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Legislation Details (With Text)

File #: F2015-110
Type: Report
Status: Placed on File
File created: 6/17/2015
In control: City Council
Final action: 6/17/2015
Title: Affordable Housing Plan 2014-2018 Quarterly Progress Report (2015 Q1)
Sponsors: Dept./Agency
Indexes:
Attachments: 1. F2015-110.pdf

Date	Ver.	Action By	Action	Result
6/17/2015	1	City Council	Placed on File	

2015 First Quarter Progress Report January-March

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CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

LETTER FROM THE COMMISSIONER

We are pleased to submit the 2015 First Quarter Progress Report, which presents the Department of Planning and Development's progress on the goals set forth in the City's Five-Year Housing Plan. With this report we begin the second year of the plan, Bouncing Back, which covers the years 2014-18.

During the first quarter of 2015 the City approved funding for three multi-family development projects and enacted major revisions to the Affordable Housing Requirements ordinance, which requires developers to create affordable units in market-rate housing developments assisted by the City.

As we do at the beginning of each year, the Department is also releasing estimates of housing production under our programs for the full year of 2015. This year we expect to deploy more than \$254 million to assist over 8,200 units of housing, through programs in the following three categories:

- To Create and Preserve Affordable Rental Units: \$206.4 million to assist 5,625 units

- To Promote and Support Homeownership: \$33.0 million to assist 473 units
- To Improve and Preserve Homes: \$14.6 million to assist 2,137 units

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

To help readers better understand the production tables included in these quarterly reports, we have included a user's guide to the Department's housing development and preservation programs. The guide is organized by the three main categories of work as outlined above; it offers a brief description of each program along with information about funding sources and reporting methodologies.

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

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

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1. Chicago Metropolitan Area Median Incomes
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INTRODUCTION

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this document is the 2015 First 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.

During the first quarter of 2015, the Department committed almost \$74 million in funds to support nearly 3,900 units, which represents 47% of the 2015 unit goal and 29% of the 2015 resource allocation goal.

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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.

During the first quarter, DPD committed over \$64 million in resources to support more than 3,500 units. These numbers represent 31% of the 2015 multi-family resource allocation goal and 63% of the multi-family unit goal.

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

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

<i>Program</i>	<i>Description</i>	<i>Funding Source(s)</i>	<i>Reporting Protocols (what gets counted, v* and when)</i>
<i>Multi-family Loans</i>	<i>Supports construction or rehab of developments that will provide long-term affordable rental units.</i>	<i>HOME, CDBG, Affordable Housing Opportunity Fund, TIF and Corporate (including Density Bonus)</i>	<i>Financial commitments are reported at time of City Council approval of the development. Loan funds can be used in conjunction with MAUI, LIHTCs, DTCs and/or revenue bonds.</i>

Low Income Housing Tax Credit Equity *Federal income tax credits to support construction or preservation of multi-family affordable housing units.* *Federal income tax credit @ 9% or 4% rate* *If a development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments are reported at time of City Council approval. If no other City assistance is being provided, the equity is reported at time of allocation of Low Income Housing Tax Credits, which by itself does not require City Council approval. Financial commitment reported is the value of the equity generated by the LIHTCs.*

Chicago Housing Plan 2014-2018 Program	Description	Funding Source(s)	Quarter ending March 2015 Reporting Protocols (what gets counted and when)	Q
Multi-family Mortgage Revenue Bonds	Provides bond financing for developers who build or rehabilitate large housing developments for low-and moderate-income renters; also generates private equity investment.	City tax-exempt bonding authority, with an automatic allocation of 4% Low Income Housing Tax Credits	Financial commitments are reported at time of City Council approval.	
City Land	Donates City-owned land to multifamily rental developments in exchange for long - term affordability.	Donated land value can generate private equity through Donations Tax Credit Program	Financial commitments are reported at time of City Council approval. Financial commitment is the value of the land write-down.	
Donation Tax Credits (DTCs, also known as Illinois Affordable Housing Tax Credits)	A \$.50 State of Illinois income tax credit for every credit \$1 that is donated to an eligible affordable housing development. DPD allocates 24.5% of the amount of credits authorized by the State.	State of Illinois income tax credit	DPD reports the value of the donation and/or any equity generated by the sale of the tax credits. If the development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments and units assisted are counted at time of City Council approval. If no other City assistance is being provided, the donation or equity and units assisted are counted at the time of reservation of the tax credits, which by itself does not require City Council approval.	

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■Program -'	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
<i>Affordable Requirements Ordinance (ARO)</i>	<i>Per City ordinance, developments with more than 10 units receiving City zoning changes (including planned developments in a downtown zoning district). City land or additional financing must make 10-20% of units affordable.</i>	<i>AHOF</i>	<i>Financial commitments and units assisted are reported after payment of in-lieu fee or filing of affordable housing covenant securing construction of required affordable units. This does not necessarily mean these units are under construction, but does imply that they are ready to begin construction, since the building permit may not be released until the covenant has been recorded. The Quarterly Report shows all projects approved subsequent to the 2007 updates to the ARO.</i>
<i>Low Income Housing Trust Fund Rental Subsidy Program</i>	<i>Provides rental subsidies to landlords for tenants whose earnings do not exceed 30% of area median income (\$24,250 for a family of four in 2015).</i>	<i>State of Illinois Rental Subsidy Program and Corporate funds</i>	<i>Financial commitments and units assisted are counted after DPD has a signed agreement with the landlord. Payments to landlords are made quarterly, but the annual financial commitment for each unit is reported in the first quarter of each year. Because new landlord agreements are signed throughout the year, any net change in financial commitments and units assisted is reported quarterly.</i>

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Program ■	Description' "	Funding Source(s)	Reporting Protocols (what gets counted and when)
<i>Multi-year Affordability through Up-front Investments (MAUI)</i>	<i>Provides up-front financing to developments in exchange for long-term affordability for units that funds serve households making no more than 30% of area median income.</i>	<i>State of Illinois Rental Subsidy Program, Downtown Density Bonus</i>	<i>Financial commitments are reported at time of Chicago Low Income Housing Trust Fund board approval.</i>
<i>Heat Receiver</i>	<i>In cases where buildings do not have functional heat and/or hot water, the City can initiate a process to appoint a receiver to make necessary repairs and restore heat and hot water to tenants.</i>	<i>CDBG</i>	<i>Units are counted when they enter court-ordered receivership.</i>
<i>Troubled Buildings Initiative -Multi-family</i>	<i>With Community Investment Corporation (CIC), Department of Buildings, Department of Public Works and other City departments, DPD identifies problem buildings and designates receivers to manage deteriorating and troubled properties. CIC manages properties on an interim basis, assesses the scope of work needed to preserve buildings and makes loans to new owners to finance acquisition and rehabilitation.</i>	<i>CDBG</i>	<i>Units are counted only once, when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded per receipt of invoices from CIC.</i>
<i>TIF Purchase Rehab Program - Multi-family</i>	<i>Provides forgivable loans or recapturable grants to developers for purchase and rehab of 5+ unit rental properties made available to low-and moderate-income tenants in designated TIF area(s). Administered by CIC.</i>	<i>TIF funds</i>	<i>Financial commitments and units assisted are counted after the loan or grant closes.</i>

Quarter ending March 2015

Program	Description	Funding Source(s)	Reporting Protocols (what gets counted -, and when)
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<i>Neighborhood Stabilization Program -</i>	<i>Provides up-front financing to developments in exchange for long-term affordability for units that serve households making no more than 30% of area median income.</i>	<i>State of Illinois Rental Subsidy Program, Downtown Density Bonus funds</i>	<i>Financial commitments are reported at time of Chicago Low Income Housing Trust Fund board approval.</i>
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Multi-family Rehab and New Construction 65th Infantry

Regiment Veterans Housing

A 49-unit affordable apartment development for veterans and their families will be built in West Town through a financing package approved by the City Council on January 21.

Occupying a one-acre site at 1045 N. Sacramento Blvd., 65th Infantry Regiment Veterans Housing will contain a mix of one-, two- and three-bedroom apartments for veterans earning up to 60 percent of area median income. The four-story, elevator building, to be developed by Hispanic Housing Development Corp., will also feature a fitness room, computer center, library, community space and offices. Social services will include case management, employment training and support groups for veterans' needs. Staff support will be provided by the nearby Norwegian American Hospital, which is also donating land for the development.

The City will assist the \$15 million project with a \$1.5 million loan and \$11.6 million in Low Income Housing Tax Credit equity. Other funding will include an energy grant from the state and a private mortgage loan. Rents on all of the units will be supported through project-based HUD rental assistance vouchers.

This 49-unit apartment development in the 26th Ward will be named in honor of the 65th Infantry, a Puerto Rican regiment of the U.S. Army that was awarded a Congressional Gold Medal in 2014 for more than a century of heroism and service.

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Park Place Family Apartments

On March 18 the City Council approved the construction of a \$25.9 million affordable apartment complex for families in the West Elsdon community.

Park Place Family Apartments will contain 78 one- to three-bedroom apartments located in fourteen 3-story buildings to be constructed at 5001 S. Lawndale Ave. Apartments will be leased to households earning up to 60 percent of area median income. The project is the first phase of a planned development that will also include affordable senior apartments, for-sale townhomes, a community center and a park.

Park Place Family Apartments will be the first of four phases in the mixed-use redevelopment of a 14.2-acre site in the

Chicago Housing Plan 2014-2018 7 *14th Ward.
Quarter ending March 2015 m*

City support for the project will include a \$6.5 million loan, \$16.8 million in Low Income Housing Tax Credit equity and \$875,000 in Donations Tax credit Equity. Other funding sources include a \$1 million community development grant from Bank of America and a private mortgage loan. The developer is Brinshore Development LLC.

Hilliard Homes Window Replacement

On March 18 the City Council approved two loans totaling \$560,000 for replacement of windows at the 654-unit Hilliard Homes, a historically significant, low-income rental development on the Near South Side. The existing windows were preserved in the early 2000s when Hilliard was rehabbed under guidelines established by the State Historic Preservation Office (SHPO). These windows have undergone severe deterioration over time, and SHPO has approved their replacement with new windows that replicate the original designs.

Located at the intersection of Clark Street and Cermak Road in the 3rd Ward, Hilliard Homes contains a total of 352 senior and 302 family units in two 16-story senior buildings and two 22-story family buildings. The window replacement work, which will be financed through a combination of City loans, CHA funds and Hilliard's cash reserves, will be completed in two phases encompassing 100 units on the lower four floors of the buildings. The developer is Holsten Real Estate Development Corp.

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. DPD initiatives support the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties and financing programs for home purchase and rehabilitation.

During the first quarter, the Department committed over \$7.2 million to support 77 units, achieving 22% of the 2015 homeownership resource allocation goal and 16% of the homeownership unit goal.

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

User's Guide: Programs to Promote and Support Homeownership

<i>Program</i>	<i>Description</i>	<i>Funding Source(s)</i>	<i>Reporting Protocols (what gets counted and when)</i>
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<i>Affordable Requirement Ordinance (ARO)</i>	<i>Per City ordinance, developments with more than 10 units receiving City zoning changes (including planned developments in a downtown zoning district), City land or additional City financing must make 10 -20% of units affordable.</i>	<i>AHOF</i>	<i>Financial commitments and units assisted are reported after payment of in-lieu fee or filing of affordable housing covenant securing construction of required affordable units. This does not necessarily mean these units are under construction, but does imply that they are ready to begin construction, since the building permit may not be released until the covenant has been recorded. The Quarterly Report shows all projects approved subsequent to the 2007 updates to the ARO.</i>
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Quarter ending March 2015 WmJ

<i>Program</i>	<i>Description</i>	<i>Funding Source(s)</i>	<i>Reporting Protocols (what gets counted and when)</i>
<i>City Lots for City Living</i>	<i>Developers purchase vacant City-owned lots at discounted prices for construction of affordable, 1- to 3-unit, for-sale residences. Home-buyer 's income cannot exceed 120% of AMI.</i>	<i>No dedicated finding source</i>	<i>Financial commitments are reported at time of City Council approval. Financial commitment is the value of the land write-down.</i>
<i>Troubled Buildings Initiative - Single-family</i>	<i>DPD works with Neighborhood Housing Services Redevelopment Corporation (NHSRC) and other developers to rehab vacant 1- to 4-unit properties for sale or rent to low- and moderate-income households. Also supports receivership activities on vacant or troubled 1-to 4-unit properties.</i>	<i>CDBG & Corporate</i>	<i>Units are counted only once, when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded per receipt of invoices from DPD's partner organizations.</i>

<i>Neighborhood Stabilization Program - Single-family</i>	<i>NSP provides for the purchase and rehab of vacant, foreclosed homes in targeted areas. Mercy Portfolio Services is the City's agent under NSP and is responsible for the acquisition and disposition of eligible properties.</i>	<i>HUD NSP grant funds and NSP units are now counted after approval and commitment of funds for rehabilitation.</i>
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Quarter ending March 2015

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<i>Program</i>	<i>Description</i>	<i>Funding Source(s)</i>	<i>Reporting Protocols (what gets counted and when)</i>
<i>TIF Purchase-Rehab Program - Single Family</i>	<i>Provides forgivable loans to low- and moderate-income home-buyers at 120% AMI or below for purchase and rehab of 1- to 4-unit home in designated TIF District(s). Currently limited to Chicago/Central Park TIF. Administered by NHS.</i>	<i>TIF funds</i>	<i>Financial commitments and units assisted are counted when the loan closes.</i>
<i>TaxSmart</i>	<i>Provides federal income tax Mortgage Credit Certificates (MCC) to qualified homebuyers, reducing income taxes by 20% of interest paid on a mortgage. The credit may be claimed each year through the life of the mortgage. Administered through private lending institutions.</i>	<i>Tax-exempt Single-family Mortgage Revenue Bonds</i>	<i>Units are counted when certificates are issued. The financial commitment reported is the value of the mortgage of each property assisted under program.</i>

<i>Neighborhood Lending Program: Purchase & Purchase-Rehab Loans</i>	<i>Provides forgivable or deferred loans to low-and moderate-income homebuyers for the purchase or purchase-rehab of 1 - to 4-unit homes. Administered by Neighborhood Housing Services of Chicago (NHS). DPD funds are used to leverage an additional larger pool of loan funds from 18 private lenders.</i>	<i>CDBG & leveraged private funds</i>	<i>Financial commitments and units assisted are counted when t/ie loan closes. The dollar value reported includes any permanent subsidy from DPD plus private financing.</i>
<i>Neighborhood Lending Program: MMRP Home Purchase Assistance Grants</i>	<i>Provides forgivable loans or recapturable grants to low- and moderate-income home-buyers for purchase or purchase-rehab of 1- to 4-unit homes in MMRP areas. Administered by NHS.</i>	<i>CDBG</i>	<i>Financial commitments and units assisted are counted after closing of loan or grant by NHS.</i>

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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.

During the first quarter, DPD committed more than \$2 million in resources to support 278 units, achieving 14% of the 2015 improvement and preservation resource allocation goal and 13% of the improvement and preservation unit goal.

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

User's Guide: Programs to Improve and Preserve Homes

<i>(Program</i>	<i>Description</i>	<i>Funding Source(s)</i>	<i>Reporting Protocols (what gets counted and when)</i>
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<i>Roo f and Porch Repairs (formerly EHAP)</i>	<i>Provides forgivable loans to owner-occupants of 1- to 4-unit residential buildings for repair or replacement of roofs and porches where life-threatening or hazardous conditions are present.</i>	<i>CDBG</i>	<i>Financial commitments and units assisted are counted following receipt of the Job Order Contract bid by DPD Construction Division.</i>
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Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
<i>Emergency Heating Repairs (formerly EHAP)</i>	<i>Provides forgivable loans to owner-occupants of 1- to 4-unit residential buildings for emergency heating system repairs.</i>	<i>CDBG</i>	<i>Financial commitments and units assisted are counted following receipt of the Job Order Contract bid by DPD Construction Division.</i>
<i>Small Accessible Repairs for eniors (SARFS)</i>	<i>Provides enabling devices & limited, non-emergency home improvements to residences occupied by low-income senior citizens. Administered by community-based delegate agencies.</i>	<i>CDBG</i>	<i>Financial commitments and units assisted are counted after completion of work by delegate agency. Reported commitments include delegate agencies' construction costs and administrative expenses.</i>
<i>Single-Family TIF Neighborhood Improvement Program (TIF-NIP)</i>	<i>Provides grants to homeowners primarily for exterior improvements. Program operates in designated TIF districts and is administered by a non-profit community partner.</i>	<i>TIF funds</i>	<i>Financial commitments and units assisted are counted after DPD receives invoice from administering non-profit organization.</i>

<i>Neighborhood Lending Program: Home Improvement Loans</i>	<i>Provides loans to low-and moderate-income homeowners for home improvement. Administered by NHS. Includes forgivable loans to income-eligible homeowners for facade improvements in designated Target Blocks. DPD funds are used to leverage an additional larger pool of funds from IU private lenders.</i>	<i>CDBG & leveraged private funds</i>	<i>Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD, along with private financing.</i>
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<i>Program</i>	<i>Description</i>	<i>Funding Source(s) •</i>	<i>Reporting Protocols (what gets counted and when)</i>
<i>Neighborhood Lending Program: MMRP Home Improvement Grants</i>	<i>Provides forgivable loans or recapturable grants to low- and moderate-income homeowners in MMRP areas for home improvements related to health and safety or energy efficiency. Administered by NHS</i>	<i>CDBG</i>	<i>Financial commitment and units assisted are counted after loan or grant closes and work is completed.</i>
<i>Neighborhood Lending Program: Foreclosure Prevention Loans</i>	<i>Provides forgivable or deferred loans to low-and moderate-income homeowners to prevent foreclosure. Administered by NHS. DPD funds are used to leverage an additional larger pool of loan funds from 18private lenders.</i>	<i>CDBG & leveraged private funds</i>	<i>Financial commitments and units assisted are counted when the loan closes. The dollar value counted includes any permanent subsidy from DPD plus private financing.</i>

Historic Bungalow Initiative

In partnership with Historic Chicago Bungalow Association, provides grants for retrofits and energy efficiency improvements to owners of certified Historic Chicago Bungalows.

City of Chicago Energy Savers grants; Illinois DCEO funds; Peoples Gas Settlement Fund; El 2 Rebates

Financial commitments and units assisted are counted when HCBA approves homeowner request for payment and transmits to City's Department of Finance for processing.

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POLICY AND LEGISLATIVE AFFAIRS

ARO Updated in Response to Changing Housing Markets and Needs

Updates to the Affordable Requirements Ordinance approved by the City Council on March 18 are expected to generate 1,200 new units and \$90 million in funding for affordable housing over the next five years. The changes will: establish three development zones in the city to reflect differing housing markets and needs; mandate higher in-lieu fees; and include requirements for creation of affordable units on-site.

The Affordable Requirements Ordinance (ARO) was originally enacted in 2003 and amended in 2007 to create affordable units in market-rate developments. ARO is triggered whenever a development project receives a zoning change, City land or financial assistance, or is located in a downtown Planned Development and includes a residential component containing ten or more units. Under the current ordinance, developers must either make 10% of the new units affordable (20% if direct financial assistance is being provided by the City) or pay an in-lieu fee of \$100,000 for each required unit.

The revised ordinance will:

- Designate three types of development zones in the city, defined as downtown, higher-income areas and low/moderate-income areas

- Adjust in-lieu fees for units not provided on-site, increasing them to \$175,000 downtown and \$125,000 in higher-income areas, and reducing them to \$50,000 in low/moderate-income areas
- Require downtown developers to pay the higher of their ARO or density bonus fees as determined by ordinance
- Require 1/4 of the mandated 10% affordable units (20% if the City provides financial assistance) to be provided on-site, with certain limited exceptions for downtown and higher-income area projects, including a \$225,000/unit buyout for downtown for-sale projects
- Authorize a density bonus for affordable units located close to transit
- Incentivize developers to make units available to the CHA
- Expand the pool of eligible homebuyers by increasing the maximum income for purchasers to 120% of AMI
- Increase the ARO allocation to the Chicago Low-Income Housing Trust Fund from 40% to 50% of in-lieu fees collected by the City

The changes will go into effect on October 12, 2015, with the new fees phased in over the twelve months following the ordinance's publication.

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179 Lots in East Garfield Park Approved for \$1 Sales to Local Property Owners

On March 18 the City Council approved the sale of 179 parcels of vacant, City-owned land in the East Garfield Park community through the Department of Planning and Development's new Large Lots Program. The lots had been offered for sale in the summer of 2014 under the second round of the program, which makes vacant, City-owned land available for \$1 to neighboring homeowners and community organizations.

The Large Lots Program was the first initiative launched by the City as part of Mayor Emanuel's Five Year Housing Plan, which will invest \$1.3 billion from 2014-2018 to create, improve or preserve more than 41,000 units of housing.

The program was piloted during the spring of 2014 in Englewood and Woodlawn, where approximately 300 parcels were sold through the program. An additional eleven lots in Englewood were approved for sale in March along with the East Garfield Park properties. Applications were also accepted by the City for lots in the Austin community through January 2015.

Large Lots applicants are required to own property on the same block, be current on property taxes and have no financial obligations to the City. All lots are sold "as is" via quit claim deed. For more information on the program, visit LargeLots.org <<http://LargeLots.org>>.

771/5 lot is one of some 300 sold to Englewood homeowners in the first round of the City's new Large Lots Program. On March 28 the Local Initiatives Support Corporation and Teamwork Englewood conducted a free workshop to help buyers identify new uses for their freshly acquired land.

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Chicago Foreclosure Activity Posts Major Decline in 2014

A recently released report by the Woodstock Institute found that foreclosure activity continued to slow in Chicago during 2014, accelerating a trend that had emerged in 2013. Citywide foreclosure filings fell by 32% from the previous year, almost matching a 34% drop in the full six-county region. Community areas with the largest decreases in foreclosures included North Center (down 64%), Armour Square (down 62%), and West Ridge (down 55%). Only three communities recorded higher levels of foreclosure filings: Hyde Park (up 20%), Calumet Heights (up 11%), and Morgan Park (up 2%).

Equally noteworthy, foreclosure auctions also showed a major decline in 2014, falling by 23% in the city-a significant improvement from the 6.5% decline in 2013. As a result, notes Woodstock,

The percentage of properties sold at foreclosure auctions becoming bank-owned is at the lowest level since the beginning of the foreclosure crisis. While the overall trends are positive, over 90 percent of properties sold at auction in many low- and moderate-income communities and communities of color are still entering REO status, presenting an increased risk of blight in the near future.

For more information on the report, please visit the Woodstock Institute website at:

<http://www.woodstockinst.org/press-release/chicago-region-sees-double-digit-declines->foreclosure-filings-and-auctions>.

Neighborhood Stabilization Program Update

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

Through the end of the first quarter, a total of 861 units in 197 properties have been acquired using funds from Chicago's three NSP grants. Construction has started on 800 units in 164 properties; 804 units (168 properties) have been finished or are nearing completion. One hundred fifty-seven units (111 properties) have been sold to qualified homebuyers, and 40 multi-family properties containing 591 units have been fully rented 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://www.chicagosp.org/i>

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APPENDICES

Appendices -1

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Appendices - 7

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Appendices - 8

City of Chicago Department of Planning and Development

Summaries of Approved Multifamily Developments First Quarter 2015

65th Infantry Regiment Veterans Housing

Hispanic Housing Development Corporation 1 045 N. Sacramento Avenue

Park Place Family Apartments

Brinshore Development LLC 5001 S. Lawndale Avenue

Hilliard Homes Window Replacement

Holsten Real Estate Development Corporation 2031 S. Clark Street 2111 S. Clark Street
2030 S. State Street 30 W. Cermak Road

Appendices - 9

City of Chicago Department of Planning and Development First Quarter 2015

Project Summary: 65th Infantry Regiment Veteran's Housing

BORROWER/DEVELOPER: Hispanic Housing Development Corp.

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

PROJECT NAME AND ADDRESS: 65th Infantry Regiment Veteran's Housing
1045 N. Sacramento Boulevard

WARD AND ALDERMAN: 26th Ward
Alderman Roberto Maldonado

COMMUNITY AREA: West Town

CITY COUNCIL APPROVAL: January 21, 2015

PROJECT DESCRIPTION: Construction of a four-story, 49-unit affordable rental project serving veterans and their families. The unit mix will consist of 24 one-bedroom units, 13 two-bedroom units and 12 three-bedroom units. The building will also contain a fitness room, computer center, library, community space and offices. The development is named in honor of the 65th Infantry, a Puerto Rican regiment of the U.S. Army that was awarded a Congressional Gold Medal in 2014 for more than a century of heroism and service.

LIHTCs: \$1,140,003 in 9% credits generating \$11,628,031 in equity

MF Loan: \$1,500,000

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Project Summary: 65th Infantry Regiment Veteran's Housing Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom / 1 bath	5	\$774	30% AMI
1 bedroom / 1 bath	19	\$774	60% AMI
2 bedroom / 1 bath	2	\$929	30% AMI
2 bedroom / 1 bath	10	\$929	60% AMI
3 bedroom / 2 bath	3	\$1,072	30% AMI
3 bedroom / 2 bath	9	\$1,072	60% AMI
2 bedroom / 1 bath	1		Janitor's unit
TOTAL	49		

""Landlord pays all utilities.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 60,000	\$ 1,224	0.4%
Hard Costs	\$ 10,609,750	\$216,526	70.8%
Soft Costs	\$ 3,069,984	\$ 62,653	20.5%
Developer Fee	\$ 1,236,872	\$ 25,242	8.3%
TOTAL	\$ 14,976,606	\$ 305,645	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 11,628,031		\$ 237,307	77.6%
DPD Loan	\$ 1,500,000	0%	\$ 30,612	10.0%
DCEO Energy Grant	\$ 198,806		\$ 4,057	1.3%
Private Mortgage	\$ 1,340,000	2.9%	\$ 27,347	8.9%
Deferred Developer Fee	\$ 309,769		\$ 6,322	2.1%
TOTAL	\$ 14,976,606		\$ 305,645	100%

**Project Summary: Park Place Family
Apartments**

BORROWER/DEVELOPER: Brinshore Development, LLP

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

PROJECT NAME AND ADDRESS: Park Place Family Apartments
5001 S. Lawndale Avenue

WARD AND ALDERMAN: 14th Ward

Alderman Edward Burke

COMMUNITY AREA: West Elsdon

CITY COUNCIL APPROVAL: March 18, 2015

PROJECT DESCRIPTION: Construction of 78 affordable rental units in fourteen new 3-story walk-up buildings. The apartments will consist of a mix of one-, two- and three-bedroom units, including 32 units affordable to families below 50% of AMI and 46 below 60% of AMI. Later phases of the development will include construction of affordable senior apartments, for-sale townhomes, a community center and a park.

MF Loan: \$6,457,710

LIHTCs: \$1,666,790 in 9% credits generating \$16,841,246 in equity

DTCs: \$935,561 in credits generating \$875,000 in equity

Project Summary: Park Place Family Apartments Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom / 1 bath	4	\$518	50% AMI
1 bedroom / 1 bath	5	\$654	60% AMI
2 bedroom / 1 bath	17	\$623	50% AMI
2 bedroom / 2 bath	25	\$787	60% AMI
3 bedroom / 1.5 bath	11	\$719	50% AMI
3 bedroom / 1.5 bath	16	\$908	60% AMI
TOTAL	78		

*Tenants pay cooking gas, gas heat, gas water heating and electric.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 1,832,000	\$ 23,487	7.1%
Construction/Contingency	\$ 20,506,383	\$ 262,902	79.1%
Soft Costs	\$ 2,585,573	\$ 33,148	10.0%
Developer Fee	\$ 1,000,000	\$ 12,821	3.9%
TOTAL	\$ 25,923,956	\$ 332,358	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 16,841,246		\$215,913	65.0%
DPD Loan	\$ 6,457,710	0%	\$ 82,791	24.9%
DTC Equity	\$ 875,000		\$ 11,218	3.4%
Private Loan	\$ 750,000	6.65%	\$ 9,615	2.9%
Bank of America Grant	\$ 1,000,000		\$ 12,821	3.9%
TOTAL	\$ 25,923,956		\$ 332,358	100%

Appendices -13

City of Chicago Department of Planning and Development First Quarter 2015

**Project Summary: Hilliard Homes Window
Replacement**

BORROWER/DEVELOPER: Holsten Real Estate Development Corp.

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

PROJECT NAME AND ADDRESS:

WARD AND ALDERMAN:

COMMUNITY AREA:

CITY COUNCIL APPROVAL:

PROJECT DESCRIPTION:

Hilliard Homes 2031 S. Clark Street 2111 S. Clark Street 2030 S. State
Street 30 W. Cermak Road

3rd Ward

Alderman Pat Dowell Near South Side March 18,2015

Replacement of windows in 100 units at Hilliard Homes, a landmark low-income rental development comprised of four high-rise buildings at Cermak Road and State Street. The existing windows were preserved in the early 2000s when the 654-unit development was rehabbed under guidelines established by the State Historic Preservation Office. Due to severe deterioration, the windows in all units on the first four floors will be replaced with new ones that replicate the original designs.

Two loans totaling \$561,373

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Window Replacement	\$ 941,570	\$ 9,416	91.6%
Legal Fees / Contingency	\$ 86,000	\$ 860	8.4%
TOTAL	\$ 1,027,570	\$ 10,276	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
DPD Loans	\$ 561,373	0%	\$ 5,614	54.6%
CHA Funds	\$ 466,197		\$ 4,662	45.4%
TOTAL	\$ 1,027,570		\$ 10,276	100%

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Tax Credit Allocation \$ 1,666,790

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Hispanic Housing Development Corp.
65th Infantry Regiment Veteran's Housing

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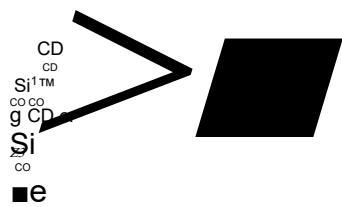
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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - March 31, 2015

| Quarter First 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 STF32 | Stabilized | 7 | South Shore |
| 2015,1 | 7800-10 S PHILLIPS AVE/2413-21 E 78TH34 | 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 4624 | Recovered | 3 | Grand Boulevard |
| 2015,1 | 1528 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/2901-11 W 64TH ST 8 | In Court | 15 | Chicago Lawn |
| 2015,1 | 1630-1632 S Sawyer 11 | Under Receivership | 24 | North Lawndale |
| 2015,1 | 6154-58 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 | 1 525-27 E. 65th Street 6 | Stabilized | 20 | Woodlawn |

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|--------|---------------------------------------|----|--------------------|----|------------------------|
| 2015,1 | 2815-23 E. 80th ST | 8 | In Court | 7 | South Chicago |
| 2015,1 | 308-310 W 80th ST/7954-58 S Princeton | 8 | Recovered | 17 | Chatham |
| 2015,1 | 2140-50 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 Crossing |

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**Department of Planning and Development TROUBLED
BUILDINGS INITIATIVE I (Multi-family) January 1 - March
31, 2015**

| Quarter First
Counted | Primary Address | # of
Units | TBI Status " | Ward | Community Area |
|--------------------------|---|---------------|--------------------|------|------------------------|
| 2015,1 | 216 N. Pine | 7 | Under Receivership | 28 | Austin |
| 2015,1 | 3611 W. Wolfram | 7 | In Court | 35 | Avondale |
| 2015,1 | 107-113 N. Laramie | 26 | Recovered | 28 | Austin |
| 2015,1 | 7200 S Woodlawn / 1147-55 E 72nd
Street | 12 | In Court | 5 | Greater Grand 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.,
Drive | 6 | Rehab In Process | 20 | Woodlawn |
| 2015,1 | 216 N Central | 6 | Under Receivership | 29 | Austin |
| 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 | 519 S. Lavergne | 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 | 8119-25 S Cottage Grove Ave | 19 | In Court | 8 | Chatham |
| 2015,1 | 515 E46TH PLACE | 3 | Under Receivership | 3 | Grand Boulevard |
| 2015,1 | 7518 N RIDGE | 6 | Under Receivership | 49 | West Ridge |
| 2015,1 | 6506 S SAINT LAWRENCE AVE | 2 | In Court | 20 | Woodlawn |

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**Department of Planning and Development TROUBLED
BUILDINGS INITIATIVE I (Multi-family) January 1 - March
31, 2015**

| Quarter First
Counted | Primary Address | # Of
Units | TBI Status | Ward | Community Area |
|--------------------------|---------------------------|---------------|------------|------|----------------|
| 2015,1 | 9118-24 S. Dauphin Avenue | 24 | In Court | 8 | Chatham |

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| 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 E16
81 st St | | Under Receivership | 8 | Chatham |
| 2015,1 | 3144-50 S PRAIRIE | 8 | Under Receivership | 3 | Douglas |
| 2015,1 | 6120 S SAINT LAWRENCE AVE | 3 | Under Receivership | 20 | Woodlawn |
| 2015,1 | 6400-04 S EBERHART AVE | 4 | Stabilized | 20 | Woodlawn |
| 2015,1 | 5850-54 S Campbell/2502 W 59th St | 9 | Under Receivership | 13 | Chicago Lawn |
| 2015,1 | 8045-47 S Maryland Ave | 6 | Under Receivership | 8 | Chatham |
| 2015,1 | 1350 W 98th PL/981 7-25 S Loomis | 10 | Stabilized | 21 | Washington Heights |
| 2015,1 | 6128 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 | 4157 Adams | 6 | In Court | 28 | West Garfield Park |
| 2015,1 | 4006 S WESTERN AVE | | Under Receivership | 12 | Brighton Park |
| 2015,1 | 5811 S. Michigan | 3 | Under Receivership | 20 | Washington Park |
| 2015,1 | 5051 Chicago | 4 | Under Receivership | 28 | Austin |

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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - March 31, 2015

| Quarter First
Counted | Primary Address | # of
Units | TBI Status | Ward | Community Area |
|--------------------------|---|---------------|--------------------|------|--------------------|
| 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 |
| 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 | 8015-17 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 | 17 | Under Receivership | 29 | Austin |
| 2015,1 | 4134 Wilcox | 20 | Under Receivership | 28 | West Garfield Park |

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|--------|---------------------------------|----|--------------------|----|-----------------|
| 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 |

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**Department of Planning and Development NEIGHBORHOOD
LENDING PROGRAM January 1 - March 31, 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 | 8517 SOglesby | \$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 |

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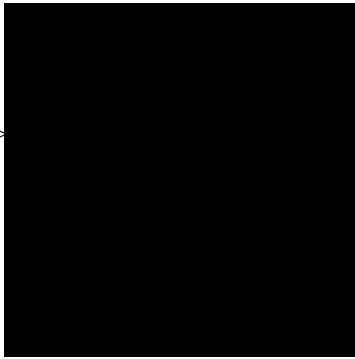
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| Property Address | Developer | Hon Commission | Project Name | Contract Amount | Number of Units |
| 126 N Dav Hwy / 659 W RondipMnnow Shln Oevdopmant S'nini | | 10/6/2006 | Prnt masul | 1555,134.90 | 5 |
| 2 W Erie, Dania Rr 41 | Dano hold, LLC | | noymant | 5333,400.00 | |
| 10 Fall Delmnt | Tan Eolt Ddatara, LLC, the Prime Group, Inc. In Minnagar | Jun-06 | paylMnt | 52,376,420.00 | |
| 60 E Morris | Mem Develkpmant | 5/1/3005 | | \$1,325,303.00 | |
| 111 W Ilmat | Tha Alsa' Group | Al ol Blnrl | prymant | \$922,430.00 | |
| 123 S Green, The Emerald D | Grask To-o Readant-d Po ln'n LLC, 4104 N Harlem, 60634 | 7/31/2006 | no, en. | \$283,600.00 | |

File #: F2015-110, Version: 1

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|--|---|-------------|--------------------------|--|----------------|
| 125 S Green, The Finwald A | Grask Town Reudandh Portnen LLC, 4104 N Horlam, 60634 | 7/31/2006 | poymant | (324,400 00 | 5224,400 00 |
| IS1 N SkiesStrad MOMOI | Smithfdd Propetiei, LLC | 7/1/3005 | poymant | (299,000 00 | \$299,000 00 |
| 160 E Iliron | Orange Blue RKA | Al of Right | poymant | (639,878 00 | 5639,828 00 |
| 301-325 W Oh.offBowm) | Woodlawn Davklopmnrl LLC (Meropdkim Red | 5/19/2005 | poym.nl <http://poym.nl> | (1,716,860 00 | 51,216,860.00 |
| 550 N Si dor Street | Sutherland Pecoul Dev Corp | Al d Right | | (373,180 00 | 5373,180 00 |
| 600 M ForbonkCI | Schaft Development, 610 N Fo.rbonk** | 7/1/2005 | poymM | (580,880 00 | (380,880 00 |
| 611 S Wdl | TR Horn ion, LI C | Al ol Rnht | | (22,734 50 | (22,734 50 |
| 642 S Clark | Smithfdd Proper Lei, LLC | A* d Right | poym.nl <http://poym.nl> | (225,965 00 | (223,963.00 |
| 1001 W VonBuren | Sm.hj(dd Properties LIC | 6/1/2005 | poymTlani | (87,451 81 | (87,431.81 |
| 1255 S Stat* | 1 3h&Stole LLC | 5/1/2005 | Pom.i.e | \$34 7,754 00 | (247,254 00 |
| 1400-16 S Michigan | 1 400 S Michigan LLC | 13/1/2005 | poymant | (432,316 80 | 5432,316.80 |
| 1454-56 S Michigan | Sadnwick Propertial On+ Corp | 5/19/2005 | poymant | (322,311 25 | (322,371.25 |
| 1555S WnH, Avenue | Nina Wmi Sa-Hy, 1300 Pad.no <http://Pad.no> St, 3rd Fl 60600 Al d fight | | poymant | (127,144 80 | (127,144 80 |
| 1 720 S Michigan Aldim | 1712THC.LLC by CK7 D*vdopm*ni LLC | 1 1/1/2005 | payment | (913,631 30 | 1915,631 20 |
| 5131 S M.ch.gnAve#2138Sndoru | *Achtgon-Ind*ann LLC by Chldfenn Colal , | 11/1/7005 | poymant | (614,451 60 | (614,451 60 |
| 21005 Indiana | Avalon Development Group, LLC | Sm-06 | payment | (285,451 00 | (285,431.00 |
| 305-15 W Wmtmkn | Jupitar Realty Cnspnroton | 3/16/2006 | poym* | \$470,305 60 | 5420,305 60 |
| 212-237 E Ex* 217-35 W Huron IFlo.r To*11 | Newport Bulde'l, Inc | 17/1/7005 | poymant | (2,250,415 00 | \$2,230,413 00 |
| 161 W KJnie | Lynd Development | Al of Right | poymant | (1,211,280 00 | \$1,311,280 00 |
| 1-5W Wntbl / 2 W M*are poothh KI* - Walton on the Park | The Entlepie ComportMi | A* of Right | poymant | (3,698,385 00 | (2,698,385 00 |
| 200-218 W La** St/306 N WdlSt | 210-219 W Loka LLC, 920 York Rd , #320, Hndota IL 60521 | May-07 | poymant | (1,439,416 80 | (1,439,416 80 |
| USE Era | MM Procad Company, LLC | At ol Rnht | poymant | (1,990,686 72 | (1,990,686 72 |
| 501 MOori 55-75 W Grand 54-7* W Il-no> | Dove* II, LLC | 11/19/2009 | poymant | (7,920,84 3 80 | (2,920,843 80 |
| 618-630W Wahington/101-121 N D*> Rativ B* Cotdyall | Tha Comanana Group 70, LLC | 12/1/2005 | poymem | (540,630 00 | (540,630.00 |
| 111 W Wock- | | 4/11/2007 | poymant | (89,869 68 | (89,869 68 |
| 171 N Wabash/73 E Lck&Str'd | MA7Davopmenl, LLC | 8/31/2008 | payroll | 51,482,941 00 | (1,482,941 00 |
| 212-232WBlr.o.I St, 501-511 N FmnJmSt | JDL Acqunloni, LLC, 908 N Hdtied, Chicgo.0 | Aug-05 | poymant | (2,654,166 00 | 51,191,822 00 |
| 1-19EChn-Inut | Loydi Untrtibly of Chicago | 3/21/2013 | poymant | 5230,607 00 | (220,607 00 |
| Arfodio 201-175 Hdlled 6W9WAdami 750-70 WQenc, | White Oak Realty Partners | 11/27/2012 | | 51,675,133 80 | 51,675,132 80 |
| 118-178WChicago B01- 819 N LaSol* | Smithfdd Properties XVI LLC | 5/16/3013 | poymant | (714,692 20 | \$714,892 30 |
| 118- 128WCl.co.go 801-U19NLoSal* | Smithfield Properties XVI LLC | 1/16/2014 | | 5953,108 20 WS3,118.20 <http://WS3,118.20> | |
| Old Cotony Building 407 S Dearborn 35-39 W Van Bui en | 407 Dearborn LLC | 7/18/2013 | | (605,556 48 | \$603,536 48 |
| 707 r4o.3- <http://4o.3> Wdl | Akara Davmlooinnt Service! | N/A | poymant | \$351,877 60 | \$351,877 60 |
| 300-214NMldiganA**OON.MKhBCnAveiw) | Buck Davaloimner 200 LLC | 12/19/2013 | poymant | 51,291,931 30 | \$1,291,931 20 |
| 360 N MA-hwan | AG-OCG 360 North Michigan LLC | 9/18/2014 | poymant | \$177,040 50 1177,140.50 | |
| 1149-1167 S Stat* Si piatWEIm StmI) | Elm State Property LLC | 1/16/2014 | poymant | \$1,178,544 00 | \$1,176,544 00 |
| 171 N Hdtad | 171 Partner! LLC | 8/21/2014 | paythant | (913,703 00 | \$913,703 00 |
| 150 N Jafferton [Randolph Hot* 1) | Ahra HddJhM Hddi | Al of Kiam | poymant | (474,621 19 | |
| 51-67 E Van Bwen/01-419 S Wabash (Budanaham-Wabash II) | BuckinKrnWorjash LLC | 6/18/2009 | poymant | (2,026,879 30 | |
| 324 W Han.wn Sine*1 p6l Po* Office)* | ulamulonal Procu*ity D*ndorjic North Amanai | 7/18/2013 | poymantlonil | (26,098,631 00 | |
| 723-729 W Randdph [723 Rctddptl Street) | 725 Randdph LLC | 13/19/3013 | poymant | (541,640 40 | |
| 720 N LoSal* | Supanoi Pork LLC | 8/21/2014 | | (1,082,120 RC | |
| 167 Eld | MAC Wat LLC | 8/21/2014 | payment | \$2,310,888 80 | |
| 451 I Grand | Rakied Midwei* | 13/ 8/7014 | poymant | \$2,883,108 <http://S2,883,108> 00 | |
| 400-420 W Huron 700-708 NSedp-1.k | Fondimih H in oil Asociatal LLC | 12/18/2014 | poymant | 5744,312 80 | |
| SDI.B3SNaork(e33ClarkApQrtm*Ti) | IV n ConlJjmt | 10/23/2014 | poymant | \$674,345 60 | |

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| 3346-56 S Watsonh | Day" Dubm | 3/17/2005 | umil | N/A Unil | Number of Affordable
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| 400 N Lake ShoreDiv* [T]*Spiral | Shalborna North Wot", Straal LP | 4/19/2007 | payment | (5,700,300.00 | |
| 1327S Wabash[Gimhau"] | Wabash Straat, LLC: clo Pladmont D*dogmant. 337.5
Songomon, 69607 | 7/3/2006 | payment | (412,351.00 | |
| 1 So.~, HallUad 723-741 W Molton 1-41 SMdlad 760-778 W Monroe | Mid City Plaza LLC | 8/16/2013 | | (2,387,291.80 | |
| 335 N Si Clair | SuhMland P*and D'y Corp | 6/1/2006 | poyment | (3,595,112.35 | |
| 1-15 E. Supanoi | 1 E. Superior, LLC | 3/1/2006 | payment | \$940,960.00 | |
| 150 E Ontario | Monoco D*odpm"nl | 5/19/2005 | payment | (3,880,870.40 | |
| | | | | 517.11o.B85.55
<http://517.11o.B85.55> | |

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| Property Address | | Han Comrhleion I | JW- Type .. | Proj*ctad Paymant | DotalConodad |
|---|--------------------------------------|------------------|-------------|-------------------|---|
| 100-106 S Sangamon, 933-943 W Monroe Si | Compul Condominium, LLC | | potent | (243,617 | October-06 |
| 301-319S Sangamon Stred93S W Jock ion | Maidnat Proparial | Augmt-06 | uncl | N/A Unil | March-10 |
| 501-517 W Huron, 658-678 N ICnisbury; 500-503 W E" P*onV
Kngabunnt | 501 Hjon Bulldinn Corporation | Juna-06 | payment | (853,330 | Augul-07 |
| 8 Eod Huron | 8 E. Huron Allocralet | Nivember-06 | payment | (133,162 | Aor-08 |
| 680 # Ralh [F/K/A 6S Eall Huron Canyon Ranch] | Muron-Ruht, LLC | Dal*mlM-05 | payment | (1,550,239 | June-08 |
| 2100 S Prant* A**nu" | 2100 S Prant*, LLC | Al d Righl | payment | (129,730 | Augu*)-08 |
| 251 E Ohio/540 N Fotrbonk* | Fairbanlu Oevdopm*nt Alolciatoi, LLC | Jonuory-07 | | (1,042,945 | Octopar-08 |
| 2055 S Pralt* "Clew LoVAl"locraf] | War man Devdopment | Suplvrt**"-05 | payment | 5578,047.00 | Jonuory-09 |
| 1712 S Pra.na <http://Pra.na> | 1712S PrenneLLC | 2/1/2006 | poymen | \$699,890.00 | SackK.nbar.09
<http://SackK.nbar.09> |
| 630 N McOWI | Gdub A Comivy | 5/1/2008 | poymant | \$7,920,806.40 | Dackil>b*-.09 |
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