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2009-2013 Affordable Housing

Keeping Chicago's neighborhoods affordable.

2012 Fourth Quarter Progress

Report

October-December

LETTER FROM THE COMMISSIONER

We are pleased to submit the 2012 Fourth Quarter Progress Report, which presents the Department of Housing and Economic Development's progress on the goals set forth in the City's fourth Affordable Housing Plan for the years 2009-2013.

Perhaps more than at any time since the inception of the five-year planning process, 2012 was a year of great challenges in the housing and lending markets. In particular, the collapse of the single-family housing market has had a crippling effect on our homebuyer initiatives.

Despite these issues, the Department in 2012 committed \$276 million to support more than 7,000 units of affordable housing. This represents 75% of our annual resource allocation goal and 80% of our units assisted goal.

During the fourth quarter, the Department approved financing for two multifamily developments and conducted our annual Rents Right Housing Expo to assist tenants and landlords in finding answers to their housing questions.

As always, we would like to thank all of our partners for their continued support and cooperation under difficult circumstances. Working with them, we will continue to progress in our goals to create and preserve affordable housing for the people of Chicago.

Inonev "

Andrew J. Mooney Commissioner

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REFERENCE

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

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INTRODUCTION

This document is the 2012 Fourth Quarter Progress
Report on the Chicago Department of Housing and
Economic Development's Affordable Housing Plan, 2009-2013.

For 2012, HED projected commitments of \$367 million to support 8,860 units of housing.

Over the full year, the Department committed \$276 million to assist more than 7,000 units, representing 75% of the 2102 resource allocation goal and 80% of the unit goal.

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CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

Multifamily Rehab and New Construction

At the start of 2012, the Department projected commitments of over \$288 million to support more than 6,000 units of affordable rental housing using loans for new construction or rehab along with rental subsidies.

For the full year, HED committed \$202 million in resources to support 4,635 units. These numbers represent 75% of the annual multifamily unit goal and 70% of the multifamily resource allocation goal.

Shops and Lofts at 47

On October 31 the City Council approved a \$45.6 million, mixed-use development featuring 96 rental units and a Wal-Mart Neighborhood Market in the Grand Boulevard community. The project, Shops & Lofts at 47, will be located primarily on a vacant, City-owned site at 47th Street and Cottage Grove Avenue. It will consist of a new five-story mixed-use building along with two new six-flats, a new nine-flat and a rehabilitated three-flat.

The \$33.5 million residential component, to be developed by The Community Builders Inc., will contain 44 affordable, 28 public housing and 24 market-rate apartments. Public sector support will include \$11.4 million in TIF funds, a \$550,000 HOME loan, a \$7.8 million loan from the CHA, a total of \$9.1 million in tax credits and up to \$20

million in tax-exempt bonds for construction financing.

The ground floor of the mixed-use building will contain 55,000 square feet of retail space, of which 41,000 square feet has been committed for the Wal-Mart grocery store. An additional 14,000 square feet will be offered for leasing to small retailers during the construction phase. Ground-level parking on the site will provide space for 66 vehicles.

Shops & Lofts is one of three major HED-assisted developments now moving ahead on the 47th Street corridor. Together, these projects will create almost 350 new housing units and more than 160,000 square feet of retail space.

A new Wal-Mart Neighborhood Market will anchor a three-acre, \$46 million residential and commercial development on the southwest corner of 47th Street and Cottage Grove Avenue in the 4th Ward.

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Dorchester Artist Housing

On December 13 the City approved a total of \$ 1.1 million in tax credits for the creation of a 32-unit, mixed-income artists' colony through the rehabilitation of vacant CHA-owned housing in the South Shore community. Dorchester Artist Housing will contain 13 two- and 19 three-bedroom units, along with an arts center. Eleven of the units will be reserved for former public housing tenants and restricted to 50% AMI; 12 units will be at 60% AMI; and 9 units will be unrestricted. The buildings, formerly known as Dorchester/Dante Townhomes, will be donated by CHA and the land leased for 99 years.

The two-story, red brick buildings on the site will be restored to their original modern design. All major systems will be replaced, including HVAC, electric, plumbing, roofs, kitchens and baths, along with new landscaping. The arts center, located in the center of the development, will complement the residential buildings with a decorative glass facade, creating an open and inviting atmosphere for performing, creating and displaying art.

The \$11.8 million development, a joint venture of Brinshore Development and the nonprofit Rebuild Foundation, is part of the CHA's Plan for Transformation. The Rebuild Foundation, whose mission includes providing arts programming for children, plans to provide programming in the arts center, coordinating artists living on-site who will be required to volunteer a minimum of five hours per week. This project will also be part of a larger network of artists' residences being established by the Foundation in six midwestern cities.

These vacant CHA apartments at 70th Street and Harper Avenue in the 5th Ward are among 32 two- and three-bedroom units slated for redevelopment as artists' residences.

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MULTIFAMILY OR CLOSED IN 2012

DEVELOPMENTS

APPROVED

Development	Ward	Units	Approval Date	Closing Date
Oakwood Shores Terrace	4	76	3/10/2010	3/9/2012

Hazel Winthrop Apartments	46	30	3/9/2011	3/14/2012
Borinquen Bella Apartments	26	47	11/2/2011	4/30/2012
Resurrection Homes Rental Project	22/24/25	7	12/14/2011	4/5/2012
Lakefront Phase II	4	132	1/18/2012	6/29/2012
Sarah's House	46	10	1/18/2012	8/24/2012
Bronzeville Senior Apartments	3	97	3/14/2012	5/14/2012
Woodlawn Six Apartments	20	100	--	8/17/2012
Churchview Manor Senior Apartments	20	60	5/9/2012	10/25/2012
Woodlawn Center North	20	33	6/27/2012	8/28/2012
3208 N. Sheffield Avenue	44	51	10/3/2012	11/16/2012
Senior Suites of Midway Village	13	89	10/3/2012	12/13/2012
Shops and Lofts at 47	4	96	10/31/2012	--
Dorchester Artist Housing	5	32	12/13/2012	--

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PROMOTION AND SUPPORT OF HOMEOWNERSHIP

At the start of 2012, the Department projected commitments of over \$62 million to help almost 700 households achieve or sustain homeownership.

For the full year, HED committed over \$62 million in resources to support 443 units. These numbers represent 67% of the annual homeownership unit goal and 101% of the homeownership resource allocation goal.

Troubled Building Condo Initiative to Continue As Self-Funded Program

Building on the success of the TBI Multi-Family and Single-Family programs, the TBI Condo program was initiated by HED in response to the mounting numbers of vacant and dysfunctional condo buildings in Chicago during the mid-2000s. A combination of unscrupulous developers and lax lending standards had caused a surge of foreclosures and vacancies rippling through many converted condo buildings, while a tangle of ownership issues deterred the sale and rehab of individual units. Using a three-year, \$2.5 million federal grant under the American Recovery and Reinvestment Act (ARRA), HED contracted with Community Initiatives, Inc. (CII) to acquire, assemble, manage, and sell these vacant units.

This three-story building at 3550 W. Franklin in the 27th Ward is being rehabbed under the TBI Condo program.

The program began in 2009 with the selection of twelve condo buildings housing a total of 80 vacant units. In 2010, several units were acquired at lower than anticipated costs through donations from banks or by court order as a result of Illinois's newly enacted Distressed Condominium Act. These factors enabled HED to expand the program and add more buildings to the acquisition list. By the end of the ARRA grant period in September 2012, 188 units had been acquired-more than twice as many as originally projected.

HED's intent is to continue operating the program supported exclusively by revenues generated as buildings are sold. The program is now targeting twenty buildings containing 252 units in the communities of Albany Park, Avondale, Chatham, Chicago Lawn, Humboldt Park, Logan Square, Rogers Park, Washington Park, West Ridge and Woodlawn. The first five buildings have been sold, generating income of almost \$360,000. In 2013 HED will continue to partner with CII in identifying additional troubled condo buildings to bring into the program, supported by anticipated program income of \$1,025,000.

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IMPROVEMENT AND PRESERVATION OF HOMES

At the start of 2012, the Department projected commitments of almost \$15 million to help 2,000 households repair, modify or improve their homes.

For the full year, HED committed over \$11 million in resources to support 1,979 units. These numbers represent 98% of the annual home improvement and preservation unit goal and 77% of the resource allocation goal.

Homeownership Counseling to be Expanded Under New IHDA Grant in 2013

HED's direct support for homeownership counseling programs will be significantly boosted in 2013 through a new \$960,000 annual grant from the Illinois Housing Development Authority (IHDA). The new grant, which more than doubles City counseling assistance from \$445,000 in previous years, will enable the Department to expand the number of City-funded agencies under the Homeownership Counseling Services (HCS) program from nine to thirteen.

Through HCS, HUD-certified Housing Counseling Agencies provide foreclosure prevention and homebuyer counseling services to current and prospective homeowners. The thirteen agencies were selected through an RFP issued in November 2012.

EHAP Enhancements Approved for 2013

In December 2012, legislation was introduced to expand the Emergency Housing Assistance Program (EHAP) by

raising the income eligibility ceiling from 50% to 80% of AMI. Under the change, approved by the City Council in January 2013, the maximum qualifying income is now \$58,900 for a family of four. This is the first such expansion of EHAP since its inception in 1984.

Also, the Department revamped the intake process for EHAP to make it fairer and more convenient for applicants. For the first time in 2013, open enrollment for the Roof and Porch Repair/Replacement Program was rescheduled from the New Year's Day holiday to the first business day of the year. During the new enrollment period, which ran from 9 a.m. to 3 p.m. on January 2 through January 4, more than 2,500 interested residents called into the City's 311 Service Center to place their names on the list for roof or porch repairs.

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POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

Micro Market Recovery Program Update

The Micro Market Recovery Program (MMRP) was launched in August 2011 to combat high foreclosure rates and stabilize property values in targeted neighborhoods throughout the city. Through the program the City works to foster the reoccupation of vacant or foreclosed properties in nine target areas (see map on p. 8) by coordinating multiple incentive programs, not-for-profit intermediaries and for-profit capital sources, and by providing financing to approved developers and end-users.

Since its inception, MMRP has leveraged the resources of the City and its non-profit and community partners to assist over 1,700 units in more than 260 properties. Combined public and private investments in MMRP properties now total \$236.9 million, including \$142.4 million through the City's affordable housing programs. This funding supports a wide range of services, including: foreclosure counseling; home repair assistance; enforcement, stabilization and repair of distressed properties; and private financing for acquisition and rehab.

Key to this effort in each target area is the City's Community Partner—an organization that is taking the lead in identifying local solutions to the foreclosure crisis. Each Community Partner assumes responsibility for a wide range of activities: surveying and reporting vacant properties in their community; providing or facilitating foreclosure counseling, financial literacy and credit counseling; assistance with insurance and property tax reduction options; referrals for lending and homeowner counseling to prospective buyers; block clean-ups and organizing; and other community engagement activities that help keep existing residents in their homes and avoid further foreclosures and vacancies. The groups meet monthly to review overall strategies, share best practices and get updates on the status of vacant properties.

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MMRP Target Areas

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Neighborhood Stabilization Program Update

The City continues on track to meet HUD's upcoming deadlines for the expenditure of NSP dollars. The first deadline requires all NSP2 funds to be spent by February 11, 2013; the final date for NSP1 is March 27, 2013. Property acquisitions under NSP3 will continue during 2013; the deadline for drawdown of these funds is March 15, 2014.

Through the end of 2012, a total of 826 units in 173 properties have been acquired (or are under contract to buy) using funds from Chicago's three NSP grants. Rehab construction has started on 667 units in 134 properties; 458 units (92 properties) have been finished or are nearing completion. Sixty-six units (42 properties) have been sold to qualified homebuyers, and several multifamily properties are partially occupied and in the lease-up process. A list of all properties that have been assisted through NSP can be found in the Appendix. An updated version of this list is always available at www.chicagonsp.org <<http://www.chicagonsp.org>>.

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Ninth Annual Rents Right Housing Expo

On November 3, 2012 the Adam Clayton Powell Academy, located at 7511 South Shore Drive in the 7th Ward, was the scene of the City's ninth annual Rents Right Expo to assist tenants and landlords with questions about their rights and responsibilities. Featuring some forty housing agencies and service providers, the free Expo was co-sponsored by HED and the Chicago Rents Right Committee, which provides guidance to tenants and landlords in meeting their legal rights and responsibilities.

At the event, a wide range of government and community agencies answered questions from more than 100 attendees about conflict resolution, building code violations, laws pertaining to evictions and lockouts, housing discrimination, pest control and other housing issues. Participants also attended bilingual workshops focused on fair housing laws and other topics of concern to renters.

Participating agencies included the Metropolitan Tenants Organization, the Spanish Coalition for Housing, Access Living, the Lawyers' Committee for Better Housing and other service providers.

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APPENDICES

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Appendices -11

City of Chicago Department of Housing and Economic Development

Summaries of Approved Multifamily Developments Fourth Quarter 2012

Shops & Lofts at 47
The Community Builders, Inc. 4700-52 S. Cottage Grove Ave. 471 7-53
S. Evans Ave.

Dorchester Artist Housing
Brinshore Development & The Rebuild Foundation 1446-48 S. Dante Ave. 6948-58 S.
Harper Ave. 1450-68 E. 70th St. 1504-14 E. 70th St.

Appendices -12
City of Chicago Department of Housing and Economic Development
Fourth Quarter 2012

Project Summary: Shops & Lofts at 47

BORROWER/DEVELOPER; The Community Builders, Inc.
FOR PROFIT/NOT-FOR-PROFIT; Not-for-Profit
PROJECT NAME AND ADDRESS: Shops & Lofts at 47
4700-52 S. Cottage Grove Ave. 4717-53 S. Evans Ave.
WARD AND ALDERMAN: 4th Ward
Alderman Will Burns
COMMUNITY AREA: Grand Boulevard
CITY COUNCIL APPROVAL: October 31, 2012
PROJECT DESCRIPTION: This mixed-use development will include 96 rental units and a

TIF Funds: Tax-Exempt Bonds: City Land Write-down: LIHTCs:

Donation Tax Credits: MF Loan:

Wal-Mart Neighborhood Market to be built on three acres of land (mainly City-owned) at the southwest corner of 47th St. and Cottage Grove Ave. The \$33.5 million residential component will contain 44 affordable, 28 public housing and 24 market-rate units. The Wal-Mart will be located on the ground floor of a 5-story commercial and residential building that will also provide space for small retailers.

\$11,410,000

\$20,000,000

\$2,241,000

\$906,735 in 4% LIHTCs generating \$8,400,383 in equity \$761,932 generating \$662,881 in equity

\$550,000

Appendices -13

Project Summary: Shops & Lofts at 47 Page 2

UNIT MIX/ RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom*	9	\$370 (estimated)	60% AMI
1 bedroom	12	\$782	60% AMI
1 bedroom	8	\$1,103	Market
2 bedroom*	19	\$440 (estimated)	60% AMI
2 bedroom	28	\$939	60% AMI
2 bedroom	12	\$1,323	Market
2 bedroom	1	N/A (for developer use)	Market
3 bedroom	4	\$1,084	60% AMI
3 bedroom	3	\$1,637	Market
TOTAL	96		

* For former public housing tenants. Tenants in these units pay 30% of their income, and CHA provides operating subsidy of approximately \$350 per unit per month.

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Land/Building Acquisition	\$ 231,922	\$ 2,416	< 1%
Site Clearance/Preparation	\$ 1,671,568	\$ 17,412	5%
Construction, Equipment, etc.	\$ 22,644,983	\$ 235,885	68%
Developer Fees	\$ 2,588,000	\$ 26,958	8%
Reserves	\$ 2,040,262	\$ 21,253	6%
Soft Costs	\$ 4,352,908	\$ 45,343	13%
TOTAL	\$ 33,529,643	\$ 349,267	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
Tax Credit Equity	\$ 8,400,383		\$ 87,504	25%
DTC Equity	\$ 662,881		\$ 6,905	2%
Deferred Developer Fee	\$ 940,000		\$ 9,792	3%
HED Loan	\$ 550,000	3%	\$ 5,729	2%
TIF	\$ 11,410,000		\$ 118,854	34%

CHA Loan	\$ 8,374,409	1.75%	\$ 87,233	25%
DCEO Grant	\$ 388,000		\$ 4,042	1%
TCB NSP2 Loan	\$ 2,300,000	3.57%	\$ 23,958	7%
Other	\$ 503,970		\$ 5,250	2%
TOTAL	\$ 33,529,643		\$ 349,267	100%

Appendices -14

**City of Chicago Department of Housing and Economic Development
Fourth Quarter 2012****Project Summary: Dorchester Artist Housing**

BORROWER/DEVELOPER: Brinshore Development LLC
The Rebuild Foundation

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

PROJECT NAME AND ADDRESS: Dorchester Artist Housing
1446-48 S. Dante Ave. 6948-58 S. Harper Ave.
1450-68 E. 70th St. 1504-14 E. 70th St.

WARD AND ALDERMAN: 5th Ward

Alderman Leslie A. Hairston

COMMUNITY AREA: South Shore

CLOSING: December 13, 2012

PROJECT DESCRIPTION: The developers will create a 32-unit, mixed-income artists' colony through rehabilitation of vacant CHA-owned housing. The project will contain 13 two- and 19 three-bedroom units, along with an arts center. Eleven of the units will be reserved for former public housing tenants and restricted to 50% AMI; 12 units will be at 60% AMI; and 9 units will be unrestricted. The buildings are being donated by CHA.

LIHTCs: \$765,000 in 9% LIHTCs generating \$7,344,000 in equity

Donation Tax Credits: \$270,000 generating \$229,500 in equity

Appendices -15

Project Summary: Dorchester Artist Housing Page 2

UNIT MIX/ RENTS

Type	Number	Rent*	Income Levels Served
2 bedroom	4	\$451	50% AMI
2 bedroom	3	\$775	60% AMI
2 bedroom	6	\$810	Market
3 bedroom	8	\$451	50% AMI
3 bedroom	8	\$925	60% AMI
3 bedroom	3	\$1,050	Market
TOTAL	32		

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

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Construction	\$9,229,786	\$288,431	78%
Soft Costs	\$1,133,265	\$ 35,415	10%
Developer's Fees	\$1,036,883	\$ 32,403	9%
Reserves	\$ 374,618	\$ 11,707	3%
TOTAL	\$ 11,774,552	\$ 367,955	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
Tax Credit Equity	\$ 7,344,000		\$ 87,504	62%
DTC Equity	\$ 229,500		\$ 6,905	2%
Deferred Developer Fee	\$ 104,325		\$ 9,792	< 1%
CHA Loan	\$ 3,362,727		\$ 87,233	29%
Private Loan	\$ 550,000	8.0%	\$ 4,042	5%
Other	\$ 184,000		\$ 5,250	2%
TOTAL	\$ 11,774,552		\$ 367,955	100%

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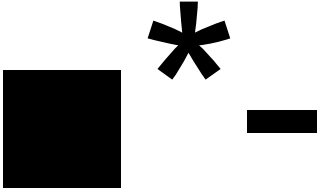
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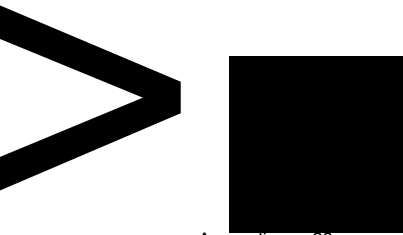
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Appendices - 25

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Appendices - 26

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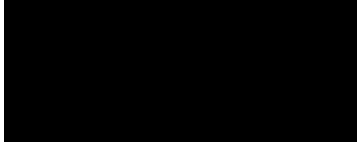
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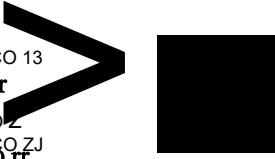
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Appendices - 34

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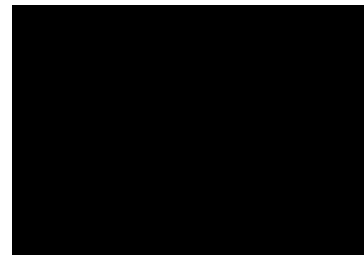
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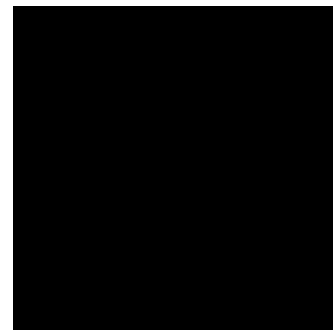
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Appendices - 36

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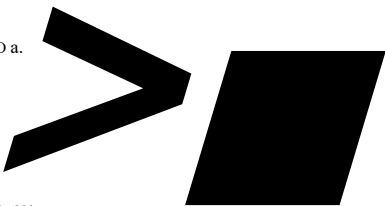
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Appendices - 38

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Appendices - 39

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Appendices - 40

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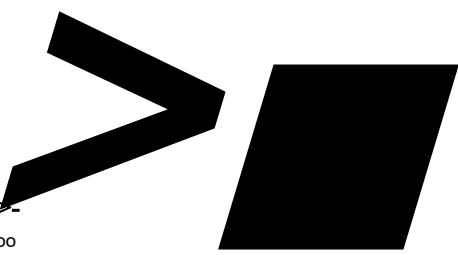
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Appendices - 47

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Appendices - 52

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Appendices - 54

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Appendices - 56

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Appendices - 57

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Appendices - 60

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Appendices - 61

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Appendices - 62

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Appendices - 64

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Appendices - 65

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Appendices - 66

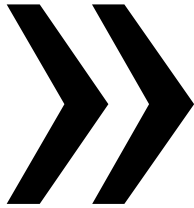
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Appendices - 67

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Appendices - 68

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Appendices - 69

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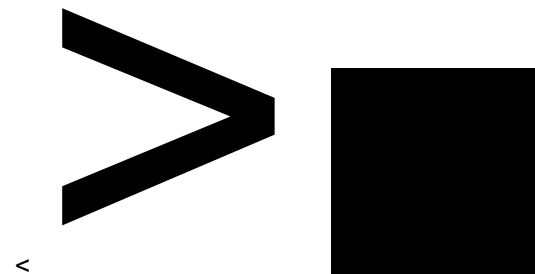
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**Department of Housing and Economic Development
NEIGHBORHOOD LENDING PROGRAM January 1 -
December 31, 2012**

| Quarter Counted | Primary Address | Total Loan Amount | # of Units | Ward |
|-----------------|----------------------------|-------------------|------------|------|
| 2012 1 | 4400 South Drexel Blvd. IB | \$ 128,187 | 1 | 4 |

| | | | | |
|--------|----------------------------|------------|---|----|
| 2012,1 | 4100 South Drexel Blvd, ID | \$ 138,187 | 1 | 4 |
| 2012,1 | 825 East 47th Place | \$ 201,411 | 1 | 4 |
| 2012,1 | 410 East 78th Street | \$ 109,700 | 1 | 6 |
| 2012,1 | 8152 S Kingston | \$ 125,552 | 1 | 7 |
| 2012,1 | 10902 South Eberhart | \$ 72,734 | 1 | 9 |
| 2012,1 | 720 East 104th Place | \$ 17,067 | 1 | 9 |
| 2012,1 | 11222 South Avenue G | \$ 107,832 | 1 | 10 |
| 2012,1 | 9117 S. Buffalo | \$ 81,259 | 1 | 10 |
| 2012,1 | 4114 South Albany | \$ 119,300 | | 14 |
| 2012,1 | 4657 S. Springfield | \$ 75,781 | 1 | 14 |
| 2012,1 | 6006 S. Fairfield Ave. | \$ 145,500 | 1 | 15 |
| 2012,1 | 6024 South Washtenaw | \$ 97,600 | 1 | 15 |
| 2012,1 | 2118 W. 49th PL | \$ 81,446 | 1 | 16 |
| 2012,1 | 5834 South California Ave | \$ 118,100 | 1 | 16 |
| 2012,1 | 7008 S. Bell | \$ 31,707 | 1 | 17 |
| 2012,1 | 8410 South Honore | \$ 106,646 | 1 | 18 |
| 2012,1 | 6736 South Prairie Ave | \$ 213,000 | | 20 |
| 2012,1 | 9740 South Wallace Street | \$ 158,046 | 1 | 21 |
| 2012,1 | 2731 S. Pulaski | \$ 133,550 | 1 | 22 |
| 2012,1 | 3023 S. Kildare #2 | \$ 171,000 | 1 | 22 |
| 2012,1 | 5343 S. Long, Unit 8 | \$ 137,445 | 1 | 23 |
| 2012,1 | 1136 South Keeler | \$ 210,122 | 2 | 24 |
| 2012,1 | 1509 South Central Park | \$ 70,065 | 2 | 24 |
| 2012,1 | 1842 South Central Park | \$ 6,143 | 2 | 24 |
| 2012,1 | 1904 South Ridgeway Ave | \$ 114,109 | 2 | 24 |
| 2012,1 | 1937 South Spaulding | \$ 83,600 | 1 | 24 |
| 2012,1 | 1945 South Avers | \$ 4,637 | 1 | 24 |
| 2012,1 | 1236 N Lawndale Ave Apt E | \$ 135,869 | 1 | 26 |
| 2012,1 | 3731 West Wabansia Ave | \$ 183,000 | 2 | 26 |
| 2012,1 | 2728 West Maypole | \$ 154,000 | 2 | 27 |
| 2012,1 | 432 North Central Park | \$ 8,638 | 1 | 27 |
| 2012,1 | 950 North Springfield | \$ 58,165 | 1 | 27 |
| 2012,1 | 2534 N. McVicker | \$ 99,000 | 2 | 29 |
| 2012,1 | 2637 North Menard Ave | \$ 129,500 | 1 | 30 |
| 2012,1 | 4255 W. Addison, 3rd FL | \$ 138,000 | 1 | 30 |
| 2012,1 | 2154 N. Kostner | \$ 159,000 | 2 | 31 |
| 2012,1 | 2207 N Kostner | \$ 99,900 | 1 | 31 |
| 2012,1 | 4236 W Wrightwood | \$ 139,000 | 1 | 31 |
| 2012,1 | 11522 South Normal Ave | \$ 104,925 | 1 | 34 |
| 2012,1 | 41 West 107th Street | \$ 122,971 | 1 | 34 |
| 2012,1 | 1805 North Luna | \$ 212,225 | 2 | 37 |
| 2012,1 | 5151 West Potomac | \$ 62,987 | 1 | 37 |
| 2012,1 | 5429 West Iowa | \$ 144,646 | 2 | 37 |
| 2012,1 | 845 North Karlov | \$ 43,163 | 2 | 37 |
| 2012,1 | 853 North Central | \$ 30,687 | 2 | 37 |
| 2012,1 | 632 W. Patterson | \$ 155,000 | 1 | 46 |

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|--------|----------------------|------------|---|----|
| 2012,1 | 6540 N. Sacramento | \$ 101,850 | 1 | 50 |
| 2012,2 | 937 N. Springfield | \$ 3,929 | 1 | 27 |
| 2012,2 | 7507 South Sangamon | \$ 24,795 | 1 | 17 |
| 2012,2 | 2458 S. Harding Ave. | \$ 37,500 | 2 | 22 |

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Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - December 31, 2012

| Quarter Counted | Primary Address | Total Loan Amount | # of Units | Ward |
|-----------------|-------------------------------|-------------------|------------|------|
| 2012,2 | 9243 S. Emerald | \$ 10,191 | 1 | 21 |
| 2012,2 | 2458 S. Harding Ave. | \$ 12,318 | | 22 |
| 2012,2 | 9243 S. Emerald | \$ 5,000 | 1 | 21 |
| 2012,2 | 2458 S. Harding Ave. | \$ 4,000 | | 22 |
| 2012,2 | 9243 S. Emerald | \$ 9,975 | 1 | 21 |
| 2012,2 | 2834 W. Berwyn Ave 2W | \$ 103,411 | 1 | 40 |
| 2012,2 | 3653 W. 71st St. | \$ 159,565 | 1 | 13 |
| 2012,2 | 5629 S. Campbell | \$ 61,683 | 1 | 16 |
| 2012,2 | 5638 S. Kolin Ave | \$ 61,870 | 1 | 13 |
| 2012,2 | 300 West North Ave, unit 130f | \$ 171,500 | 1 | 43 |
| 2012,2 | 1001 North Keeler | \$ 5,350 | 1 | 37 |
| 2012,2 | 570 East 104th Place | \$ 125,050 | 1 | 9 |
| 2012,2 | 1001 North Keeler | \$ 122,200 | 1 | 37 |
| 2012,2 | 704 North Trumbull | \$ 183,700 | 1 | 27 |
| 2012,2 | 1822 South Bishop Street #30] | \$ 181,900 | 1 | 25 |
| 2012,2 | 6776 N. Sauganash Ave. | \$ 169,750 | 1 | 41 |
| 2012,2 | 4538 S. Spaulding | \$ 111,625 | 1 | 14 |
| 2012,3 | 1133 East 83rd Street | \$ 154,530 | 1 | 8 |
| 2012,3 | 523 W. 42nd Street | \$ 47,470 | 1 | 11 |
| 2012,3 | 6025 S. Albany | \$ 88,330 | 1 | 16 |
| 2012,3 | 3321 S. Hoyne | \$ 111,550 | 1 | 11 |
| 2012,3 | 1500 W 17th St First FL | \$ 67,900 | | 25 |
| 2012,3 | 1945 South Avers | \$ 4,637 | 1 | 24 |
| 2012,3 | 7455 N. Greenview | \$ 38,409 | | 49 |
| 2012,3 | 3023 S. Kildare # 2 | \$ 2,000 | 1 | 22 |
| 2012,3 | 858 North Hamlin | \$ 123,300 | | 27 |
| 2012,3 | 646 West Englewood Ave | \$ 111,030 | 1 | 16 |
| 2012,3 | 5318 N. Winthrop Ave | \$ 82,450 | 1 | 48 |
| 2012,3 | 7725 S. Kilbourn Ave | \$ 82,450 | 1 | 13 |
| 2012,3 | 9042 S. Essex | \$ 24,585 | 1 | 7 |
| 2012,3 | 4919 W. Henderson | \$ 104,866 | | 38 |
| 2012,3 | 3130 N. Drake | \$ 70,716 | | 35 |
| 2012,3 | 1034W. 92nd | \$ 70,190 | 1 | 21 |
| 2012,3 | 4600 S. Halsted | \$ 150,000 | 1 | 4 |

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|--------|-----------------------------|------------|---|----|
| 2012,3 | 4800 S. Lake Park | \$ 156,000 | 1 | 4 |
| 2012,3 | 1937 South Spaulding | \$ 30,000 | 1 | 24 |
| 2012,3 | 4122 West Van Buren | \$ 11,625 | 1 | 24 |
| 2012,3 | 9555 South Princeton Ave | \$ 1,850 | 1 | 21 |
| 2012,3 | 10322 South Calumet | \$ 183,950 | 1 | 9 |
| 2012,3 | 820 North Avers | \$ 142,640 | 2 | 27 |
| 2012,3 | 1010 North Central Park Ave | \$ 4,790 | 2 | 27 |
| 2012,3 | 1509 South Central Park | \$ 70,065 | 2 | 24 |
| 2012,3 | 8152 S Kingston | \$ 6,492 | 1 | 7 |
| 2012,3 | 4101 S. Albany | \$ 82,983 | 1 | 14 |
| 2012,3 | 5201 South Lawndale | \$ 68,886 | 1 | 23 |
| 2012,3 | 5317 West Monroe | \$ 74,600 | 2 | 29 |
| 2012,3 | 853 North Central | \$ 30,687 | 2 | 37 |
| 2012,3 | 7526 S. Langley | \$ 190,900 | 2 | 6 |
| 2012,3 | 8135 S. Throop | \$ 210,490 | 1 | 21 |
| 2012,3 | 9419 S. Normal | \$ 19,119 | 1 | 21 |
| 2012,3 | 5834 South California Ave | \$ 118,100 | 1 | 16 |

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Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - December 31, 2012

| Quarter Counted | Primary Address | Total Loan Amount | # of Units | Ward |
|-----------------|---------------------------|-------------------|------------|------|
| 2012,3 | 1047 North Massasoit Ave. | \$ 45,980 | 1 | 29 |
| 2012,3 | 737 North Lorel | \$ 40,770 | 1 | 37 |
| 2012,3 | 9810 S. Maryland | \$ 4,000 | 1 | 8 |
| 2012,3 | 7753 S. St. Lawrence Ave. | \$ 20,300 | 1 | 6 |
| 2012,3 | 5151 West Potomac | \$ 4,000 | 1 | 37 |
| 2012,3 | 959 West 111th Street | \$ 74,850 | 1 | 34 |
| 2012,3 | 11 730 S. Loncjwood Drive | \$ 147,200 | 1 | 19 |
| 2012,3 | 7327 S. Evans | \$ 84,300 | 1 | 6 |
| 2012,3 | 825 East 47th Place | \$ 201,411 | 1 | 4 |
| 2012,4 | 1057 W. Pratt Blvd. 3A | \$ 15,000 | 1 | 49 |
| 2012,4 | 1058 North Drake | \$ 219,390 | 2 | 27 |
| 2012,4 | 10752 S.Wabash | \$ 199,000 | 2 | 9 |
| 2012,4 | 11629 S. Eggleston | \$ 104,060 | 1 | 34 |
| 2012,4 | 1306 S. Albany | \$ 145,300 | 2 | 24 |
| 2012,4 | 1532 South Drake | \$ 80,124 | 2 | 24 |
| 2012,4 | 1537 S. Kedvale | \$ 15,000 | 1 | 24 |
| 2012,4 | 1631 E. 84th Place | \$ 15,000 | 1 | 8 |
| 2012,4 | 2104 South Central Park | \$ 30,073 | 2 | 24 |
| 2012,4 | 235 W. Van Buren , #2108 | \$ 144,355 | 1 | 2 |
| 2012,4 | 235 W. Van Buren # 2714 | \$ 214,288 | 1 | 2 |
| 2012,4 | 2222 N. Massasoit | \$ 45,000 | 1 | 29 |

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|--------|--------------------------|------------|---|----|
| 2012,4 | 2603 N. Menard | \$ 15,000 | 1 | 30 |
| 2012,4 | 2705 W. Nelson St. | \$ 281,000 | 1 | 1 |
| 2012,4 | 2738 West Washington | \$ 98,650 | 1 | 2 |
| 2012,4 | 3004 W. Warren Boulevard | \$ 15,000 | 1 | 2 |
| 2012,4 | 3142 N. Rutherford | \$ 15,000 | 1 | 36 |
| 2012,4 | 3612 W. Marquette | \$ 126,250 | 1 | 13 |
| 2012,4 | 4436 W. Gunnison Unit 1 | \$ 66,200 | 1 | 39 |
| 2012,4 | 4527 S. Hermitage 2nd FL | \$ 151,650 | 2 | 20 |
| 2012,4 | 456 West 123rd Street | \$ 15,000 | 1 | 34 |
| 2012,4 | 5006 West Crystal Street | \$ 145,745 | 2 | 37 |
| 2012,4 | 5014 West Fulton | \$ 156,850 | 2 | 28 |
| 2012,4 | 5103 S. Ellis Ave. #G1 | \$ 15,000 | 1 | 4 |
| 2012,4 | 541 North Trumbull | \$ 85,400 | 2 | 27 |
| 2012,4 | 5905 North Nagle | \$ 164,900 | 1 | 45 |
| 2012,4 | 6051 S.Archer Unit 2B | \$ 15,000 | 1 | 23 |
| 2012,4 | 6301 N. Kildare Ave. | \$ 15,000 | 1 | 39 |
| 2012,4 | 6615 South Minerva | \$ 36,310 | 2 | 5 |
| 2012,4 | 6622 South Winchester | \$ 67,371 | 1 | 15 |
| 2012,4 | 7209 South Evans | \$ 193,580 | 2 | 6 |
| 2012,4 | 726 South Karlov | \$ 24,966 | 1 | 24 |
| 2012,4 | 7353 South Constance Ave | \$ 140,427 | 1 | 5 |
| 2012,4 | 7746 W. Clarence Ave. | \$ 15,000 | 1 | 41 |
| 2012,4 | 7813 South Dobson Ave | \$ 100,000 | 1 | 8 |
| 2012,4 | 8144 S. Homan. | \$ 15,000 | 1 | 18 |
| 2012,4 | 8201 S. Shore Dr. | \$ 72,760 | 1 | 7 |
| 2012,4 | 8716 S. Normal | \$ 50,100 | 1 | 21 |
| 2012,4 | 8737 Souh Kimbark Ave. | \$ 150,000 | 1 | 8 |
| 2012,4 | 9002 South Buffalo Ave | \$ 155,250 | 1 | 10 |
| 2012,4 | 9252 South Ada | \$ 14,000 | 1 | 21 |

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DENSITY BONUS REPORT (through 12/31/2012)

| Property Address | Developer | Plan Commission Approval | Type | Projected Payment | Cash Received | Number of Affordable Units |
|--------------------------------------|--|--------------------------|---------------|---|----------------|----------------------------|
| 126 N. Des Plaines / 659 W. Randolph | Mesirow Stein Development Services | 10/6/2006 | units/payment | N/A - initially built units rather than payment | \$555,124.90 | 5 |
| 2 W. Erie, Dana Hotel | Dana Hotel, LLC | | payment | \$335,400.00 | \$335,400.00 | |
| 10 East Delaware | | Jun-06 | payment | \$2,376,420.00 | \$2,376,420.00 | |
| 60 E. Monroe | Mesa Development | 5/1/2005 | payment | \$1,325,303.00 | \$1,325,303.00 | |
| 111 W. Illinois | The Alter Group | As of Right | payment | \$922,420.00 | \$922,420.00 | |
| 123 S. Green, The Emerald B | Greek Town Residential Partners LLC, 4104 N. Harlem, 60634 | 7/21/2006 | payment | \$285,600.00 | \$285,600.00 | |
| 125 S. Green, The Emerald A | Greek Town Residential Partners LLC, 4104 N. Harlem, 60634 | 7/21/2006 | payment | \$224,400.00 | \$224,400.00 | |
| 151 N. State Street (MOMOI | Smithfield Properties, LLC | 7/1/2005 | payment | \$299,000.00 | \$299,000.00 | |
| 160E. Illinois | Orange Blue RHA | As of Right | payment | \$639,828.00 | \$639,828.00 | |

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|--|---|--------------|---------|-----------------|-------------------|
| 301 -325 W. Ohio (Bowne) | Woodlawn Development LLC (Metropolitan Real Estate) | 5/19/2005 | payment | \$1,216,860.00 | \$1,216,860.00 |
| 550 N. St. Clair Street | Sutherland Pearsoll Dev. Corp. | As of Right | payment | \$373,180.00 | \$373,180.00 |
| 600 N. Fairbanks Ct | Schatz Development, 610 N. Fairbanks | 7/1/2005 | payment | \$580,880.00 | \$580,880.00 |
| 611 S. Wells | TR Harrison, LLC | As of Right | payment | \$22,734.50 | \$22,734.50 |
| 642 S. Clark | Smithfield Properties, LLC | As of Right | payment | \$225,965.00 | \$225,965.00 |
| 1001 W. VanBuren | Smithfield Properties, LLC | 6/1/2005 | payment | \$87,451.81 | \$87,451.81 |
| 1255 S. State | 13th&State LLC | 5/1/2005 | payment | \$247,254.00 | \$247,254.00 |
| 1400-16 S. Michigan | 1400 S Michipan LLC | 12/1/2005 | payment | \$432,316.80 | \$432,316.80 |
| 1454-56 S. Michipan | Sedgwick Properties Deve. Corp | 5/19/2005 | payment | \$322,371.25 | \$322,371.25 |
| 1555 S. Wabash Avenue | Nine West Realty, 1300 Paulina St., 3rd 1 | As of Right | payment | \$127,144.80 | \$127,144.80 |
| 1 720 S. Michipan Avenue | 1 712THC.LLC by CK2 Development LLC | 1 1/1/2005 | payment | \$915,631.20 | \$915,631.20 |
| 2131 S. Michipan Ave/2138 S Indiono | Michigan-Indiana LLC by ChiBtain Const., | 11/1/2005 | payment | \$614,451.60 | \$614,451.60 |
| 2100S. Indiana | Avalon Development Group, LLC | Sep-06 | payment | \$285,451.00 | \$285,451.00 |
| 205-15 W. Washington | Jupiter Really Corporation | 3/16/2006 | payment | \$420,305.60 | \$420,305.60 |
| 212-232 E. Erie, 217-35 w. Huron (Hair Tower) | Newport Builders, Inc. | 12/1/2005 | payment | \$2,250,415.00 | \$2,250,415.00 |
| 161 W. Kinzie | Lynd Development | Not required | payment | \$1,211,280.00 | \$1,211,280.00 |
| 1 -5 W. Walton / 2 W. Delaware (Scottish Rite - Walton on the Park) | The Enterprise Companies | Not required | payment | \$2,698,385.00 | \$2,698,385.00 |
| 200-218 W. LakeSt/206 N. Wells St. | 210-218 W. Lake LLC, 920 York Rd., #320, May-07 Hinsdale IL 60521 | | payment | \$1,439,416.80 | \$1,439,416.80 |
| 118 E Erie | NM Project Company, LLC | Not required | payment | \$1,990,686.72 | \$1,990,686.72 |
| 501 N Clark 55-75 W Grand 54-74 W Illinois | Boyce II, LLC | 11/19/2009 | payment | \$2,920,843.80 | \$2,920,843.80 |
| 618-630W. Washington/101-121 N. Des Haines (the Catalyst) | The Cornerstone Group 70, LLC | 12/1/2005 | payment | \$540,630.00 | |
| 150 N. Jefferson (Randolph Hole 1) | Aliro Hotels/JHM Hotels | | payment | \$474,621.19 | |
| 1 71 N. Wabash/73 E. Lake Stroet | M&R Development, LLC | 8/21/2008 | payment | \$1,482,941.00 | |
| 111 W Wacker | | 4/11/2007 | payment | \$89,869.68 | |
| 51-67 E Van Buren/401 -419 S Wabash (Buddngham-Wabasri II) | Buckingham/Wabash LLC | 6/18/2009 | payment | \$2,026,879.20 | |
| 1 South Halsted 723-741 W.Madison 1-41 S Hoisted 760-778 W Monroe | Mid City Plaza LLC | 8/16/2012 | payment | \$2,587,291.80 | |
| Total | | | | \$29,406,336.95 | \$25,346,520.78 5 |

DENSITY BONUS: PROJECTS ON HOLD

| Property Address | Developer | Plan Commission Approval | Type | Projected Payment | Cash Received | Number of Affordable Units |
|---|--|--------------------------|---------|-------------------|---------------|----------------------------|
| 2346-56 S. Wabash | Dave Dubin | 3/1 7/2005 | units | N/A Units | | 10 |
| 400 N. Lake Shore Drive (The Spire) | Shelborne North Water Street LP | 4/19/2007 | payment | \$5,700,300.00 | | |
| 1327 S. Wabash (Glashaus) | Wabash Street, LLC, c/o Piedmont Development, 327 5. Sangamon, 60607 | 7/5/2006 | payment | \$412,351.00 | | |
| 212-232 W Illinois St., 501-511 N. Franklin St. | JDL Acquisitions, LLC, 908 N. Hoisted, Chicago | Aug-08 | payment | \$2,654,166.00 | | |
| 535 N. St. Clair | Sutherland Pearsall Dev. Corp. | 6/1/2006 | payment | \$3,595,112.35 | | |
| 1-15 E. Superior | 1 E. Superior, LLC | 2/1/2006 | payment | \$940,960.00 | | |
| 150 E. Ontario | Monaco Development | 5/19/2005 | payment | \$3,880,870.40 | | |
| Total | | | | \$17,183,759.75 | | 10 |

DENSITY BONUS: CANCELED PROJECTS

| Property Address | Developer | Plan Commission Approval | Type | Projected Payment | Date Canceled |
|--|--------------------------------|--------------------------|---------|-------------------|---------------|
| 100-106 S Sangamon, 933-943 W Monroe St | Campus Condominiums, LLC | | payment | \$243,617 | October-06 |
| 301 -319 S. Sangamon Street / 925 W. Jackson | Heidner Properties | August -06 | units | N/A Units | March-10 |
| 501 -51 7 W. Huron; 658-678 N. Kingsbury; 500-502 W. Erie (Park Kingsbury) | 501 Huron Building Corporation | June-06 | payment | \$853,320 | August -07 |
| 8 East Huron | 8 E. Huron Associates | November-06 | payment | \$153,162 | Apr-08 |
| 680 N. Rush (F/K/A 65 East Huron) (Canyon Ranch) | Huron-Rush, LLC | December-05 | payment | \$1,550,239 | June-08 |
| 2100S. Prairie Avenue | 2100 S. Prairie, LLC | As of Right | payment | \$129,730 | August-08 |

| | | | | | |
|--|---------------------------------------|--------------|---------|-----------------|--------------|
| 251 E. Ohio / 540 N. Fairbanks | Fairbanks Development Associates, LLC | January-07 | | \$1,042,945 | October-08 |
| 2055 S. Prairie (Chess Lofts/Aristocrat) | Warman Development | September-05 | payment | \$578,947.00 | January-09 |
| 1712 S- Prairie | 1712 S. Prairie LLC | 2/1/2006 | payment | \$699,890.00 | September-09 |
| 630 N. McClurg | Golub & Company | 5/1/2008 | payment | \$7,920,806.40 | December-09 |
| Total | | | | \$13,170,655.60 | |

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