



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: F2015-109
Type: Report
Status: Placed on File
File created: 9/24/2015
In control: City Council
Final action: 9/24/2015
Title: Affordable Housing Plan 2014-2018 Quarterly Progress Report (2015 Q2)
Sponsors: Dept./Agency
Indexes:
Attachments: 1. F2015-109.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	Placed on File	

RECEIV

20f5 AUG 25 AH 8=21

2014-2018 Chicago Five-Year Housing Plan

2015 Second Quarter Progress Report April- June

City of Chicago Rahm Emanuel, Mayor

~~~~~

..sirjl^^^V^..A^""^, ' ' \*

CHICAGO DEPAR-MbNT Oh  
planning & development

## LETTER FROM THE COMMISSIONER

We are pleased to submit the 2015 Second 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 2014-2018. In the first two quarters of 2015 the Department committed over \$151 million to support 5,179 units of affordable housing. This represents 60% of our annual resource allocation goal and 63% of our units assisted goal.

With the Second Quarter Report we are expanding our reporting on accessible housing units produced under the Multi-Family Rehab and New Construction Program. A new table, found on page 18 of the Appendix, provides a project-by-project breakdown on the types of accessible units that will be created in developments approved for funding under this program. In the second quarter the City approved funding for four multi-family developments.

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.

We at DPD could not succeed in our work without the ongoing support and cooperation of our valued partners-neighborhood and business groups, 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.

Andrew J. Mooney Commissioner  
Department of Planning and Development

Chicago Housing Plan 2014-2018

## TABLE OF CONTENTS

### INTRODUCTION

|                                                             |          |
|-------------------------------------------------------------|----------|
| <b>Creation and Preservation of Affordable Rental Units</b> | <b>2</b> |
| Multi-Family Rehab and New Construction                     | 2        |
| Updates to Previously Reported Developments                 | 6        |

|                                              |   |
|----------------------------------------------|---|
| Promotion and Support of Homeownership       | 7 |
| Improvement and Preservation of Homes        | 7 |
| Policy, Legislative Affairs and Other Issues | 8 |

## APPENDICES

1. 2015 Estimates of Production by Income Level
2. Commitments and Production Comparison to Plan
3. Production by Income Level
4. Summaries of Approved Multi-family Developments
  - Harvest Homes
  - Jeffery Towers Apartments
  - Monrclare Senior Residences SL1-' of Lawndale
  - City Gardens
5. Accessible Units in Approved Multi-family Developments
6. Multi-family Development Closings
7. Multi-family Loan Commitments
8. Multi-family TIP Commitments
9. Low-Income Housing Tax Credit Commitments
10. Illinois Affordable Housing Tax Credit Commitments
11. Multi-family Mortgage Revenue Bond Commitments
12. Multi-family City Land Commitments
13. Chicago Low-Income Housing Trust Fund Commitments
14. Troubled Buildings Initiative 1 (Multi-family)
15. TIF Neighborhood Improvement Program (Single-family)
16. Historic Chicago Bungalow Initiative
17. Neighborhood Lending Program
18. Neighborhood Stabilization Program Activity
19. Status of Neighborhood Stabilization Program Properties
20. Affordable Housing Opportunity Fund
21. Affordable Requirements Ordinance
22. Density Bonus Commitments
23. CHA Plan for Transformation Commitments

## REFERENCE

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

# INTRODUCTION

T

*his document is the 2015 Second Quarter Progress Report on the Chicago Department of Planning and Development's housing plan, Bouncing Back: Five-Year Housing Plan 2014-2018.*

For 2015, DPD has projected commitments of more than \$254 million to assist over 8,200 units of housing.

Through the second quarter, the Department has committed over \$151 million in funds to support more than 5,700 units, which represents 63% of the 2015 unit goal and 60% of the 2015 resource allocation goal.

## CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2015 the Department of Planning and Development expects to commit over \$206 million to support more than 5,600 units of affordable rental housing using loans for new construction or rehab along with rental subsidies.

Through the second quarter, DPD has committed almost \$134 million in resources to support over 4,200 units. These totals represent 75% of the 2015 multi-family unit goal and 65% of the multi-family resource allocation goal.

### Multi-family Rehab and New Construction Harvest Homes

On April 15 the City Council approved a financial package to support construction of a \$12.6 million affordable rental development in the East Garfield Park community. Harvest Homes will consist of 36 two- to four-bedroom apartments in four 3-story buildings for families with household incomes between 30% and 60% of area median income. Eighteen of the units will be handicapped-accessible.

The City will provide \$1 million in TIF funds and \$1.2 million in Low Income Housing Tax Credits generating \$10.7 million in equity for the project. Other funding sources include a \$144,000 energy grant from the Illinois Department of Commerce and Economic Opportunity and a \$97,000 grant from the Federal Home Loan Bank. The developer is Harvest Homes Apartments LP, a partnership between People's Community Development Association of Chicago and The NHP Foundation.

*Harvest Homes will provide 36 affordable rental apartments in four walk-up buildings to be constructed at 3512-46 W. Fifth Avenue in the 28th Ward.*

Quarter ending June 2015

#### Jeffery Towers Apartments

Also on April 15 the Council approved the \$17.2 million restoration of a vintage apartment complex in South Shore. Rehabilitation of the 135-unit Jeffery Towers Apartments will be supported with \$11.5 million in Housing Revenue Bonds and \$606,000 in Low Income Housing Tax Credits generating \$6.1 million in equity for the project.

The renovations by Interfaith Housing Development Corporation will feature a new boiler, mechanical systems and elevators; extensive repairs to the masonry facades of the building; and replacement of bathroom and kitchen fixtures in the apartment units. Accessibility improvements will include the renovation of 5% of the apartments into fully accessible units, a new exterior ramp from grade to building entry level and an interior ramp to the first-floor elevator landing.

Chicago Housing Plan 2009-2013

3

Quarter ending June 2015 »|

All units in the seven-story building will be made affordable to households living below 60 percent of AMI. A \$500,000 allocation by the Chicago Low Income Housing Trust Fund will reduce rents on six of the units to support tenants at less than 30 percent of AMI.

## Montclare Senior Residences SLF of Lawndale

Construction of a \$27.6 million supportive living facility for seniors in the 24th Ward will move forward as a result of a financial package approved by the City Council on June 17. Montclare Senior Residences SLF of Lawndale will receive a \$3 million Multi-family Loan, \$2 million in TIF funds and \$1.1 million in Low Income Housing Tax Credits that will generate \$10.2 million in equity for the project.

The 120-unit project, to be developed by MR Properties LLC, will serve residents living below 60 percent of AMI. The L-shaped building will house a mix of studios and one-bedroom units, as well as activity rooms, library, wellness center, laundry room, beauty shop, outdoor patio, landscaped courtyard with walking paths and on-site parking. Residents will receive assistance with personal care and daily living activities, including housekeeping, meals, recreational programming and health/wellness services.

The facility will be constructed on two parcels of City-owned vacant land, valued at \$220,000, which will be conveyed to the developer for \$1. Additional funding sources include a \$12.2 million HUD loan and a \$191,000 state grant.

*Construction of this five-story residential building at 4339-47 W. 18th Place will provide much-needed affordable housing and supportive services for Lawndale seniors.*

Chicago Housing Plan 2014-2018

## City Gardens

Also on June 17 the Council approved a \$28.4 million, mixed-income rental project at the site of the former Maplewood Courts public housing development on the Near West Side. City Gardens, to be developed by Maple Jack LLC (a partnership of Brinshore Holding LLC and Michaels Chicago Holding Company LLC), will house 76 apartments in seven

3-story walk-up buildings, including 25 units reserved for Chicago Housing Authority residents.

City assistance will consist of \$3.2 million in TIF funds and \$1.7 million in Low Income Housing Tax Credits generating \$16.5 million in equity for the project. Other funding sources include a \$7.3 million loan from the CHA and a private mortgage loan.

The campus-style complex will be anchored by a 3,100-square-foot community center surrounded by 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.

Updates on Previously Reported Developments

Chicago Housing Plan 2014-2018

## **Updates on Previously Reported Developments**

### **Town Hall Senior Apartments Honored for Preservation Excellence**

On June 19 a 79-unit, City-funded affordable housing development for seniors in Lakeview was one of twelve historic preservation projects honored with a 2015 Preservation Excellence award by the Commission on Chicago Landmarks. The \$27 million Town Hall Senior Apartments, located at the northwest corner of Halsted and Addison Streets in the 44th Ward, combines a repurposed historic police station with a new six-story apartment building constructed on adjacent land.

Restoration work on the former Town Hall Police Station included brick and limestone repairs, tuck-pointing, cornice repair and removal of non-historic window awnings. The new building, which was designed to appear as a separate structure from the police station, is set back from the street, allowing the finished wall and cornice return of the original building to be left exposed.

Constructed in 1907, the two-story station was in active use until 2010, when it was replaced by a larger, modern facility nearby. The building was designated as a Chicago Landmark in 2013.

City support for the project, which was approved by the City Council in March 2013, included a \$5 million loan along with \$15 million in Low Income Housing Tax Credits and \$1.5 million in Donations Tax Credits, enabled by the sale of the former station and adjacent 27,000 square feet of land for \$1.

Chicago Housing Plan 2014-2018

## PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2015 the Department of Planning and Development expects to commit over \$33 million to help almost 500 households achieve or sustain homeownership.

Through the second quarter, DPD has committed more than \$12 million to support 180 units. These totals represent 37% of the annual homeownership resource allocation goal and 38% of the annual unit goal.

## IMPROVEMENT AND PRESERVATION OF HOMES

In 2015 the Department of Planning and Development expects to commit nearly \$15 million to assist more than 2,100 households repair, modify or improve their homes.

Through the second quarter, DPD has committed more than \$5 million to support 759 units. These totals represent 37% of the annual improvement and preservation resource allocation goal and 36% of the annual unit goal.

*On June 3, DPD's Large Lots Program was honored with a 2015 Vision Award by the Urban Land Institute-Chicago. The pioneering program, launched in 2014, has already enabled the transfer of some 500 City-owned vacant lots to homeowners and community groups in Englewood, Woodlawn and East Carfield Park for \$1 each.*

Chicago Housing Plan 2014-2018

# 1

## POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

**Rental Housing Support Program Upheld by Illinois  
Supreme Court**

A May 21 decision by the Illinois Supreme Court has upheld a 2005 law that authorizes state funding for low-income rental subsidies through a surcharge on real estate recordings. The Illinois Rental Housing Support Program Act (RHSP) generates



approximately \$19 million annually to create affordable housing opportunities for households living below 30% of area median income (currently \$24,250 for a family of four in Chicago).

The surcharge's constitutionality had been challenged under a lawsuit filed in Lake County in 2011. When the law was struck down in September 2013, all monies collected under RHSP were placed in escrow, including funds earmarked for Chicago. During the subsequent appeal process, the Chicago Low-Income Housing Trust Fund collaborated with eleven non-profit and government agencies to submit an amicus brief in support of the legislation. Their efforts were rewarded when a unanimous Supreme Court overturned the lower court's decision (although the City's recovery of the escrowed funds will require action by the General Assembly).

By formula, approximately 43% of RHSP collections (\$8 million annually) are directed to the City of Chicago, to be administered by the Chicago Low-Income Housing Trust Fund. The Trust Fund puts these dollars to work through two programs:

- Rental Subsidy Program maintains agreements with nearly 600 rental properties across the city, assisting more than 2,800 households. Approximately half of these units are funded through RHSP. Landlords accepted into the program receive one-year, renewable agreements.
- MAUI (Multi-year Affordability through Upfront Investment) enables the long-term affordability of units for 15 to 30 years by providing no-interest, forgivable loans to reduce mortgage costs or establishing an operating reserve fund for rental subsidies. RHSP funds have created an additional 368 units of affordable rental housing in Chicago under MAUL

Chicago Flousing Plan 2014-2018

## **Neighborhood Stabilization Program Update**

Although the City has expended the last remaining funds out of a total of \$169 million in NSP grants awarded to Chicago by HUD since 2009, we will continue to report on NSP activity during 2015 until all buildings have been completed.

*Through the end of the second quarter, a total of 860 units in 195 properties have been acquired using funds from Chicago's three NSP grants. Construction has started on 812 units in 169 properties; 803 units (165 properties) have been finished or are nearing completion. One hundred sixty-nine units (121 properties) have been sold to qualified homebuyers, and 42 multi-family properties containing 607 units have been fully tented out. A list of all properties that have been assisted through NSP can be found in the Appendix. An updated version of this list is available at <<http://ivwiv.chicagonsp.org/index.html>>.*

Chicago Housing Plan 2014-2018

## **APPENDICES**

Appendices - 1  
> o O £

oo o

i -a- co un  
co | co. co  
i -'M

O CO I lo '

18

o

co o  
on co  
on i-

S

Q

O

■ O c o

c 3 c Q

!!

co  
o U\_ c O  
CD

£ \_

Q. ->  
0) -<

Q F  
CO LU

ID

O CN

■8 2

8 Q

Li- 0\_

25

to  
LU >

Z O

I-

U  
D Q

Q\_  
O Z

to

O

X

o o o o o~ o o  
co\* \*o

foO W t\* <\* b<~ \*3 liO

U

CD CD  
? 0)

o o .-1 "D  
^ O

J < £

"5 S S = U

O i o o ■ o

O

<0 1+  
c21 s;

o. o < X  
E  
o

o o o o" o o o ■

CN  
o  
Co ->r o" o  
CN

Appendices - 2

\*1

-q- 00 "f

,~ o oo o  
CN o o CN  
o m oo    cn >o cn cn

o    ,~ ■ -O CO

|8  
Q.Z  
o - "53 >-  
> CD

■go  
o l-  
c D c Q

h£ c O  
Q. ->  
0} -<  
Q i=  
CO LU  
m o  
CN  
Jg  
m

Jg

o Sf5 m

LL- Q\_

So z £ <

o 5  
h- <

CO LU  
>

z  
ö i- u

Q

**S**

O

Z

oo

O

X

U

O

-2-

a; ^;

J2 Q\_

.-e o

o o o o" o co  
O<sup>th</sup> CN CN

I =

zIz  
f- IT) j h<sup>h</sup>. CN

r- -O CN

in      un o co t lo in  
\*- cn .-      CN ^ ^ \_

W W      f> b\*J tfl tk \*/>



K.OlirGicC.

5> .5 o "i °

ZIZ

^ O ' 03 CO

o E <  
Qt; I uj l co

^ d

O g 0

So z £

□.■DC:

:3|

■ Z

., uj »>j iSslu:'-

3LU.

Q

O CO  
m;

O  
O~O  
O~in

00

1\*5  
o o o o~ o  
o CO

■4

CO LU  
> ,

U  
Z  
LU <

-si 1

u u  
g> 8  
o\_o 0) . 2  
<  
CO : CO  
Q

O  
≤: f  
o! 5  
y i o  
c | o i  
o) o  
u u

o o zlu

Appendices - 3

| \* !  
| ■ 1 \* ! | - | CO o , -

Q  
LU  
LU  
to  
Z  
to O  
OK .  
i 3 > P

u o  
co (J  
■a r

Q  
LU  
be  
'H z  
Q<sup>D</sup>  
IP # Jp  
n O - o  
c o o o  
eo -on



Q Z <

O

051 0 S u  
x u <

J2 U  
3 E  
\_o Z

E .ad=  
S S  
1 < 8 I  
= 1 + "8  
= ; Si o' o l -E ■  
-1-  
4) 0 i ~ ■ 0 "  
3 ■ o j  
0 L L

Appendices -

CO I- jo

P

O CM I CO

to O

to m co ! o

Q  
LU  
He  
Si z  
p<sup>3</sup>  
Z  
Q\_  
O  
I-  
t z

a. in

O CN

Z  
O  
CV O E £  
Q- Q£  
O <  
O CO  
a) c  
> 0) Q  
"D C P  
cn ^ c  
C C O

(2 z

,O

o'coio!in

>o!on ion

cd' in  
o o  
CN CN en i  
en

O'Oinoio;-

c a) E t a t= a. Z a> lu

O u  
D D C O  
a  
15

S ° z b  
u. a. -i < J  
el

CO LU

Z  
O  
f-  
u  
Q  
a. O  
Z  
co  
O  
X  
x

W  
z O  
W  
O x

a z <  
O  
O

5 P x  
W  
W W  
a z <  
W  
a  
s  
P

11  
lis

Sj J  
& II

\*al Cl o 3 51 E Z Z I

5  
O x  
O

2 o i-  
Q Z

o

Appendices - 5

0 I CO I CO I CO I  
m cn co  
p  
CN

as

CO o

.8 oo  
CD

J g  
o u z  
CN CO I ^

° s

eg «  
co  
co

I CO

o o  
S3

CO LU >  
!<

o  
h-u

Q

2

o z

CO

O

X

DD" 0)  
C g  
o c o

a)  
U

U  
o X  
c

o) CO  
\_0J  
S -<sup>o</sup>  
QD  
\_<sup>o</sup>  
a)

■Cisu.  
o=9■  
SS=u :

CD  
o

o c . a) ; ^ -a c

0<sub>2</sub> o

co

a. \_i  
i<  
Z  
U  
oe.

O

D J3



Appendices -

■ o r-. ro. -

00 : r> O -

CN -

cn o ! tj-

O ! CN : CN -

1^ LT1 - 00

is \* 5 o

o 2

m cn

CN

A o

00 o

CN CN

00 LT) CN

ND O CN

J o

C lu

E >

0 -1

"55 LU

55 £ Q O

1 u

o

D)

Z

O

'E c

\_D

Q\_

u

D O

O on

o -

c

E t a a o Q

CD in

eg ■ «

J 3^

CB Zi CO

CO UJ

>

ZZ  
O<sub>i-</sub>u  
3-Q  
2  
Q\_  
O  
Z co 3  
O  
X

CO  
&L  
LU  
Z  
O  
LU  
O  
X  
O  
Q<sub>0</sub>  
3 to  
a Z  
<<

E  
co § p ' ■ \_cp c co o

coj Q\_ 'CP UL\_ Z P

to; cn i

CN ■- CN CN

o.  
-lj  
E<sup>p</sup><sub>o</sub>  
X O- i  
2<sup>!</sup>

J2 i  
C  
O ■

6

cd  
0  
EI 5  
~~ o  
E; cp  
CD 21 E co! o P X  
E E  
O i D  
CO CO O I O  
CO COi o

O' O O O -C i \_c  
o l o  
CO CO \_

'cp' 'cp Z Z

CP  
E  
o  
CN CO

CO  
O

CN

CO  
UJ  
>  
!<

O  
|- Q  
Z O

CO  
E  
O

Appendices - 7

[This page intentionally left blank]

Appendices - 8

**City of Chicago Department of Planning and Development**

**Summaries of Approved Multifamily Developments Second Quarter 2015**

**Harvest Homes**

Harvest Homes Apartments LP 3412-46 W. Fifth Avenue

**Jeffery Towers Apartments**

Interfaith Housing Development Corporation 7020 S. Jeffery Boulevard

**Montclare Senior Residences SLF of Lawndale**

Montclare Senior Residences SLF of Lawndale LLC 4339-47 W. 18th Place

**City Gardens**

Maple Jack LLC 320-30 S. Maplewood Avenue

Appendices - 9

**City of Chicago Department of Planning and Development Second Quarter 2015**

**Project Summary: Harvest Homes**

BORROWER/DEVELOPER: Harvest Homes Apartments LP

FOR PROFIT/NOT-FOR-PROFIT: Non-Profit

PROJECT NAME AND ADDRESS: Harvest Homes  
3512-46 W. Fifth Avenue

WARD AND ALDERMAN: 28th Ward

Alderman Jason C. Ervin

COMMUNITY AREA: East Garfield Park

CITY COUNCIL APPROVAL: April 15, 2015

PROJECT DESCRIPTION: New construction of 36 affordable, multi-family rental units, located in four 3-story walk-up buildings on adjoining lots in the East Garfield Park community. The development will offer two-to four-bedroom apartments targeted at families with household incomes between 30% and 60% of AMI. Eighteen units will be handicapped-accessible.

LIHTCs: \$1,173,794 in 9% credits generating \$10,749,603 inequity

TIF Funds: \$1,039,544

Appendices - 10

**Project Summary: Harvest Homes Page 2**

**UNIT MIX / RENTS**

| Type               | Number    | Rent*   | Income Levels Served |
|--------------------|-----------|---------|----------------------|
| 2 bedroom / 1 bath | 3         | \$346   | 30% AMI              |
| 2 bedroom / 1 bath | 9         | \$656   | 50% AMI              |
| 3 bedroom / 1 bath | 4         | \$399   | 30% AMI              |
| 3 bedroom / 1 bath | 7         | \$817   | 60% AMI              |
| 3 bedroom / 1 bath | 10        | \$935   | 60% AMI              |
| 4 bedroom / 2 bath | 3         | \$1,029 | 60% AMI              |
| <b>TOTAL</b>       | <b>36</b> |         |                      |

\* Tenant pays for gas heat, gas cooking and electric.

**DEVELOPMENT COSTS**

| Category         | Amount               | Per Unit         | % of Project |
|------------------|----------------------|------------------|--------------|
| Acquisition      | \$ 120,000           | \$ 3,333         | 1 0%         |
| Construction     | \$ 9,605,423         | \$ 266,817       | 76.0%        |
| Developer Fee    | \$ 835,000           | \$ 23,194        | 6.6%         |
| Other Soft Costs | \$ 2,070,556         | \$ 57,515        | 16.4%        |
| <b>TOTAL</b>     | <b>\$ 12,630,979</b> | <b>\$350,861</b> | <b>100%</b>  |

**PROJECT FINANCING**

| Source            | Amount               | Rate | Per Unit          | % of Project |
|-------------------|----------------------|------|-------------------|--------------|
| LIHTC Equity      | \$ 10,749,603        |      | \$ 298,600        | 85.1%        |
| TIF Funds         | \$ 1,039,544         |      | \$ 28,876         | 8.2%         |
| DCEO Energy Grant | \$ 144,000           |      | \$ 4,000          | 1.1%         |
| FHLB AHP Funds-   | \$ . 97,732          |      | \$ 2,715          | 0 8%         |
| Private Funds     | \$ 600,100           |      | \$ 16,669         | 4.8%         |
| <b>TOTAL</b>      | <b>\$ 12,630,979</b> |      | <b>\$ 350,861</b> | <b>100%</b>  |

Appendices -11

City of Chicago Department of Planning and Development Second Quarter 2015

Project Summary: Jeffery Towers Apartments

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

**WARD AND ALDERMAN:**

**COMMUNITY AREA:**

**CITY COUNCIL APPROVAL:**



**PROJECT DESCRIPTION:**

**Tax-Exempt Bonds:**

**LIHTCs:**

**MAUI:**

Interfaith Housing Development, LLP Non-Profit

Jeffery Towers Apartments 7020 S. Jeffery Boulevard

5th Ward

Alderman Leslie Hairston South Shore April 15, 2015

Restoration of a 135-unit vintage apartment complex in South Shore. The rehab work will include a new boiler, mechanical systems and elevators; extensive repairs to the masonry facades of the building, and replacement of bathroom and kitchen fixtures in the apartment units All units in the seven-story building will be affordable to households living below 60% of AMI, including six units for tenants below 30% of AMI.

\$11,500,000 (including \$6,500,000 in permanent financing)

\$605,566 in 4% credits generating \$6,055,655 in equity

\$500,000 (2014 allocation)

Appendices - 12

**Project Summary: Jeffery Towers Apartments Page 2**

**UNIT MIX/RENTS**

| Type                            | Number     | Rent   | Income Levels Served |
|---------------------------------|------------|--------|----------------------|
| Studio (MAUI units)             | 3          | \$380  | 30% AMI              |
| Studio (CHA units)              | 10         | \$633* | 50% AMI              |
| Studio                          | 41         | \$633  | 50% AMI              |
| 1 bedroom / 1 bath (MAUI units) | 3          | \$407  | 30% AMI              |
| 1 bedroom / 1 bath (CHA units)  | 33         | \$815* | 60% AMI              |
| 1 bedroom / 1 bath              | 45         | \$815  | 60% AMI              |
| <b>TOTAL</b>                    | <b>135</b> |        |                      |

\* Tenants pay 30% of their income, with remainder of rent covered by CHA project-based vouchers

### **DEVELOPMENT COSTS**

| Category               | Amount               | Per Unit          | % of Project |
|------------------------|----------------------|-------------------|--------------|
| Acquisition            | \$ 3,412,244         | \$ 25,276         | 19.9%        |
| Construction           | \$ 9,418,768         | \$ 69,769         | 54.9%        |
| Developer Fee          | \$ 300,000           | \$ 2,222          | 1.7%         |
| Deferred Developer Fee | \$ 1,450,000         | \$ 10,741         | 15.1%        |
| Soft Costs             | \$ 2,589,173         | \$ 19,179         | 8.4%         |
| <b>TOTAL</b>           | <b>\$ 17,170,185</b> | <b>\$ 127,187</b> | <b>100%</b>  |

### **PROJECT FINANCING**

| Source                  | Amount               | Rate         | Per Unit          | % of Project |
|-------------------------|----------------------|--------------|-------------------|--------------|
| Bonds                   | \$ 6,500,000         | 5.05% (est.) | \$ 48,148         | 37.9%        |
| LIHTC Equity            | \$ 6,055,655         |              | \$ 44,857         | 35.2%        |
| MAUI                    | \$ 500,000           |              | \$ 3,704          | 2.9%         |
| FHLB                    | \$ 1,000,000         |              | \$ 7,407          | 5.8%         |
| Additional Private Loan | \$ 1,500,000         | 0%           | \$ 11,111         | 8.7%         |
| Other Sources           | \$ 1,614,530         |              | \$ 11,959         | 9.4%         |
| <b>TOTAL</b>            | <b>\$ 17,170,185</b> |              | <b>\$ 127,187</b> | <b>100%</b>  |

Appendices - 13

City of Chicago Department of Planning and Development Second Quarter 2015

Project Summary: Montclare Senior Residences SLF of Lawndale

**BORROWER/DEVELOPER:** MR Properties LLC

**FOR PROIII/NOT-FOR-PROFIT:** For-Profit

**PROJECT NAME AND ADDRESS:** Montclare Senior Residences SLF of Lawndale  
4339-47 W 18th Place

**WARD AND ALDERMAN:** 24th Ward  
Alderman Michael Chandler

**COMMUNITY AREA:** Lawndale

**CITY COUNCIL APPROVAL:** June 17,2015

**PROJECT DESCRIPTION:** New construction of a five-story, 120-unit supportive living facility for seniors. The complex will house a mix of studios and one-bedroom units, as well as activity rooms, library, wellness center, laundry room, beauty shop, outdoor patio, landscaped courtyard with walking paths and on-site parking. Supportive services will include housekeeping, meals, recreational programming and health/wellness services

**LIHTCs:** \$1,100,000 in 9% credits generating \$10,210,979 in equity

**MF Loan:** \$3,005,132

**TIF Funds:** \$2,000,000

**City Land Write-down:** \$220,000

Appendices - 14

**Project Summary: Montclare Senior Residences SLF of Lawndale Page 2**

**UNIT MIX / RENTS**

| Type   | Number | Rent  | Income Levels Served |
|--------|--------|-------|----------------------|
| Studio | 11     | \$302 | 30% AMI              |

|              |            |       |              |
|--------------|------------|-------|--------------|
| Studio       | 80         | \$302 | 60% AMI      |
| Studio       | 10         | \$667 | Unrestricted |
| 1 bedroom    | 2          | \$667 | 30% AMI      |
| 1 bedroom    | 15         | \$667 | 60% AMI      |
| 1 bedroom    | 2          | \$667 | Unrestricted |
| <b>TOTAL</b> | <b>120</b> |       |              |

### **DEVELOPMENT COSTS**

| Category                   | Amount               | Per Unit          | % of Project |
|----------------------------|----------------------|-------------------|--------------|
| Acquisition & Construction | \$20,172,962         | \$ 168,108        | 73.1%        |
| Reserves                   | \$ 3,499,202         | \$ 29,160         | 12.7%        |
| Developer Fee              | \$ 990,000           | \$ 8,250          | 3.6%         |
| Other Soft Costs           | \$ 2,944,883         | \$ 24,541         | 10.7%        |
| <b>TOTAL</b>               | <b>\$ 27,607,047</b> | <b>\$ 230,059</b> | <b>100%</b>  |

### **PROJECT FINANCING**

| Source               | Amount               | Rate | Per Unit          | % of Project |
|----------------------|----------------------|------|-------------------|--------------|
| LIHTC Equity         | \$10,210,979         |      | \$ 85,091         | 37.0%        |
| MF Loan              | \$ 3,005,132         |      | \$ 25,043         | 10.9%        |
| TIF Funds            | \$ 2,000,000         |      | \$ 16,667         | 7.2%         |
| FHA Section 232 Loan | \$12,200,000         |      | \$ 101,667        | 44.2%        |
| DCEO Grant           | \$ 190,936           |      | \$ 1,591          | 0.7%         |
| <b>TOTAL</b>         | <b>\$ 27,607,047</b> |      | <b>\$ 230,059</b> | <b>100%</b>  |

**BORROWER/DEVELOPER:** Maple Jack LLC

**FOR PROFIT/NOT-FOR-PROFIT:** For-Profit

**PROJECT NAME AND ADDRESS:** City Gardens  
320-30 S. Maplewood Avenue

**WARD AND ALDERMAN:** 27th Ward  
Alderman Walter Burnett, Jr.

**COMMUNITY AREA:** Near West Side

**CITY COUNCIL APPROVAL:** June 17, 2015

**PROJECT DESCRIPTION:** Redevelopment of the former Maplewood Courts public housing site through construction of 76 mixed-income rental apartments on the Near West Side. The project will contain 25 CHA replacement units, 30 additional affordable units and 21 market-rate units in seven 3-story walk-up buildings. The campus-style complex will be anchored by a 3,100-square-foot community center surrounded by a garden, children's play area, picnic area, open green space, recycling center and onsite parking.

**LIHTCs:** \$1,700,000 in 9% credits generating \$16,488,351 in equity

**TIF Funds:** \$3,150,000

Appendices -16

**Project Summary: City Gardens Page 2**

**UNIT MIX / RENTS**

| Type                | Number | Rent  | Income Levels Served |
|---------------------|--------|-------|----------------------|
| 1 bedroom / 1 bath* | 5      | \$375 | 30% AMI              |
| 1 bedroom / 1 bath  | 1      | \$565 | 50% AMI              |
| 1 bedroom / 1 bath  | 7      | \$682 | 60% AMI              |
| 1 bedroom / 1 bath  | 7      | \$795 | Market Rate          |

|                     |           |         |             |
|---------------------|-----------|---------|-------------|
| 2 bedroom / 1 bath* | 12        | \$375   | 30% AMI     |
| 2 bedroom / 1 bath  | 3         | \$680   | 50% AMI     |
| 2 bedroom / 1 bath  | 11        | \$820   | 60% AMI     |
| 2 bedroom / 1 bath  | 10        | \$975   | Market Rate |
| 3 bedroom / 2 bath* | 6         | \$375   | 30% AMI     |
| 3 bedroom / 2 bath  | 1         | \$785   | 50% AMI     |
| 3 bedroom / 2 bath  | 7         | \$948   | 60% AMI     |
| 3 bedroom / 2 bath  | 4         | \$1,150 | Market Rate |
| 4 bedroom / 2 bath* | 2         | \$375   | 30% AMI     |
| <b>TOTAL</b>        | <b>76</b> |         |             |

\* CHA replacement units

### DEVELOPMENT COSTS

| Category         | Amount               | Per Unit          | % of Project |
|------------------|----------------------|-------------------|--------------|
| Construction     | \$ 21,803,600        | \$ 266,889        | 76.8%        |
| Contingency      | \$ 912,000           | \$ 12,000         | ■ 3.2%       |
| Developer Fee    | \$ 1,698,288         | \$ 22,346         | 6.0%         |
| Other Soft Costs | \$ 3,989,852         | \$ 52,498         | 14.0%        |
| <b>TOTAL</b>     | <b>\$ 28,403,740</b> | <b>\$ 373,733</b> | <b>100%</b>  |

### PROJECT FINANCING

| Source                | Amount               | Rate | Per Unit          | % of Project |
|-----------------------|----------------------|------|-------------------|--------------|
| LIHTC Equity          | \$16,488,351         |      | \$216,952         | 58.0%        |
| TIF Funds             | \$ 3,150,000         |      | \$ 41,447         | 11.1%        |
| CHA HOPE VI Loan      | \$ 7,275,000         |      | \$ 95,724         | 25.6%        |
| Private Mortgage Loan | \$ 1,150,000         |      | \$ 15,132         | 4.0%         |
| Other Sources         | \$ 340,389           |      | \$ 4,478          | 1.2%         |
| <b>TOTAL</b>          | <b>\$ 28,403,740</b> |      | <b>\$ 373,733</b> | <b>100%</b>  |

•3 < % £ -= = Appendices - 17  
CO ,2 Q. >

to

3.

Q\_

O

I  
LU

**I\***

L T>  
® ^ CO LI\_  
Q-!.cn

c 3

CD U (J <

§ o

> =  
00 U

8 E  
Λ 2 <

o <

c o  
Z)

• I Q I £

s: Q

M- CV

<

Z

0 Q Q\_  
E t 5 co a. i-

Q Z Z>

O CO  
<D C 3

a  
D C D

<  
0)  
a

£5

I

CO  
CO  
to  
LU

U  
c Q  
3  
O O

c  
E<sup>D</sup>  
O a o  
O

E  
'a>

E ■ C o

i o

E o l

Appendices -  
42 c  
CO  
E  
E o

O  
CO  
c o  
u

c  
o

CO ■ D  
c 3  
c  
E<sup>D</sup>  
c-  
O D

is %  
CD DC  
c  
O  
't3  
D

CO  
u c 3

to Oc Z



Ho

O-I  
O CN

-< CO

a (1)

"55 U IT) "» '!

UJL  
Q Z -a lu

*si*

I

Q >-

'is

-2 LU

C

E t

a? i-

a

II

<

"Q  
"3 Q  
CD C '55

\_o  
U

0  
a "6  
c Q  
3 O O  
U S

c

O  
CN

O  
CN

CO

CN

O  
CN

O  
CN \.

-.  
.

O  
CN  
OO CN

O CN  
o

CN

■st  
CN

C  
CO  
E  
Q.  
\_o 5

CO  
Q  
C  
%D  
O  
X co c o  
r

>

"c o \_c

if o

D Q. <

CO  
2-  
O

CO CO

a

c  
CO

DD  
cf co c o E o l

Appendices - 19

O°  
r- O  
OO O

OO  
CO  
O O  
CN

ID  
O.  
CO

5 vP

0 00Q

O O  
CO  
O  
CN

O O O  
O~ O in

o rv

CO CO

so

CN CO

in o <d co"

CN  
m

o  
CN

~D ■  
<  
~ij  
3A  
Q\_

o E

E o u o  
∞

m o

<  
o-o c  
J  
O

o o m

U to

O CN

O\_  
CO

O  
CO  
CO

a<sup>CO</sup> o  
CO> CO  
Q

||  
„Q. <= O

X Q  
E  
Q\_0  
U  
01

5 o

I E Si  
0 0  
x a

a>

o\_ o

a;

E<sup>CO</sup> o Z

IE<sup>CO</sup>

E<sup>CO</sup>  
Q\_ \_0 CO > CO

a

co "S"

D CL

o o.  
<

a.

o a>  
X E<sub>v</sub>

-a  
o\_2  
~ Q<sub>CO</sub>

X  
o  
-o  
c S o

00  
J)

u c o 2

< i-

O

Appendices - 20

O 2

- o  
CO o

co

co

o  
CN

eg ^

5 ^

5 ^

co  
m  
cn  
co co

,\_ oo  
cl-  
i z

8 t -  
Q < «  
35

c  
co  
u  
E E o U

o o  
o o  
o  
in

o o o

co  
U  
I LI\_  
cl  
c

c <  
co Q\_

Q 3  
o D C  
o

u  
<

co\_  
o o S

o  
S  
oo o  
co  
6  
cn

co a\_o  
co  
a

cja.

5 S

u

Q-O

o a X<

f<sup>co</sup> o Z

"c  
E a. \_o  
Q

E o x

£

o2

o O

CO »  
S 2

c  
CN

c  
CN

Appendices - 21

c  
(U  
hH cn

11)  
Q m

c (J CO

Jo:

l<sup>to</sup> o I tl

Q. LU  
Q) ^ II 7

|                                             |                              |                             |                           |                          |                                    |                                          |            |
|---------------------------------------------|------------------------------|-----------------------------|---------------------------|--------------------------|------------------------------------|------------------------------------------|------------|
| Units Over by Income Level                  |                              |                             |                           |                          |                                    |                                          |            |
| 81-100%                                     |                              |                             | CN                        | CN                       |                                    |                                          | CO CO      |
| Below 80%                                   |                              |                             |                           |                          |                                    |                                          |            |
| Below 60%                                   | ■ O T                        | O CN                        |                           |                          | 00 IV                              | CO CO                                    | CN ■ CO    |
| Below 50%                                   | CN CO                        | o                           | IT) O                     | IT) CN                   | in                                 |                                          | CN CN      |
| Below 30%                                   |                              | IV                          |                           | m                        | -o                                 | o                                        | CO CN      |
| Below 15%                                   |                              |                             | CO                        | LO CN                    |                                    |                                          | 00 CO      |
| Total unus                                  | CO N.                        | O CO                        | O CN                      | O IV                     | m CO                               | Os                                       | ■ CN       |
| Equity Generated Tax Credit Allocation Ward | \$ 16,841,246                | \$ 10,749,603               | \$ 10,210,979             | \$ 16,488,351            | \$ 6,055,655                       | \$ 11,628,031                            | 71,973,865 |
|                                             | \$ 1,666,790                 | \$ 1,173,794                | \$ 1,100,000              | \$ 1,700,000             | \$ 605,566                         | \$ 1,140,003                             | TOTAL      |
|                                             | ■ si"                        | m                           | t CN                      | IV CN                    | m                                  | sO CN                                    |            |
| Project Address                             | 5001 S. Lawndale Ave.        | 3512-46 W. Fifth Ave.       | 4339-47 W. 18th Pl.       | 320-30 S. Maplewood Ave. | 7020 S. Jeffery Blvd.              | 1045 N. Sacramento Blvd.                 |            |
| Developer                                   | Brinshore Development LLC    | Harvest Homes Apartments LP | MR Properties LLC         | Maple Jack LLC           | Interfaith Housing Development LLP | Hispanic Housing Development Corp.       |            |
| Development Name                            | Park Place Family Apartments | Harvest Homes               | Montclare SLF of Lawndale | City Gardens             | Jeffery Towers Apartments          | 65th Infantry Regiment Veteran's Housing |            |
| Quarter Approved                            | "55                          | 2nd                         | 2nd                       | 2nd                      | 2nd                                |                                          |            |
|                                             | DPD 9% CREDITS               |                             |                           |                          | DPD 4% IHDA 9% CREDITS             |                                          |            |

Appendices - 22

o 2

,- o co o

5 ^

5 ^

■ i o

co

co

888

0)

O



o o''

00\_0

o E o Z

EQ.

CO  
Q

„T3 CD »

$$a_{1s_{0. Q^-}} <$$

o v

## Appendices

o 2

1-0  
00 0

CO

-Q

CO I-  
Z  
LU

- 0

$$\begin{array}{c} Q. \\ \_0 \\ > Q \end{array}$$

EQ

$$\text{CQ}^\circ \text{CN}$$

LU-D  
Z"  
0)

C > D  
E LU -.

o ... -  
co  
5

co

CD ~

£5

p -2 c o  
co o

c

o

o o o  
o  
o

o o o o" o

o  
CN

in  
CO

o o  
CS  
o" o\ co"  
o..

< 5

° 2

01- <  
-a -a <

CD\_  
o

o o

a<sup>CD</sup>  
a>Q  
CO  
Q

3  
o c

-f a  
o.2  
o a

U

o  
-o  
o  
O

■C  
o.  
o.  
oE o Z  
c  
E<sup>CO</sup>o\_o  
CO  
Q

o  
Q. <

5 o l-  
f.  
it<sup>(0)</sup>

T> O  
O

5j\_ 'o a  
co g>  
o 2  
3 a.  
Cf a.

TJ  
c  
CN

Appendices - 24

O 2

, - o  
00 o

3 ^ ■ l o

5 v=  
-2 IB

cS «  
. ° S

to  
o  
CN  
CO CO CO  
C  
3

Is  
o  
U  
Q Z  
■\$55  
CO

55

If  
- ' o  
co 2

TJD

o  
CN

o o o o"

CN CN

CN

■O  
CN

o o o o~  
CN CN

c  
CO  
<  
E t:

CO\_  
Qh-  
TJ TJ <  
ij CO\_  
'o  
o\_

CO  
CO  
CO  
D 3

CJ CL  
o  
Q  
CO  
Q  
U

t  
ou Q. o  
ot æ  
2

c  
CO  
E  
Q\_ o o >  
CO  
Q  
o  
TJ c J o

o\_ o u c o 2  
i TJ  
CO «  
o 2  
a o.  
O

TJ C

Appendices - 25

< S O -z

CD  
<

■ E E o  
o

S  
o

CO  
CH o  
CO to

o  
CD  
TO

0 CD

C3

o Q  
o CO

o CO

CO  
c5

E o  
2 o

v =?  
CO o  
CO o  
OO 3  
t- CO

CD CO  
cr co 9>  
Q  
CO  
oo c

CO

ex CO

Oj c  
be:  
co

Q.  
co

92 co co

Q.  
CO CO

3 CD  
co f  
CD 15  
CD 60  
-1- o.  
co  
Q  
°8  
CO CO  
or  
Oj "co E

a. E  
-j 3i.  
or  
"03 co  
CC -o

co

O CO  
co

o\_ > o c

O CO  
oo cr

< oo  
CO -  
El  
CO '  
f  
CD in CD

OJ

◀>  
co E

CO  
o ct  
CD

co >

>> B  
co  
o\_ o ct  
CD

g 01

CO -

V«  
co co o\_ " o  
ct  
co

Appendices - 26

CM CO

co  
<

E E o O

o  
CD

CD  
co o\_ o " & S

o  
co  
co "g c5 5



CO o CO CO  
e>

3  
CO

T3 <

Q  
cd -a-  
CM OO ■ «3-

CO  
CO  
"?" to

CO o  
e> . CO

• CO :=

LU ;CD

CN SW  
O r--O  
CNI IT) m

O O  
0\_Q| CO

O CO  
CO O  
**Er £**  
CO  
CO  
CN

O

CO

O

CO  
O

2 |  
CO CO

2 |  
CO CO

CO

. C:  
= "E  
CO -o

~1

5 5

■g c§

or

co 0\_

co  
Q

co q\_|^  
co a> cjj \*§  
= &  
co oo Q- <

a?  
E E<sup>o</sup>

Appendices - 27

co x cd  
Q co

<n 0)

= '8  
cd co  
a> to 1 £ "co

E 3 co  
<Q- - 00

cd  
'-e  
a. S 0-  
£:  
co

o  
Q C

cd  
or  
E co

co  
or  
o0  
E

co E  
co  
a.



0)

-1 » < S  
O 2

co  
<  
CD  
E E o O

CD~£ o  
■D  
cz TO o~  
~ co

8 o  
co cr  
O -1

CD  
co cr  
c5  
sojB 6  
CD  
C=  
40 cr  
S o  
S O  
CD

to

T3 <  
CO CD  
o

Q CO  
CNJ CM

O CO  
O  
CO

Si co

o

XI CO  
or

0\_ CO  
X  
CO or ^

"co  
<  
O

0\_  
o

CO CO  
CD

Appendices - 28

■St

o o

E E o o

co or

^ to  
S 8  
8 o

o o

CD

» f

S o c5  
co or

S 8  
S O  
o

or

« f

8 o

or

F?  
S 8  
S3 o  
CD  
TJ  
f & o S o  
o

co  
S 8  
jg o  
c5

<g  
Q  
is  
to 2  
E o

S  
.CD CD

CO x: o

<

3  
co

co  
o

to >-  
co o

.co  
co  
>-

3  
co

to  
TJ

co

co co  
o  
co

co

co

co  
E  
W

o O

co  
co

t  
co.

CL o

oo O

o co

8o 3 \_  
o

Sc O  
3 \_J

or  
oCS  
c c <

co  
co  
Q co  
0 \_

o  
I  
o o  
co .->  
co  
o

Q  
E co  
or  
co  
3 co  
o8  
co o O  
E"

q co

o.c  
co co co

Appendices - 29

cn O

CD

E E o o

cf)  
3 o

o  
CO

O

3

o CO  
α<  
8

"O  
CNJ

0\_ CO

o O

o O

O  
CO

co co  
.22 o o  
CO o

O  
CJ>

O  
CO

CO c  
it CO  
Q CO

Q.  
CO  
O  
CO  
CO  
*a> So*

o O

CO -

O

o O  
CD  
CO CO  
on  
O

■§

0.

0-  
*in a*  
CD

CO  
of oa  
E co



co O

co  
co ■ O

o o o l-  
co

co  
E <

co  
or  
o <

a.  
o  
CD >-  
■ c  
co  
o.  
2 o\_

co > 0-

o  
\_ to

co

co co  
o. o  
CL co

Appendices - 30

TD <

CN  
o" m  
OJ  
T3 c C = 3 \*  
U. O  
C/i TO  
3 vj

ox  
.2 a.  
2<sup>5</sup>θ-x <  
0) .. E E O £  
£ 2  
■ Q  
\* 4?  
o 2  
O zs 6JD cn

s i

■4.\*

-0

o

cn cm c: <

<D

SP OJ

o o  
*to*  
co co  
o c!

Appendices - 31

CD

<  
E E o o  
O  
2 or CD.E  
CD  
jo or  
co  
co  
CD  
8 o c5  
.8  
O

■o <

CD CO

o  
O  
co co  
E  
co  
O

CD ::>  
cz

o "co  
CD E cu cn

CD  
■t:  
OJ  
t? co  
o\_o  
tx  
OJ

Appendices -

0  
00

<

E E o  
o

o  
CO

3 o  
o CD

8 o  
o cn

3

O

o CO  
co CD

o  
cn] cn] cn

" " S

-o <

CD CO  
a. S  
co|<  
CO

o

CO 0\_  
O  
o

CD

o cn  
8  
'sz O

o CO

■g«

=j co  
CD O  
JS 8

- CO  
> <

>: co

"co  
co

cr  
CD

'e . o

c ≤2  
eg =

CD CD  
Q. >

CD += X CD =1 >

cn  
co - c & co c

X-<n

^ -2H

CD +=  
X! CD

5  
ID  
cn>

g H m

13

co

-1

"S «  
CD 05 CL > o JTZ

at >-

05  
X CD  
=! >

cn

< S

o Z

< e  
E

o o 3  
-CO CD  
o o  
3

3  
JJ cn

Jo cr

O  
E ro  
ou  
CD  
E  
CO  
CO

3  
CO \_ o cr co

CO cn

CO ■rt  
CD T3  
"t CO  
O

0\_  
CO  
35 co

CO o \_  
E o o \_  
CO  
CO

CO  
g p  
d JO co

x CD  
=! >  
CO  
g p  
c: <2  
TO c  
2 I  
"K «  
OJ OJ

o OJ • =

O

co >  
a <

a <

co CO  
O Cl

gi  
OJ

C? - c >  
- - =; -1

12  
rag a

^ rg Q  
co " ^ \* L S: CO

a.

OJ S3 CD

Appendices - 34

o

CD

co <  
b

b s

b s  
CD

2  
CD

s  
is  
"8  
o

b  
CD  
o o  
s

s  
jo  
"8  
o

■a co

5? =

T3 <

CO to  
<=?  
JO  
a.

CO co  
«? > o  
to  
E o

□\_ CO  
Jo  
o  
or  
CO



o

co  
o

3  
or  
tu

co cz  
q  
■ o  
£

or

a> co co

1 E  
o 3 o H-  
o  
o  
co E  
fd co >  
CD  
co q  
co

co\_9^ S.

x co  
=1 >  
co

q>0 G  
E o  
cto  
co^  
m f  
E R  
co co  
o >  
o d=  
- co ~  
x co  
=1 >

or r

Appendices - 35

-I »

CO  
<

E E o o

O  
cn] "cf

CJ, CJ)  
0. c o

o cn  
CD

co X  
cn

CO  
**S**  
to

O  
cn] cn  
CO  
"3  
< CO  
E o o \_i  
CO  
T  
∞ CO

33  
CO

O

CO  
or or co

°5 f §|<  
« go

CD  
CO  
E  
CL  
CO  
— >  
CD

5  
CO

o> CO  
or CO  
=8: C OJ 5>

CO

cS22  
qj S

CO to  
ism r  
of CO

CO  
o

o

S  
o  
o.  
o  
o  
> Q  
CO H  
TM 4/5  
cn co  
-1- CO  
o o.  
CO

S

3  
CO

"co o

Appendices - 36

'o

< •=  
o z  
to\_cn co

<

EE o O

0\_  
CD

■e  
co  
O  
.22  
CO

CD

■e  
co  
CD

co

or

■o <

co O-  
co

co co  
CD > CD co o o  
or

o  
or

co - co  
3 O

3 co  
[ 30]

co pi

co o

co

oJ

o

tr

£  
co 00

&  
co co  
or

£2. o\_

o  
CD

CD

O

co

O

co o\_ CL>

=! >

o'

CO■ =  
XCD  
=!>

Appendices - 37

co

if

co JS -' o

€ =

coco

-2 =>

co J5  
-1 C>

CD  
or o o  
co

Is

S <"  
o cl  
o <

co co

co

or

< S  
O z

<

E o o  
CD CD  
or  
CO

8\*

or CO

8"

co 0\_

JZ)  
E

o  
0\_

T3 <

CO  
Z

CD

CO CN CO LCD  
OO T-

O

CD  
or

CO  
6  
CO 00

I <  
E co  
eg  
Q-Si  
I- <

CO  
0 0

■J= ° co p

E  
O  
=3

O  
Z3

Appendices - 38

o  
co  
o  
oo co-  
co co co

E E

co  
O

co  
CD  
co 0\_

CD  
co 0.  
32 co  
\*e  
co  
CD  
co  
co  
jd co

jd  
co co

-o  
<  
o "cn  
o c cn Z

o O

co  
O

E co X

b  
co CO

co 0\_

co

a> -'

2|

IT «

co co co\_>  
o j= £ -2H  
co = x co

co

|2

co  
2 co co\_ |  
o co co  
o

co  
o\_ co  
o -

co  
x co =  
=! >

co

Q

O

-o  
E

co

o

co co

x

s

co

P- co

co

Appendices - 39

co

ejx o

co

> ■ ■ ■ £ ■ t: ■ « co  
co-co

ct

co



CD  
|'  
S>:  
2 <| >> £  
CO CD  
O  
CD  
O  
E  
CD

tr ■«  
CD

CO  
E ■t:  
CO  
5-  
O  
■6  
O

CO E

o X

CD

o  
or

*O in*

5

CD  
<  
O  
CP CD

o E  
o 0-  
E  
CD CD

o O

T3 C  
CD

§|o o

CD  
CD O

£2 o

CO i.  
CNJV

i S

CO  
OJ  
o

o  
\_CO  
CD

o  
Jj  
JZ  
cn \_

> UJ  
m  
o  
O  
o O

o cn  
S  
O  
CD

co cn] cd

CD CL O

LU c: o

CD CO

O

CJ CD

C\_>

E  
CD

b  
or CD c: E  
T3 0\_

O- O  
O co

CO CD  
or

g  
or

a. o O cn

o rsl

E  
CD

V

< s  
2i

ig a> co o 0T

CO  
8"  
33 o  
.a  
E

■O  
CO

CD

O  
CN  
o" cr>  
a>  
■a =  
3 U. O  
.4 > to  
c/5 u  
3 to  
£ R  
E- .2  
6X ro  
■3 cl  
c/5 o  
X <  
S E  
0 2  
u cib  
£ 2  
1 Q-

J to  
3<sup>TM</sup> <sup>UAX</sup> <sup>crt</sup>  
U or pC cu

CO  
O

CP C=  
CO 0--o  
03  
E  
-tr o  
5

o  
CD ^  
co 3  
-1 -5

o o  
03

O

CD  
Cd O  
CD

cd CO  
03  
03 32

tz \_ 2Ho

03

CO

CD CD  
CD  
O -

03 -

o O

o

Appendices - 41

< ^  
2 z

<

E E o O

I  
α  
I α  
ID

3  
o  
α

3  
o  
α

o  
CN  
o" co  
e I  
3  
U. O  
^> co  
(/) co 3 co

E- -2

.5 'fe.  
I/o o  
.2 °-x <

oj  
S E  
0 2  
u 5b  
£ 2  
1 CL

O 2  
-O. O D  
BC co  
8 s  
"3 c  
pS cu  
U cr

CD  
O

o 3

O  
CL cn] cx

>->->-

Appendices - 42

O  
O  
£\ E  
E  
i<sup>5</sup>  
O  
CD



O  
on CD  
CD t CO  
CO Q-  
o X  
o EE o O  
o CO  
o CO  
o i

O  
CD  
3  
o l-  
CD O  
■ O t=  
CD  
CD

<  
JD J CL-  
o i  
& '  
o- i  
cr

cr

V °

■tr  
CO CL

CO CO

>-  
5 ^

CO p  
I X

O  
00

V

<  
z

5

o

co  
<

E E

3  
o "5.

3  
co  
co-cj

8\*  
or

8"  
or

8^  
or

8 or i

co  
co or

co  
co  
or

co  
co or

o  
or

T3 C 3

O

rsI

CO cn

CO

c

tr o 3 cn O CO

3

CO

3 i/j

E- -2

.5\$

3 O

3 ■

2 aL

t <

0J E

O 2

u 5b

£ S

■D-

O 3

cm<o

8 |

CO

\_CJ

"E E

§ £

CO jo

S O

o  
or  
oo  
o

Appendices - 43

co  
E  
O  
CD CD  
o  
I  
co  
o

CJ CO

o

5- 1  
k-1  
O i

CJ

CD CD

co O

cd  
E

£ 32  
o X

o  
3  
o O

3  
co

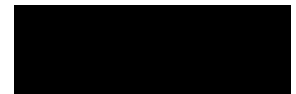
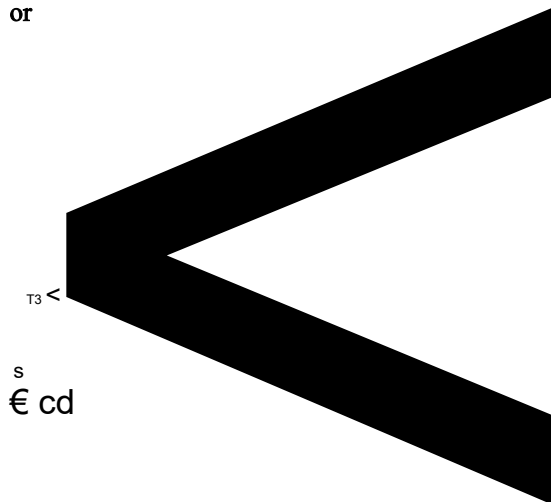
o cn

V

< S

or  
o or  
8\*

or  
8\*  
or



q a)  
to

↑ 3  
ai 2  
E o  
12 o  
2 ^3

on -cj  
~ br

Appendices - 44

**Department of Planning and Development TROUBLED  
BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30,  
2015**

| Quarter First<br>Counted | Primary Address                             | # of Units | TBI Status         | Ward | Community Area     |
|--------------------------|---------------------------------------------|------------|--------------------|------|--------------------|
| 2015,1                   | 1454-56 N LUNA/5535-37 W LEMOYNE            | 8          | Recovered          | 37   | Austin             |
| 2015,1                   | 7646-56 S ESSEX AVE / 2448 E 77TH<br>STREET | 32         | Stabilized         | 7    | South Shore        |
| 2015,1                   | 7800-10 S PHILLIPS AVE/2413-21 E<br>78TH ST | 34         | Stabilized         | 7    | South Shore        |
| 2015,1                   | 211-15 N CENTRAL                            | 40         | Recovered          | 28   | Austin             |
| 2015,1                   | 4828-30 W ADAMS                             | 6          | Under Receivership | 28   | Austin             |
| 2015,1                   | 6445-47 S SAINT LAWRENCE AVE                | 6          | Under Receivership | 20   | Woodlawn           |
| 2015,1                   | 3542-48 W POLK ST                           | 12         | Under Receivership | 24   | East Garfield Park |

|          |                                                 |    |                    |     |                           |
|----------|-------------------------------------------------|----|--------------------|-----|---------------------------|
| 2015,1   | 4614-24 S VINCENNES AVE/444-448 E 24<br>46th Pl |    | Recovered          | 3   | Grand Boulevard           |
| 2015,1   | 1 528 S Lawndale Avenue                         | 6  | In Court           | 24  | North Lawndale            |
| 2015,1   | 4542-44 S. INDIANA AVE                          | 6  | In Court           | 3   | Grand Boulevard           |
| 2015,1   | 437-39 W MARQUETTE RD                           | 7  | Stabilized         | 6   | Englewood                 |
| 2015,1   | 2954-60 N Pulaski                               | 16 | In Court           | 30  | Avondale                  |
| 2015,1   | 6400 S FRANCISCO/2901-1 1 W 64TH<br>ST          | 8  | In Court           | 15  | Chicago Lawn              |
| 2015,1   | 1630-1632 S Sawyer                              | 11 | Under Receivership | 24  | North Lawndale            |
| 2015,1   | 61 54-58 S Rockwell St                          | 8  | Stabilized         | -15 | Chicago Lawn              |
| 2015,1   | 936-42 E. 80th ST.                              | 12 | Stabilized         | 8   | Chatham                   |
| 2015,1   | 1864-66 S. Hamlin                               | 8  | In Court           | 24  | North Lawndale            |
| 2015,1   | 1525-27 E. 65th Street                          | 6  | Stabilized         | 20  | Woodlawn                  |
| 2015,1   | 2815-23 E. 80th ST                              | 8  | In Court           | 7   | South Chicago             |
| 2015,1 ■ | 308-310 W 80th ST/7954-58 S<br>Princeton        | 8  | Recovered          | 17  | Chatham                   |
| 2015,1   | 21 40-50 W. Devon Avenue                        | 24 | In Court           | 50  | Rogers Park               |
| 2015,1   | 5433-35 S INDIANA AVE                           | 6  | Under Receivership | 20  | Washington Park           |
| 2015,1   | 7530-32 S Stewart                               | 6  | In Court           | 17  | Greater Grand             |
| 2015,1   | 216 N. Pine                                     | 7  | Under Receivership | 28  | Austin                    |
| 2015,1   | 3611 W. Wolfram                                 | 7  | In Court           | 35  | Avondale                  |
| 2015,1   | 107-1 13 N. Laramie                             | 26 | Recovered          | 28  | Austin                    |
| 2015,1   | 7200 S Woodlawn / 1147-55 E 72nd<br>Street      | 12 | In Court           | 5   | Greater Grand<br>Crossing |
| 2015,1   | 1302-08 W. 103rd Street                         | 8  | Stabilized         | 21  | Washington Heights        |
| 2015,1   | 7927-29 S. Ellis Avenue                         | 8  | Stabilized         | 8   | Chatham                   |
| 2015,1   | 952 N NOBLE ST                                  | 7  | Recovered          | 27  | West Town                 |
| 2015,1   | 3700 S. Wood Street                             | 5  | In Court           | 11  | McKinley Park             |
| 2015,1   | 7550-58 S. Essex                                | 32 | In Court           | 7   | South Shore               |
| 2015,1   | 6043-45 S Dr. Martin Luther King, Jr.,<br>Drive | 6  | Rehab In Process   | 20  | Woodlawn                  |
| 2015,1   | 216 N Central                                   | 6  | Under Receivership | 29  | Austin                    |

Appendices - 45

## Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

| Quarter First<br>Counted | Primary Address               | # of<br>Units | TBI Status         | Ward | Community Area  |
|--------------------------|-------------------------------|---------------|--------------------|------|-----------------|
| 2015,1                   | 6221 S. ST. LAWRENCE AVE.     | 2             | Under Receivership | 20   | Woodlawn        |
| 2015,1                   | 8246-48 S Racine              | 8             | Under Receivership | 18   | Auburn Gresham  |
| 2015,1                   | 6042-44 S MICHIGAN AVE        | 6             | In Court           | 20   | Washington Park |
| 2015,1                   | 4840 N SHERIDAN               | 4             | Under Receivership | 46   | Uptown          |
| 2015,1                   | 51 9 S. Laverne               | 8             | In Court           | 24   | Austin          |
| 2015,1                   | 1428 N. Lockwood              | 6             | Under Receivership | 37   | Austin          |
| 2015,1                   | 6151 S. Champlain Ave.        | 3             | Stabilized         | 20   | Woodlawn        |
| 2015,1                   | 6432 S Eberhart Ave.          | 2             | Under Receivership | 20   | Woodlawn        |
| 2015,1                   | 81 1 9-25 S Cottage Grove Ave | 19            | In Court           | 8    | Chatham         |



|        |                                                |    |                    |    |                    |
|--------|------------------------------------------------|----|--------------------|----|--------------------|
| 2015,1 | 515 E 46TH PLACE                               | 3  | Under Receivership | 3  | Grand Boulevard    |
| 2015,1 | 751 8 N RIDGE                                  | 6  | Under Receivership | 49 | West Ridge         |
| 2015,1 | 6506 S SAINT LAWRENCE AVE                      | 2  | In Court           | 20 | Woodlawn           |
| 2015,1 | 911 8-24 S. Dauphin Avenue                     | 24 | In Court           | 8  | Chatham            |
| 2015,1 | 1909S. SPAULDING                               | 4  | Recovered          | 24 | Austin             |
| 2015,1 | 6219-21 S. Rhodes Ave.                         | 6  | Under Receivership | 20 | Woodlawn           |
| 2015,1 | 431 CENTRAL PARK                               | 6  | Under Receivership | 27 | Humboldt Park      |
| 2015,1 | 5808 S MICHIGAN AVE                            | 3  | In Court           | 20 | Washington Park    |
| 2015,1 | 724 N. Trumbull                                | 4  | Under Receivership | 27 | Humboldt Park      |
| 2015,1 | 413 E. 60th Street                             | 1  | Under Receivership | 20 | Woodlawn           |
| 2015,1 | 8053-61 S Cottage Grove Ave / 800-04 E 81st St | 16 | Under Receivership | 8  | Chatham            |
| 2015,1 | 3144-50 S PRAIRIE                              | 8  | Under Receivership | 3  | Douglas            |
| 2015,1 | 61 20 S SAINT LAWRENCE AVE                     | 3  | Under Receivership | 20 | Woodlawn           |
| 2015,1 | 6400-04 S EBERHART AVE                         | 4  | Stabilized         | 20 | Woodlawn           |
| 2015,1 | 085U-04 b Lampbell/25U2 VV oyth c*             | 9  | Under Receivership | 13 | Chicago Lawn       |
| 2015,1 | 8045-47 S Maryland Ave                         | 6  | Under Receivership | 8  | Chatham            |
| 2015,1 | 1 350 W 98th PL / 981 7-25 S Loomis            | 10 | Stabilized         | 21 | Washington Heights |
| 2015,1 | 61 28 S EBERHART AVE                           | 4  | Under Receivership | 20 | Woodlawn           |
| 2015,1 | 7700 S Carpenter                               | 9  | Under Receivership | 17 | Auburn Gresham     |
| 2015,1 | 1445 W WALTON                                  | 4  | Stabilized         | 27 | West Town          |
| 2015,1 | 632-38 E. 61st Street                          | 2  | Stabilized         | 20 | Woodlawn           |
| 2015,1 | 5910-12 S DR MARTIN LUTHER KING DRIVE          | 6  | Under Receivership | 20 | Washington Park    |
| 2015,1 | 41 57 Adams                                    | 6  | In Court           | 28 | West Garfield Park |
| 2015,1 | 4006 S WESTERN AVE                             |    | Under Receivership | 12 | Brighton Park      |
| 2015,1 | 581 1 S. Michigan                              | 3  | Under Receivership | 20 | Washington Park    |
| 2015,1 | 5051 Chicago                                   | 4  | Under Receivership | 28 | Austin             |
| 2015,1 | 3263 Fulton                                    | 6  | In Court           | 28 | East Garfield Park |
| 2015,1 | 1048 W 72nd Street                             | 5  | Under Receivership | 17 | Englewood          |
| 2015,1 | 2859 W 25th Place                              | 4  | Under Receivership | 12 | South Lawndale     |

Appendices - 46

## Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

| Quarter First Counted | Primary Address                            | # of Units | TBI Status         | Ward | Community Area  |
|-----------------------|--------------------------------------------|------------|--------------------|------|-----------------|
| 2015,1                | 5751-59 S MICHIGAN AVE                     | 28         | Under Receivership | 20   | Washington Park |
| 2015,1                | 5801-05 S MICHIGAN AVE                     | 24         | Under Receivership | 20   | Washington Park |
| 2015,1                | 5001 S Throop ST                           | 9          | In Court           | 3    | New City        |
| 2015,1                | 2440-52 E 75th St / 7445-47 S Phillips Ave | 19         | Under Receivership | 7    | South Shore     |
| 2015,1                | 7642-44 S Essex Ave                        | 6          | Under Receivership | 7    |                 |
| 2015,1                | 4010 Jackson                               | 6          | Under Receivership | 28   | Austin          |
| 2015,1                | 6504 S ST LAWRENCE AVE                     | 2          | Under Receivership | 20   | Woodlawn        |
| 2015,1                | 7020 S JEFFERY BLVD                        | 130        | In Court           | 5    | South Shore     |

|        |                                                       |     |                    |    |                        |
|--------|-------------------------------------------------------|-----|--------------------|----|------------------------|
| 2015,1 | 7010-7012 S Morgan                                    | 4   | Recovered          | 17 | Auburn Gresham         |
| 2015,1 | 801 5-1 7 S Ellis Ave                                 | 6   | Under Receivership | 8  | Chatham                |
| 2015,1 | 6620 S SAINT LAWRENCE AVE                             | 4   | Under Receivership | 20 | Woodlawn               |
| 2015,1 | 5502 Congress/414-418 Lotus                           | 1 7 | Under Receivership | 29 | Austin                 |
| 2015,1 | 4134 Wilcox                                           | 20  | Under Receivership | 28 | West Garfield Park     |
| 2015,1 | 7655 S Carpenter/1024 W 77th St                       | 10  | Under Receivership | 17 | Auburn Gresham         |
| 2015,1 | 6359 S Bishop/1418-20 W 64th ST                       | 5   | Under Receivership | 16 | West Englewood         |
| 2015,1 | 7331 S Dorchester Ave                                 | .3  | Under Receivership | 5  | South Shore            |
| 2015,1 | 4800 S Winchester Ave                                 | 6   | Under Receivership | 16 | New City               |
| 2015,1 | 1719-21 WBryn Mawr                                    | 6   | Under Receivership | 40 | Edgewater              |
| 2015,1 | 5938-40 S. Prairie                                    | 6   | In Court           | 20 | Washington Park        |
| 2015,2 | 1054-60 W GRANVILLE AVE/6207-09 N. WINTHROP           | 27  | Recovered          | 48 | Edgewater              |
| 2015,2 | 7646-56 S ESSEX AVE / 2448 E 77TH STREET              | 32  | Stabilized         | 7  | South Shore            |
| 2015,2 | 7800-10 S PHILLIPS AVE/241 3-21 E 78TH ST             | 34  | Stabilized         | 7  | South Shore            |
| 2015,2 | 4828-30 W ADAMS                                       | 6   | Under Receivership | 28 | Austin                 |
| 2015,2 | 3828-30 W Adams                                       | 6   | Recovered          | 28 | West Garfield Park     |
| 2015,2 | 6857-59 S DR MARTIN L KING JR DR / 400-1 6 E. 69th ST | 6   | Recovered          | 20 | Greater Grand Crossing |
| 2015,2 | 6445-47 S SAINT LAWRENCE AVE                          | 6   | Under Receivership | 20 | Woodlawn               |
| 2015,2 | 3542-48 W POLK ST                                     | 12  | Under Receivership | 24 | East Garfield Park     |
| 2015,2 | 461 4-24 S VINCENNES AVE/444-448 E24 46th Pl          |     | Recovered          | 3  | Grand Boulevard        |
| 2015,2 | 437-39 W MARQUETTE RD                                 | 7   | Stabilized         | 6  | Englewood              |
| 2015,2 | 2954-60 N Pulaski                                     | 16  | In Court           | 30 | Avondale               |
| 2015,2 | 6400 S FRANCISCO/2901-1 1 W 64TH ST                   | 8   | In Court           | 15 | Chicago Lawn           |
| 2015,2 | 1630-1632 S Sawyer                                    | 11  | Under Receivership | 24 | North Lawndale         |
| 2015,2 | 6154-58 S Rockwell St                                 | 8   | Stabilized         | 15 | Chicago Lawn           |
| 2015,2 | 936-42 E. 80th ST.                                    | 12  | Stabilized         | 8  | Chatham                |
| 2015,2 | 1864-66 S. Hamlin                                     | 8   | In Court           | 24 | North Lawndale         |

Appendices - 47

## Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

| Quarter First Counted | Primary Address                          | # of Units | TBI Status         | Ward | Community Area         |
|-----------------------|------------------------------------------|------------|--------------------|------|------------------------|
| 2015,2                | 109-11 S. Kilpatrick/4655-57 W. Monroe   | 12         | Rehab In Process   | 28   | Austin                 |
| 2015,2                | 8100-06 S Throop St                      | 16         | Stabilized         | 18   | Auburn Gresham         |
| 2015,2                | 2815-23 E. 80th ST                       | 8          | Stabilized         | 7    | South Chicago          |
| 2015,2                | 5433-35 S INDIANA AVE                    | 6          | Under Receivership | 20   | Washington Park        |
| 2015,2                | 7530-32 S Stewart                        | 6          | In Court           | 17   | ureaTer c?rana         |
| 2015,2                | 216 N. Pine                              | 7          | Under Receivership | 28   | Austin                 |
| 2015,2                | 3611 W. Wolfram                          | 7          | In Court           | 35   | Avondale               |
| 2015,2                | 107-1 13 N. Laramie                      | 26         | Recovered          | 28   | Austin                 |
| 2015,2                | 7200 S Woodlawn / 1 147-55 E 72nd Street | 12         | In Court           | 5    | Greater Grand Crossing |

|        |                                                |    |                    |    |                 |
|--------|------------------------------------------------|----|--------------------|----|-----------------|
| 2015,2 | 7927-29 S. Ellis Avenue                        | 8  | Stabilized         | 8  | Chatham         |
| 2015,2 | 952 N NOBLE ST                                 | 7  | Recovered          | 27 | West Town       |
| 2015,2 | 7550-58 S. Essex                               | 32 | In Court           | 7  | South Shore     |
| 2015,2 | 6043-45 S Dr. Martin Luther King, Jr., Drive   | 6  | Rehab In Process   | 20 | Woodlawn        |
| 2015,2 | 216 N Central                                  | 6  | In Court           | 29 | Austin          |
| 2015,2 | 6221 S. ST. LAWRENCE AVE.                      | 2  | Under Receivership | 20 | Woodlawn        |
| 2015,2 | 8246-48 S Racine                               | 8  | Under Receivership | 18 | Auburn Gresham  |
| 2015,2 | 341 2-20 W IRVING PARK                         | 16 | Recovered          | 33 | Irving Park     |
| 2015,2 | 6042-44 S MICHIGAN AVE                         | 6  | In Court           | 20 | Washington Park |
| 2015,2 | 4840 N SHERIDAN                                | 4  | In Court           | 46 | Uptown          |
| 2015,2 | 51 9 S. Laverne                                | 8  | In Court           | 24 | Austin          |
| 2015,2 | 1428 N. Lockwood                               | 6  | In Court           | 37 | Austin          |
| 2015,2 | 6432 S Eberhart Ave.                           | 2  | Under Receivership | 20 | Woodlawn        |
| 2015,2 | 242 N. Mason                                   | 6  | In Court           | 29 | Austin          |
| 2015,2 | 515 E 46TH PLACE                               | 3  | Under Receivership | 3  | Grand Boulevard |
| 2015,2 | 7518 N RIDGE                                   | 6  | In Court           | 49 | West Ridge      |
| 2015,2 | 7159 S. Wabash Ave.                            | 6  | In Court           | 6  | Uptown          |
| 2015,2 | 6224 S SAINT LAWRENCE AVE                      | 3  | Stabilized         | 20 | Woodlawn        |
| 2015,2 | 6506 S SAINT LAWRENCE AVE                      | 2  | In Court           | 20 | Woodlawn        |
| 2015,2 | 3357 CHICAGO                                   | 6  | In Court           | 27 | Humboldt Park   |
| 2015,2 | 6219-21 S. Rhodes Ave.                         | 6  | Under Receivership | 20 | Woodlawn        |
| 2015,2 | 431 CENTRAL PARK                               | 6  | In Court           | 27 | Humboldt Park   |
| 2015,2 | 724 N. Trumbull                                | 4  | In Court           | 27 | Humboldt Park   |
| 2015,2 | 41 3 E. 60th Street                            | 1  | Under Receivership | 20 | Woodlawn        |
| 2015,2 | 8053-61 S Cottage Grove Ave / 800-04 E 81st St | 16 | Under Receivership | 8  | Chatham         |
| 2015,2 | 31 44-50 S PRAIRIE                             | 8  | Under Receivership | 3  | Douglas         |
| 2015,2 | 61 20 S SAINT LAWRENCE AVE                     | 3  | Under Receivership | 20 | Woodlawn        |
| 2015,2 | 6000 S. Wabash Ave.                            | 9  | Under Receivership | 13 | Chicago Lawn    |

Appendices - 48

## Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

| Quarter First Counted | Primary Address                       | # of Units | TBI Status         | Ward | Community Area     |
|-----------------------|---------------------------------------|------------|--------------------|------|--------------------|
| 2015,2                | 8045-47 S Maryland Ave                | 6          | In Court           | 8    | Chatham            |
| 2015,2                | 1 350 W 98th PL / 981 7-25 S Loomis   | 10         | Stabilized         | 21   | Washington Heights |
| 2015,2                | 6128 S EBERHART AVE                   | 4          | Under Receivership | 20   | Woodlawn           |
| 2015,2                | 7700 S Carpenter                      | 9          | In Court           | 17   | Auburn Gresham     |
| 2015,2                | 632-38 E. 61st Street                 | 2          | Stabilized         | 20   | Woodlawn           |
| 2015,2                | 5910-12 S DR MARTIN LUTHER KING DRIVE | 6          | Under Receivership | 20   | Washington Park    |
| 2015,2                | 4006 S WESTERN AVE                    |            | Under Receivership | 12   | Brighton Park      |
| 2015,2                | 581 1 S. Michigan                     | 3          | Under Receivership | 20   | Washington Park    |
| 2015,2                | 5051 Chicago                          | 4          | Under Receivership | 28   | Austin             |

|        |                                          |    |                    |    |                    |
|--------|------------------------------------------|----|--------------------|----|--------------------|
| 2015,2 | 3263 Fulton                              | 6  | In Court           | 28 | East Garfield Park |
| 2015,2 | 1048 W 72nd Street                       | 5  | Under Receivership | 17 | Englewood          |
| 2015,2 | 2859 W 25th Place                        | 4  | Under Receivership | 12 | South Lawndale     |
| 2015,2 | 5751-59 S MICHIGAN AVE                   | 28 | Under Receivership | 20 | Washington Park    |
| 2015,2 | 5801-05 S MICHIGAN AVE                   | 24 | Under Receivership | 20 | Washington Park    |
| 2015,2 | 2440-52 E75th St/ 7445-47 S Phillips Ave | 19 | Under Receivership | 7  | South Shore        |
| 2015,2 | 7642-44 S Essex Ave                      | 6  | Under Receivership | 7  | South Shore        |
| 2015,2 | 6504 S ST LAWRENCE AVE                   | 2  | Under Receivership | 20 | Woodlawn           |
| 2015,2 | 8015-17 S Ellis Ave                      | 6  | Under Receivership | 8  | Chatham            |
| 2015,2 | 6620 S SAINT LAWRENCE AVE                | 4  | Under Receivership | 20 | Woodlawn           |
| 2015,2 | 5502 Congress/414-418 Lotus              | 17 | Under Receivership | 29 | Austin             |
| 2015,2 | 4134 Wilcox                              | 20 | Under Receivership | 28 | West Garfield Park |
| 2015,2 | 7655 S Carpenter/1024 W 77th St          | 10 | In Court           | 17 | Auburn Gresham     |
| 2015,2 | 6359 S Bishop/141 8-20 W 64th ST         | 5  | Under Receivership | 16 | West Englewood     |
| 2015,2 | 7331 S Dorchester Ave                    | 3  | Under Receivership | 5  | South Shore        |
| 2015,2 | 4933 S Prairie                           | 4  | In Court           | 3  | Grand Boulevard    |
| 2015,2 | 4800 S Winchester Ave                    | 6  | Under Receivership | 16 | New City           |
| 2015,2 | 61 20 S EBERHART AVE                     | 3  | In Court           | 20 | Woodlawn           |
| 2015,2 | 1 234 Independence                       | 6  | Under Receivership | 24 | North Lawndale     |
| 2015,2 | 6501 S Kenwood Ave.                      | 3  | Under Receivership | 20 | Woodlawn           |
| 2015,2 | 61 12 S VERNON                           | 3  | Under Receivership | 20 | Woodlawn           |
| 2015,2 | 6612 S VERNON AVE                        | 3  | Under Receivership | 20 | Woodlawn           |
| 2015,2 | 918 N Drake                              | 3  | Under Receivership | 27 | Humboldt Park      |
| 2015,2 | 451 8 S. Indiana Avenue                  | 3  | Under Receivership | 3  | Grand Boulevard    |

Appendices - 49

c E  
Q. 0  
0) > Q)  
Q  
TJ C D

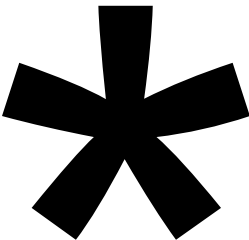
- >  
o  
o co  
o c  
U <

O

c >-  
'E =f

o UJg  
"E - c o O o

D CO  
§"2=  
Q -7



5 §  
to °

■~ 00

<D Zl CO

"D q/> "O  
0)

u | 8  
u Q-  
x

CO

OO

O nO  
CO OO

OO

oo

CN

On CN

O O

CO" 00

tj to  
b

c  
CD  
U  
0  
0  
u  
IE  
<J

O O  
\_CD  
CT C

DQ  
c  
CD "O  
O

O  
CD

"5 o  
CO  
C o  
v> "O  
<



3 <

°  
o o

\_3 <

Appendices - 50

hi  
0. CO CO  
or

O  
Q

O  
CM

I- ~» = D)

o o o  
CM

3  
o o

o | 5  
-J - 2  
• 8" -  
• 8" -  
5 3  
3 3  
CQ t- Q  
O  
i- c  
o a.  
Oo  
o -  
O X5  
• o O  
CO

o v. o

^ .2: 6

o g

So\*

o)

c m

a: o i- o a  
o c

z c  
u o  
q

O  
E

e.

if-

011 (X,  
O  
LU CJ  
Q

O  
CJ

tj % % 5t

Appendices - 51

**Department of Planning and Development NEIGHBORHOOD LENDING  
PROGRAM  
January 1 - June 30, 2015**

| Quarter Reported | Primary Address  | Loan Amount | # of Units | ; Ward |
|------------------|------------------|-------------|------------|--------|
| 2015, 1          | 5423 S Princeton | \$18,515    | 2          | 3      |

|        |                                |           |     |    |
|--------|--------------------------------|-----------|-----|----|
| 2015,1 | 3647 N. Sacramento             | \$16,000  | 1   | 33 |
| 2015,1 | 5445 N. Sheridan Ave Unit 2508 | \$135,000 | 1   | 48 |
| 2015,1 | 5230 S. Albany Ave.            | \$95,000  | 1   | 14 |
| 2015,1 | 8517SOglesby                   | \$85,000  | 1   | 8  |
| 2015,1 | 830 N Springfield              | \$153,000 |     | 27 |
| 2015,1 | 6118 S.Talman Ave.             | \$29,200  | 1   | 15 |
| 2015,1 | 5230 S. Trumbull Ave.          | \$106,000 | 1   | 14 |
| 2015,1 | 7706 S. Winchester             | \$155,800 | 1   | 18 |
| 2015,1 | 6417 S Artesian Ave            | \$161,200 |     | 15 |
| 2015,1 | 8110 S Winchester Ave.         | \$148,410 | 1   | 18 |
| 2015,1 | 9139 S. Lowe                   | \$27,720  | 1   | 21 |
| 2015,1 | 7041 S Crandon Unit 121        | \$60,730  | 1   | 5  |
| 2015,1 | 8227 S. East End Ave.          | \$13,899  | 1   | 8  |
| 2015,1 | 4534 S Vincennes               | \$41,310  | 1   | 3  |
| 2015,1 | 5467 S. Ingleside #3E          | \$132,000 | 1   | 5  |
| 2015,2 | 3448 W. 60th St                | \$90,400  | 1   | 23 |
| 2015,2 | 51 E. 37th PL .                | \$50,500  | 1   | 3  |
| 2015,2 | 710 S Keoler                   | \$28,250  |     | 24 |
| 2015,2 | 601 3 S. Sawyer                | \$64,775  | 1   | 23 |
| 2015,2 | 6200 S. Richmond Ave           | \$93,400  | 1   | 16 |
| 2015,2 | 5601 S. Hamilton               | \$54,480  | ■ 1 | 15 |
| 2015,2 | 591 6 S Michigan Ave           | \$126,000 |     | 20 |
| 2015,2 | 1 1033 S Union                 | --        |     | 34 |
| 2015,2 | 3210 E. 93rd St                | \$16,550  | 1   | 10 |
| 2015,2 | 4411 W Fulton                  | 5126,700  |     | 28 |
| 2015,2 | 1634 W. 93rd St.               | \$145,950 | 1   | 21 |
| 2015,2 | 701 5 S Carpenter Street       | \$37,700  |     | 6  |
| 2015,2 | 6543 S Vernon                  | \$6,926   | 1   | 20 |
| 2015,2 | 2240 N. Kilpatrick Ave.        |           | ■ 1 | 36 |
| 2015,2 | 11615 S Elizabeth              | SI 14,900 | 1   | 34 |
| 2015,2 | 1632 N. Sawyer                 | \$178,780 | 1   | 26 |
| 2015,2 | 1840 N. Harding                | \$189,000 | 1   | 26 |
| 2015,2 | 4328 W 18th ST                 | \$55,338  | 1   | 24 |
| 2015,2 | 6730 South Shore Dr #202       | \$42,300  | 1   | 5  |
| 2015,2 | 1 624 S Ridgeway               | \$94,700  | 1   | 24 |
| 2015,2 | 6722 S. Dorchester             | \$109,200 | 1   | 5  |
| 2015,2 | 7831 S. Maryland               | \$59,200  | 1   | 8  |
| 2015,2 | 2327 W. Harrison #1            | \$146,500 | 1   | 28 |

Appendices - 52

> a

! y  
i OCT  
E a  
o i  
\$:  
cu Q  
o

ij .  
2 5

o >-

CD Q. 0

4-1 >  
^c3 O <  
E  
CO  
cn  
S w  
- 5  
C CN  
■ 2 o  
CO M  
n & ■ E c  
CO ->  
5 •

o CO  
II  
cn o z o  
CD CO  
o! E o  
| s  
or: <|  
» c  
Q o

'5 o <

<  
c  
E E o u

e

cj  
TJ  
O i

ri  
O-

i O

ro  
S E

C ■  
ml i  
0 i  
l i

ON  
2"» «O

CO  
a>  
is £  
IN (N

a-o-  
u  
<

CO

g>, <

Is  
> <

CO CO  
CO ' CO i

OJ Of LL. V)  
J3

, <  
I-S.

<3:  
o ^ E o

OJ J

Appendices - 53

Appendices - 54

1/1  
<u  
t<u  
0^  
0. E  
o  
1.  
a  
c 3  
.2 P  
-2  
155  
155 2! «  
Q.D  
o  
£  
Z  
3  
+>  
10  
?  
5  
tr

£ s'S"



*id*

^3  
C^A  
C C ID ID  
§3

■I | ON

SEs

& 8!3 s

 $i5tj.SrM<$

Q.  
E

0.  
.2 o

o  
.43

0/1 3  
re

## Appendices

o >■ -a -so = -a

if\*? tu I  
> 18 2 S>>»

t u u a.  
o t  
CL  
E  
ro L  
00  
o  
^ \_ CL  
c S  
■2 2  
ro j  
-

ID\_SILN 5

U a U 3  
o .a  
oo '53 z

h to  
ls

2  
? p  
v) 3

"83  
m E  
" UJ  
w 9  
5|  
r- e

M  
0 <"  
2 r  
99

P

Appendices - 57

o  
co  
o  
oo  
r-. co id oo  
pn in tt en rsi

■W

on o 1X3  
on o

m  
m cn  
rsi r-  
m  
m cn ixT rsi

O  
X

<  
■ O  
3 IX.  
>•  
'c  
la  
Q.  
CL O CUD C  
"<75  
3 O X  
0>  
JQ CO T3

<  
O  
O ro u  
■ a  
QJ  
'53 u  
OJ  
cc  
rsi  
a  
LTJ O  
rsi  
X> eg

a  
LO O  
(N  
ro O O rsi  
TJ  
o  
Q, OJ Q  
o3  
TJ OJ >  
Si w  
a.  
OJ Q  
-a c ro  
TS OJ  
OJ  
cc  
OJ 3 C OJ  
aj cc  
>  
OJ  
cc  
OJ 3 C OJ  
aj cc

T3  
QJ  
'53 u OJ  
cc  
OJ 3 C OJ  
>  
OJ  
cc  
Xi

c  
3

c  
3 t  
o  
Q.  
a. O  
00  
c  
'In 3 O X \_0J  
Si ro XJ  
l  
O  
It <

ut XI  
c

c  
3  
t  
o a.  
Q. O 00  
c 'In 3 o

ro XI  
o \*: <  
o Z g

u O  
Qu  
aJ  
00  
c  
'ui 3 o  
X  
<> OJ \_c  
30  
c = '  
a).=m  
-aE  
OJ <JJVI  
-S°■=  
o  
m- TJ\_Q  
o ro oJT<sup>5</sup>  
XI k\_

<  
< S K  
i ^ ro  
a. m. if o

XI  
C  
3

oo c  
ln 3  
o  
X  
OJ  
i  
E o u c  
i  
a  
o  
\_J  
o  
oo ro u o  
5  
a SE  
c c  
ro E  
>\_ u  
S H a « : |  
3  
c.c -c u\_ q.  
OJ ~ o \_  
!r, 2 .P ^ 5°  
o  
00 H 0) \*-<  
i/i ro qj « i- Si  
q.  
Coo  
Z> o  
- - £ £ \_2! "3  
\_ ~ "P  
c  
E  
of a.  
OJ  
o t  
•5 c  
^ I- M-  
OJ -IZ  
3 <  
c  
OJ  
E  
OJ  
>  
c o  
k\_  
M-  
q.  
oo 3  
o  
o  
it <  
3  
o  
OJ

Appendices - 58

c o  
f c n  
H o o co  
Q) Q) > C 0) D  
Q = f o

.E £ ^ <|>

O £

C "O

0 CD

11

X <

CJ C'

o a.

b.

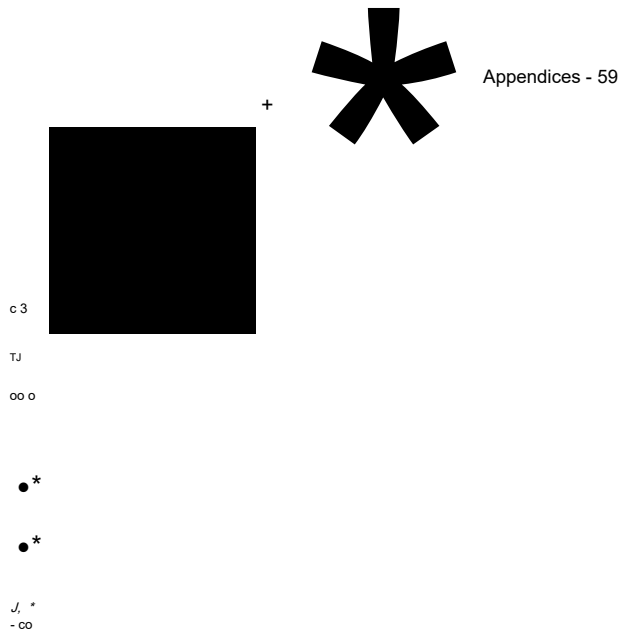
c

v/

o

CJ

'o



el

oE <

o3

CD ->

1 =

U Z <

Q Z

z S

uj 3 «

£ UJ 0

LU y ^

uu £

-J co o

CDI-

< 7

Q£ -'



e -o ft  
0) o  
3 u

.2 5:8 =

<  
■C

10 CO CO

.« E o o  
£ z

E "5

•6 § l  
« o g-SO\*

Appendices

| £ ■ Sif. J.:5PEN5ITY BONUS REPORT (through 6/30/2015):.i |                                                        |                          |              |                                      |               |                           |
|----------------------------------------------------------|--------------------------------------------------------|--------------------------|--------------|--------------------------------------|---------------|---------------------------|
| Property Address                                         | Developer                                              | Plan Commission Approval | Type         | Proj(B)Cied Payment                  | Cath Received | Number of Affordable Unit |
| ■26N DmPiliilwE5+VW RcznicVch                            | Mei.-ou SL-1 "e etupmailM S+■.■.                       | 10/6/2006                | ur-VLnrylant | TJJA - .. ffjg., ovh u-Ji nahar -a.' | 1555,124 90   | 5                         |
| 2 W El', Di'in Hotel                                     | Dille r+uJJ. LLC                                       |                          | jluP'rafil   | J33r+> 400 00                        | 1335,400 00   |                           |
| 10 Epi Delow'O'C                                         | Tan Eon Oelo-ore, LLC: f'm Pr.me Group                 | Jun-06                   | paym"entl    | j3,376,47000                         | 13,376,420 00 |                           |
| AO E Mon.o.                                              | Ma H Dwelou-neril                                      | 5/1/2005                 | payment      | 11,375,303 00                        | 11,325,303 00 |                           |
| ■ W Ill,™                                                | Inc Ajfor G'Oup                                        | Al ol Cigh.l             | p=,™h        | JW2,420 00                           | 1927,420 00   |                           |
| 133 S Green, The Emerald S                               | Greek town Reddon-cl '7a+>™% LLC, 4104 N Harlem, 60634 | 7/7/2006                 | Win.,        | \$785,600 00                         | 1285,600 00   |                           |
| 175 S Green, The Emerald A                               | Glaak Town Rviden'al 'u-en LLC, 4134 N Hlrlle., f.0634 | 7/7/7006                 | paymart      | 1224,400 00                          | 1234,400 00   |                           |
| 151 N Slate Street iMOMO:                                | Smihl-eld Ploparlail. LLC                              | 7/1/2+.+,.               | prymml       | jw,occc on                           | 1299,000 00   |                           |
| 160E Il.no <http://ill.no> 1                             | O-<inge Blje RHA                                       | Al ol Right              |              | 163", 928 00                         | 1639,82800    |                           |
| 308-325W Ch.ol(Bowne)                                    | Woodlawn Development LLC (Metropolitani Real Estate)   | 5/19/7005                | proym.,1     | 11,216,860 00                        | 11,316,860 00 |                           |
| 550 N Si Clo.f Steel                                     | Sulheilond Poo'wh Dev Corp                             | Al ol Right              | paymar.1     | 1373,180 00                          | 1373,180 00   |                           |
| SOON Forbor LICI                                         | S.lmil DtlvcJupmeri, 610 N Flmbonki                    | 7/1/7005                 | pa,m.nl      | 158C, 980 00                         | 1580,880 00   |                           |

|                                                                                   |                                                                    |              |                          |                                     |                |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------|--------------------------|-------------------------------------|----------------|
| ±115 Well                                                                         | TR Tomlin, LLC                                                     | Ai of Right  | pal/mart                 | 122,734.10                          | 122,734.50     |
| 6-45 S Clo t                                                                      | Smithfield Pipe&Steel, LLC                                         | Ai or Right  | pa, men                  | 1225,965.00                         | 1225,965.00    |
| 1001 W v_r_Bu-w                                                                   | Sim, J F III Pn-pirist, LLC                                        | 6/1/2005     | , B>_m_b, J              | 187, <5' li                         | 187,451.81     |
| 166 S Slot*                                                                       | 13W.Smie LLC                                                       | 5/1/2005     |                          | 1347,75J.00                         | 1247,754.00    |
| MDC-16S M.c.i.yun                                                                 | UOOSMich.gon LLC                                                   | 12/1/2005    | p<C_m_b, r               | 1432,3,680                          | 1437,316.80    |
| 1454-40 S MKMigmn                                                                 | Sedgwick Pipe&Steel Drvs Corp                                      | 5/15/2005    | payman-                  | 1323,371.25                         | 1322,371.25    |
| 155 S Walnti A.en,*                                                               | Nha Wei- Resh>, 1300 Pdd.ru <http://Pdd.ru> Si . 3rd Ai of dg't F1 |              | po> mant                 | 1127,144.80                         | 1127,144.80    |
| 1720S M.ch.gail A.enue                                                            | 1 71 TTHC, LLC by CK7 D'v&tpmen: UC                                | 1/1/2005     |                          | 1015,631.20                         | 1915,631.20    |
| 2131 S M.ch.gailA.e/213a3ind, jiu                                                 | Mich _con-Indoniu LLC L, Ch'N'm-i ConH .                           | 11/1/2005    | pu>-er, j                | 1M4,451.60                          | 1614,451.60    |
| 71WS Inda-a                                                                       | Aunio Developmen- Group, LLC                                       | Svq_06       | puyn,ni <http://puyn,ni> | S295,451.00                         | 1285,451.00    |
| 705-SW Walh.ngton                                                                 | Jpiter Rentiy Corpam fil,n                                         | 3/16/2006    | pal/mant                 | 1420,305.60                         | 1420,305.60    |
| 712-232E E ■■■, 20-38W Huron (Fia'r                                               | Ne'pofol Bu.id,r, Inc                                              | 17/1/2005    | poymant                  | 12,750,415.00                       | 13,250,415.00  |
| 161 W Mk-...                                                                      | Lm, j Davaloacent                                                  | Ai or< right | pa> mant                 | 11,211,280.00                       | 11,311,380.00  |
| 1-S w Walton / 7 W Mmi,i (Scottish Rile ■ Walon on the Fork)                      | Tie Onleprma Componial                                             |              | poymant                  | 17,6V8,385.00                       | 12,698,385.00  |
| 200-20w Like Str206 N Wali Si                                                     | 21C-218 W Lake LLC, 920 York Rd . - 370, nuidat* IL Mos-07 60521   |              | pa, marl                 | 11,439,416.80                       | 11,439,416.80  |
| 18E E't                                                                           | NM Prcml Co-npon., LLC                                             | Ai of Right  | puymb-i                  | 8 VJC,686 <http://8 VJC,686> Tt     | 11,990,686.73  |
| 501 r'l Cl or* 15-75 WC'pncJ 5'-74 Willam                                         | Bor.e', L.C                                                        | 1 1/7/2009   | pal/mar-1                | 12, JIC,H45 <http://12, JIC,H45> 90 | 12, V30,843 BO |
| 618-630 W Wain.nQlon'101, 131 H Del Pin nel 'the Co'oryk                          | The Con-arro-a Gno'p 70, LLC                                       | 12/1/3005    | pa,men,                  | 1540,630 CO                         | 1540,630.00    |
| 111 W Wacker                                                                      |                                                                    | 4/11/007     | pc,manr                  | 189,86V.69                          | 189,869.68     |
| 171N Weblin/73 E Linke Street                                                     | MAR Onvlog<-ent, LLC                                               | 0/21/2008    | penman,                  | 11,482,941.00                       | 11,482,941.00  |
| 212-232 Wilmon Si , 501-Jl 1 N Frank'nSi                                          | JUL Vqumt,ont, LLC, 908 H Hrtftvd, Chmno                           | Aug-08       | poymant                  | 12,654,166.00                       | 11,191,822.00  |
| 1-KQChalm, j                                                                      | Lmtfx Uterity of Clion                                             | 3/21/2013    | poymant                  | 1770,607.00                         | 1720,607.00    |
| Akadia 301-175haJed ol,7y WAj,mi 758-79 WQumev                                    | White Oak Realty Pinneri                                           | 11/27/3013   |                          | 11,675,132.80                       | 11,675,132.80  |
| " B - 28 W Chicago Sm.m'-,d4 P-opad el XVI, LLC                                   |                                                                    | 5/16/2013    | P                        | 17-4 U7 VO                          | 1714,892.20    |
| ■■■■■■■■■■ Chicago jn- sio u LuS, jL                                              | S.T., >...<idP-oparial A1 LLC                                      | 1/16/3014    | poymant                  | 1953,198.1C                         | 1933,198.20    |
| Old Colony Building 4<17SDec, Lem 3VT7WV... Bl,m                                  | 407 Dauborn LLC                                                    | 7/18/2013    | payman-                  | JIC5,556.48                         | 1001,336.48    |
| 707 Noth Well                                                                     | ALoto Do'stopment SetTice                                          | N/A          | poyn>cn<                 | 1351,877.60                         | 1351,877.60    |
| 200-114 N M.diyun Av, (200 N Mulligan                                             | Buck G'>alcpmani 200 LLC                                           | 17/19/2013   | po, mant                 | 11,291,931.20                       | 11,291,931.20  |
| 360 M M.<b,qre-                                                                   | AC-QJG 360 Ne-vtli Mdmet i LLC                                     | 9/19/2014    | pa, mant                 | 1177,040 SO                         | 1177,940.50    |
| 11x- : 14' S S-ol j ) [State/Eim Ex'r,                                            | Pm Slate Pn,par', LLC                                              | 1/16/2014    | po,merl                  | 1...17B,54J Cm                      | 11,178,544.00  |
| WIN Motik-d                                                                       | '1'1 Po-nari LLC                                                   | 8/71/2014    |                          | 1913,03.00                          | 1913,703.00    |
| 70 N L15Jile                                                                      | Supa-ici Po'k LLC                                                  | 0/71/3014    | pa, marl                 | 1,082,120.80                        | 11,082,120.80  |
| 151 M. 'ehVlon : (andolph Hotel                                                   | A- -c H'liel,jHM Htelil                                            | Aio' _fW     | plj<-ari                 | i-JJL 19                            |                |
| 51-67 E Va-i B't'v'v/40-41V S Waauh (Buckingham Wabdlh iLB, cl'v'ndom/WilBdr- LLC |                                                                    | 6/18/2009    | pal/mert                 | 12,026,87o <http://12,026,87o> 20   |                |
| 324 w Ho-riolil S-eet (Old Pott Office' / ■vemu,onal Property G'vvel, >er> Nor'h  |                                                                    | 7/18/2013    | wvma,                    | 126,098,631.00                      |                |
| 723-779 W Randolph (725 Randolph St' ■ j)                                         | 725 Randolpl LLC                                                   | 12/19/2013   | po,mmf                   | 1541,640.4j                         |                |
| 167 Er,e                                                                          | MAC wvl LLC                                                        | 8/71/2014    | pcjment                  | 12,310,888.80                       |                |
| 451 F. Grand                                                                      | Klfsld MtwCTI                                                      | 11/18/2014   | paymarM                  | 12,963,168.00                       |                |
| 400-420 vv Huron 700-70S N Sedawk                                                 | Foodmth Huron Alodah LLC                                           | 12/18/2014   | poime-i                  | 1744,312.80                         |                |
| 215W ilublaril                                                                    | 215 HuiMinei LLC                                                   | 8/16/2019    | pa'mar-1                 | S 1,461,552.80                      |                |
| B01-833 N Oak (833 Clark Apartment",                                              | RyQ- Comounial                                                     | 10/23/2014   | pa,manl                  | 1374,345.8C                         |                |

(: Wi- iill '1\*Z\*-3<0^5.\*P3 'M.- \*3/\_B17\*\_87:~i



"D"->Jopv-r~ij uyrted to rjcoude u' e-in 1C% al bonu' igu'a'ia ioclosa ci otord|U' houliny - for J 'i, inivul of 781.735 vljore taal

\*■ -iilB. DENSITY BONUS: PROJECTS ON HOLD|^: |^i ■.\* ';>: "Si:-.

| Property Address                                                     | Developer                                                           | Plan Commission / Approval | Type    | Projected Payment | Cash Received | Number of Affordable Units |
|----------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------|---------|-------------------|---------------|----------------------------|
| *34o-Sos Wiohoth                                                     | Dove Dub...                                                         | 3/17/2005                  |         | N/A Unit          |               | 10                         |
| 400 TJ LoVn' Silora Dn.e (The Spiral                                 | Shalboma r 'onn Wolar Sr-ae- L^                                     | 4/19/2007                  | poymen- | 15,700,300.00     |               |                            |
| 1377 S Wubah (Glahou)                                                | Woooth S-aaal '": C. (to P-ee'moni r~v)asp,7/5/2006 Sangamon. 60607 |                            | pah-on' | 1412,351.00       |               |                            |
| 1 S u'r- Hulled 773-741 W Modnon 1-41 SM,d C ty Ploib LLC -i@WMod.co |                                                                     | 8/16/2017                  |         | 12,517,291.60     |               |                            |
| 535 N St Cla.r                                                       | Sulhar<ndPrcinyilDay Com                                            | 4/1/2006                   |         | 13,515,17.35      |               |                            |
| HIE S....lo.                                                         | 1 E S.penor. LLC                                                    | 2/1/2006                   |         | 1940,960.00       |               |                            |
| ■OOE On.co.o                                                         | Mono co Development'                                                | 5/19/2005                  |         | 13,930,970.40     |               |                            |

\*t\* DENSITY BONUS: CANCELED PROJECTS : . ^fe. W- ■» ■ W

| Property Address                                                                       | Developer                          | Plan Commission Approval | Type                   | Projected Payment | Date Canceled |
|----------------------------------------------------------------------------------------|------------------------------------|--------------------------|------------------------|-------------------|---------------|
| 186-101 S Sn-fine-ior. V3j-983 W Min-oe St Cim,Jul Co.-jortn _n i. L'X                 |                                    |                          | pen.ni <http://pen.ni> | 1243,61:          | October-06    |
| 301-319 S Songamon S-raal / 925 W JfchHtel'Jno' Pro pasi hi                            | Augu&Co.                           |                          | n..                    | N/A Limit         | March-10      |
| 501-517W Ilrun, 058-670 U < mjb-i-ry. 30501 Huron Building Corpmm: on E!aPachKmaabufu) | J,na-06                            |                          | po.n>..                | 1853,320          | August-07     |
| 9 tr.i <http://tr.i> Hjon                                                              | 8 E furonAucod'Oet                 | November-06              | ncymam;                | 1153,162          | Aug-1-06      |
| 630 N Ruth (F/K/A 65 Ear Huron) (Canyorkuror..Ruxh. LC                                 | acamber-05                         |                          | poymant                | 11,150,239        | June-08       |
| 700S P.cir(Avanua                                                                      | 7100 S Fnk'n, LLC                  | At ol Right              | poymar-1               | 1179,730          | April-05      |
| 35. : Ohio' 540 N ForbanVi                                                             | Fonilcikt LVvelopman' Alcorim. LLC | January-07               |                        | 11,047,145        | October-08    |
| n.n- (Clea" Loftm/Arlitocrall                                                          | Wari-an Do'elcpmoni                | September-01             | prymol                 | 1576,947.00       | January-09    |
| 1717 ? . F-er, *                                                                       | ■7-25 e.rslie' LC                  | 7/1/2006                 | r-ymelM                | \$9W BVC 00       | September-0C  |
| 610 F MF Clu'u                                                                         | Colus & ColHVJTI                   | 5/1/2006                 |                        | \$/VC KD6 40      | Le+179F K6-IV |
| Total' ■ - m_                                                                          |                                    |                          |                        |                   |               |

Appendices - 61  
3 ~

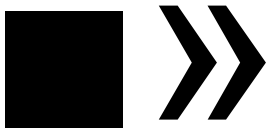
c o  
re E

^ C If)  
c 2 -

re  
> 2! <U 0-  
Q w 7  
= '^2  
re = £  
c S -

re ro  
<+ (/) 0)  
O 3 O  
w O 0  
S o °  
E  
A r  
t re r  
« 0 o.  
S or2  
o 2 \$  
o > £ .2  
S o o  
£ U X .«  
a  
E  
E  
E o o

o



to  
|  
i-  
I el  
<

a g

<

it ■

W  
Z  
O m

S  
3

<

E  
ro O

a •if

< if  
ro  
a.

- -S

"8 >  
o

CN -  
ECU  
< .5 E 2fi d) 8  
< .2 £ 8 2 -E  
< .5 E m 5 -

-1 CN UJ  
5 «  
O -5

*n*  
O >  
35  
Zj "C  
CO .<|>  
<  
.aa s  
S x o  
o t  
11V o

CO  
*8 c*  
*si.*

J.2 E  
9 2 J=

"o o

1  
5^E

\*c is  
O\_J<sup>11</sup>

2\* i

0)m

L JEE  
g J 5 -s

*i %*

$\frac{E_o}{5_{co}}$  1 Z

I ° °  
o c.  
ril  
≥ 8f »e 2 c  
of 1  
1 8 " ■ ||  
ODD X g. s

| = 2%  
i ^ -£ "3

3      O u  
ii    D    D.O  
: w > o  
I    JO D

■ a E co

! 5| g  
: o # a ' = o qL  
a d o

J = J J J J  
£ £ £ £ £  
o o o o o

$\frac{O}{3}$  ■ x

1»

CM  
mi

SI<sup>1</sup>  
'pi

■ W<sup>-1</sup>  
o i.  
i zi  
-g c  
■ § < S



#|0 .

2

■ti-

||?

5 E

E E  
x  
o 5

~Mulh-family'.."i;

Reference - 2

2> ■ x  
p ■  
f ■

'mi

i

i

31

10 . 6 x ■<sup>1</sup> \*

5

5

o x

fco

*m*

Duplex/2-family

Reference - 3

a  
x

19%;

SI

*mi*  
u q

IO o X ■  
1 S  
q X ■ 1 \*

S. ■

a

c . a>  
E  
3  
E  
K  
o 5

!fc UJ

Reference - 4  
8. T5

a 13 ej

oi "5

IS o> o

S. ~~£~~  
§1

uj \*= O  
5 E oi  
0-2 rS  
■o l.3

Reference - 5