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2014-2018

# CHICAGO FIVE-YEAR HOUSING PLAN

Strengthening Neighborhoods - Increasing Affordability.

CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

## LETTER FROM THE COMMISSIONER

We are pleased to submit the 2018 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 final year of our plan, Bouncing Back, which covers the years 2014-18.

As we do at the beginning of each year, the Department is releasing estimates of housing production under our programs for all of 2018. This year we expect to commit over \$321 million to support 8,549 units of housing through programs in the following three categories:

- To Create and Preserve Affordable Rental Units: \$276.5 million to assist 5,854 units
- To Promote and Support Homeownership: \$23.7 million to assist 497 units
- To Improve and Preserve Homes: \$21.1 million to assist 2,198 units

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

To help readers better understand the production tables included in these quarterly reports, we have included a user's guide to the Department's housing development and preservation programs. The user's guide breaks these programs down into the three categories noted above; it includes a brief description of each initiative along with information 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 industrial and commercial investment, and it coordinates all of our zoning, land use planning, sustainability and historic preservation initiatives.

The bulk of the City's housing resources, especially federal dollars, are specifically targeted to affordable rental housing. DPD will continue to work with building owners, developers and community-based housing organizations to expand the availability of this housing in Chicago. But recent years have also seen a shift away from homeownership in Chicago and across the country. To rebuild homeownership markets, the City will maintain partnerships with our housing delegate agencies to provide education, counseling and financial assistance to potential homebuyers and current homeowners.

We at DPD could not succeed in this work without the ongoing support and cooperation of these valued partners, together with elected officials, state and federal agencies and other community stakeholders. Through these efforts, we will continue to move forward in creating and preserving affordable housing for the people of Chicago.

David L. Reifman Commissioner  
Department of Planning and Development

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## REFERENCE

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

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## INTRODUCTION

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

For 2018, DPD is projecting commitments of more than \$321 million to assist over 8,500 units of

housing.

During the first quarter of 2018, the Department committed more than \$27 million in Rinds to support almost 3,700 units, which represents 42% of the 2018 unit goal and 8% of the resource allocation goal.

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## CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2018, the Department of Planning and Development expects to commit more than \$276 million to support nearly 5,900 units of affordable rental housing. DPD initiatives support new construction, rehab of abandoned or deteriorated properties and direct rental subsidies.

During the first quarter, DPD committed almost \$19 million in resources to support 3,067 units. These numbers represent 52% of the 2018 multi-family unit goal and 7% of the multi-family resource allocation goal.

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

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

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Multi-family Loans	Supports construction or rehab of developments to provide permanent affordable rental housing.	HOML, CDBG, Affordable Housing Opportunity Fund, TIF and/or Corporate-	Financial commitments are reported at time of City Council approval. Loan funds may be used in conjunction with MAUI, LIHTCs, DTCs, TIF funds and/or revenue bonds.

Low Income Housing Tax Credit Equity (LIHTC)	Federal income tax credits to support construction or preservation of multi-family affordable housing.	Federal Low-Income Housing Tax Credit @ 9% rate	If a development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments are reported at time of City Council approval. If no other City assistance is being provided, the equity is reported at time of allocation of Low Income Housing Tax Credits, which by itself does not require City Council approval. Financial commitment reported is the value of the equity generated by the LIHTCs.
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Program	Description, if applicable	Funding Source(s)	Reporting Method
<b>Multi-family Mortgage Revenue Bonds</b>	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.
<b>City Land</b>	Donation of City-owned land for multi-family rental developments in exchange for long-term affordability. Donated land value can generate private equity through Donations Tax Credits.	N/A	Financial commitments are reported at time of City Council approval. Financial commitment is the value of the land write-down.
<b>Donation Tax Credits (DTC, also known as Illinois Affordable Housing Tax Credits)</b>	A \$0.50 State of Illinois income tax credit for every \$1 that is donated to an eligible affordable housing development. DPD allocates 24.5% of the amount of credits authorized by the State.	State of Illinois income tax credit	DPD reports the value of the donation and/or any equity generated by the sale of the tax credits. If the development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments and units assisted are counted at time of City Council approval. If no other City assistance is being provided, the donation or equity and units assisted are counted at the time of reservation of the tax credits, which by itself does not require City Council approval. Financial commitments and units assisted are reported after payment of in-lieu fee and/or filing of affordable housing covenant securing construction of required affordable units.
<b>Affordable Requirements Ordinance (ARO)</b>	Per City ordinance, developments with more than 10 units receiving zoning changes (including planned developments in a downtown zoning district), City land or City financial assistance must make 10-20% of units affordable.	N/A	

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<b>Low Income Housing Trust Fund Rental Subsidy Program</b>	Provides rental subsidies to landlords for tenants whose earnings do not exceed 30% of area median income (\$24,300 for a family of 4 in 2017).	State of Illinois Rental Subsidy Program and Corporate funds	Financial commitments and units assisted are counted after DPD has a signed agreement with the landlord. Payments to landlords are made quarterly, but the annual financial commitment for each unit is reported in the first quarter of each year. Because new landlord agreements are signed throughout the year, any net change in financial commitments and units assisted is reported quarterly.
<b>Multi-year Affordability through Upfront Investments (MAUI)</b>	Provides up-front financing to developments in exchange for long-term affordability for units that serve households making no more than 30% of area median income.	State of Illinois Rental Subsidy Program, Downtown Density Bonus funds	Financial commitments are reported at time of Chicago Low Income Housing Trust Fund board approval.
<b>Heat Receiver</b>	In cases where buildings do not have functional heat and/or hot water, the City can initiate a process to appoint a receiver to make necessary repairs and restore heat and hot water to tenants.	CDBG	Units are counted when they enter court-ordered receivership.

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<b>Troubled Buildings Initiative - Multi-family</b>	With Community Investment Corporation (CIC), Department of Buildings, Department of Law and other City departments, DPD identifies problem buildings and designates receivers to manage deteriorating and troubled properties. CIC manages properties on an interim basis, assesses the scope of work needed to preserve buildings and makes loans to new owners for acquisition and rehab.

**TiF Purchase-Rehab  
Program - Multi-family**

Provides forgivable loans or TIF funds recapturable grants to developers for purchase and rehab of 5-unit or larger rental properties made available to low-and moderate-income tenants in designated TIP area(s). Administered by CIC.

Financial commitments and units assisted are counted after the loan or grant closes.

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## Multi-family Rehab and New Construction

### Albany Park Initiative

On March 28 the City Council approved financing to support the acquisition and rehabilitation of 42 units located in foreclosed or pre-foreclosed duplexes, two-flats, and one-to-four unit buildings on the North, Northwest and West Sides. The Albany Park Initiative targeted a total of eighteen buildings located in the 30th, 31st, 36th, 37th, 40th and 50th Wards. Fifteen of the units are to be occupied/rented by households below 80% of AMI and maintained affordable for a period of at least thirty years.

The developer, Chicago Metropolitan Housing Development Corporation (CMHDC), worked with Fannie Mae to acquire the properties in 2015 and 2016. The rehab work included new kitchens and baths; refinished hardwood flooring; painting and patching; repair/replacement of electrical and water systems; new porches; landscaping; and garage repairs. All of the units have now been rehabbed and reoccupied.

The City is assisting the \$7 million project with an interest-free \$2,000,000 loan from the Affordable Housing Opportunity Fund that will be used to refinance an earlier high-interest loan through which CMHDC acquired the buildings. This refinancing is expected to save the developer \$1.25,000 annually in financing costs. CMHDC also has applied to Community Investment Corporation for an additional lower-interest loan to refinance the remainder of the high-interest debt currently held on the properties.

The Albany Park Initiative is the first project to be funded under the City's new Preservation of Existing Affordable Rental (P.E.A.R.) Program, which is described in greater detail later in this report.

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## Updates to Previously Reported Developments

### Stone Terrace Apartments (Lawndale Terrace and Plaza Court Apartments)

In February the City completed the refinancing of two City-funded apartment complexes, preserving a total of 354 units of low-income housing in Auburn-Gresham and North Lawndale. The new financing enabled the developer, East Lake Management and Development Corporation, to secure lower interest rates and extend the loan terms for both projects.

The first of these deals, which closed in December 2017, was for Stone Terrace Apartments, located on a site bounded by 85th Street and Vincennes and Parnell Avenues in the 21st Ward. The refinancing will reduce the rate on the senior mortgage from 6.25% to approximately 3.5%, saving an estimated \$55,000 in annual debt service and strengthening the City's subordinated position as the second mortgage holder. This project, which was originally approved by the City Council in 2001, contains 156 units rented to low- and very low-income families.

The second refinancing, which closed in February 2018, was for Lawndale Terrace and Plaza Court Apartments, consisting of a 13-story senior building and eighteen 2-story walk-ups in the vicinity of Roosevelt Road and Kedzie Avenue in the 24th Ward. Here the mortgage rate will be reduced from 5.15% to approximately 3.65%, offering annual cost savings of almost \$160,000 to stabilize the project's finances and provide limited funding for critical repairs. This development, originally approved in 2010, contains 120 units for seniors and 78 for families, all below 60% of AMI.

Both refinancing packages were authorized by the City Council in November 2017.

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### Casa Queretaro Wins Driehaus Foundation Architectural Award



A City-funded affordable housing development on the Lower West Side was named in March as the First Place winner of the 2018 Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design. The award recognized the work of architectural firm Designbridge Ltd. in enabling the transformation of a distressed industrial site into the 45-unit Casa Queretaro complex in collaboration with the developer, The Resurrection Project.

The architect's challenge was to create the largest number of affordable units on a difficult triangular site wedged between a busy street and an active rail yard. The resulting building, completed in 2016, is LEED Platinum Certified and contains a mix of one-, two- and three-bedroom apartments, including fifteen reserved for CHA residents. The ribbon-shaped, four-story structure surrounds an inner courtyard designed to limit traffic noise while aligning the living areas toward the adjoining Pilsen neighborhood. The project also features a custom mural created over a mosaic of Mexican tiles, an events space and additional room for a community garden.

City assistance for Casa Queretaro, which was authorized by the City Council in October 2014, included a \$1.2 million loan, \$4.4 million in TIF funds, \$5.3 million in Low Income Housing Tax Credit equity and the donation of City-owned land.

The award was presented at the 24th Annual Chicago Neighborhood Development Awards event on April 5. The Neighborhood Development Awards recognize outstanding achievement in neighborhood real estate development and community building, with a particular focus on the accomplishments of Chicago-area community development organizations and for-profit developers working to build healthier neighborhoods.

*The construction of Casa Queretaro at 1614 S. Damen in the 25th Ward replaced abandoned silos on a City-owned brownfield site with an award-winning four-story building containing 45 units of affordable rental housing.*

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## PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2018, the Department of Planning and Development expects to commit almost \$24 million to help nearly 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 nearly \$5 million to support 89 units. These numbers represent 18% of the 2018 homeownership unit goal and 20% of the home-ownership resource allocation goal.

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

### User's Guide: Programs to Promote and Support Homeownership

":; Description ;: "": : Funding Source(s)

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

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Program; ;v	Description ■■■.<	Financing Source(s)	Reporting; N-.-'j . Protocols . 'sHs ^/what.gttiscom^d'iud^jeiiJ}
<b>Home Buyer Assistance Program</b>	Provides grants of up to 7% of purchase price (with 5-year recapture period) to assist income-eligible homebuyers with down payment and closing costs. Income limits are based on FHA or Freddie Mac guidelines. Administered by Chicago Community Trust through authorized lenders that originate 30-year loans at fixed interest rates.	Corporate funds	Financial commitments and units assisted are counted at time of loan closing.
<b>Troubled Buildings Initiative - Single-family</b>	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.	CD13G & Corporate	Units are counted when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded at receipt of invoices from DPD's partner organizations.
<b>TIF Purchase-Rehab Program - Single Family</b>	Provides forgivable loans to homebuyers at 120% AMI or below for purchase and rehab of 1- to 4-unit home in designated TIF Districts. Administered by NHS.	TIF funds	Financial commitments and units assisted are counted at time of loan closing.

<b>TaxSmart</b>	Provides federal income tax credit for Tax-exempt Single-family Mortgage Credit Certificates (MCC) to qualified homebuyers, reducing income taxes by 25% of interest paid on a mortgage. The credit may be claimed each year through duration of mortgage. Administered through private lending institutions.	Mortgage Revenue Bonds	Units are counted when certificates are issued. The financial commitment reported is the value of the mortgage of each property assisted.
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<b>City Lots for Working Families</b>	Developers purchase vacant City-owned lots for \$1 each to construct 75% affordable and 25% market-rate for-sale units. Any land discount over \$50,000 will be recaptured via a restrictive covenant on the land. Homebuyer's income cannot exceed 140% of AMI.	No dedicated funding source	Financial commitments and units created are reported at time of City Council approval. Financial commitment is the value of the land write-down.
<b>Purchase Price Assistance -- Public Safety Officers</b>	Provides forgivable \$30,000 grants to assist income-eligible, non-probationary police officers, firefighters & EMTs in purchasing owner-occupied homes (single-family or two-flat) in targeted Community Areas. Home-buyer's income cannot exceed 150% of AMI.	<b>AHOF</b>	Financial commitments and units assisted are counted at time of loan closing.

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## IMPROVEMENT AND PRESERVATION

## OF HOMES

In 2018, the Department of Planning and Development expects to commit over \$21 million to assist nearly 2,200 households repair, modify or improve their homes. DPD initiatives support emergency repairs, energy efficiency improvements and financing programs to help existing homeowners keep their homes.

During the first quarter, DPD committed more than \$3 million in resources to support over 400 units. These numbers represent 19% of the 2018 improvement and preservation unit goal and 15% of the improvement and preservation resource allocation 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

Roof and Porch Repairs	Provides forgivable loans to owner-occupants of 1- to 4-unit buildings for repair or replacement of roofs and porches where life-threatening or hazardous conditions are present.	CDBG	Financial commitments and units assisted are counted following receipt of Job Order Contract bid by DPD Construction Division.
Emergency Heating Repairs	Provides forgivable loans to owner-occupants of 1- to 4-unit buildings for emergency heating system repairs.	CDBG	Financial commitments and units assisted are counted following receipt of Job Order Contract bid by DPD Construction Division.
Small Accessible Repairs for Seniors (SARFS)	Provides enabling devices & limited, nonemergency home improvements to residences occupied by low-income senior citizens. Administered by community-based delegate agencies.	CDBG	Financial commitments and units assisted are counted after completion of work by delegate agency. Reported commitments include delegate agencies' construction costs and administrative expenses.

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Program	Description	Funding Source(s)	Reporting
<b>Single-Family TIF Neighborhood Improvement Program (TIF-NIP)</b>	Provides grants to help owner-occupants of one-to four-unit properties in designated TIF districts make exterior repairs or improvements. Administered by NHS.	TIF funds	Financial commitments and units assisted are counted after DPD receives invoice from program administrator.
<b>CSX Neighborhood Improvement Program</b>	Provides grants to help owner-occupants of one-to four-unit properties in West Englewood make exterior repairs or improvements. Administered by NHS.	CSX Intermodal funds	Financial commitments and units assisted are counted after DPD receives invoice from program administrator.

<b>Neighborhood Emending Program: Foreclosure Prevention Loans</b>	Provides affordable loans or refinancing for emergency repairs or essential home rehab to help at-risk homeowners remain in their homes. DPD funds are used to leverage additional loan capital from a consortium of private lenders. Administered by NHS.	CDBG & leveraged private funds	Financial commitments and units assisted are counted when the loan closes. The dollar value counted includes any permanent subsidy from DPD plus private financing.
<b>Neighborhood Lending Program: MMRP Energy Improvement Grants</b>	Provides forgivable loans or recapturable grants to low- and moderate-income homeowners in MMRP areas for energy efficiency improvements. Administered by NHS.	CDBG	Financial commitments and units assisted are counted after loan or grant closes and work is completed.
<b>Historic Chicago Bungalow Initiative</b>	Provides grants for retrofits and energy-efficiency improvements to owners of certified Historic Chicago Bungalows. Administered by Historic Chicago Bungalow Association.	Energy Savers grants; Illinois DCEO funds; Peoples Gas Settlement Fund; E12 Rebates	Financial commitments and units assisted are recorded when FICBA approves homeowner request for payment.

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# POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

## Pilot Program Provides Refinancing to Preserve Affordable Housing in Gentrifying Areas

A pilot program approved by the City Council on March 28 will provide a new financial tool to preserve housing affordability in appreciating neighborhoods on the North, Northwest and West sides.

The Preservation of Existing Affordable Rental (P.E.A.R.) program will offer reduced-rate refinancing for private debt on residential properties containing six or more units, ensuring that at least 20 percent of the units remain affordable to tenants earning up to 80 percent of AMI for a minimum of thirty years. Funding for the program, which is administered by the Department of Planning and Development, will be provided by the City's Affordable Housing Opportunity Fund.

The program's initial implementation will be for the Albany Park Initiative, through which eighteen one- to four-unit buildings on the North, Northwest and West Sides have been acquired and rehabbed by a non-profit developer. A \$2 million, interest-free loan funded by P.E.A.R. will replace existing high-interest debt, saving \$125,000 annually and enabling fifteen units in nine of these buildings to be preserved as affordable through 2047.

The pilot program will be made available to other eligible properties in gentrifying areas citywide.

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APPENDICES

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Appendices -

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

**Summaries of Approved Multi-family Developments  
First Quarter 2018**

**Albany Park Initiative**

Chicago Metropolitan Housing Development Corporation Eighteen sites in 30th, 31st, 36th, 37th, 40th & 50th  
Wards

## Appendices - 9

## City of Chicago Department of Planning and Development First Quarter 2018

## Project Summary: Albany Park Initiative

Chicago Metropolitan Housing Development Corp.

Not-For-Profit

Albany Park Initiative 18 sites (see table below)

30th (Reboyras), 31st (Santiago), 36th (Villgas), 37th (Mitts), 40th (O'Connor), 50th (Silverstein)

Albany Park, Austin, Belmont-Cragin, Lincoln Square, West Ridge

March 28, 2018

Acquisition and rehabilitation of eighteen foreclosed or pre-foreclosed vacant duplexes, two-flats and other one-to-four unit buildings on the North, Northwest and West Sides to create 42 units of mixed-income rental housing. All units have now been rehabbed and reoccupied. City assistance will enable the developer to refinance a portion of an earlier high-interest loan, enabling fifteen of the units to be rented to households below 80% of AMI and maintained affordable for at least thirty years.

\$2,000,000 (AHOF funds)

**DEVELOPMENT COSTS**

| Category      | Amount              | Per Unit          | % of Project |
|---------------|---------------------|-------------------|--------------|
| Acquisition   | \$ 3,848,859        | \$ 91,640         | 55.2%        |
| Construction  | \$ 2,202,463        | \$ 52,440         | 31.6%        |
| Soft Costs    | \$ 211,119          | \$ 5,027          | 3.0%         |
| Developer Fee | \$ 704,830          | \$ 16,782         | 10.1%        |
| <b>TOTAL</b>  | <b>\$ 6,967,271</b> | <b>\$ 165,887</b> | <b>100%</b>  |

**PROJECT FINANCING**

| Source                 | Amount              | Rate         | Per Unit          | % of Project |
|------------------------|---------------------|--------------|-------------------|--------------|
| Multi-family Loan      | \$ 2,000,000        | 0%           | \$ 47,619         | 28.7%        |
| IHDA Tax Credits       | \$ 269,418          |              | \$ 6,415          | 3.9%         |
| Private Loans          | \$ 3,993,023        | 12.2%- 18.1% | \$ 95,072         | 57.3%        |
| Deferred Developer Fee | \$ 704,830          |              | \$ 16,782         | 10.1%        |
| <b>TOTAL</b>           | <b>\$ 6,967,271</b> |              | <b>\$ 165,887</b> | <b>100%,</b> |

## Project Summary: Albany Park Initiative Page 2

**UNIT MIX / RENTS**

| Address              | Type                 | Number | Rent*   | Income Levels Served |
|----------------------|----------------------|--------|---------|----------------------|
| 1811 N. Lotus        | 2 Bedroom / 1 Bath   | 1      | \$550   | 60% AMI              |
| 1811 N. Lotus        | 2 Bedroom / 1 Bath   | 1      | \$1,150 | 80% AMI              |
| 2244 W. Farragut     | 2 Bedroom / 1 Bath   | 1      | \$868   | 60% AMI              |
| 2244 W. Farragut     | 3 Bedroom / 2 Bath   | 1      | \$1,500 | Market Rate          |
| 2308 N. Mango        | 3 Bedroom / 1 Bath   | 1      | \$1,000 | 60% AMI              |
| 2308 N. Mango        | 3 Bedroom / 1 Bath   | 1      | \$1,350 | Market Rate          |
| 2734 W. Gregory      | 3 Bedroom / 1 Bath   | 1      | \$1,000 | 60% AMI              |
| 2734 W. Gregory      | 3 Bedroom / 1 Bath   | 1      | \$1,300 | Market Rate          |
| 5000 W. Montana      | 3 Bedroom / 1 Bath   | 1      | \$1,000 | 80% AMI              |
| 5000 W. Montana      | 3 Bedroom / 1 Bath   | 1      | \$1,300 | 80% AMI              |
| 5214 W. Parker       | 2 Bedroom / 1 Bath   | 1      | \$1,000 | 80% AMI              |
| 5214 W. Parker       | 2 Bedroom / 1 Bath   | 1      | \$1,175 | Market Rate          |
| 5331 W. Barry        | 2 Bedroom / 1 Bath   | 1      | \$975   | 80% AMI              |
| . 5331 W. Barry      | 3 Bedroom / 2 Bath   | 1      | \$1,325 | 80% AMI              |
| 5858 W. Diversey     | 2 Bedroom / 1 Bath   | 1      | \$700   | 80% AMI              |
| 5858 W. Diversey     | 3 Bedroom / 1 Bath   | 1      | \$1,200 | 80% AMI              |
| 5858 W. Diversey     | 3 Bedroom / 1 Bath   | 1      | \$1,315 | 80% AMI              |
| 6514 N. Sacramento   | 2 Bedroom / 1 Bath   |        | \$1,250 | 80% AMI              |
| 6514 N. Sacramento   | 2 Bedroom / 1 Bath   | 1      | \$1,250 | Market Rate          |
| 2904 N. Linder       | 2 Bedroom / 1 Bath   |        | \$1,150 | Market Rate          |
| 5309 W. Berenice     | 2 Bedroom / 1 Bath   | 1      | \$1,100 | Market Rate          |
| 5309 W. Berenice     | 3 Bedroom / 1 Bath   | 1      | \$1,300 | Market Rate          |
| 6720 N. Campbell     | 2 Bedroom / 1 Bath   | 1      | \$1,200 | Market Rate          |
| 6720 N. Campbell     | 3 Bedroom / 1 Bath   | 1      | \$1,200 | Market Rate          |
| 4510 N. Central Park | 3 Bedroom / 1.5 Bath |        | \$1,350 | Market Rate          |
| 2537 N. Lowell Ave.  | 2 Bedroom / 1 Bath   |        | \$1,000 | Market Rate          |
| 2836 N. Spaulding    | 2 Bedroom / 1 Bath   | 1      | \$1,200 | Market Rate          |
| 2836 N. Spaulding    | 2 Bedroom / 2 Bath   | 1      | \$1,200 | Market Rate          |
| 3736 W. Diversey     | 2 Bedroom / 1 Bath   | 1      | \$985   | Market Rate          |
| 3736 W. Diversey     | 3 Bedroom / 2 Bath   | 1      | \$1,460 | Market Rate          |
| 2415 N. Kildare      | 2 Bedroom / 1 Bath   |        | \$1,200 | Market Rate          |
| 2415 N. Kildare      | 1 Bedroom / 1 Bath   |        | \$775   | Market Rate          |
| 2101 N. LeClaire     | 3 Bedroom / 1 Bath   | 1      | \$875   | Market Rate          |
| 2101 N. LeClaire     | 2 Bedroom / 1 Bath   | 1      | \$1,375 | Market Rate          |

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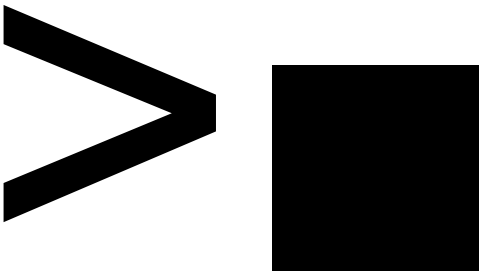
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**Department of Planning and Development TROUBLED  
BUILDINGS INITIATIVE I (Multi-family) January 1 - March  
31, 2018**

| Year   | Primary Address                            | Units | TBI Status         | Word | Neighborhood           |
|--------|--|-------|--------------------|------|------------------------|
| 2018,1 | 1320 S. Millard                            | 6     | In Court           | 24   | North Lawndale         |
| 2018,1 | 1322 S Lawndale                            | 6     | Under Receivership | 24   | North Lawndale         |
| 2018,1 | 2156-2158 W. 21st St                       | 21    | In Court           | 25   | Lower West Side        |
| 2018,1 | 2201-09 E 67TH ST                          | 18    | Recovered          | 5    | South Shore            |
| 2018,1 | 2440-52 E 75th St / 7445-47 S Phillips Ave | 19    | Stabilized         | 7    | South Shore            |
| 2018,1 | 313-15 E 60TH ST                           | 4     | Recovered          | 20   | Washington Park        |
| 2018,1 | 4134 W Wilcox                              | 20    | Stabilized         | 28   | West Garfield Park     |
| 2018,1 | 5621 S.Ashland                             | 4     | Under Receivership | 16   | West Englewood         |
| 2018,1 | 5850-54 S Campbell/2502 W 59th St          | 9     | Recovered          | 16   | Gage Park              |
| 2018,1 | 6112 S VERNON                              | 3     | Under Receivership | 20   | Woodlawn               |
| 2018,1 | 6219-21 S. Rhodes Ave.                     | 6     | In Court           | 20   | Woodlawn               |
| 2018,1 | 6221 S. ST. LAWRENCE AVE.                  | 2     | In Court           | 20   | Woodlawn               |
| 2018,1 | 6501 S Kenwood Ave.                        | 3     | In Court           | 20   | Woodlawn               |
| 2018,1 | 6732-34 S Perry                            | 6     | Recovered          | 6    | Greater Grand Crossing |
| 2018,1 | 6750-58 S Green                            | 10    | Stabilized         | 6    | Englewood              |
| 2018,1 | 739-41 S INDEPENDENCE BLVD                 | 12    | Under Receivership | 24   | East Garfield Park     |
| 2018,1 | 7655 S Carpenter/1024 W 77th St            | 10    | In Court           | 17   | Auburn Gresham         |
| 2018,1 | 936-42 E. 80th ST.                         | 12    | Stabilized         | 8    | Chatham                |

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**Department of Planning and Development  
NEIGHBORHOOD LENDING PROGRAM January 1 -  
March 31, 2018**

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|--------|-----------------------------|--|-----------|--------------------------------|
| 2018,1 | 2547 W Pope John Paul II Dr | 2  | \$150,400 | 15 Brighton Park               |
| 2018,1 | 6418 S Rhodes Ave           | 2  | \$143,750 | 20 Woodlawn                    |
| 2018,1 | 6147 S Mozart               | 1  | \$140,000 | 16 Chicago Lawn                |
| 2018,1 | 1319 W. 110th St            | 1  | \$7,110   | 34 Morgan Park                 |
| 2018,1 | 5700 S Honore               | 2  | \$15,000  | 18 West Englewood              |
| 2018,1 | 6442 S. Langley Ave         | 2  | \$196,500 | 20 Woodlawn                    |
| 2018,1 | 8031 S Peoria Street        | 2  | \$213,450 | 21 Auburn Gresham              |
| 2018,1 | 6547 South Ellis, Unit 2N   | 1  | \$199,987 | 20 Woodlawn                    |
| 2018,1 | 8132 S Morgan Ave           | 1  | \$209,300 | 21 Auburn Gresham              |

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|---|---|----------------|--|---------------------|--|
| 126 N Dcs Plaines/659 W. RanddMcsirow Stem Development/ Serv10/6/2006 | Apprbvol  | units/payment; | N/A - initially built units rather tha\$555,124.90 |                     | 5  |
| 2 W. Erie, Dana Hotel   | Dana Hotel. LLC   | payment        | \$335,400  | \$335,400.00        |  |
| 10 East Delaware  | Ten East Delaware. LLC, the Prior.lin' -OS<br>Iric . It's Mnnayer | payment        | \$2,376,420  | \$2,376,420.00      |  |
| 60 F. Monroe  | Mesa Development  | 5/1/2005       | payment  | \$1,325,303         | \$1,325,303.00                                   |
| 111 W Illinois  | The Alter Group   | As of Right    | payment  | \$922,420           | \$922,420.00                                     |
| 123 S Green. The Emerald Q  | Greek Town Residential Pattners7/21/2006<br>4104 N Harlem, 60634  | payment        | \$285,600  | \$285,600.00        |  |
| 125 3 Green, The Emerald A  | Greek I own Residential Partners7/21/2C06<br>4104 N Harlem. 60634 | payment        | \$224,400  | \$224,400.00        |  |
| 151 N Slate Street (MOMO)   | Smilhfield Propcnies. LLC   | 7/1/2001)      | payment  | \$299,000           | \$299,000.00                                     |
| 1G0 E Illinois  | Olange Blue RHA   | As of Right    | payment  | \$639,828           | 5039,826.00                                      |
| 301-325 W. Ohio (Bownc)   | Woodlawn Developmcnl LLC (M6/19/2005<br>Real Estate)              | payment        | \$1,216,860  | \$1,216,860.00      |  |
| 550 N. St Clair Street  | Sutherland Pearsall Dev Corp                                      | As of Rirjht   | payment  | \$373,180           | \$373,180.00                                     |
| 600 N. Fairbanks Ct   | Schntz Development, 610 N. Fair7/1/2005                           | payment        | \$580,880  | \$580,880.00        |  |
| 611 S Wells   | TR Harrison, LLC  | As of Right    | payment  | \$22,735            | \$22,734.50                                      |
| 642 S Clark   | Smilhfield Properties, LLC  | As of Right    | payment  | \$225,965           | \$225,965.00                                     |
| 1001 VV VanBuren  | Smillifield Properties, LLC                                       | 6/1/2005       | payment  | \$87,452            | \$87,451.81                                      |
| 1255 S Stale  | 13th&State LLC  | 5/1/2005       | payment  | \$247,254           | \$247,254.00                                     |
| 1400-16 S Michigan  | 1400 S Michigan LLC   | 12/1/2005      | payment  | \$432,317           | \$432,316.80                                     |
| 1454-56 S Michigan  | Sedgwick Properties Deve Corp                                     | 5/19/2005      | payment  | \$322,371           | \$322,371.25                                     |
| 1555 S Wabash Avenue  | Nine West Really. 1300 Paulina                                    | As of Right    | paymcnl  | \$127,145           | \$127,144.80                                     |
| 1720S Michigan Avenue   | 1712TIC.LLC by CK2 Developm11/1/2005                              | payment        | \$915,631  | \$915,631.20        |  |
| 2131 S Michigan Ave/2138 S IndMichigan-Indiana LLC by Chief11/1/2005  |   | payment        | \$614,452  | \$614,451.60        |  |
| 2100 S Indiana  | Avalon Development Group. LLC                                     | Sep-06         | payment  | \$285,451           | \$285,451.00                                     |
| 205-15 W Washington   | Jupiler Realty Corporation  | 3/16/2006      | payment  | \$420,306           | \$420,305.60                                     |
| 212-232 E Eric, 217-35 W. Huron                                       | Newport Builders, Inc   | 12/1/2005      | payment  | \$2,250,415         | \$2,250,415.00                                   |
| 161 W. Kinzie   | Lynd Development  | As of Right    | payment  | \$1,211,280         | \$1,211,260.00                                   |
| 1-5 W. Walton / 2 W. Delwar   | (S)The Enterprise Companies                                       | As of Right    | payment  | \$2,698,385         | \$2,698,385.00                                   |
| 200-218 W. Lake St/206 N Wells  | 210-218 W Lake LLC. 920 York RMay-07<br>Hinsdale IL 60521         | payment        | \$1,439,417  | \$1,439,410.80      |  |
| 118 E Erie  | NM Project Company, LLC   | As of Right    | payment  | \$1,990,687         | \$1,990,686.72                                   |
| 501 N Dark 55-75 W Grand 54-7B  | Boyc II, LLC  | 11/19/2009     | ^ payment  | \$2,920,844         | * \$2,920,843.80                                 |
| 618-630 W Washington/101-121 Tho Cornerstone Group 70. LLC            | 12/1/2005   | payment        | \$540,630  | \$540,630.00        |  |
| 111 W Wacker  |   | 4/11/2007      | payment  | \$89,870            | \$89,869.68                                      |
| 171 N Wabash/73 E. Lake Street  | M4R Development. LLC  | 8/21/2008      | payment  | \$1,482,941         | \$1,482,941.00                                   |
| 212-232 W Illinois St.. 501-511 NJDL Acquisitions, LLC. 908 N Ha      | Aug-08  | payment        | \$2,654,166  | \$1,191,822.00      |  |
| 1- 19 E Chestnut  | Loyola University of Chicago                                      | 3/21/2013      | payment  | \$220,607           | \$220,607.00                                     |
| Arkadia 201-17 S Halsted 61-79 White Oak Realty Partners              | 11/27/2012  | payment        | \$1,675,133  | \$1,675,132.80      |  |
| 78 W Quincy   |   | payment        | \$714,892  | \$714,892.20        |  |
| 118- 12BW Chicago 801- 819 N ISmihfield Properties XVI LLC            | 5/16/2013   | payment        | \$953,198  | \$953,198.20        |  |
| 118- 128 W Chicago 801- 819 N Smithfield Properties XVI LLC           | 1/16/2014   | payment        | \$605,556  | \$605,556.48        |  |
| Old Colony Building 407 S Dearb407 Dearborn LLC                       | 7/18/2013   | payment        | \$351,878  | \$351,877.60        |  |
| 707 North Wells   | Akara Development Services  | As of Right    | payment  | \$1,291,931         | \$1,291,931.20                                   |
| 200-214 N Michigan Ave (200 N.Buck Development 200 LLC                | 12/19/2013  | payment        | \$177,941  | \$177,940.50        |  |
| 360 N Michigan  | AG-OCG 360 North Michigan LL9/18/2014                             | payment        | \$1,178,544  | \$1,178,544.00      |  |
| 1149-1167 S State St (State/ElmElm State Property LLC                 | 1/16/2014   | payment        | \$913,703  | \$913,703.00        |  |
| 171 N Halsted   | 171 Partners LLC  | 8/21/2014      | payment  |                     |  |

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|--|--|-------------|---------------|-----------------------------|----------------|----|
| 720 N LaSalle  | Superior Park LLC                            | 8/21/2014   | payment       | \$1,082,121                 | \$1,082,120.80 |    |
| 801-833 N Clark (833 Clark AparRyan Companies              |  | 10/23/2014  | payment       | \$974,346                   | \$974,345.60   |    |
| 224-228 E Ontario  | SMASI lotels Chicago LLC                     | As of Right | payment       | \$193,362                   | \$193,362.40   |    |
| 400-420 W Huron 700-708 N SeFoodsmilh Huron Associales LLC |  | 12/18/2014  | payment       | \$744.313                   | \$744,312.80   |    |
| 235 Van Buren"   | CMK Companies                                | 3/14/2007   | payment/units | N/A - initially built units | \$917,384.60   | 25 |
| 1116 N State (Cedar Hotel)                                 | Cedar Property LLC                           | 8/20/2015   | payment       | \$746,360                   | \$746,359.60   |    |
| 640 N Wells  | Wells « Erie LLC                             | 8/20/2015   | payment       | \$1,595,842                 | \$1,595,850.40 |    |
| 167 Erie   | MAC West LLC                                 | 8/21/2014   | payment       | \$2,310,889                 | \$2,310,888.80 |    |
| 451 E Grand  | Rela:«d Midwosl                              | 12/18/2014  | payment       | \$2,983,168                 | \$2,983,168.00 |    |
| 2-8 E Huron  | CA Residential Slate/Huron LLC As ol Ric iht |             | payment       | \$930,680                   | \$935,680      |    |
| 311 W Illinois   | Illinois Franklin LLC                        | 2/18/2016   | payment       | \$1,106.992                 | \$1,106,992.00 |    |
| 215 W Hubbard  | 215 Hubbard LLC                              | 3/18/2015   | payment       | \$1,461,553                 | \$1,461,552.80 |    |
| 650 SWells"  | CMK Companies                                | 11/19/2015  | payment       | \$8,707.477                 | \$1,553,020.80 |    |
| 1138 S Wabash  | 1136 S Wabash LLC                            | 5/10/2010   | payment       | \$730,769                   | \$736,708.72   |    |
| 1101 S Wabash  | 11th St Wabash, LLC                          | As of Right | payment       | \$723,677                   | \$723,676.80   |    |
| 111 S Peoria   | LG Development Group LLC                     | 3/17/2016   | payment       | \$643,585                   | \$643,584.70   |    |
| 1 S Halsted  | Mid City Plaza LLC                           | 8/6/2012    | payment       | \$2,587.292                 | \$2,587,291.84 |    |
| 800 S Michigan Ave   | Essex Hotel Owner LLC                        | 5/19/2016   | payment       | \$1,295,096                 | \$2,023,577.60 |    |

## Appendices - 49

## Density Bonus Report

Project: 1326 S Michigan 100 W Huron 808 W Van Buren 320-340 S Halsted 56 W Huron 1000 W Monroe 723-729 W Randolph (725 Randolph Street) 1061 W Van Buren 2109 S Wabash 1000 S Michigan 430-438 N LaSalle St 142-150 W Hubbard St

Project: 1326 S Michigan 100 W Huron 808 W Van Buren 320-340 S Halsted 56 W Huron 1000 W Monroe 723-729 W Randolph (725 Randolph Street) 1061 W Van Buren 2109 S Wabash 1000 S Michigan 430-438 N LaSalle St 142-150 W Hubbard St

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|   |                              |             |               |             |                |               |
|---|------------------------------|-------------|---------------|-------------|----------------|---------------|
| 1326 S Michigan 100 W Huron   | SMAT LLC                     | 3/17/2016   | payment       | \$1,957,842 | \$1,957,841.60 |               |
| 808 W Van Buren 320-340 S Halsted 56 W Huron  | AP 100 W Huron Property LLC  | 5/19/2016   | payment       | \$721.497   | \$721,497.00   |               |
| 1000 W Monroe 723-729 W Randolph (725 Randolph Street) 1061 W Van Buren 2109 S Wabash | 808 Van Buren LLC            | As of Right | payment       | \$577,054   | \$577,053.60   |               |
| 1000 S Michigan 430-438 N LaSalle St 142-150 W Hubbard St                             | Kifonaum Development LLC     | As of Right | payment       | \$240,559   | \$240,559.20   |               |
|   | SP Monroe LLC                | As of Right | payment       | \$123.401   | \$123,400.80   |               |
|   | 725 Randolph LLC             | 12/19/2013  | payment       | \$541,040   |                |               |
|   | Pizzuti Development          | 10/15/2015  | payment       | \$1,167,209 |                |               |
|   | DK Acquisitions LLC          | 3/17/2016   | payment/units | \$248,582   |                | 10 (proposed) |
|   | 1000 S Michigan Equities LLC | 4/21/2016   | payment       | \$828,502   |                |               |
|   | FG Development LLC           | 8/18/2016   | payment       | \$636,615   |                |               |

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

\*\* This payment will be phased.

| Property Address - 100' W - 1'                                       | Developer - 1' F - 1'  | Approval  | Project Payment - 1' |
|--|--|-----------|----------------------|
| 2346-56 S Wabash   | Dave Dubin   | 3/17/2005 | units                |
| 150 E. Ontario   | Monaco Development   | 5/19/2005 | payment              |
| 1327 S Wabash (Glashaus)   | Wabash Street, LLC, c/o Piedmont Development<br>S. Sangamon, 60607 | 7/5/2000  | payment              |
| 535 N St. Clair  | Sutherland Pearsall Dev. Corp.                                     | 6/1/2006  | payment              |
| 1-15 E Superior  | 1 E Superior, LLC  | 2/1/2006  | payment              |
| 51-67 E Van Buren/401-419 S Wabash (Buckingham/Wabash LLC Wabash II) |  | 6/18/2009 | payment              |
| 324 W Harrison Street (Old Post Office)*                             | International Property Developers North America                    | 7/18/2013 | payment/units        |

**^5i":?^vf< S36,954,804'**

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

| Property Address   | Developer                             | Approval     | Project Payment | Project Completion |
|--|---------------------------------------|--------------|-----------------|--------------------|
| 100-106 S Sangamon, 933-943 W Monroe Campus Condominiums, LLC                          | N/A                                   |              | payment         | 10/1/2006          |
| 301-319 S Sangamon Street / 925 W. Jack Heidner Properties                             | August-06                             |              | units           | 3/1/2010           |
| 501-517 W Huron, 658-678 N Kingsbury, 5501 Huron Building Corporation (Park Kingsbury) | June-06                               |              | payment         | 8/1/2007           |
| 680 N. Rush (F/K/A 65 East Huron) (Candy-Huron-Rush, LLC)                              | December-05                           |              | payment         | 6/1/2008           |
| 2100 S Prarno Avenue   | 2100 S. Prairie, LLC                  | As of Right  | payment         | 8/1/2008           |
| 251 E Ohio/540 N Fairbanks   | Fairbanks Development Associates, LLC | January-01   |                 | 10/1/2008          |
| 2055 S Prairie (Chess Lofts/Aristocrat)  | Wurman Development                    | September-05 | payment         | 1/9/2009           |
| 1712 S Prarno  | 1712 S Prairie LLC                    | February-06  | payment         | 9/30/2009          |
| 630 N McClurg  | Golub & Company                       | May-08       | payment         | 12/15/2009         |
| 400 N Lake Shore Drive (The Spire)   | Shelborn North Water Street LP        | April-07     | payment         |                    |

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Appendices - 50

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