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File #: F2013-85, Version: 1

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Affordable Housing Ptefe[^]

Keeping Chicago's neighborhoods affordable.

2013 Third Quarter Progress Report July-September

City of Chicago BUB Rahm Emanuel, Mayor

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LETTER FROM THE COMMISSIONER

We are pleased to submit the 2013 Third 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 covering the years 2009-2013.

Through the third quarter of 2013 the Department has committed \$287.1 million to support 6,869 units of affordable housing. This represents 94% of our annual resource allocation goal and 81% of our units assisted goal.

During the third quarter, the Department approved financing for five multifamily development projects and cosponsored a Homebuyer's Fair to market properties rehabbed under the City's Neighborhood Stabilization Program.

Commissioner

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Once again, we would like to thank our many partners for their continued support and participation. We at HED could not succeed in our work without the perseverance of these neighborhood and business groups, elected officials, state and federal agencies, and other community stakeholders. Through our joint efforts, we continue to progress in our goals to create and preserve affordable housing for

the people of Chicago.

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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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his document is the 2013 Third Quarter Progress Report on the Chicago Department of Housing and Economic Development's fourth Affordable Housing Plan, 2009-2013.

For 2013, HED projected commitments of \$311.8 million to assist nearly 8,500 units of housing.

Through the third quarter of 2013, the Department has committed over \$287 million in funds to support nearly 6,900 units, which represents 81% of the 2013 unit goal and 94% of the 2013 resource allocation goal.

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CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2013 the Department expects to commit \$266.3 million to support nearly 5,600 units of affordable rental housing using loans for new construction or rehab along with rental subsidies.

Through the third quarter, HED has committed almost \$258 million in resources to support 5,071 units. These numbers represent 97% of the 2013 multifamily resource allocation goal and 91% of the 2013 multifamily unit goal.

Multifamily Rehab and New Construction Senior Suites of Norwood Park

On July 24 the City Council approved \$3.4 million in multi-family loans for the construction of 84 units of senior rental housing at a 100-year-old former monastery in Norwood Park. The \$23.9 million complex, to be developed by Senior Suites Chicago Norwood Park LLC, will consist of 30 apartments in an existing monastery building at 5700 N. Harlem Avenue plus 54 units in a new addition. Eighty of the units will be affordable to seniors earning up to 60 percent of area median income.

Senior Suites of Norwood Park will include studio, one- and two-bedroom apartments, along with dining facilities, a library and a fitness center. The development will also feature outdoor green space with gardens and walking paths. Additional funding will come from the Illinois Housing Development Authority (IHDA), grants and a private mortgage loan.

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Veterans New Beginnings

Also on July 24 the City Council gave the go-ahead for construction of a \$13.9 million supportive housing project serving veterans at risk of homelessness at 8132-52 S. Racine Avenue in Auburn Gresham. Veterans New Beginnings, to be developed by New Pisgah Missionary Baptist Church, will contain 54 studio apartments along with a computer room, classroom and library. Supportive services will include career counseling, GED preparation, VA benefits education, computer training, substance abuse treatment and referrals to other programs and community resources.

City financial support for the four-story, 34,000-square-foot development will include a \$2.4 million loan and \$660,000 in Low Income Housing Tax Credits generating \$6.3 million in equity. The project has also qualified for \$480,000 in tax credits from IHDA.

This SRO development in the 21st Ward will provide 54 studio units plus supportive services for veterans at or below 60% of AMI.

Lake Street Studios

At the same July 24 meeting the City Council authorized financing for construction of a \$17.2 million supportive housing development at 727 W. Lake Street in the Near West Side community. The nine-story building, to be developed by Lake Street Studios LP with Interfaith Housing Development Corp., will contain sixty-one 320-square-foot kitchenettes for residents earning up to 60 percent of area median income. The City will provide \$3.1 million in Tax Increment Financing, \$2.1 million in multi-family loan funds and \$1,123,000 in tax credits generating \$11,321,000 in equity for the project.

Lake Street Studios will be built on the site of an existing industrial facility, which will relocate to a warehouse on the West Side. On-site supportive services will include employment training and placement, substance abuse treatment and mental health care. The development, located in the 21st Ward, will also feature a rooftop garden, as well as a library and fitness center on the first floor.

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The Kilpatrick Renaissance

Also approved on July 24 was a financial assistance package for construction of a 98-unit, mixed-income seniors complex at 4117 N. Kilpatrick Avenue in Portage Park. The \$21.4 million, four-story development by RRG Development will include a mix of studio, one- and two-bedroom units as well as a club room, fitness center, library, computer center and community garden. Ninety-one of the units will be reserved for tenants earning up to 60 percent

of area median income.

City assistance for The Kilpatrick Renaissance will include a \$3.2 million loan and \$1.5 million in Low Income Housing Tax Credits that will generate \$14.9 million in equity. A \$900,000 MAUI allocation from the Chicago Low Income Housing Trust Fund will reduce rents on ten units to accommodate tenants earning less than 30 percent of area median income

A vacant 1.1-acre site at Kilpatrick and Berteau Avenues in the 45th Ward will house a new 98-unit affordable rental development for seniors.

Bronzeville Family Apartments II

On September 25 the City approved \$780,000 in Low Income Housing Tax Credits for the redevelopment of 24 townhouse units in the Grand Boulevard community. Bronzeville Family Apartments II, located at 420-44 E. 40th Street in the 3rd Ward, represents the second phase in the reconstruction of the former Paul G. Stewart Apartments IV development, which was originally built in 1984. The first phase of the project, involving 66 units, was approved in 2011. The \$9.6 million Phase II will consist of two new 3-story walk-up buildings housing a mix of affordable 2-, 3- and 4-bedroom units.

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Updates	on	Previously	Reported
Developments			

Landmark Designation Approved For Town Hall Senior Development

On September 11a former police station in Lake View was designated as an official Chicago landmark by the City Council. The Town Hall Police Station, located at 3600 N. Halsted Street in the 44th Ward, is now owned by Heartland Housing Inc., which acquired it from the City earlier this year. Heartland will incorporate the structure into a new \$27 million, 79-unit apartment complex for gay, lesbian, bisexual and transgender seniors. Landmark status will protect the building's exterior elevations from significant alteration or demolition.

Construction is now underway on the project, which was approved by the City Council on March 13, 2013. City assistance includes a \$5 million loan, \$15 million in Low Income Housing Tax Credits and \$1.5 million in Donations Tax Credits made possible by the sale of the building and adjoining land for \$1. The development is expected to be completed in Fall 2014.

The two-story, Classical Revival-style structure is characterized by a symmetrical facade, limestone base and distinctive copper cornice. Constructed in 1907, the facility was operated by the Chicago Police Department until 2010, when it was replaced by a larger, modern police station nearby.

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PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2013 the Department expects to commit over \$33 million to help nearly 900 households achieve or sustain homeownership. HED initiatives support the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties, and financing programs for home purchase and rehabilitation.

Through the third quarter, HED has committed over \$20 million to support 532 units, achieving 78% of the annual homeownership resource allocation goal and 64% of the annual homeownership unit goal.

NSP Hosts Homebuyer Fair

On August 10 the Chicago Neighborhood Stabilization Program (NSp) hosted a homebuyer fair at the new Kroc Community Center in the West Pullman community. The 2013 NSP Homebuyer Fair offered a one-stop venue where prospective homebuyers could learn about NSP homeownership opportunities, meet with HUD-certified homebuyer counselors and receive on-the-spot lender pre-approvals.

Attendees also received information about NSp's Home Buyer Purchase Assistance Program, which provides forgivable loans to reduce purchase prices and enable repairs on vacant and foreclosed homes. Homebuyers can qualify for up to \$75,000 in purchase and rehabilitation assistance through the program, which was initiated earlier this year. The Homebuyer Purchase Assistance Program is currently active in portions of Auburn Gresham, Belmont Cragin, Chatham, East Garfield Park, North Lawndale and West Pullman.

More than 150 prospective homebuyers learned about NSP homeownership opportunities at the 2013 NSP Homebuyer Fair in West Pullman.

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IMPROVEMENT AND PRESERVATION OF HOMES

In 2013 the Department expects to commit more than \$12 million to assist over 2,000 households repair, modify or improve their homes.

Through the third quarter, HED has committed almost \$9 million in resources to support 1266 units, achieving 74% of the annual improvement and preservation resource allocation goal and 61% of the annual improvement and preservation unit goal.

Land Trust Welcomes Homeowners To "Homeowner University"

This fall, twenty-four Chicago Community Land Trust (CCLT) homeowners attended the CCLT's first-ever "Homeowner University," a four-session course designed to empower homeowners and, in the process, preserve the Land Trust's affordable for-sale units for future generations of working families. Homeowner University kicked off in September with two classes on insurance, property taxes, mortgage payments and tax benefits of homeownership. Subsequent sessions in October and November will feature hands-on clinics focusing on home improvement projects and weatherization. Each participant will take home a free toolkit and a free weatherization kit to help them lower their home's operating costs. Early response from attendees at Homeowner University has been overwhelmingly positive.

Home Depot hosted one of four Homeowner University sessions at which CCLT homeowners received hands-on instruction in painting, floor installation and drywall repair.

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The Chicago Community Land Trust is a nonprofit agency housed in HED's Homeownership Center and overseen by an 18-member board appointed by the mayor. CCLT works to preserve the long-term affordability of homes created through City programs and maintain a permanent pool of homeownership opportunities available to low- and moderate-income families.

POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

Neighborhood Stabilization Program Update

During the third quarter of 2013, the City of Chicago remained on schedule to meet HUD's March 2014 deadline for full utilization of NSP3 dollars. HED staff continues to work closely with Mercy Portfolio Services and the Department of Buildings to ensure timely fulfillment of all HUD requirements.

Through the end of the third quarter, 844 units in 184 properties have been acquired using funds from Chicago's three

NSP grants. A total of 781 units in 150 properties have entered the rehab process; 614 units (128 properties) have been finished or are nearing completion. One hundred fourteen units (80 properties) have been sold to qualified homebuyers, and 200 rental units (19 properties) have been leased. A list of all properties that have been assisted through NSP can be found in the Appendix. An updated version of this list is available at <<http://www.chicagosp.org/index.html>>.

Chicago Foreclosures Plummet In First Half of 2013

A recent report by the Woodstock Institute found that foreclosure volume dropped significantly in Chicago during the first half of 2013. Citywide, new filings fell by 39.3% from 9,922 in the first half of 2012 to 6,021 this year. Even historically hard-hit neighborhoods such as Austin (down 34.2%), Ashburn (down 40.5%), Belmont Cragin (down 38.9%) and Roseland (down 40.5%) shared in this decline. Out of seventy-seven community areas, only one (Fuller Park) saw a rise in foreclosures over this period. These decreases reflect a downward trend throughout the Chicago region, where foreclosure volume fell to its lowest level since the second half of 2007.

At the same time, foreclosure auction activity remained high in the city, falling by just 2 percent from 4,841 in the first half of 2012 to 4,738 in 2013. Among neighborhoods experiencing major increases were Roseland (up 31.5%), West Town (up 31.1%) and Morgan Park (up 61.9%). The highest rate of foreclosure auctions is seen in the Washington Park community, where more than 24 housing units per 1,000 mortgageable properties went to auction in the first half of 2013.

To read the full report, please visit the Woodstock Institute website at: <<http://www.woodstockinst.org/press-release/new-foreclosures-drop-lowest-levels-start-housing-crisis>> <<http://stockinst.org/press-release/new-foreclosures-drop-lowest-levels-start-housing-crisis>>.

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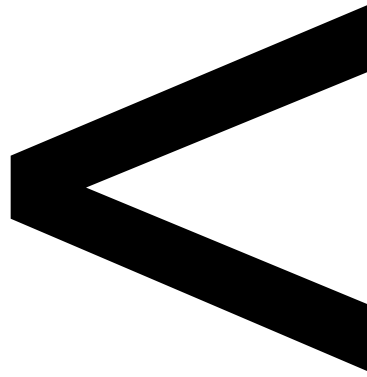
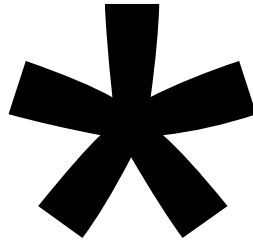
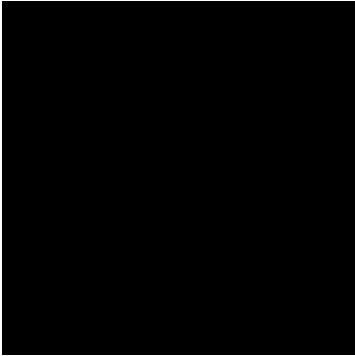
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Appendices -11

City of Chicago Department of Housing and Economic Development

Summaries of Approved Multifamily Developments Third Quarter 2013

Senior Suites of Norwood Park
Senior Suites Chicago Norwood Park LLC 5700 N. Harlem Avenue

Veterans New Beginnings
New Pisgah Missionary Baptist Church 8134-52 S. Racine Avenue

Lake Street Studios Lake Street Studios LP 727 W. Lake Street

The Kilpatrick Renaissance
RRG Development 4117 N. Kilpatrick Avenue

Bronzeville Family Apartments II
Bronzeville Associates Phase II LP 420-24 E. 40th Street 440-44 E. 40th Street

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City of Chicago Department of Housing and Economic Development

Third Quarter 2013

Project Summary: Senior Suites of Norwood Park

BORROWER/DEVELOPER: Senior Suites Chicago Norwood Park LLC

FOR PROFIT/NOT-FOR-PROFIT: For Profit

PROJECT NAME AND ADDRESS: Senior Suites of Norwood Park
5700 N. Harlem Avenue

WARD AND ALDERMAN:

COMMUNITY AREA:

CITY COUNCIL APPROVAL:

PROJECT DESCRIPTION:

MF Loan: LIHTCs:

41st Ward

Alderman Mary O'Connor Norwood Park July 24, 2013

Development of 84 senior rental units through adaptive reuse of the historic Passionist Monastery plus the construction of a new three-story addition. Eighty units will be affordable to households at or below 60% AMI. The development will contain studio, one- and two-bedroom apartments, along with dining facilities, a library and a fitness center.

\$3,363,276

\$1,743,000 in 9% credits generating \$16,295,420 in equity \$1,598,018 in historic credits generating \$1,494,000 in equity

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Project Summary: Senior Suites of Norwood Park Page 2

UNIT MIX/ RENTS

Type	Number	Rent*	Income Levels Served
Studio/w bath	3	\$373	30% AMI
Studio/w bath	2	\$622	50% AMI
Studio/w bath	5	\$747	60% AMI
One bed/bath	15	\$400	30% AMI
One bed/bath	10	\$666	50% AMI
One bed/bath	35	\$800	60% AMI
One bed/bath	3	\$995	Market Rate
Two bed/bath	3	\$480	30% AMI
Two bed/bath	1	\$800	50% AMI
Two bed/bath	6	\$960	60% AMI
Two bed/bath	1	\$1,300	Market Rate
TOTAL	84		

* Rent includes heat, water and electricity.

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 3,400,000	\$ 40,476	14.2%
Construction	\$ 15,118,100	\$ 179,977	63.3%
Contingency and Soft Costs	\$ 2,873,676	\$ 34,091	12.0%
Developer Fee	\$ 1,000,000	\$ 11,905	4.2%
Deferred Developer Fee	\$ 1,138,529	\$ 13,554	4.8%
Reserves	\$ 365,000	\$ 4,345	1.5%
TOTAL	\$ 23,895,305	\$ 284,468	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 17,789,420	NA	\$211,779	74.4%
HED Loan	\$ 3,363,276	3.0%	\$ 40,039	14.1%
Deferred Developer Fee	\$ 1,138,529	NA	\$ 13,554	4.8%
Private Loan	\$ 725,000	5.95%	\$ 8,631	3.0%
FHLB AHP	\$ 640,000	1.0%	\$ 7,619	2.7%
DCEO Grant	\$ 239,080	NA	\$ 2,846	1.0%
TOTAL	\$ 23,895,305		\$ 284,468	100%

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**City of Chicago Department of Housing and Economic Development
Third Quarter 2013**

Project Summary: Veterans New Beginnings

BORROWER/DEVELOPER: New Pisgah Missionary Baptist Church

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

PROJECT NAME AND ADDRESS: Veterans New Beginnings
8134-52 S. Racine Avenue

WARD AND ALDERMAN:

COMMUNITY AREA:

CITY COUNCIL APPROVAL:

PROJECT DESCRIPTION:

MF Loan:

LIHTCs:
21st Ward

Alderman Howard Brookins Auburn Gresham July 24, 2013

Construction of a four-story, 54-unit SRO building for veterans, with tenant amenities on the first floor. Fourteen units will be set aside for residents at or below 30% AMI, 19 units will be restricted at 50% AMI and the remaining 21 units will be at 60% AMI. On-site supportive services will include case management, job counseling, VA benefits education, drug and alcohol abuse counseling, GED preparation and vocational training.

\$2,354,434

\$660,000 in City 9% credits generating \$6,270,000 in equity \$480,000 in IHDA 9% credits generating \$4,500,000 in equity

Appendices -15

Project Summary: Veterans New Beginnings Page 2**UNIT MIX/ RENTS**

Type	Number	Rent*	Income Levels Served
Studio/w bath	6	\$379	30% AMI
Studio/w bath	8	\$673	30% AMI
Studio/w bath	19	\$693	50% AMI
Studio/w bath	21	\$693	60% AMI
TOTAL	54		

*** Rent includes all utilities.****PROJECT COSTS**

Category	Amount	Per Unit	% of Project
Acquisition	\$ 125,000	\$ 2,315	0.9%
Construction	\$ 9,827,250	\$ 181,986	70.7%
Soft Costs	\$ 1,728,219	\$ 32,004	12.4%
Developer Fee	\$ 1,313,000	\$ 24,315	9.4%
Reserves	\$ 907,241	\$ 16,801	6.5%
TOTAL	\$ 13,900,710	\$ 256,927	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
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LIHTC Equity	\$ 10,771,917	NA	\$ 199,480	77.5%
HED Loan	\$ 2,381,096	1.25%	\$ 43,601	17.1%
FHLB AHP	\$ 315,463	0.05%	\$ 5,842	2.3%
Deferred Developer Fee	\$ 313,000	NA	\$ 5,796	2.3%
DCEO Grant	\$ 119,234	0.05%	\$ 2,208	0.9%
TOTAL	\$ 13,900,710		\$ 256,927	100%

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**City of Chicago Department of Housing and Economic Development
Third Quarter 2013****Project Summary: Lake Street Studios**

BORROWER/DEVELOPER: Lake Street Studios LP

FOR PROFIT/NOT-FOR-PROFIT: For Profit

PROJECT NAME AND ADDRESS: Lake Street Studios
727 W. Lake StreetWARD AND ALDERMAN: 27th Ward
Alderman Walter Burnett, Jr

COMMUNITY AREA: Near West Side

CITY COUNCIL APPROVAL: July 24, 2013

PROJECT DESCRIPTION: Construction of a 61 -unit supportive housing development on a site currently occupied by an industrial building. All units will be 320-square-foot kitchenettes with baths and will be reserved for tenants earning up to 60 percent of area median income. Building amenities will include a multi-purpose room, library, exercise room and laundry room. On-site supportive services will focus on enhancing residents' ability to maintain independent living.

MF Loan: \$2,073,143

LIHTCs: \$1,123,000 in 9% credits generating \$11,321,000 in equity

TIF Funds: \$3,100,000

Appendices -17

Project Summary: Lake Street Studios Page 2

UNIT MIX/ RENTS

Type	Number	Rent*	Income Levels Served
Studio/w bath	7	\$370	30% AMI
Studio/w bath	54	\$770	50% AMI
TOTAL	61		

* Rent includes all utilities.

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 530,000	\$ 8,689	3.1%
Construction	\$ 13,544,974	\$ 222,049	78.8%
Soft Costs	\$ 2,113,515	\$ 34,648	12.3%
Developer Fee	\$ 1,000,000	\$ 16,393	5.8%
TOTAL	\$ 17,188,489	\$ 281,779	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
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LIHTC Equity	\$ 11,321,000	NA	\$ 185,590	65.9%
TIF Funds	\$ 3,100,000	0%	\$ 50,820	18.0%
HED Loan	\$ 2,073,143	0%	\$ 33,986	12.1%
FHLB AHP	\$ 549,000	NA	\$ 9,000	3.2%
DCEO Grant	\$ 145,346	NA	\$ 2,383	0.8%
TOTAL	\$ 17,188,489		\$ 281,779	100%

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**City of Chicago Department of Housing and Economic Development
Third Quarter 2013****Project Summary: The Kilpatrick Renaissance****BORROWER/DEVELOPER:** RRG Development**FOR PROFIT/NOT-FOR-PROFIT:** For Profit**PROJECT NAME AND ADDRESS:** The Kilpatrick Renaissance
4117 N. Kilpatrick Avenue**WARD AND ALDERMAN:** 45th Ward

Alderman John Arena

COMMUNITY AREA: Portage Park**CITY COUNCIL APPROVAL:** July 24, 2013**PROJECT DESCRIPTION:** Construction of a four-story elevator building containing 98 independent living units for seniors, comprised of studio, one-and two-bedroom apartments. Ninety-one units will be affordable and serve tenants with incomes at up to 60% AMI. Common areas will feature a club room, computer lab, library, fitness center, laundry facilities and a community garden/park.**MF Loan:** \$3,249,909**LIHTCs:** \$1,500,000 in 9% credits generating \$14,850,000 in equity

MAUI: \$900,000

Appendices -19

Project Summary: The Kilpatrick Renaissance Page 2

UNIT MIX/ RENTS

Type	Number	Rent*	Income Levels Served
Studio/w bath	5	\$200	15% AMI
Studio/w bath	5	\$333	30% AMI
Studio/w bath	26	\$645	50% AMI
Studio/w bath	2	\$730	60% AMI
One bed/bath	49	\$810	60% AMI
One bed/bath	4	\$975	Market Rate
Two bed/2 baths	3	\$972	60% AMI
Two bed/2 baths	3	\$1400	Market Rate
Resident manager	1		
TOTAL	98		

* Rent includes heat, water and electricity.

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 1,330,000	\$ 13,571	6.2%
Construction	\$ 16,738,930	\$ 170,805	78.2%
Soft Costs	\$ 1,601,579	\$ 16,343	7.5%
Developer Fee	\$ 1,000,000	\$ 10,204	4.7%
Reserves	\$ 729,400	\$ 7,443	3.4%
TOTAL	\$ 21,399,909	\$ 218,366	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 14,850,000	NA	\$ 151,531	69.4%
HED Loan	\$ 3,249,909	0%	\$ 33,162	15.2%
MAUI	\$ 900,000	0%	\$ 9,184	4.2%
Private Loan	\$ 1,700,000	5.3%	\$ 17,347	7.9%
FHLB AHP	\$ 700,000	0%	\$ 7,143	3.3%
TOTAL	\$ 21,399,909		\$218,366	100%

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**City of Chicago Department of Housing and Economic Development
Third Quarter 2013**

Project Summary: Bronzeville Family Apartments II

Bronzeville Associates Phase II LP

FOR PROFIT/NOT-FOR-PROFIT: For Profit

PROJECT NAME AND ADDRESS: Bronzeville Family Apartments II

420-24 E. 40th Street 440-44 E. 40th Street

3rd Ward

Alderman Pat Dowell

COMMUNITY AREA:

Phase II in the reconstruction of the former Paul G. Stewart Apartments IV development will consist of 24 affordable townhouse units housed in two new 3-story walk-up buildings. The first phase of the project, containing 66 units, was approved in 2011. The \$9.6 million Phase II will include 10 two-bedroom units, 13 three-bedroom units and 1 four-bedroom unit.

\$782,133 in 9% credits generating \$9,576,001 in equity

Appendices - 21

Project Summary: Bronzeville Family Apartments II Page 2**UNIT MIX/ RENTS****420-24 E. 40th Street**

Type	Number	Rent*	Income Levels Served
Two bed/one bath	1	\$975	30% AMI
Two bed/one bath	1	\$950	60% AMI
Two bed/one bath	1	\$975	60% AMI
Three bed/one bath	2	\$1,234	30% AMI
Three bed/one bath	4	\$1,234	60% AMI
Three bed/one bath	2	\$1,375	60% AMI
Four bed/two bath	1	\$1,375	60% AMI
TOTAL	12		

440-44 E. 40^m Street

Type	Number	Rent*	Income Levels Served
Two bed/one bath	2	\$975	30% AMI
Two bed/one bath	1	\$950	60% AMI
Two bed/one bath	3	\$975	60% AMI
Two bed/one bath	1	\$1,234	60% AMI
Three bed/one bath	2	\$1,234	30% AMI
Three bed/one bath	3	\$1,234	60% AMI
TOTAL	12		

* This is a Section 8 development. Tenants pay no more than 30% of income for rent.

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Construction	\$ 7,335,972	\$ 305,666	76.6%
Soft Costs	\$ 2,072,115	\$ 86,338	21.6%
Reserves	\$ 167,914	\$ 6,996	1.8%
TOTAL	\$ 9,576,001	\$ 399,000	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 7,089,901	NA	\$295,413	74.0%
Private Loan	\$ 2,486,000	5.0%	\$ 105,583	26.0%
Partner Equity	\$ 100	NA	\$ 4	-
TOTAL	\$ 9,576,001		\$ 399,000	100%

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Tax	\$ 800,000	\$ 1,650,000	\$ 1,453,694	\$ 2,368,534	\$ 1,000,000	\$ 1,447,890	\$ 1,743,000	\$ 1,140,000	\$ 1,123,000	\$ 1,500,000	\$ 782,133		\$ 1,598,018	TOTAL
Credit Allocation	800,000	1,650,000	1,453,694	2,368,534	1,000,000	1,447,890	1,743,000	1,140,000	1,123,000	1,500,000				
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Primary Project Address	4814-58 N. Kedzie Ave.	6000-18 S. Halsted St.	3600-16 N. Halsted St.	3633-45 S. State St.	3939-59 W. North Ave.	1200 E. 78th St.	5700 N. Harlem Ave.	8134-52 S. Racine Ave.	727 W. Lake St.	4117 Kilpatrick Ave.	420-44 E. 40th St.	901 E. 104th St.	5700 N. Harlem Ave.	
Developer	Community Housing Partners XIV L.P.	Volunteers of America Inc. & Center on Halsted	Heartland Housing, IIB, LLC	Park Boulevard IIB	North and Pulaski Elderly LP	And Montclare Senior Residence of Avalon Park Phase II, LLC	Senior Suites of Chicago Norwood Park LLP	New Pisgah Missionary Baptist Church	Lake Street Studios LP	RRG Developm Pent	Bronzeville Associates Phase II LLP	104th Street Limited Partnershi p	Senior Suites Chicago Norwood Park LLP	
Development Name	Darul Amaan Senior Apartments	Hope Manor II Apartments	Town Hall Senior Apartments	Park Boulevard IIB	North and Pulaski Senior Housing	Montclare Senior Residence of Avalon Park 2nd	Senior Suites of Chicago Norwood Park 3rd	Veterans New Beginning 3rd	Lake Street Studios 3rd	The Kilpatrick Renaissance 3rd	Bronzeville Family Apartments II 3rd	Pullman Wheelwors Apartment s 3rd	Senior Suites of Norwood Park	
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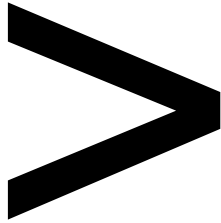
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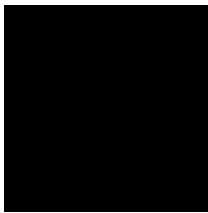
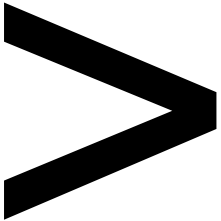
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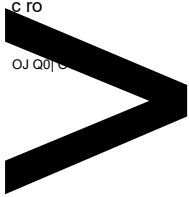
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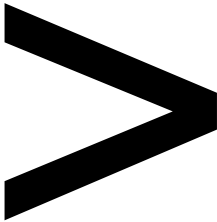
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Appendices - 35

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Appendices - 36

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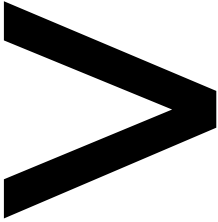
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Appendices - 37

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Appendices - 38

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Appendices - 39

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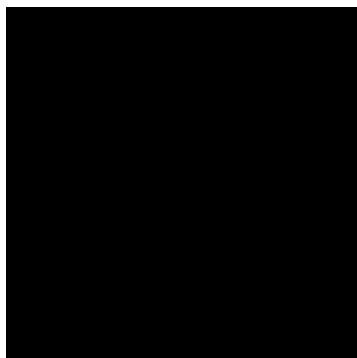
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Appendices - 40

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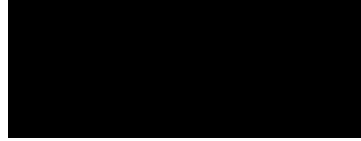
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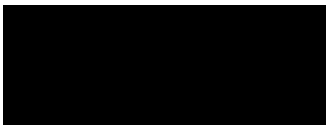
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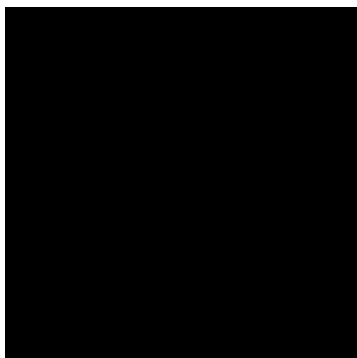
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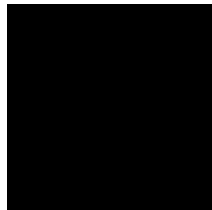
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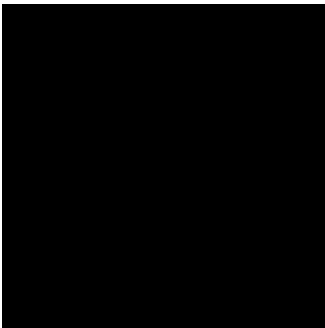
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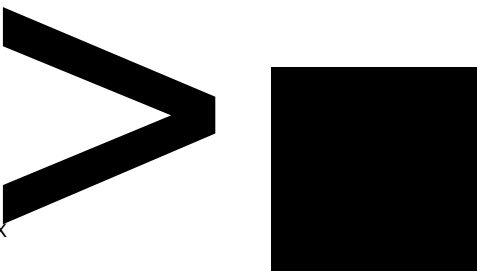
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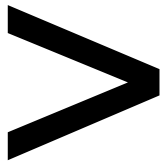
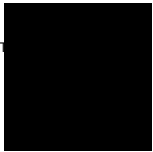
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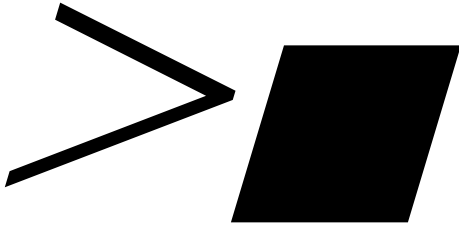
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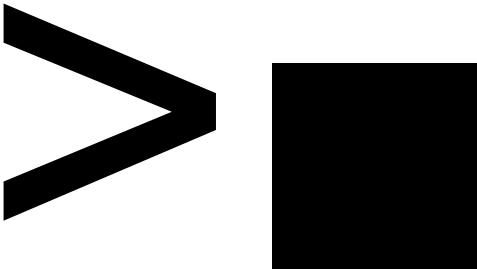
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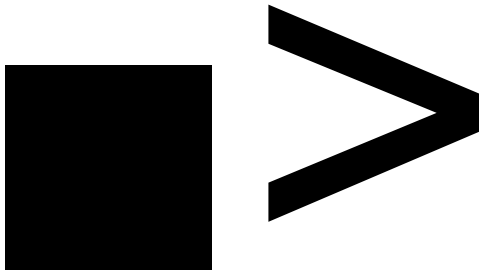
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Department of Housing and Economic Development
TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 -
September 30, 2013

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2013,1	437-39 W MARQUETTE RD	7	Stabilized	6	Englewood
2013,1	8246-48 S Racine	8	Under Receivership	18	Auburn Gresham
2013,1	6119-21 S GREENWOOD AVE	8	Recovered	20	Woodlawn
2013,1	5637 S WABASH AVE	5	Recovered	20	Washington Park
2013,1	300-10 N CENTRAL/5600-10 W FULTON	36	In Court	29	Austin
2013,1	4709-15 W Belmont	24	Recovered	31	Belmont Cragin
2013,1	4520-26 S Drexel Blvd	80	Rehab In Process	4	Kenwood
2013,1	8215-19 S. ELLIS AVE.	12	Under Receivership	8	Chatham
2013,1	7450-54 N. Greenview	70	Recovered	49	Rogers Park
2013,1	934-936 W Marquette St	6	Under Receivership	17	Englewood
2013,1	6356-58 S Hermitage/1732-34 W 64th St	18	Under Receivership	15	West Englewood
2013,1	920 WCullom	7	Rehab In Process	46	Uptown
2013,1	4701 W West End/120-22 N Kilpatrick	9	Recovered	28	Austin
2013,1	4828-30 W ADAMS	6	Under Receivership	28	Austin
2013,1	6218-20 SDR MARTIN L KING JRDR	6	Demolished	20	Washington Park
2013,1	6201-03 S King / 409-11 E 62nd St	12	In Court	20	Woodlawn
2013,1	1511-15 E 71 ST PL	8	Rehab In Process	5	South Shore
2013,1	936-42 E. 80th ST.	12	In Court	8	Chatham
2013,1	6433 N. KEDZIE	4	In Court	50	West Ridge
2013,1	7550-58 S. Essex	32	In Court	7	South Shore
2013,1	6016-18 S. Paririe Ave	8	In Court	20	Washington Park
2013,1	5108 S. CALUMET AVE	6	In Court	3	Washington Park
2013,1	5714 Thomas	8	Under Receivership	29	Austin
2013,1	6201-05 S RHODES AVE	12	Under Receivership	20	Woodlawn
2013,1	2101-03 W HOOD	4	In Court	40	West Ridge
2013,1	1038 Kedzie	6	Under Receivership	26	Humboldt Park
2013,1	5556 W. Jackson	36	In Court	29	Austin
2013,1	4950 W. Madison	18	In Court	28	Austin

Appendices - 50

Department of Housing and Economic Development
TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 -
September 30, 2013

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2013,1	500 S Laramie	49	In Court	29	Austin

2013,1	3828-30 W Adams	6	Under Receivership	28	West Garfield Park
2013,1	4021-29 S ELLIS AVE	38	Demolished	4	Oakland
2013,1	436-40 E 72ND ST	9	Under Receivership	6	Greater Grand Crossing
2013,1	101 N. Pine Avenue	8	In Court	28	Austin
2013,1	111 N. Pine Avenue	8	Stabilized	28	Austin
2013,1	121 N. Pine Avenue	8	Stabilized	28	Austin
2013,1	129 N. Pine Avenue	8	Stabilized	28	Austin
2013,1	131 N. Pine Avenue	8	Stabilized	28	Austin
2013,1	139 N. Pine Avenue	8	Stabilized	28	Austin
2013,2	3542-48 W POLK ST	12	Under Receivership	24	East Garfield Park
2013,2	1138-40 S. Karlov/4101 W. Grenshaw	6	Under Receivership	24	North Lawndale
2013,2	7831 -33 S COLFAX AVE	8	Stabilized	7	South Shore
2013,2	6211-21 S.Vernon Ave.	24	Rehab In Process	20	Woodlawn
2013,2	6116-34 S King Drive	50	Recovered	20	Washington Park
2013,2	7043-45 S CLYDE AVE	6	Recovered	5	South Shore
2013,2	6424-26 S. Ellis	6	Rehab In Process	20	Woodlawn
2013,2	6201-03 S LANGLEY AVE	12	Stabilized	20	Woodlawn
2013,2	6201 S Rockwell St	10	Rehab In Process	15	Chicago Lawn
2013,2	3412-20 W IRVING PARK	16	In Court	33	Irving Park
2013,2	4840 N SHERIDAN	4	In Court	46	Uptown
2013,2	5756 S Laflin // 506-08 W 58th ST	6	Demolished	16	West Englewood
2013,2	3208-14 N SHEFFIELD AVE	98	Rehab In Process	44	Lake View
2013,2	4800 S CALUMET AVE/319-23 E. 48TH	27	Rehab In Process	3	Grand Boulevard
2013,2	17-19 E OHIO ST	190	Stabilized	42	Near North Side
2013,2	4317-19 S MICHIGAN	12	In Court	3	Grand Boulevard
2013,2	2044-48 N. Drake/3547 W Dickens	9	In Court	35	Logan Square
2013,2	5901-03 S PRAIRIE AVE	7	Rehab In Process	20	Washington Park

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Department of Housing and Economic Development TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 - September 30, 2013

Quarter First Counted	Primary Address	#of Units	TBI Status	Ward	Community Area
2013,2	6152-58 S EBERHART AVE / 448-50 E. 62ND ST.	23	Rehab In Process	20	Woodlawn
2013,2	519 S. Lavergne	8	Under Receivership	24	Austin
2013,2	1038 Kedzie	6	In Court	26	Humboldt Park
2013,2	5500 Division	18	In Court	37	Austin
2013,2	2101-03 W HOOD	4	Stabilized	40	West Ridge
2013,2	7646-56 S ESSEX AVE / 2448 E 77TH STREET	32	In Court	7	South Shore
2013,2	901 E. 104th Street	210	Rehab In Process	9	Pullman
2013,2	7829-31 S. PHILLIPS AVE.	6	Stabilized	7	South Shore

2013,2	1428 N. Lockwood	6	Under Receivership	37	Austin
2013,2	6042-44 S MICHIGAN AVE	6	Under Receivership	20	Washington Park
2013,2	6038 S. Champlain Ave.	1	Under Receivership	20	Woodlawn
2013,2	3550-54 W FRANKLIN BLVD	17	In Court	27	Humboldt Park
2013,2	436-40 E 72ND ST	9	Rehab In Process	6	Greater Grand Crossing
2013,2	119-21 E 57th Street	6	Rehab In Process	20	Washington Park
2013,2	101 N. Pine Avenue	8	Demolished	28	Austin
2013,2	105 N. Pine Avenue	8	Demolished	28	Austin
2013,2	111 N. Pine Avenue	8	Demolished	28	Austin
2013,2	121 N. Pine Avenue	8	Demolished	28	Austin
2013,2	125 N. Pine Avenue	8	Demolished	28	Austin
2013,2	129 N. Pine Avenue	8	Demolished	28	Austin
2013,2	131 N. Pine Avenue	8	Demolished	28	Austin
2013,2	139 N. Pine Avenue	8	Demolished	28	Austin
2013,2	7100-16 S COTTAGE GROVE AVE	8	Demolished	5	Greater Grand Crossing
2013,2	7800-10 S PHILLIPS AVE / 2413-21 E 78TH ST	34	Stabilized	7	South Shore
2013,2	6210-12 S INGLESIDE AVE	6	Rehab In Process	20	Woodlawn
2013,2	6043-45 S Dr. Martin Luther King, Jr., Drive	6	Under Receivership	20	Woodlawn
2013,2	6151 S. Champlain Ave.	3	Under Receivership	20	Woodlawn
2013,2	6145-47 S VERNON AVE	6	Recovered	20	Woodlawn

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Department of Housing and Economic Development TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 - September 30, 2013

Quarter First Counted	Primary Address	#of Units	TBI Status	Ward	Community Area
2013,2	1501 N. Springfield	2	Demolished	30	Humboldt Park
2013,2	6729-31 SCHAPPELAVE	6	Stabilized	5	South Shore
2013,2	7849-53 S. COLES AVENUE	25	In Court	7	South Shore
2013,2	6101 -03 S Kenwood Avenue	6	In Court	20	Woodlawn
2013,2	8229 S. ELLIS AVENUE	4	Stabilized	8	Chatham
2013,2	1230-32 E 75th St	8	Under Receivership	5	Greater Grand Crossing
2013,2	6456 S Honore/1838-40 W 65th Street	6	Under Receivership	15	West Englewood
2013,2	3556-58 W DOUGLAS/1337-45 S CENTRAL	21	Rehab In Process	24	North Lawndale
2013,2	4654-56 N. CENTRAL PARK/ 3605-07 W. LELAND	12	Rehab In Process	33	Albany Park
2013,2	1001 N. Lamon	8	Under Receivership	37	Austin
2013,2	2400-12 W. Bryn Mawr/5600-12 N. Western	10	Under Receivership	40	West Ridge
2013,2	6433 N. KEDZIE	4	Stabilized	50	West Ridge
2013,2	3828-30 W Adams	6	In Court	28	West Garfield Park
2013,2	4801 S CALUMET AVE	14	In Court	3	Grand Boulevard
2013,2	6715-17 N Seeley	5	In Court	50	West Ridge

2013,2	6116 S St Lawrence Ave	3	In Court	20	Woodlawn
2013,2	6506-08 S ELLIS AVE	6	Recovered	20	Woodlawn
2013,2	515 E 46TH PLACE	3	In Court	3	Grand Boulevard
2013,2	242 N. Mason	6	Under Receivership	29	Austin
2013,2	8119-25 S Cottage Grove Ave	19	In Court	8	Chatham
2013,3	6226-28 S Western	14	In Court	15	Chicago Lawn
2013,3	7956-8 S ST LAWRENCE AVE /542-48 E. 80TH ST.	12	Recovered	6	Chatham
2013,3	3224 E 48TH ST / 4750-58 S. CALUMET AVE	21	Recovered	3	Grand Boulevard
2013,3	3714-3716 W. Wrightwood	12	Rehab In Process	35	Logan Square
2013,3	6432 S Eberhart Ave.	2	Under Receivership	20	Woodlawn
2013,3	6201-05 S RHODES AVE	12	Recovered	20	Woodlawn
2013,3	6432 S Evans Ave.	2	Under Receivership	20	Woodlawn
2013,3	6200-04 S LANGLEY AVE	20	In Court	20	Woodlawn

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Department of Housing and Economic Development
TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 -
September 30, 2013

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2013,3	5656 S INDIANA AVE / 118-32 E. 57TH STREET	18	Stabilized	20	Washington Park
2013,3	1809 E. 67TH STREET	80	Under Receivership		South Shore
2013,3	5026-28 S MICHIGAN	6	Rehab In Process	3	Grand Boulevard
2013,3	7518 N RIDGE	6	Under Receivership	49	West Ridge
2013,3	6127-29 S. King Drive	6	In Court	20	Woodlawn
2013,3	2100-02 N ALBANY/3104-10 W DICKENS	20	Rehab In Process	35	Logan Square
2013,3	4701 West End	2	Under Receivership	28	Austin
2013,3	5522-24 S INDIANA AVE	40	Stabilized	20	Washington Park
2013,3	6152-54 S EVANS AVE	6	Rehab In Process	20	Woodlawn
2013,3	6807-09 S CORNELL AVE	6	In Court	5	South Shore
2013,3	6506 S SAINT LAWRENCE AVE	2	Under Receivership	20	Woodlawn
2013,3	6224 S SAINT LAWRENCE AVE	3	Under Receivership	20	Woodlawn
2013,3	6457 S LANGLEY AVE	2	Under Receivership	20	Woodlawn
2013,3	1230-32 E 75th St	8	In Court	5	Greater Grand Crossing
2013,3	7550-58 S. Essex	32	Under Receivership	7	South Shore
2013,3	4520-26 S Drexel Blvd	80	Recovered	4	Kenwood
2013,3	2800-10 E. 81st Street	8	In Court	7	South Chicago
2013,3	7522-24 S. Essex	7	Recovered	7	South Shore
2013,3	6201-03 S King/409-11 E 62nd St	12	Rehab In Process	20	Woodlawn
2013,3	344-46 W 65TH ST	6	Stabilized	20	Englewood
2013,3	308-16 W 71 ST ST	12	Stabilized	6	Greater Grand Crossing
2013,3	1617-23 W 56TH ST /5601 S MARSHFIELD AVE	8	Stabilized	15	West Englewood

2013,3	6055 S PEORIA ST /846-48 W 61 ST ST	12	Stabilized	16	Englewood
2013,3	344-50 W 77TH ST /7639-55 S STEWART AVE	36	Rehab In Process	17	Greater Grand Crossing
2013,3	6603 S Fairfield/2717 W 66th ST	8	Recovered	15	Chicago Lawn
2013,3	4233-4237 S Archer - 4258 S Albany	6	In Court	12	Brighton Park
2013,3	934-936 W Marquette St	6	Recovered	17	Englewood
2013,3	1146-52 W 69TH ST	4	Demolished	17	Englewood

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**Department of Housing and Economic Development
TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 -
September 30, 2013**

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2013,3	2648-54 W 62ND ST/ 6157-9 S WASHTENAW AVE	15	Stabilized	15	Chicago Lawn
2013,3	5736-48 N. WINTHROP	44	Rehab In Process	48	Edgewater
2013,3	6716-18 S. Clyde Ave.	6	Recovered	5	South Shore
2013,3	7159 S.Wabash Ave.	6	In Court	6	Greater Grand Crossing
2013,3	5714 Thomas	8	In Court	29	Austin
2013,3	7000-02 S Claremont - 2335 W 70th ST	10	Recovered	15	Chicago Lawn
2013,3	4527 S Washtenaw	3	Recovered	11	Brighton Park
2013,3	7356-58 S. South Shore Drive	6	Recovered	7	South Shore
2013,3	6456 S Honore/1838-40 W 65th Street	6	In Court	15	West Englewood
2013,3	7250 S WENTWORTH AVE	2	Demolished	17	Greater Grand Crossing
2013,3	6125-37 S. Indiana Ave.	37	Rehab In Process	20	Washington Park
2013,3	4725 S MICHIGAN AVE	28	Recovered	3	Grand Boulevard
2013,3	7743-47 S. Kingston Ave	6	In Court	7	South Shore
2013,3	7847-53 S Essex / 2500-06 E 79th St	26	In Court	7	South Shore
2013,3	8215-19 S. ELLIS AVE.	12	In Court	8	Chatham
2013,3	7722-24 S. Cornell Avenue	10	Under Receivership	8	South Shore
2013,3	7234-44 S. Dorchester Ave.	12	Rehab In Process	5	South Shore
2013,3	6408 S. Langley Ave.	2	Under Receivership	20	Woodlawn
2013,3	3401-09 W MONROE/110-16 SHOMAN	24	Demolished	28	East Garfield Park
2013,3	5503-9 S BISHOP ST/1421-25 W. GARFIELD BLVD.	18	In Court	16	West Englewood
2013,3	7801 -05 S PAULINA / 1657-59 W 78TH	20	Stabilized	17	Auburn Gresham
2013,3	3357 CHICAGO	6	Under Receivership	27	Humboldt Park
2013,3	3302-08 W HURON	8	Recovered	27	Humboldt Park
2013,3	1014-26 W LAWRENCE	372	In Court	46	Uptown
2013,3	6433 N. KEDZIE	4	Recovered	50	West Ridge
2013,3	3350 W. Evergreen	6	Rehab In Process	26	Humboldt Park
2013,3	3056 W Cermak	4	Rehab In Process	24	South Lawndale
2013,3	801-05 E. 51st/5127-41 S. Cottage Grove	40	Recovered	4	Washington Park

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**Department of Housing and Economic Development
TROUBLED BUILDINGS INITIATIVE I (Multifamily) January 1 -
September 30, 2013**

Quarter First Counted	Primary Address	#of Units	TBI Status	Ward	Community Area
2013,3	7314-22 N. WINCHESTER	20	Rehab In Process	49	Rogers Park
2013,3	7722-34 N ASHLAND AVE	25	Recovered	49	Rogers Park
2013,3	4412-14 S PRAIRIE AVE	6	Stabilized	3	Grand Boulevard
2013,3	3550-54 W FRANKLIN BLVD	17	Stabilized	27	Humboldt Park
2013,3	501-11 E 61st Street	4	Rehab In Process	20	Woodlawn
2013,3	5901-03 S PRAIRIE AVE	7	Stabilized	20	Washington Park
2013,3	9118-24 S. Dauphin Street	24	Under Receivership	8	Chatham
2013,3	6412-14 S. Vernon Ave.	8	Stabilized	20	Woodlawn
2013,3	2954-60 N Pulaski	16	In Court	30	Avondale
2013,3	132 S. Pulaski	2	Demolished	28	West Garfield Park
2013,3	1549-51 N LOCKWOOD	10	Recovered	37	Austin
2013,3	319-21 SHOMAN	6	Recovered	28	East Garfield Park
2013,3	2007-2011 N Kenneth	12	Recovered	31	Hermosa
2013,3	5024-5028 W Quincy	15	Recovered	28	Austin
2013,3	1138-40 S. Karlov/4101 W. Grenshaw	6	Recovered	24	North Lawndale
2013,3	1319 S. Spaulding	6	Recovered	24	North Lawndale
2013,3	242 N. Mason	6	In Court	29	Austin
2013,3	1227 S. Homan	6	Rehab In Process	24	North Lawndale
2013,3	3351-57 W OHIO	15	Rehab In Process	27	Humboldt Park
2013,3	436-40 E 72ND ST	9	Recovered	6	Greater Grand Crossing
2013,3	3138-40 S. Indiana Avenue	8	In Court	3	Douglas
2013,3	7915-19 S. Hermitage Avenue	17	Rehab In Process	21	Auburn Gresham
2013,3	6243 S. Vernon Ave.	5	Stabilized	20	Woodlawn
2013,3	1909 S. SPAULDING	4	Under Receivership	24	Austin

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Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - September 30, 2013

Quarter Reported	Property Address	Total Loan Amount	# of Units	Ward
2013,1	1008 N. Francisco Ave. Unit 3S	\$15,000	1	26
2013,1	1035 N Leclair	\$15,000	1	37
2013,1	10544 S. Parnell Ave.	\$15,000	1	34
2013,1	10600 South Emerald	\$15,000	1	34
2013,1	1111 N. Laramie	\$15,000	1	37
2013,1	1122 W. Catalpa Ave. #615	\$15,000	1	48
2013,1	11301 Avenue M	\$15,000	1	10
2013,1	11330 South Talman	\$15,000	1	19
2013,1	11612 S. Elizabeth Street	\$15,000	1	34
2013,1	1215 W Gunnison St #208	\$15,000	1	48
2013,1	1221 North Dearborn #1211S	\$20,550	1	42
2013,1	12226 S. Perry Ave.	\$15,000	1	9
2013,1	1227 N.Noble Street Unit 3S	\$232,331	1	32
2013,1	1241 West Ardmore Ave, unit 3	\$15,000	1	48
2013,1	13016 S. Burley	\$15,000	1	10
2013,1	137 East 107th Street	\$75,400		9
2013,1	1419 N. Mayfield Ave	\$15,000	1	29
2013,1	142 S. Whipple St.	\$15,000	1	28
2013,1	1617 West Touhy, unit 1	\$100,000	1	49
2013,1	1622 N. Laramie	\$15,000	1	37
2013,1	1629 W. Greenleaf Ave #402	\$15,000	1	49
2013,1	1715 Meade	\$15,000		29
2013,1	2030-32 North Keeler Ave	\$101,160	1	30
2013,1	2242 N. Kostner Ave	\$15,000	1	31
2013,1	2304 East 77th Street	\$15,000	1	7
2013,1	2333 N. Neva 402 C	\$43,000	1	36
2013,1	235 Van Buren #1720	\$15,000	1	2
2013,1	2442 N. Avers	\$15,000		30
2013,1	253 West 112th Place	\$68,800	1	34
2013,1	2554 W. 38th St	\$15,000	1	12
2013,1	2607 N. Parkside Ave	\$15,000	1	30
2013,1	2800 N Lake Shore Dr. #415	\$15,000	1	44
2013,1	2800 N. Orchard unit 901	\$15,000	1	44
2013,1	2941 S. Michigan Unit #517	\$15,000	1	2
2013,1	2952 N. Mobile	\$15,000	1	29
2013,1	3036 N. Gresham	\$246,200	1	35
2013,1	3315 W. Pierce Ave apt #2	\$15,000	1	26
2013,1	3414 W. 84th PL	\$15,000	1	18
2013,1	3425 West 76th Street	\$101,000	1	18
2013,1	3426 N. Ridgeway	\$15,000		30

2013,1	3526 S. Seeley Ave	\$15,000	1	11
2013,1	3539 West 60th Street	\$15,000	1	16
2013,1	3709 West 58th Place	\$49,300	1	14
2013,1	3734 S. Paulina St.	\$15,000	1	11
2013,1	3735 W. 66th Place	\$15,000	1	13
2013,1	3756 W. Windsor Ave	\$15,000	2	39
2013,1	3847 West 80th Street	\$71,000	1	18

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**Department of Housing and Economic Development NEIGHBORHOOD
LENDING PROGRAM January 1 - September 30, 2013**

Quarter Reported	Property Address	Total Loan Amount	# of Units	Ward
2013,1	4131 W. Belmont Ave.	\$60,000	1	31
2013,1	419 East 46th Street	\$5,541	2	3
2013,1	4224 W Iowa	\$111,100	1	37
2013,1	4240 N. Keystone St. 2B	\$15,000	1	39
2013,1	4300 West 21st Place	\$37,350		24
2013,1	4323 West Peterson Ave	\$225,000	1	39
2013,1	4343 N. Clarendon Ave #1714	\$15,000	1	46
2013,1	4432 S. Kedvale Ave	\$15,000	1	14
2013,1	4700 West 47th Street	\$15,000		23
2013,1	4735 Kolin Ave	\$15,000	1	23
2013,1	4815 Meade Avenue	\$15,000	1	45
2013,1	4859 South Komensky Ave	\$194,970	1	14
2013,1	4912 South Champlain	\$15,000	1	4
2013,1	4923 North Harlem Ave, unit 1	\$15,000	1	41
2013,1	5012 S. Leamington Ave.	\$15,000	1	23
2013,1	5020 South Lawndale Ave.	\$15,000	1	14
2013,1	5149 S. Lawler	\$144,000	1	23
2013,1	520 North Kedzie Ave	\$15,000		27
2013,1	5216 West Adams	\$15,000		29
2013,1	5250 North Paulina Street, Unit #2	\$207,254	1	40
2013,1	543 West Addison Unit2S	\$179,325	1	46
2013,1	5438 S. Francisco Ave.	\$15,000	1	14
2013,1	5755 West Diversey, unit 3	\$15,000	1	30
2013,1	6118 S. Kolmar Ave.	\$15,000	1	13
2013,1	619 N. Lawndale Ave	\$15,000	1	27
2013,1	6219 S. Claremont	\$92,150	1	15
2013,1	6352 S. Whipple St	\$15,000	1	15
2013,1	6401 W. Berteau Unit 404	\$15,000	1	38
2013,1	6509 W. 63rd St. 1B	\$15,000	1	23

2013,1	6852 N. Northwest Highway Apt 2B	\$15,000	1	41
2013,1	710 West 115th Street	\$15,000	1	34
2013,1	7130 South Lawndale Ave	\$155,000	1	13
2013,1	7226 South Oglesby	\$15,000	1	5
2013,1	7411 S. Maplewood	\$15,000	1	18
2013,1	7720 S. Troy	\$15,000	1	18
2013,1	7801 South Aberdeen Street	\$15,000	1	17
2013,1	7817 S. Sawyer Ave.	\$15,000	1	18
2013,1	7914 South Talman Ave.	\$15,000	1	18
2013,1	809 East 40th Street unit 3-1	\$15,000	1	4
2013,1	8135 S. Perry	\$15,000	1	21
2013,1	8139 S. Bennett	\$15,000	1	8
2013,1	8145 S. Troy St.	\$15,000	1	18
2013,1	8148 S. Wentworth	\$15,000	1	21
2013,1	8321 S. Hermitage	\$15,000	1	18
2013,1	8417 S. Oglesby Ave.	\$15,000	1	8
2013,1	8649 S. St Lawrence Street	\$15,000	1	6
2013,1	8846 South Justine	\$15,000	1	21

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**Department of Housing and Economic Development NEIGHBORHOOD
LENDING PROGRAM January 1 - September 30, 2013**

Quarter Reported	Property Address	Total Loan Amount	# of Units	Ward
2013,1	9007 S. Carpenter Street	\$15,000	1	21
2013,1	9034 S. East End Avenue	\$15,000	1	8
2013,1	928 W. Eastwood Ave Unit 4E	\$15,000	1	46
2013,1	9311 South Emerald	\$15,000	1	21
2013,1	946 W. Fry St. #2E	\$15,000	1	27
2013,1	9532 S. Hamilton	\$174,000	1	19
2013,1	9632 S. Parnell Ave	\$15,000	1	21
2013,1	9640 S. Prairie	\$15,000	1	6
2013,1	9926 South Beverly Ave	\$15,000	1	21
2013,2	10212 South St Lawrence	\$113,350	1	9
2013,2	10215 S. Forest Ave	\$15,000	1	9
2013,2	10338 S. Green bay	\$15,000	1	10
2013,2	10535 S. Church St.	\$15,000	1	19
2013,2	10536 S. Eggleston Ave.	\$15,000	1	34
2013,2	10712 S Avenue F	\$15,000	1	10
2013,2	10725 South Champlain	\$15,000	1	9
2013,2	11601 S. Loomis	\$15,000	1	34
2013,2	1214 West Thorndale Ave, Unit 1	\$15,000	1	48

2013,2	1223 W. 95th Place	\$15,000	1	21
2013,2	1227 W. 97th PL.	\$166,700	1	21
2013,2	12648 South Princeton	\$15,000	1	9
2013,2	13017 South Houston Ave	\$15,000		10
2013,2	1321 North Waller	\$15,000	1	29
2013,2	1534 West Rosemont	\$15,000	1	40
2013,2	1560 North Sandburg Terrace #2007	\$15,000	1	42
2013,2	1652 East 83rd Place	\$15,000	1	8
2013,2	1671 North Claremont Ave. Unt 5	\$15,000	1	1
2013,2	1746 N. New England Ave	\$15,000	1	36
2013,2	1944 North Oak Park Ave.	\$15,000	1	36
2013,2	2005 Chase Ave, Unit 2	\$15,000	1	49
2013,2	207 East 31st Street, Unit 3C	\$15,000	1	3
2013,2	2124 North Mason	\$15,000	1	29
2013,2	215 North Aberdeen St., Unit 508	\$15,000	1	27
2013,2	227 W. 106 PL	\$26,261	1	34
2013,2	2323 West Pershing Rd., unit 111	\$15,000	1	12
2013,2	2332 West Rosemont Ave	\$15,000	1	50
2013,2	2345 South Cental Park	\$167,500	1	22
2013,2	2439 West Farragut, Unit 3B	\$15,000	1	40
2013,2	2607 North Hamlin, unit 1N	\$12,260	1	35
2013,2	2613 West Cortez 1F	\$15,000	1	1
2013,2	2620 West 79th PL	\$15,000	1	18
2013,2	2732 N. Merrimac Ave	\$15,000	1	29
2013,2	2822 West 99th Place	\$15,000	1	19
2013,2	2921 West Glenlake St, unit 2E	\$15,000	1	50
2013,2	2930 N. Sheridan, Unit 1404	\$15,000	1	44
2013,2	2930 North Sheridan, unit 1109	\$15,000	1	44
2013,2	2934 North Moody	\$15,000	1	29

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Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - September 30, 2013

Quarter Reported	Property Address	Total Loan Amount	# of Units	Ward
2013,2	3051 North Harlem Avenue	\$15,000	1	36
2013,2	3128 West 15th Place	\$98,128	2	24
2013,2	3135 North Harding Ave.	\$15,000	2	31
2013,2	3255 West Leland Ave	\$209,090	2	33
2013,2	3322 W. 65th St.	\$15,000	1	15
2013,2	3435 W. Melrose Street	\$15,000	1	35
2013,2	3505 South Morgan St. #307	\$15,000	1	11

2013,2	3511 W. 75th PL	\$15,000	1	18
2013,2	3550 North Lake Shore Drive #304	\$15,000	1	46
2013,2	3604 North Pine Grove, #4F	\$15,000	1	46
2013,2	3605 N. Nordica Ave	\$15,000	1	36
2013,2	3635 West 67th Place	\$15,000	1	13
2013,2	3733 North St. Louis, Unit 2F	\$15,000	1	35
2013,2	3734 West 70th Place	\$15,000	1	13
2013,2	4012 South Oakenwald, unit 1	\$15,000	1	4
2013,2	4041 N. Keystone, Unit G	\$15,000		39
2013,2	4132 W. 78th St.	\$15,000	1	13
2013,2	4219 West 83rd	\$15,000	1	18
2013,2	4412 N. Paulina St., #1	\$15,000	1	47
2013,2	4417 South Berkeley Ave.	\$15,000	1	4
2013,2	4438 South Leamington	\$15,000	1	23
2013,2	445 W Wellington Ave # 11H	\$15,000	1	44
2013,2	4455 South Oakenwald Ave Unit 1	\$15,000	1	4
2013,2	4456 W. Augusta Blvd	\$15,000	1	37
2013,2	4506 West 83rd Street	\$30,000	1	13
2013,2	4530 West 83rd Street	\$117,700	1	13
2013,2	4608 West Dickens	\$15,000	1	31
2013,2	4624 W. Deming PL	\$15,000	1	31
2013,2	4706 West Congress	\$15,000		24
2013,2	4814 N. Clark St. #207S	\$15,000	1	46
2013,2	4814 North Clark St., unit 511S	\$15,000	1	46
2013,2	4827 West Concord PL	\$15,000	1	37
2013,2	4915 West Monroe	\$141,054		28
2013,2	4921 S. King Dr., 3N	\$15,000	1	4
2013,2	4956 South Champlain, Unit 1N	\$222,600	1	4
2013,2	5036 W. Pensacola Ave #204	\$15,000	1	45
2013,2	5111 W. Crystal Street	\$15,000	1	37
2013,2	535 East 88th Pl.	\$147,300	1	6
2013,2	5454 W Gettysburg Street	\$142,000	1	45
2013,2	5556 North Sheridan Rd. unit 306	\$15,000	1	48
2013,2	6051 W. Henderson St.	\$15,000	1	36
2013,2	609 E. 107th St.	\$15,000	1	9
2013,2	6104 North Lawndale Ave	\$15,000	1	39
2013,2	6112 West 64th Place	\$162,000	1	13
2013,2	612 West 48th Place	\$15,000		11
2013,2	6151 W55th Street	\$15,000	1	23
2013,2	617 W Drummond Place Apt # 2CE	\$15,000	1	43

Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - September 30, 2013

Quarter Reported	Property Address	Total Loan Amount	# of Units	Ward
2013,2	6213 South Rutherford	\$15,000	1	23
2013,2	6314 S. Kedvale	\$15,000	1	13
2013,2	6324 S. Campbell	\$15,000	1	15
2013,2	6419 South Keller Ave	\$15,000	1	13
2013,2	6440 South Narragansett Ave, Unit 1E	\$15,000	1	23
2013,2	6448 North Rockwell	\$15,000		50
2013,2	6505 North Nashville	\$15,000	1	41
2013,2	6526 N. Irving Park, Unit #504	\$15,000	1	38
2013,2	6602 North Ridge Blvd Unit 1	\$15,000	1	50
2013,2	6623 South Kilpatrick	\$15,000	1	13
2013,2	6724 S. Kostner Ave	\$15,000	1	13
2013,2	6806 S. Crandon Unit 23	\$6,300	1	5
2013,2	6807 South Jeffery Blvd	\$15,000		5
2013,2	7147 South Rockwell	\$15,000		18
2013,2	729 East 90th Street	\$15,000	1	6
2013,2	7323 South Dante	\$15,000		5
2013,2	7457 N Sheridan Road, Unit 3B	\$15,000	1	49
2013,2	7732 S. Spaulding Ave.	\$49,927	1	18
2013,2	7751 South Evans	\$15,000	1	6
2013,2	7758 South Trumbull Ave	\$15,000	1	18
2013,2	7834 South Ada Street	\$166,500	1	17
2013,2	8 East 90th Street	\$15,000	1	6
2013,2	8030 South Perry Ave	\$15,000	1	17
2013,2	812 East Bowen, unit 3B	\$15,000	1	4
2013,2	8123 South Woodlawn	\$15,000	1	8
2013,2	8215 South Merrill	\$15,000	1	8
2013,2	8225 S. Manistee Ave	\$15,000	1	7
2013,2	8317 South Sangamon	\$154,000	1	21
2013,2	8622 S. Saginaw	\$15,000	1	7
2013,2	8805 S. Union Ave	\$15,000	1	21
2013,2	8906 South Eggleston	\$15,000	1	21
2013,2	9001 S. Crandon	\$15,000	1	7
2013,2	9120 South Normal	\$133,462	1	21
2013,2	9212 S. Throop	\$15,000	1	21
2013,2	9242 South Laflin	\$15,000	1	21
2013,2	9806 South Indiana Ave	\$15,000	1	6
2013,2	9831 South Ellis	\$15,000	1	8
2013,3	10137 S. Avenue M	\$121,900		10
2013,3	1037 W. 97th St.	\$15,000	1	21
2013,3	10764 South Champlain	\$15,000	1	9
2013,3	11308 S. Laflin	\$201,360	1	34

2013,3	11526 South Laflin	\$136,600	1	34
2013,3	1153 North Kedvale Ave	\$15,000	1	37
2013,3	1231 W. Lunt Ave Apt 1-S	\$59,900	1	49
2013,3	1352 North Ridgeway	\$157,700		26
2013,3	1458 Harding	\$15,000	1	30
2013,3	1505 N. Lotus	\$15,000	1	37

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Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - September 30, 2013

Quarter Reported	Property Address	Total Loan Amount	# of Units	Ward
2013,3	1550 S. Blue Island #607	\$85,000	1	2
2013,3	1649 North Newcastle Ave	\$15,000	1	36
2013,3	1715 W. 33rd Street	\$15,000	1	11
2013,3	1 720 S. Michigan Ave Unit 1713	\$171,000	1	2
2013,3	1720 South Michigan Ave #1016	\$15,000	1	2
2013,3	1820 North Spaulding #209	\$15,000	1	26
2013,3	1922 North Kedvale Ave	\$15,000		30
2013,3	2040 West 82nd Street	\$15,000	1	18
2013,3	2049 N. Lavergne	\$182,290	1	31
2013,3	2101 West 83rd Street	\$15,000	1	18
2013,3	2200 North Natchez, Unit 3N	\$15,000	1	36
2013,3	2650 North Nordica Ave	\$224,166	1	36
2013,3	2701 S. Lowe Ave	\$15,000		11
2013,3	2744 W. Maypole Ave.	\$15,000	1	27
2013,3	3022 N. Rutherford	\$15,000	1	36
2013,3	3131 N. Davlin	\$155,350		30
2013,3	3300 West Douglas	\$95,045		24
2013,3	3352 N. Natchez	\$15,000	1	36
2013,3	3355 South Archer Ave Unit 1	\$15,000	1	11
2013,3	3425 West 12th PL	\$173,136		24
2013,3	3515W. 65 th St.	\$94,250	1	15
2013,3	3733 West 57th Pl.	\$15,000	1	14
2013,3	3900 N Lake Shore Drive Unit 19J	\$15,000	1	46
2013,3	3910 W. 64th Street	\$15,000	1	13
2013,3	3963 W Belmont Ave #306,	\$15,000	1	31
2013,3	427 N Central Park	\$154,102		27
2013,3	4442 North Beacon, Unit #3	\$154,274	1	46
2013,3	464 E 42nd Street	\$15,000	1	3
2013,3	4744 S. LaPorte St.	\$15,000	1	23
2013,3	4840 W. Henderson St., #3A	\$15,000	1	38

2013,3	4843 South Calumet	\$28,075	1	3
2013,3	4846 N. Clark St., Unite 207N	\$15,000	1	46
2013,3	4846 North Clark, 41 IN	\$15,000	1	46
2013,3	4853 S. Bishop	\$15,000	1	20
2013,3	51 56 Winnemac Ave	\$15,000	1	45
2013,3	5231 South Newland Ave	\$15,000	1	23
2013,3	5250 S. Hamlin Ave	\$15,000	1	23
2013,3	5258 West Monroe Street	\$186,540	1	29
2013,3	5334 West Race Ave	\$12,789	1	37
2013,3	536 West Altgeld Street	\$15,000	1	43
2013,3	5610 South Prairie Ave Unit 3S	\$68,000	1	20
2013,3	5735 West Erie	\$113,000	1	29
2013,3	6152 S. Kedvale	\$15,000	1	13
2013,3	6158 West Melrose Street	\$15,000	1	36
2013,3	6221 North Niagara Ave unit 508	\$15,000	1	41
2013,3	6432 South Keating Ave	\$15,000	1	13
2013,3	6536 West 60th Street	\$15,000	1	23

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Department of Housing and Economic Development NEIGHBORHOOD LENDING PROGRAM January 1 - September 30, 2013

Quarter Reported	Property Address	Total Loan Amount	#of Units	Ward
2013,3	6622 South Campbell	\$90,200	1	15
2013,3	6739 South Rockwell	\$105,150	1	15
2013,3	7006 S. Winchester Ave.	\$83,421	1	17
2013,3	7234 S. Woodlawn Ave.	\$192,830	1	5
2013,3	7641 S. Honore St.	\$10,262	1	17
2013,3	7739 South Prairie Ave.	\$165,830	1	6
2013,3	7955 South Blackstone	\$15,000	1	8
2013,3	8035 South Loomis	\$180,949	1	21
2013,3	8122 South Bennett	\$15,000	1	8
2013,3	8125 S. Blackstone	\$109,930	1	8
2013,3	8223 South Spaulding Ave	\$15,000	1	18
2013,3	832 West 36th Street, Unit 2	\$15,000	1	11
2013,3	8631 South May	\$15,000	1	21
2013,3	9011 South Michigan	\$15,000	1	6
2013,3	9023 South Morgan	\$15,000	1	21
2013,3	915 East 62nd Street #J	\$15,000	1	20
2013,3	9256 South Lowe	\$147,702	1	21
2013,3	9601 S. Green	\$15,000	1	21

2013,3	9840 Ellis Avenue	\$15,000	1	8
2013,3	8038 S. Maryland	\$12,500	3	8
2013,3	7622 S. Carpenter	\$12,500	1	17
2013,3	7637 S. Emerald	\$12,500	2	17
2013,3	621 5 S. Champlain	\$10,950	2	20
2013,3	801 7 S. Maryland	\$12,500	4	8
2013,3	7712 S. Carpenter	\$12,500	2	17
2013,3	7706 S. Carpenter	\$12,480	2	17

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DENSITY BONUS REPORT (through September 30, 2013)						
Property Address	Developer	Plan Commission Approval	Type	Projected Payment	Cash Received	Number of Affordable Units
126 N. Dos Palms / 659 W. Randolph	Mesirov Stein Development Services	10/6/2006	unit/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	Ten East Delaware, LLC, the Prime Group, Inc., It's Jun-06 Manager		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 (MOMO)	Smithfield Properties, LLC	7/1/2005	payment	\$299,000.00	\$299,000.00	
160 E. Illinois	Orange Blue RHA	As of Right	payment	\$639,828.00	\$639,828.00	
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 Pearsall Dev. Corp.	As of Right	payment	\$373,180.00	\$373,180.00	
600 N. Fairbanks Ct	Schati 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. Stat.	13th&State LLC	5/1/2005	payment	\$247,254.00	\$247,254.00	
1400-16 S. Michigan	1400 S Michigan LLC	12/1/2005	payment	\$432,316.80	\$432,316.80	
1454-56 S. Michigan	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 Fl 60608	As of Right	payment	\$127,144.80	\$127,144.80	
1720 S. Michigan Avenue	1712THC,LLC by CK2 Development LLC	11/1/2005	payment	\$915,631.20	\$915,631.20	
2131 S.Michigan Ave/2138 S Indiana	Michigan-Indiana LLC by Chieftain Const.,	11/1/2005	payment	\$614,451.60	\$614,451.60	
2100 S. Indiana	Avalon Development Group, LLC	Sep-06	payment	\$285,451.00	\$285,451.00	
205-15 W. Washington	Jupiter Realty Corporation	3/16/2006	payment	\$420,305.60	\$420,305.60	
212-232 E. Erie, 21 7-35 W. Huron (Flair 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-S W. Walton / 2 W. Dolware (Scottish Rite - Walton on the Park)	The Enterprise Companies	Not required	payment	\$2,698,385.00	\$2,698,385.00	
200-218 W. Lake St/206 N. Wells St.	210-218 W. Lake LLC, 920 York Rd., #320, Hinsdale IL 60521	May-07	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	
618-630 W. Washington/101-121 N. Des Plaines (the Catalyst)	The Comentone Group 70, LLC	12/1/2005	payment	\$540,630.00	\$540,630.00	
111 W Wacker		4/1/2007	payment	\$89,869.68	\$89,869.68	
171 N. Wabash/73 E. Lake Street	M&R Development, LLC	8/21/2008	payment	\$1,482,941.00	\$1,482,941.00	
21 2-232 W Illinois St., 501-511 N. Franklin St.	JDL Acquisitions, LLC, 908 N. Halsted, Chicago	Aug-08	payment	\$2,654,166.00	\$1,191,822.00	
1-19 E Chestnut	Loyola University of Chicago	3/21/2013	payment	\$220,607.00	\$220,607.00	
Arkadia 201-17 S Halsted 61-79 W Adams 758-78 W Quincy	White Oak Realty Partners	11/27/2012	payment	\$1,675,132.80	\$1,675,132.80	
150 N. Jefferson (Randolph Hotel 1)	Altira Hotels/JHM Hotels		payment	\$474,621.19		
51-67 E Van Buren/401-419 S Wabash (Buckingham-Wabash II)	Buckingham m/Wabash LLC	6/18/2009	payment	\$2,026,879.20		
1 South Halsted 723-741 W. Madison 1-41 S Halsted 760-778 W Monroe	Mid City Plaza LLC	8/16/2012	payment	\$2,587,291.80		
118-128 W Chicago 801- 819 N LaSalle	Smithfield Properties XVI LLC	5/16/2013	payment	\$714,892.20		
407 S Dearborn 35-39 W Van Buren	407 Dearborn LLC	7/18/2013	payment	\$605,556.48		
Total				\$37,863,983.23	\$30,547,523.26	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	3/17/2005	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 S. Sangamon, 60607	7/5/2006	payment	\$412,351.00		
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	Monoco Development	5/19/2005	payment	\$3,880,870.40		
Total				\$14,529,593.75		

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
501-517 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
2100 S. Prairie Avenue	2100S. Prairie, LLC	As of Right	payment	5129,730	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)	War man 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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