, library, laundry facilities, an outside play area and parking. Nine of the units will be reserved for CHA residents. On-site support services will also be provided, including computer training, career counseling, substance abuse treatment and referrals to other programs and community resources.

Montclare Senior Residences of Englewood

Also on April 19 the Council authorized financing for a new \$27.6 million rental building in Englewood serving seniors aged 55 or older. Montclare Senior Residences of Englewood will be constructed on a 1.6-acre vacant site at 6320-52 S. Green Street in the 16th Ward. The seven-story complex, to be developed by MR Properties LLC, will contain 102 one-bedroom apartments plus activity rooms, wellness center, library, laundry room and other amenities. All units will be affordable for tenants earning up to 60 percent of area median income; a loan from the Chicago Low Income Housing Trust Fund will reduce rents on 22 units to accommodate seniors earning less than 30 percent of AMI.

City financing will include a \$6.6 million multi-family loan, a \$1.3 million LTO\$ loan, \$1.5 million in Low Income Housing Tax Credits that will generate \$13.9 million in equity, and the sale of five City-owned lots appraised at \$245,000 for \$1 each. Other funding will include \$681,000 in Donations Tax Credit equity from IHDA and additional loans from HUD, IHDA and FHLB.

Tierra Linda Apartments

A third project gaining approval on April 19 will contain 45 affordable units constructed on twelve scattered sites in the 1st, 26th and 35th Wards. Tierra Linda Apartments, to be developed by Latino United Community Housing Association (LUCHA), will consist of 3 six-flats and 9 three-flats in the Humboldt Park and Logan Square communities, within an area bounded by Central Park, Fullerton, and Western Avenues and Division Street.

Five of the building sites, valued at \$910,000, will be provided by the City for \$1 apiece. The City will also support the project with a \$5 million loan, \$1 million in Low Income Housing Tax Credits that will generate \$10.8 million in equity, and \$396,000 in Donations Tax Credit equity. Additional funding resources will include a \$1.0 million IFF loan and a \$210,000 state energy grant.

The \$17.5 million development will house a mix of one- to three-bedroom apartments, all affordable for households earning up to 60 percent of AMI. Eleven of the units will receive rental assistance from the CHA and will be affordable at 50 percent of AMI. Amenities will include off-street parking, bicycle racks and outdoor community spaces.

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New West Englewood Homes

A final project approved at the April 19 Council meeting will create twelve affordable units with supportive services for formerly homeless families in West Englewood. The \$4.8 million New West Englewood Homes will be constructed by Interfaith Housing Development Corporation at the southwest corner of 63rd Street and Hoyne Avenue in the 16th Ward.

The development will consist of two adjoining buildings, each containing 6 three-bedroom apartments. The three-story masonry structures will feature patios, on-site parking, community spaces and a computer lab. Social services will be offered next door at Clara's Village, which was built by the same developer in 2007. These services will include employment training and placement, crisis intervention, substance abuse treatment and mental health care.

The City is supporting the project with a \$3.8 million multi-family loan and is providing four City-owned parcels appraised at \$245,000 for \$ 1 apiece. Other financing will include an \$828,000 IFF loan and a \$200,000 FHLB grant.

This development also has been awarded a HUD Continuum of Care grant that will provide \$250,000 annually for rental assistance and supportive services. Tenants will pay no more than 30 percent of their income for rent.

La Casa Norte - Pierce House

On May 24 the City Council approved the construction of a 25-unit, mixed-use complex for homeless, near-homeless or disabled individuals and families in the West Humboldt Park community. Pierce House will be developed by La Casa Norte, a comprehensive social service agency that provides an array of program services for youth and families including housing counseling, employment readiness and prevention services.

The five-story structure, to be located at 3533 W. North Avenue in the 26th Ward, will contain a mix of studio, one-bedroom and two-bedroom rental apartments on its top three floors. All units will be affordable for households at up to 30% of AMI. The two lower floors will house a teen center, food pantry, teaching kitchen, wellness center, art gallery and administrative offices for the agency.

The City will fund the project's \$9.9 million residential component through a \$4.0 million loan, \$3.5 million in TIF funds and \$2.4 million in Donations Tax Credit equity. The full development cost will be \$20.8 million.

Chicago Housing Plan 2014-2018

Diversey Manor

Also on May 24 the Council approved financing for a 98-unit affordable rental development that will serve a mixed population of families and seniors in Belmont-Cragin. The \$20.9 million Diversey Manor Apartments will house 22 family and 76 senior units in a four-story elevator building to be erected by Metropolitan Housing Development Corporation at 5525 W. Diversey Avenue in the 30th Ward.

The new construction will consist of thirty studios and 68 one-bedroom apartments. Forty-five of the one-bedrooms will be CHA units covered under the federal RAD ("Rental Assistance Demonstration") program, which helps public housing authorities secure stable financing for their developments through long-term contracts with HUD.

City assistance will include \$12 million in tax-exempt bonds and \$711,000 in Low-Income Housing Tax Credits that will generate \$7.0 million in equity. An existing building on the site, a former bank that has been vacant for seven years, will be demolished to make way for the new development.

Woodlawn Roll-Up

On June 28 the City Council authorized a new initiative to preserve and upgrade 196 affordable rental units in Woodlawn. The \$24.7 million Woodlawn Roll-Up project by Preservation of Affordable Housing, Inc. (POAH) will target sixteen brick or greystone apartment buildings in the 20th Ward. Improvements will include waterproofing, tuck pointing, selective kitchen and bathroom upgrades, new air conditioning systems, fencing, exterior lighting, signage and security cameras.

The sixteen properties, all but one located in an area bounded by King Drive, Stony Island Avenue, and 61st and 65th streets, were acquired by POAH between 2010 and 2016. Under the financial plan approved by the Council, they will be transferred to a new partnership, Woodlawn Roll-Up Preservation Associates LP, that will complete the renovations and keep the properties affordable for the next thirty years.

City assistance will include \$12.5 million in tax-exempt bond financing, a \$1.9 million loan and \$5.3 million in Low Income Housing Tax Credit equity. Additional funding sources will include a \$4.9 million private loan and a \$125,000 energy loan.

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Quarter ending June 2017 Wj&

When the work is complete, 121 units will retain their existing Section 8 Housing Assistance Program (HAP) contracts and be set aside as replacement units for residents of the Chicago Housing Authority's former Grove Park Plaza. An additional 56 units will be leased at affordable rent levels and 19 at market rates.

Updates to Previously Reported Developments City Gardens

Celebrates Grand Opening

On June 27 Commissioner Reifman joined with Aid. Walter Burnett (27th), Chicago Housing Authority CHO Eugene Jones, jr. and community leaders at the dedication of City Gardens, a 76-unit rental complex built on a former Near West Side public housing site. The mixed-income development, located at 320 S. Maplewood Avenue, contains 25 CHA replacement units, along with 30 additional affordable units and 21 market-rate units located in 7 three-story walk-up buildings.

The \$28 million project was approved by the City Council in June 2015. City assistance included over \$3 million in TIF funds and \$16.5 million in equity generated by \$1.7 million in Low-Income Housing Tax Credits. Additional financing was provided by the Bank of America and Chicago LISC.

The campus-style complex is anchored by a central courtyard with a garden, children's play area, picnic area, open green space, recycling center and onsite parking. Part of the CHA's Plan for Transformation, City Gardens represents the third phase in the redevelopment of the former Rockwell Gardens public housing complex. The developer was Brinshore-Michaels, which has partnered with CHA to create over 2,000 units of mixed-income housing.

Chicago Housing Plan 2014-2018

Other Multi-family Initiatives

PCT Sales to Create Thirteen Affordable Units

Two vacant City-owned buildings on the South Side will be converted into thirteen units of affordable housing as a result of land sales approved on April 19 by the City Council. The properties will be redeveloped under the Department of Planning and Development's Preserving Communities Together program, through which the City takes over abandoned residential buildings and transfers them to qualified developers to be rehabbed and then rented or sold at affordable prices.

The first property is a 12-unit, mixed-use building in South Shore that will be rehabbed by Copper Realty Investments LLC as affordable rental housing and retail space. The two-story structure, located on the northeast corner of 75th Street and Phillips Avenue in the 7th Ward, will be sold by the City for \$1. All of the apartments will be affordable to tenants earning up to 80 percent of AMI. Five ground-floor commercial spaces will be leased at market rates.

The other building is a single-family home in Woodlawn that will be conveyed to Community Initiatives Inc., also for \$1. This property, at 6420 S. St. Lawrence Avenue in the 20th Ward, will be rehabbed and sold at a yet-to-be determined price to an owner-occupant earning up to 80 percent of AMI.

The City took possession of both buildings in 2015 due to unpaid water and tax bills.

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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.

Through the second quarter, DPD has committed over \$13 million to support 280 units. These numbers represent 65% of the 2017 homeownership unit goal and 51% of the home-ownership resource allocation goal.

City Assistance Now Available for Police Officers and Firefighters Buying Homes in Targeted Neighborhoods

On June 28 the City Council approved Mayor Emanuel's new Public Safety Officer Home Buyer Assistance Program, which will earmark up to \$3 million to help Chicago police officers, fire fighters and paramedics buy homes in targeted communities.

The goals of this initiative are twofold: to enhance public safety and support neighborhood revitalization. In announcing the program Mayor Emanuel noted that it "will create an incentive for public safety officers to live where they work, which will in turn improve those neighborhoods. From the Neighborhood Opportunity Fund to Retail Thrive Zones to the Industrial Corridor Modernization Initiative, my Administration is focused on spurring economic development and neighborhood revitalization, and this initiative builds on those efforts."

Assistance will be provided to each participant in the form of a ten-year \$30,000 loan. A pro-rated percentage of the loan will be forgiven for each full year that the buyer lives in the home. If he or she moves or sells before ten years, the remaining loan balance will have to be repaid.

To qualify for the program, buyers must be at or below 150 percent of area median income, currently \$82,950 for singles and \$118,500 for a family of four. All applicants are required to secure a private mortgage loan for a single-family or two-flat home that will serve as their primary residence.

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The program initially will operate in portions of six Chicago Police districts. The targeted neighborhoods include all or part of fourteen Community Areas: Auburn Gresham, Austin, Brighton Park, Chatham, East Garfield Park, Englewood, Fuller Park, Gage Park, Humboldt Park, New City, North Lawndale, South Lawndale, West Englewood and West Garfield Park.

Funding for the Public Safety Officer Home Buyer Assistance Program will come from the Affordable Housing Opportunity Fund. Up to 100 families are expected to be assisted in 2017 under the initiative, which will be administered by DPD.

IMPROVEMENT AND PRESERVATION OF HOMES

In 2017, the Department of Planning and Development expects to commit almost \$14 million to assist nearly 1,800 households repair, modify or improve their homes. DPD initiatives support emergency repairs, energy efficiency improvements and financing programs to help existing homeowners keep their homes.

Through the the second quarter, DPD has committed over \$7 million in resources to support 1,068 units. These numbers represent 60% of the 2017 improvement and preservation unit vgoal and 53% of the improvement and preservation resource allocation goal.

Chicago Housing Plan 2014-2018

POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

City Allocation of Next Round of Low-Income Housing Tax Credits Now Underway

In an event much anticipated by Chicago's affordable housing developers, the Department of Planning and Development on May 15 began accepting applications for a new round of 9% Low-Income Housing Tax Credits. These credits, which are granted by the Internal Revenue Service and allocated by DPD, are one of the most important tools employed by affordable rental developers to raise private equity for individual projects. Chicago is one of just two municipalities (along with New York City) that are authorized to award the 9% credits, which typically are allocated by states.

Through this process, the City seeks to foster the creation and preservation of high-quality, affordable housing for a broad range of individuals and families; to make the most efficient use of available public resources; and to encourage the development and maintenance of diverse, livable neighborhoods for all Chicagoans, including low-income residents.

Qualifying projects will be selected by DPD under application procedures and criteria outlined in the City's 2017 Qualified Allocation Plan (QAP), which was adopted by the City Council on May 1, 2017. The evaluation criteria include community area need, economic feasibility, long-term affordability for tenants, proximity to public transportation, development team experience, readiness to proceed, operating cost factors and the need for other government development incentives.

Chicago allocates approximately \$6 million in 9% tax credits every year. The prior round hosted by the Department in 2011 represented five years of tax credits. The credits to be allocated in the 2017 funding round will cover only the years 2018 and 2019. The application submission period ran through July 17, 2017.

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APPENDICES

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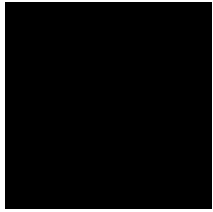
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City of Chicago Department of Planning and Development

Summaries of Approved Multi-family Developments Second Quarter 2017

Brainerd Park Apartments

Full Circle Communities Inc. / Christian Community Health Center
8902-56 S. Loomis Street

Montclare Senior Residences of Englewood

MR Properties LLC 6320-52 S. Green Street 832-48 W.
64th Street

Tierra Linda Apartments

Latino United Community Housing Assn. 1421 N. Artesian / 1649-51 N. Drake / 1810 N.
Drake 1 757 N. Drake / 1929 N. Drake / 1 808 N. Kedzie 1810 N. Kedzie / 3572 W. Palmer /
1802 N. Sawyer 1822 N. Sawyer / 1834-38 N. Sawyer / 1858 N. Spaulding

New West Englewood Homes

Interfaith Housing Development Corp. 2101-11 W. 63rd Street

La Casa Norte - Pierce House

La Casa Norte 3533 W. North Avenue

Diversey Manor

Metropolitan Housing Development Corp. 5525 W. Diversey Avenue

Woodlawn Roll-Up

Preservation of Affordable Housing, Inc. 5615 S. Prairie Ave. and 15 other sites in area bounded by S.
Martin Luther King Dr., S. Stony Island Ave., E. 61st St. and E. 65th St.

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City of Chicago Department of Planning and Development Second Quarter
2017

Project Summary: Brainerd Park Apartments

BORROWER/DEVELOPER: Full Circle Communities Inc.
Christian Community Health Center

FOR PROFIT/NOT-FOR-PROFIT: Not-for-profit

PROJECT NAME AND ADDRESS: Brainerd Park Apartments
8902-56 S. Loomis Street

WARD AND ALDERMAN: 21st Ward
Alderman Howard Brookins

COMMUNITY AREA: Washington Heights

CITY COUNCIL APPROVAL: April 19,2017

PROJECT DESCRIPTION: Construction of a 36-unit supportive housing complex for formerly homeless families. The two-story building will house a mix of one- to three-bedroom apartments, along with a computer room, library, laundry facilities, an outside play area and parking. Nine of the units will be reserved for CHA residents. On-site support services will also be provided.

LIHTCs: \$670,376 in 9% credits generating \$7,239,337 in equity

Multi-family Loan: \$1,900,000

DTCs: \$562,500 in credits generating \$516,250 in equity

City Land Write-down: 51,125,000

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Project Summary: Brainerd Park Apartments Page 2

UNIT MTX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom	2	\$411	30% AMI
1 bedroom	3	\$684	50% AMI
1 bedroom	1	\$791	60% AMI
1 bedroom	2	\$925	60% AMI (CHA)

2 bedroom	2	\$493	30% AMI
2 bedroom	4	\$822	50% AMI
2 bedroom	3	\$897 ,	60% AMI
2 bedroom	5	\$1,128	60% AMI (CHA)
3 bedroom	2	\$570	30% AMI
3 bedroom	2	\$950	50% AMI
3 bedroom	4	\$1,100	60% AMI
3 bedroom	2	\$1,527	60% AMI (CHA)
4 bedroom	1	\$635	30% AMI
4 bedroom	1	\$1,060	50% AMI
4 bedroom	2	\$1,250	60% AMI
TOTAL	36		

*Owner pays all utilities.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition & Construction	\$ 9,215,635	\$ 255,990	79.1%
Developer Fee	\$ 793,199	\$ 22,033	6.8%
Lender Fees & Interest	\$ 522,489	\$ 14,514	4.5%
Other Soft Costs	\$ 1,125,848	\$ 31,274	9.7%
TOTAL	\$ 11,657,171	\$323,810	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 7,239,337		\$201,093	62.1%
City HOME Loan	\$ 1,900,000		\$ 52,778	16.3%
DTC Equity	\$ 516,250		\$ 14,340	4.4%
IFF Loan	\$ 1,300,000	5.95%	\$ 36,111	11.2%
FHLB Loan	\$ 540,000		\$ 15,000	4.6%
DCEO Loan	\$ 123,892		\$ 3,441	1.1%
Other Private Sources	\$ 37,692		\$ 1,047	0.3%
TOTAL	\$ 11,657,171		\$ 323,810	100%

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**City of Chicago Department of Planning and Development Second Quarter
2017**

Project Summary: Montclare Senior Residences of Englewood

BORROWER/DEVELOPER: MR Properties LLC

FOR PRQFIT/NOT-FOR-PROFTT: Not-for-profit

PROJECT NAME AND ADDRESS: Montclare Senior Residences of Englewood
8902-56 S. Loomis Street

WARD AND ALDERMAN: 16th Ward
Alderman Toni L. Foulkes

COMMUNITY AREA: Englewood

CITY COUNCIL APPROVAL: April 19,2017

PROJECT DESCRIPTION: Construction of a seven-story elevator building containing 102 units of independent senior housing, along with activity rooms, wellness center, library, laundry room and other amenities. All units will be affordable for tenants earning up to 60 percent of AMI; a \$1,300,000 loan from the Chicago Low Income Housing Trust Fund will reduce rents on 22 units to serve seniors earning less than 30 percent of AMI.

LIHTCs: \$1,500,000 in 9% credits generating \$ \$13,948,605 in equity

Multi-family Loan: \$6,600,000

DTCs: \$680,850 in equity

LTOS Loan: \$1,300,000

City Land Write-down: \$245,327

Appendices -12

Project Summary: Montclare Senior Residences of Englewood Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom / 1 bath	22	\$359	30% AMI

1 bedroom / 1 bath	5	\$512	40% AMI
1 bedroom / 1 bath	30	\$625	50% AMI
1 bedroom / 1 bath	45	\$725	60% AMI
TOTAL	102		

Tenants pay for electricity.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition & Construction	\$ 23,122,363	\$ 226,690	83.7%
Professional Fees	\$ 1,563,687	\$ 15,330	5.7%
Developer Fee	\$ 1,240,000	\$ 12,157	4.5%
Lender Fees & Interest	\$ 842,250	\$ 8,257	3.1%
Other Soft Costs	\$ 861,255	\$ 8,444	3.1%
TOTAL	\$ 27,629,555	\$ 270,878	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 13,948,605		\$ 136,751	50.5%
Multi-family Loan	\$ 6,600,000		\$ 64,706	23.9%
LTOS Loan	\$ 1,300,000		\$ 12,745	4.7%
DTC Equity	\$ 680,850		\$ 6,675	2.5%
HUD Loan	\$ 2,000,000	5.0%	\$ 19,608	7.2%
IHDA Loan	\$ 2,000,000	1.0%	\$ 19,608	7.2%
FHLB Grant	\$ 850,000		\$ 8,333	3.1%
Other Sources	\$ 250,100		\$ 2,452	0.9%
TOTAL	\$ 27,629,555		\$ 270,878	100%

Latin United Community Housing Association (LUCHA)

FOR PROFIT/NOT-FOR-PROFIT: PROJECT NAME AND ADDRESS:

WARDS AND ALDERMEN:

COMMUNITY AREAS: CITY COUNCIL APPROVAL: PROJECT DESCRIPTION:

LIHTCs:

Multi-family Loan: City Land Write-down: DTCs:

Not-for-profit

Tierra Linda Apartments 1421 N. Artesian 1649-51 N. Drake 1757 N. Drake 1929 N. Drake 1810 N. Kedzie 3572 W. Palmer
1822 N. Sawyer 1834-38 N. Sawyer

1st Ward - Alderman Proco Joe Moreno 26th Ward - Alderman Roberto Maldonado 35th Ward - Alderman Carlos Ramirez-Rosa

Humboldt Park, Logan Square

April 19, 2017

1810 N. Drake 1808 N. Kedzie 1802 N. Sawyer 1858 N. Spaulding

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom / 1 bath	4	\$605	50% AMI †
1 bedroom / 1 bath	3	\$750	60% AMI
1 bedroom / 1 bath	2	\$1,046	50% AMI (CHA)
2 bedroom / 1 bath	6	\$735	50% AMI
2 bedroom / 1 bath	7	\$905	60% AMI
2 bedroom / 1 bath	5'	\$1,221	50% AMI (CHA)
3 bedroom / 2 bath	6	\$570	50% AMI
3 bedroom / 2 bath	8	\$950	60% AMI
3 bedroom / 1 bath	4	\$1,100	50% AMI (CHA)
TOTAL	45		

* Tenants pay for electric, gas heat and cooking gas.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 907,513	\$ 20,167	5.2%
Construction	\$ 13,452,872	\$ 298,953	77.0%
Developer Fee	\$ 1,058,640	\$ 23,525	6.1%
Other Soft Costs	\$ 2,055,184	\$ 45,671	11.8%
TOTAL	\$ 17,474,209	\$ 388,316	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
L1HTC Equity	\$ 10,798,920		\$201,093	62.1%
City HOME Loan	\$ 5,000,000		\$ 52,778	16.3%
DTC Equity	\$ 396,000		\$ 14,340	4.4%
IFF Loan	\$ 1,000,000	5.95%	\$ 36,111	11.2%
DCEO Loan	\$ 210,549		\$ 3,441	1.1%
Other Private Sources	\$ 68,740		\$ 1,047	0.3%
TOTAL	\$ 17,474,209		\$ 323,810	100%

City of Chicago Department of Planning and Development Second Quarter 2017

Project Summary: New West Englewood Homes

BORROWER/DEVELOPER: FOR PROFIT/NOT-FOR-PROFIT: PROJECT NAME AND ADDRESS:

WARD AND ALDERMAN:

COMMUNITY AREA:

CITY COUNCIL APPROVAL:

PROJECT DESCRIPTION:

Multi-family Loan: City Land Write-down:

Interfaith Housing Development Corp. Not-for-profit

New West Englewood Homes 2101-11 W. 63rd Street

16th Ward

Alderman Tony L. Foulkes West Englewood April 19, 2017

New construction of twelve affordable units with supportive services for, formerly homeless families in West Englewood. The development will consist of 2 three-story buildings, each containing 6 three-bedroom apartments, along with patios, on-site parking, community spaces and a computer lab. Social services will be offered next door at Clara's Village, which was built by the same developer in 2007.

\$3,754,940

\$245,000

Project Summary: New West Englewood Homes Page 2

UNTT MTX / RENTS

Type	Number	Rent*	Income Levels Served
3 bedroom / 1.5 bath	6	\$1,000	50% AMI
3 bedroom / 1.5 bath	6	\$1,200	60% AMI
TOTAL	12		

* Owner pays all utilities.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Construction & Contingency	\$ 3,838,035	\$ 319,836	80.2%
Developer Fee	\$ 389,855	\$ 32,488	8.2%
Other Soft Costs	\$ 555,100	\$ 46,258	11.6%
TOTAL	\$ 4,782,990	\$ 398,583	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
City Loan	\$ 3,754,940		\$ 312,912	78.5%
IFF Loan	\$ 828,050		\$ 69,004	17.3%
FHLB Grant	\$ 200,000		\$ 16,667	4.2%
TOTAL	\$ 4,782,990		\$ 398,583	100%

City of Chicago Department of Planning and Development Second Quarter
2017

Project Summary: La Casa Norte - Pierce House

BORROWER/DEVELOPER: La Casa Norte

FOR PROFIT/NOT-FOR-PROFIT: Not-for-profit

PROJECT NAME AND ADDRESS: La Casa Norte - Pierce House
3533 W. North Avenue

WARD AND ALDERMAN: 26th Ward
Alderman Roberto Maldonado

COMMUNITY AREA: West Humboldt Park

CITY COUNCIL APPROVAL: **May 24, 2017**

PROJECT DESCRIPTION: New construction of a 25-unit, mixed-use complex for homeless, near-homeless or disabled individuals and families. The five-story structure will contain a mix of studio, one-bedroom and two-bedroom rental apartments, all affordable for households at up to 30% of AMI. The two lower floors will house a teen center, food pantry, teaching kitchen, wellness center, art gallery and administrative offices for La Casa Norte, a comprehensive social service provider for youth and families.

Multi-family Loan: \$4,000,000

TIF Funds: \$3,500,000

DTCs: \$2,404,333 in equity

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
Studio	7	\$786	30% AMI
1 bedroom / 1 bath	9	\$882	30% AMI
2 bedroom / 1 bath	9	\$1,047	30% AMI
TOTAL	25		

* Owner pays for heat and cooking gas; tenants pay for electric.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition & Holding Costs	\$ 334,089	\$ 13,364	3.4%
Construction & Contingency	\$ 7,830,582	\$313,223	79.1%
Soft Costs	\$ 1,739,662	\$ 69,586	17.6%
TOTAL	\$ 9,904,333*	\$ 396,173	100%

* Residential component only

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
City HOME Loan	\$ 4,000,000		\$ 160,000	40.4%
TIF Funds	\$ 3,500,000		\$ 140,000	35.3%
DTC Equity	\$ 2,404,333		\$ 96,173	24.3%
TOTAL	\$ 9,904,333*		\$396,173	100%

* Residential component only

Metropolitan Housing Development Corp.

FOR PROFIT/NOT-FOR-PROFIT: Not-for-profit

PROJECT NAME AND ADDRESS:

WARDS AND ALDERMEN:

COMMUNITY AREAS: CITY COUNCIL APPROVAL: PROJECT DESCRIPTION:

Tax-exempt Bonds: LIHTCs:

Diversey Manor
5525 W. Diversey Avenue

30th Ward

Alderman Ariel Reboyras Belmont Cragin May 24, 2017

New construction of a 98-unit affordable rental development serving a mixed population of seniors and families. The four-story elevator building will contain thirty studios and 68 one-bedroom apartments. Forty-five of the one-bedrooms will be CHA units covered by a long-term contract with HUD under the RAD ("Rental Assistance Demonstration") program. A total of 76 units will be reserved for seniors.

\$12,000,000 (including \$4,200,000 in permanent financing)

\$710,646 in 4% credits generating \$6,963,634 in equity

Appendices - 20

Project Summary: Diversey Manor Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
Studio	24	\$650	60% AMI
Studio	6	\$750	60% AMI
1 bedroom	45	\$1,042	50% AMI (RAD-subsidized)
1 bedroom	23	\$820	60% AMI
TOTAL	98		

* Tenants pay no utilities.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 907,513	\$ 20,167	5.2%
Construction	\$ 13,452,872	\$ 298,953	77.0%
Developer Fee	\$ 1,058,640	\$ 23,525	6.1%
Other Soft Costs	\$ 2,055,184	\$ 45,671	11.8%
TOTAL	\$ 20,884,330	\$ 388,316	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
L1HTC Equity	\$ 6,963,634		\$ 71,057	33.3%
Tax-exempt Bonds	\$ 4,200,000		\$ 42,857	20.1%
RAD Capital Funds	\$ 9,300,000		\$ 94,898	44.5%
Other Sources	\$ 420,696		\$ 4,293	2.0%
TOTAL	\$ 20,884,330		\$213,105	100%

Appendices - 21

City of Chicago Department of Planning and Development Second Quarter 2017

Project Summary: Woodlawn Roll-Up

BORROWER/DEVELOPER: FOR PROFIT/NOT-FOR-PROFIT: PROJECT NAME AND ADDRESS:

WARD AND ALDERMAN:

COMMUNITY AREAS: CITY COUNCIL APPROVAL: PROJECT DESCRIPTION:

Tax-exempt Bonds: LIHTCs:

Multi-family Loan:

Preservation of Affordable Housing, Inc. (POAH)

Not-for-profit

Woodlawn Roll-up

5615 S. Prairie Ave. and 15 other sites in area bounded by S. Martin Luther King Dr., S. Stony Island Ave., E. 61st St. and E. 65th St.

20th Ward

Alderman Willie B. Cochran

Woodlawn

June 28,2017

Rehab of 196 affordable rental units located in sixteen brick or greystone apartment buildings in Woodlawn. The properties, which were acquired by POAH between 2010 and 2016, will be transferred to a new partnership, Woodlawn Roll-up Preservation Associates, that will complete the renovations and keep the properties affordable for the next thirty years. Following rehab, 121 units will retain their existing Section 8 Housing Assistance Program (HAP) contracts and be set aside as replacement units for residents of CHA's former Grove Pare Plaza development.

512,500,000 (including \$10,890,000 in permanent financing)

5590,745 in 4% credits generating \$5,289,081 in equity

\$1,900,000

Project Summary: Woodlawn Roll-Up Page 2

UNIT MIX/RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom / 1 bath	2	\$758	50% AMI (CHA)
1 bedroom / 1 bath	19	\$686	Market
2 bedroom / 1 bath	59	\$1,146	50% AMI (CHA)
2 bedroom / 1 bath	5	\$793	60% AMI
2 bedroom / 1 bath	21	\$847	Market
3 bedroom / 1 bath	60	\$1,382	50% AMI (CHA)
3 bedroom / 1 bath	15	\$956	60% AMI
3 bedroom / 1 bath	11	\$1,021	Market
4 bedroom / 1 bath	4	\$1,178	60% AMI
TOTAL	196		

* Tenants pay for electric and cooking; owner pays for heat and hot water.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 12,520,000	\$ 63,878	50.7%
Construction	\$ 5,920,127	\$ 30,205	24.0%
Lender Fees & Interest	\$ 1,875,036	\$ 9,567	7.6%
Developer Fee	\$ 1,669,459	\$ 8,518	6.8%
Reserves	\$ 1,513,200	\$ 7,720	6.1%
Other Soft Costs	\$ 1,216,333	\$ 6,206	4.9%
TOTAL	\$ 24,714,155	\$ 126,093	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
Tax-exempt Bonds	\$ 10,890,000		\$ 55,561	44.1%
LIHTC Equity	\$ 5,289,081		\$ 26,985	21.4%
Private Loan	\$ 4,926,311		\$ 25,134	19.9%
City Loan	\$ 1,900,000		\$ 9,694	7.7%
Deferred Developer Fee	\$ 920,296		\$ 4,695	3.7%
Other Sources	\$ 788,467		\$ 4,023	3.2%

TOTAL \$ 24,714,155 \$ 126,093 100%

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Developme nt-Name-*	Brainerd Park Apartme nts	Montclar e Senior Residen ces of Englewo od	Tierra Linda Apartme nts	La Casa Norte - Pierce House
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Appendices - 32

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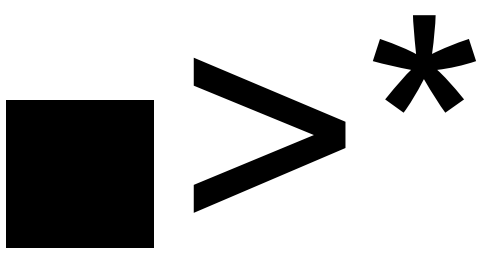
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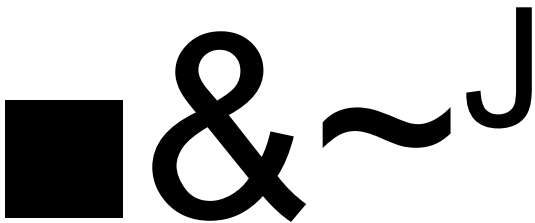
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Appendices - 44

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Appendices - 49

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Appendices - 55

**Department of Planning and Development TROUBLED
BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30,
2017**

Counted;	, Primary-Address ^W^-.^m-- -.-sSfu :	■ ■ #of ■ 4Units-	TBI Status	#dr ::	^feorrriunity 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 Pl / 9817-25 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	61 12 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
2017,2	1148 -1150 N. Keeler	8	In Court	37	Humboldt Park
2017,2	1302-08 W. 103rd Street	8	Demolished	21	Washington Heights
2017,2	1350 W 98th PL / 9817-25 S Loomis	10	Stabilized	21	Washington Heights
2017,2	1525-27 E. 65th Street	6	Stabilized	20	Woodlawn
2017,2	1630-1632 S Sawyer	11	Stabilized	24	North Lawndale
2017,2	216 N. Pine	7	Recovered	28	Austin
2017,2	2850-2854 W. Glenlake Ave	4	Stabilized	50	West Ridge
2017,2	3263 Fulton	6	In Court	28	East Garfield Park
2017,2	4006 S WESTERN AVE	3	In Court	12	Brighton Park
2017,2	4134 Wilcox	20	Stabilized	28	West Garfield Park
2017,2	4201-4209 W. Division Street	8	In Court	37	Humboldt Park
2017,2	431 CENTRAL PARK	6	Stabilized	27	Humboldt Park
2017,2	437-39 W MARQUETTE RD	7	Stabilized	6	Englewood
2017,2	5051 Chicago	4	In Court	28	Austin
2017,2	5433-35 S INDIANA AVE	6	Under Receivership	20	Washington Park
2017,2	6112 S VERNON	3	Under Receivership	20	Woodlawn
2017,2	6356-58 S Hermitage/1 732-34 W 64th sT	18	Demolished	15	West Englewood
2017,2	6457 S LANGLEY AVE	2	Demolished	20	Woodlawn
2017,2	6732-34 S Perry	6	Recovered	6	Greater Grand Crossing
2017,2	6750-58 S Green	10	Stabilized	17	Englewood
2017,2	6804-06 S. Union	9	Under Receivership	6	Englewood
2017,2	705 W. 71st st.	14	Recovered	6	Englewood
2017,2	7641-43 S. Essex Ave	6	In Court	7	South Shore
2017,2	7642-44 S Essex Ave	6	In Court	7	South Shore
2017,2	7840-42 S. Kingston	13	Stabilized	7	South Shore

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**Department of Planning and Development
NEIGHBORHOOD LENDING PROGRAM January 1 -
June 30, 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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**Department of Planning and Development
NEIGHBORHOOD LENDING PROGRAM January 1 -
June 30, 2017**

> Quarter Reported	„ Primary Address '	#of Units	Loan Amount	Ward:	Community Area
2017,2	10105 S. King Dr	1	\$21,470	9	Roseland
2017,2	10448 S. Calumet	1	\$25,000	9	Roseland
2017,2	10639 S. Indiana Ave	1	\$24,900	9	Roseland
2017,2	1240 N Massasoit	1	\$155,890	29	Austin
2017,2	12739 S. Parnell	1	\$25,000	9	West Pullman
2017,2	1425 W. Marquette	1	\$25,000	16	West Englewood
2017,2	1477 W. 72nd Street	1	\$25,000	17	West Englewood
2017,2	1825 N. Talman	2	\$25,000	1	Logan Square
2017,2	2852 S. Saint Louis	1	\$25,000	22	South Lawndale
2017,2	3448 W. Ohio Street	2	\$25,000	27	Humboldt Park
2017,2	3503 W Cortland St	2	\$25,000	1	Logan Square
2017,2	3539 W. 12th Place	1	\$25,000	24	North Lawndale
2017,2	3845 W. 14th Street	2	\$25,000	24	North Lawndale
2017,2	418 E. 89th St	1	\$24,350	9	Chatham
2017,2	4934 W Crystal St.	1	\$25,000	37	Austin

2017,2	537 N. Drake	4	\$130,500	27	Humboldt Park
2017,2	545 N. Harding	1	\$25,000	37	Humboldt Park
2017,2	6111 S Elizabeth St	1	\$24,900	16	West Englewood
2017,2	6141 S.Washtenaw	2	\$25,000	16	Chicago Lawn
2017,2	6422 S. Paulina	2	\$25,000	15	West Englewood
2017,2	6506 S Oakley Avenue	2	\$78,400	16	Chicago Lawn
2017,2	6541 S Harvard Ave	1	\$25,000	20	Englewood
2017,2	6543 S. Morgan	1	\$23,800	6	Englewood
2017,2	6739 S. St. Lawrence	4	\$45,600	20	Woodlawn
2017,2	6801 S. St. Lawrence	1	\$103,100	20	Woodlawn
2017,2	6809 S. Rockwell St	1	\$107,650	17	Chicago Lawn
2017,2	7010 S. Merrill Unit 2	1	\$71,780	5	South Shore
2017,2	727 N Harding Ave	4	\$152,000	37	Humboldt Park
2017,2	7424 S. Princeton	1	\$25,000	6	Greater Grand Crossing
2017,2	8115 S. Peoria	2	\$25,000	21	Auburn Gresham

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**Department of Planning and Development
NEIGHBORHOOD LENDING PROGRAM January 1 -
June 30, 2017**

Quarter!?	Primary^Address	# of	AmountS*	Ward	Community^Ar&H
Reported"		Units*			
2017,2	854 N. Monticello	1	\$24,950	27	Humboldt Park
2017,2	857 N. St. Louis	1	\$25,000	27	Humboldt Park
2017,2	8930 S Chappel Avenue	1	\$25,000	8	Calumet Heights
2017,2	8945 S. Marshfield Ave.	2	\$26,465	21	Washington Heights
2017,2	946 N. Drake	2	\$25,000	27	Humboldt Park
2017,2	8726 S. Merrill	1	\$206,990	8	Calumet Heights
2017,2	4735 West Polk	2	\$140,980	24	Austin
2017,2	3343 W Douglas Blvd	1	\$193,668	24	North Lawndale
2017,2	6504 S. St. Lawrence Ave	2	\$151,300	20	Woodlawn
2017,2	4828 N Keystone Ave	1	\$342,300	39	Albany Park
2017,2	3238 S Harding	1	\$170,720	22	South Lawndale
2017,2	1921 S State, Unit 3	1	\$307,700	3	Near South Side
2017,2	6224 S St. Lawrence	2	\$228,600	20	Woodlawn
2017,2	5436 S. NEW ENGLAND AVE	1	\$316,508	23	Garfield Ridge
2017,2	6524 S. Evans	2	\$231,830	20	Woodlawn
2017,2	6241 S. Rhodes	2	\$220,765	20	Woodlawn
2017,2	424 E 109th St	1	\$119,900	9	Roseland
2017,2	2949 W 86th Pl	1	\$174,000	18	Ashburn

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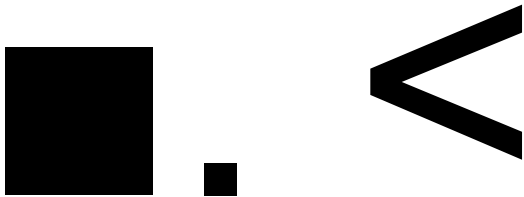
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Density Bonus Report

DENSITY BpNUS;PROJECTS (as of 6/30/2017) V

Property Address	Developer	Plan Commitment Date	Type	Projected Payment	Cash Received	Number of Affordable Units
126 N. Des Plaines / 659 W Randolph	Mesirov Stern Development	10/6/2006	units/payment	N/A - initially built units	5555,125	5
2 W Erie, Dana Hold	Dana Hotel, LLC		payment	\$335,400	\$335,400	
10 East Delaware / ten east Uclaware, LLL, lhc Prime		Jun-06	payment	\$2,376,420	\$2,376,420	
80 E. Monroe	Mesa Development	5/1/2005	payment	1,325,303	\$1,325,303	
111 W Illinois	The Alter Group	As of Right	payment	5922,420	\$922,420	

123 S Green, The Emerald B	Greek Town Residential Pa7/21/2006 Horlom. 63634	payment	\$285,600	\$285,600
125 S. Green, The Emerald A	UlfauK IUwt kUSIUL'IHUI 7/21/2006	payment	5224,400	\$224,400
151 N Stale Stroel 1MOMOI	Sm.Infield Properties, LLC 7/1/2005	payment	\$299,000	\$299,000
160E Illinois	Orange Blue RHA As of Right	payment	\$639,828	\$639,828
301-325 W OhioBownel	TUUUIUWII UUUuipIMUIII LLL. 5/19/2005	payment	51,216,860	51,216,860
550 N Sr Clair Street	Sutherland Pearsall Dev CoAs of Right	payment	\$373,180	\$373,180
600 N FoibrnksCl	Schatz Development, 610 I7/1/2005	payment	\$580,880	\$580,880
611 S Wells	TR Harrison, LLC As of Right	payment	\$22,735	\$22,735
642 S Clark	Smihfield Properties, LLC As of Right	poymenl	5225,965	\$225,965
1001 W VanBuren	Smihfield Properties, LLC 6/1/2005	payment	\$87,452	\$87,452
1255S State	13th&State LLC 5/1/2005	payment	5247,254	5247,254
1400-16 S Michigan	1400 S Michigan LLC 12/1/2005	payment	\$432,317	\$432,317
1454-56 S Michigan	Sedgwick properties Deve 6/19/2005	payment	\$322,371	\$322,371
1555 S Wabash Avenue	Nine West Realty, 1300 PoAs of Right	payment	5127,145	\$127,145
1720 S Michigan Avenue	1712THC.LLC by CK2 Dev11/1/2005	payment	\$915,631	5915,631
2131 S Michigan Ave/2138 Sndicno	Michigan-Indiana LLC by C11/1/2005	payment	5614,452	5614,452
2100S Indiana	Avalon Development GroupSep-06	poymenl	5285,451	\$285,451
205-15 W Washington	Jupiter Realty Corporation 3/16/2006	poymenl	5420,306	\$420,306
1 1-131 L LIU, 1 1 / -JJ 11-1 IUUII (1 IUUI	Newport Buildeis, Inc 12/1/2005	payment	\$2,250,415	\$2,250,415
161 W Kntio	Lynd Development As of Right	poymenl	\$1,211,280	51,211,280
IJ »»-IUUIUM 1 1 n-UL'INUJU ULUllin <file:///JLUllin>	The Enterprise Companies As of Right	payment	\$2,698,385	\$2,698,385
200-218 W Lake St205 N. Wells St	EU-2IU n LUMJ.LL, 7/10 1 UH MI. May-07	payment	\$1,439,417	51,439,417
118 E Erie	NM Proicct Company, LLC As of Right	payment	\$1,990,687	\$1,990,687
JU 1 11 UUIR	Boyce II, LLC 11/19/2009	payment	\$2,920,844	\$2,920,844
618-630W Washington/101-121 N Des Plames (the Calatyl)	The Cornerstone Group 70/12/1/2005	payment	\$540,630	5540,630
111 W Wacker	4/11/2007	payment	\$89,870	\$89,870
171 N. Wabosh/73 E Lake Sireet	M&R Development, LLC 8/21/2008	payment	\$1,482,941	51,482,941
212-232 W Illinois St, 501-511 N Franklin St	JDL Acaulsions, LLC, 908Aug-08	payment	\$2,654,166	51,191,822
1- 19 E Chestnut	Loyola University of Chicag3/21/2013	payment	\$220,607	5220,607
Minaaia 201-17 SHalslod	White Oak Realty Partners 11/27/2012	payment	\$1,675,133	51,675,133
118- 128WChicago 801- 819 N LaSalle	Smihfield Properties XVI L5/16/2013	payment	\$714,892	\$714,892
118- 128 W Chicago 801-819 N LaSalle	Smihfield Properties XVI L11/16/2014	payment	\$953,198	\$953,198
uia colony Builiamu; 407 S Dearborn	407 Dearborn LLC 7/18/2013	payment	\$605,556	5605,556
707 North Wells	Akara Development ServicoAs of Right	payment	\$351,878	5351,878
200-214 N Michigan Ave (200 N. Michigan Avenue)	Buck Development 200 LL(12/19/2013	poymenl	\$1,291,931	51,291,931
360 N Michigan	AG-OCG 360 North Michig9/18/2014	payment	\$177,941	\$177,941
1149-1167 S State St (State/Elm Street)	Elm State Property LLC 1/16/2014	payment	\$1,178,544	\$1,178,544
171 N Halsted	171 Partners LLC 8/21/2014	payment	\$913,703	\$913,703
720 N LaSalle	Superior Park LLC 8/21/2014	payment	\$1,082,121	51,082,121
801-833 N Clark (833 Clark Apartment)	Ryan Companies 10/23/2014	payment	\$974,346	\$974,346
224-228 E. Onlorio	SMASHotels Chicago LLC As of Right	poymenl	\$193,362	\$193,362
400-420 W Huron 700-708 N Sedgwick	Foodsmith Huron Associat12/18/2014	payment	\$744,313	\$744,313
235 Van Buren"	CMK Companies 3/14/2007	payment/units	N/A - initially built units	\$917,385 25
1118 N State (Cedar Hotel)	Cedar Property LLC 8/20/2015	payment	\$746,360	\$746,360
640 N Wells	Wells & Erie LLC 8/20/2015	payment	\$1,595,842	S 1,595,850
167 Erie	MAC West LLC 8/21/2014	payment	\$2,310,889	\$2,310,889

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Density Bonus Report

Address	Project Name	Approval Date	Payment Status	Projected Payment	Cash Received	Number of Affordable Units
451 E Grand	Related Midwest	12/18/2014	payment	52,983,168	52,983,168	
2-8 E Huron	CA Residential State/Huron LLC	As of Right	payment	5935,680	\$935,680	
311 W Illinois	Illinois Franklin LLC	2/18/2016	payment	51,106,992	SI, 106,992	
215 W Hubbard	215 Hubbard LLC	6/18/2015	payment	51,461,553	SI,461,553	
650 S Wells*	CMK Companies	11/19/2015	payment	58,707,477	\$1,553,621	
1136 S Wabash	1136 S Wabash LLC	5/19/2016	payment	\$736,769	5736,769	
1101 S Wabash	11th St Wabash, LLC	As of Right	payment	\$723,677	\$723,677	
111S Peoria	LG Development Group LLC	3/17/2016	payment	\$643,585	\$643,585	
1 S. Halsted	Mid City Plain LLC	8/6/2012	payment	\$2,587,292	52,587,292	
800 S Michigan Ave	Essex Hotel Owner LLC	5/19/2016	payment	\$1,295,096	52,023,578	
1326 S Michigan	SMAT LLC	3/17/2016	payment	\$1,957,842	51,957,842	
100 W Huron	AP 100 W Huron Property LLC	5/19/2016	payment	\$721,497	\$721,497	
808 W Von Buren 320-340 S Hoisted	808 Van Buren LLC	As of Right	payment	\$577,054	5577,054	
723-729 w Randolph (725 Randolph S)725 Randolph LLC		12/19/2013	payment	\$541,640		
1061 W Von Buren	Pinuti Development	10/15/2015	payment	SI, 167,209		
2109 S Wabash	DK Acquisitions LLC	3/17/2016	payment/units	5248,582		10 (proposed)
1000 S Michigan	1000 S Michigan Equities LLC	4/21/2016	payment	\$828,502		
430-438 N LaSalle St 142-150 W HubtPG Development LLC		8/18/2016	payment	\$636,615		
56 W Huron	Kiferbaum Development LLC	As of Right	payment	\$240,559		
				\$73,390,406	\$63,312,097	

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* This was initially reported as an AUO project A settlement agreement enabling the developer to pay an in-lieu payment @ \$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 been sold to affordable buyers, with 19 units sold to market buyers, for a total of 44 required affordable units
 * This payment will be phased

100% DENSITY BONUS: PROJECTS ON HOLD *

Developer	Plan Commission Approval	Units	Projected Payment
2346-56 S Wabash	Dave Oubin 3/17/2005	n/a - 10 units	
150 E Ontario	Monoco Development 5/19/2005	payment	53,880,870 40
1327 S. Wabash (Glashaus)	Wabash Street, LLC, c/o Piedmor, 7/5/2006 327 S Sangamon, 60607	payment	5412,351 00
535 N St. Clair	Sutherland Pearsoll Dev Corp 6/1/2006	payment	53,595,112 35
1-15 E Superior	1 E. Superior, LLC 2/1/2006	payment	5940,960 00
51 -67 E Von Buren/401 -419 S Wabash (Buckingham-Wabash II)	Buckingham/Wobash LLC 6/18/2009	payment	52,026,879 20
324 W Harrison Street (Old Post Office)	International Property Developers Inc 7/18/2013	payment/units	\$26,098,631 00
			\$36,954,80^

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

100% DENSITY BONUS: CANCELED-PROJECTS

Property Address	Plan Commission Approval	Units	Projected Payment	Approval Date
100-106 S Sangamon, 933-943 W Monroe St	Campus Condominiums, LLC N/A	payment	5243,617	10/1/2006
301 -319 S Sangamon Street / 925 W Jackson	Heidner Properties August-06	units	N/A Units	3/1/2010
501-517W Huron, 658-678 N Kingsbury, 500-502 W Erie (Park Kingsbury)	501 Huron Building Corporation June-06	payment	5853,320	8/1/2007
680 N. Rush (F/K/A 65 East Huron) (Conyon Ranch)	Huron-Rush, LLC Decern bcr-05	payment	51,550,239	6/1/2008

2100 S Prairie Avenue	2100 S. Pra.ne, LLC	As of Right	payment	5129,730	8/1/2008
251 E Ohio / 540 N. Fairbanks	Fairbanks Development Association	January-07		51,042,945	10/1/2008
2055 S Prairie (Chess Lofts/Aristocrat)	Warman Development	September-05	payment	5576,947	1/9/2009
1712 S. Prairie	1712 S Prairie LLC	February-06	payment	5699,890	9/30/2009
630 N. McClurg	Golub & Company	May-08	payment	\$7,920,806	12/15/2009
400 N Lake Shore Drive (The Spire)	Shelbome North Water Street LP	April-07	payment	\$5,700,300	

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