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City of Chicago HnB Rahm Emanuel, Mayor

DPP

CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

LETTER FROM THE COMMISSIONER

We are pleased to submit the 2014 Second Quarter Progress Report, which presents the Department of Planning and Development's progress on the goals set forth in Bouncing Back, the City's fifth Five-Year Housing Plan covering the years 2014-2018.

The Department of Planning and Development (DPD) is the lead agency for the City's affordable housing, housing preservation and homebuyer assistance programs. In the first two quarters of 2014 the Department committed over \$110 million to support 4,635 units of affordable housing. This represents 42% of our annual resource allocation goal and 56% of our units assisted goal.

During the second quarter the Department approved financing for two multi-family development projects; scheduled two informational workshops for community organizations on the receivership process for vacant and abandoned buildings; and cosponsored a Housing Resource Fair for property owners, renters and prospective homebuyers on the Northwest Side.

Once again, we would like to thank our many partners for their continued support and participation. We at DPD could not succeed in our work without the ongoing support and cooperation of these valued partners-neighborhood and business groups, elected officials, state and federal agencies, and other community stakeholders. Through our combined efforts, we will continue to move forward in creating, preserving and supporting affordable housing for the people of Chicago.

Commissioner
Department of Planning and Development

Chicago Housing Plan 2014-2018

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

For 2014, DPD has projected commitments of more than \$265 million to assist nearly 8,300 units of housing.

Through the second quarter of 2014, the Department has committed over \$110 million in funds to support more than 4,600 units, which represents 42% of the 2014 unit goal and 56% of the resource allocation goal.

Quarter ending June 2014
Chicago Housing Plan 2014-2018

CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2014, the Department of Planning and Development expects to commit almost \$210 million to support more than 5,600 units of affordable rental housing using loans for new construction or rehab along with rental subsidies.

Through the second quarter, DPD has committed over \$90 million in resources to support more than 3,600 units. These numbers represent 43% of the annual multifamily resource allocation goal and 64% of the annual unit goal.

Multi-Family Rehab and New Construction Parkside of Old Town-Phase IIB

A total of 106 mixed-income rental units will be added to a Near North Side housing development through a financial assistance package approved on May 28 by the City Council.

Phase IIB of Parkside of Old Town will contain 36 units of replacement housing for former CHA residents, along with 27 affordable units and 43 market-rate apartments. The Parkside development is being constructed on the site of the former Cabrini-Green public housing complex in the 27th Ward. Part of the CHA's Plan for Transformation, the new units will be developed by Parkside Phase IIB LP on a site at the southeast corner of Division and Cleveland Streets.

The \$41 million Phase IIB will consist of a nine-story, 94-unit high-rise and a three-story, 12-unit walk-up. City assistance will include \$27 million in bonds, \$10 million in Tax Increment Financing (TIF) assistance, a \$1.9 million loan, and a total of \$12.3 million in tax credit equity. In addition, the Chicago Housing Authority is providing a \$12.4 million loan utilizing federal HOPE VI funds.

2

Lawson House

The City has agreed to forgive the remaining \$1.1 million of a 1996 loan, and will also provide \$2.3 million in tax credits, generating \$1.9 million in private equity that Holsten will use to support operations at Lawson House while it works on a permanent financing package.

The City is providing \$2.3 million in tax credits to enable the preservation of the largest SRO supportive housing facility in the Midwest while permanent financing is being arranged.

PROMOTION HOMEOWNERSHIP

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SUPPORT

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In 2014, the Department of Planning and Development expects to commit over \$41 million to help more than 650 households achieve or sustain homeownership.

Through the second quarter, DPD has committed almost \$13 million to support 175 units. These numbers represent 32% of the annual homeownership resource allocation goal and 27% of the annual unit goal.

Aid. Suarez, DPD and Bungalow Association Co-host Housing Resource Fair

Workshops and affordable housing resources were offered to homebuyers, property owners and renters at a free Housing Resource Fair held on Saturday, May 17 at the Falconer School in the 31st Ward.

Co-sponsored by Aid. Ray Suarez (31st), the Historic Chicago Bungalow Association and the Department of Planning and Development, the one-day event featured more than twenty exhibitors, including lenders, housing counselors, government agencies and neighborhood organizations offering a variety of housing programs and services.

Exhibitors provided information on homebuyer programs, home financing options, foreclosure prevention and landlord/tenant law, along with workshops on rain barrels and composting. Attendees also were able to enter free raffles to win an Energy Star refrigerator, a \$700 room makeover, \$300 in new landscaping or a rain barrel.

One lucky attendee at the May 17 Housing Resource Fair hosted by Aid. Suarez won \$300 in new landscaping by Home Depot for their home.

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IMPROVEMENT AND PRESERVATION OF HOMES

In 2014, the Department of Planning and Development expects to commit nearly \$ 15 million to assist more than 2,000 households repair, modify or improve their homes.

Through the second quarter, DPD has committed more than \$7.1 million to support 840 units. These numbers represent 48% of the annual improvement and preservation resource allocation goal and 42% of the annual unit goal.

New September 4 Start Date Announced For Roof and Porch Repair Program

The Department of Planning and Development has announced a new, earlier starting date of September 4, 2014 for homeowners to apply for assistance under the 2015 Roof and Porch Repair Program. Open enrollment by phone will

begin at 9 a.m. on September 4 over the City's 311 service line and continue until program capacity is reached. Applications will be accepted in the order they are received on a first-come, first-served basis. Not all callers will qualify to participate in the program.

The earlier start to the application process will enable construction work to begin sooner in the spring. As a result of this change, calls will no longer be accepted on the first business day of the new year as in prior years.

The Roof and Porch Repair Program, formerly known as EHAP, provides grants to income-qualified homeowners for the repair or replacement of roof and porches. To qualify for assistance, properties must be habitable, owner-occupied and not at risk of foreclosure. No changes other than the new starting time are being made to the program.

Repair Grants Approved For West Englewood Homeowners

The City of Chicago's Neighborhood Improvement Program (NIP) will be expanded to a portion of West Englewood under a plan approved on May 28 by the City Council.

NIP provides grants to help owners of one- to four-unit properties in targeted areas make exterior repairs and limited interior improvements. Through the West Englewood program more than \$970,000 will be made available in designated parts of the 15th and 16th Wards, using a special fund established in 1998 by CSX Intermodal as part of a rail-yard expansion project.

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Qualifying homeowners can apply for one-time grants of \$10,000 to cover repair work involving roofs, gutters, windows, entryways, porches and masonry. Up to 30 percent of each grant may be used for interior health and safety needs.

The West Englewood NIP eligibility area is bounded generally by Hamilton Avenue, Garfield Boulevard, Damen Avenue and 64th Street. Neighborhood Housing Services of Chicago will administer the program.

CCLT Room Makeover Contest Gives South Lawndale Home Fashionable Facelift

The winner of the Chicago Community Land Trust's (CCLT) second annual "Extreme Room Makeover" contest was unveiled on June 18 in a modernized South Lawndale family room. The unveiling took place at an open house in the home on the 3000 block of West Cullerton Avenue, which was attended by CCLT homeowners who learned about budget-friendly decorating techniques they could apply in their own homes.

CCLT helps to maintain the long-term affordability of private homes that have been developed using City of Chicago subsidies.

The contest offered \$500 in improvements to a CCLT property owner with the most compelling reason for a room makeover. In her winning entry, Andrea Collins-Edwards requested assistance in transforming her family room into an inviting space where her family could relax with friends and entertain guests. Collins-Edwards's entry was selected by a

panel of ten judges, including Aid. Walter Burnett (27th) and Scott and Kim Vargo from the popular home-design blog yellowbrickhome.com <<http://yellowbrickhome.com>>.

The makeover, created by fellow CCLT homeowner Ray Trujillo of Ray Trujillo Design, updated the layout, introduced a mandarin-based color scheme and added new accessories that he designed and produced himself. Total cost: \$499.75.

There was a second unexpected winner as well: the runner-up homeowner, who had lost both legs due to illness and wanted better use of his balcony, received a donation of balcony furniture from retailer CB2, who donated the furniture after learning about the homeowner.

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POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

Troubled Buildings Initiative Update

The Troubled Buildings Initiative was established by the City in collaboration with the nonprofit Community Investment Corp. (CIC) in 2003 to compel landlords to maintain safe and drug-free environments for their tenants. Based on the early success of that program ("TBI I"), the City joined with Neighborhood Housing Services of Chicago (NHS) in 2005 to expand TBI to single-family (1- to 4-unit) properties ("TBI II"). The goals of both TBI programs are fundamentally the same: to preserve Chicago's existing affordable residential buildings and ensure that responsible owners and managers are in place to take care of these properties.

Troubled buildings-whether vacant or occupied-damage neighborhoods, depress property values and harbor crime, putting tenants and neighbors at risk. Left unchecked, they can trigger a cycle of neighborhood disinvestment and deterioration. Yet these same buildings, if turned around, can have a revitalizing effect on the surrounding community.

The crumbling facade on this apartment building at 4343 S. Michigan Avenue was restored to its original state through the Troubled Buildings Initiative.

Key to TBI's success is the close coordination of the resources of multiple City agencies and non-profit partners. These agencies include the Departments of Planning and Development, Law, Buildings, Police, Water Management, Streets and Sanitation, and Family Support Services, along with non-profit partners Community Initiatives, Inc. (a CIC affiliate) and NHS Redevelopment Corporation, enabling a multi-faceted approach.

For vacant and abandoned single-family homes, TBI works with qualified developers to rehab the building and rent or sell it to an income-eligible household.

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More recently, a third component has been added to the TBI toolbox in order to identify fraudulently converted condominiums and turn them into affordable rental housing. Originally funded through the American Recovery and Reinvestment Act of 2009, the TBI Condo program takes advantage of a State law that enables a judge to void a

condominium declaration and issue a judicial deed for the entire building. After all of a building's condo units are acquired and deconverted, the property is sold to a private developer who rehabs the building to provide affordable rental housing.

This year DPD joined with the Department of Law and Aid. Dowell and Aid. Ervin to offer two workshops on opportunities to become engaged in the receivership process for vacant and abandoned buildings. The workshops, which were held on July 9 and 14, were targeted at community organizations, tradespeople and property preservation companies. Over fifty companies and individuals attended each event. Topics included an overview of the housing court process, the role and responsibilities of a court appointed receiver and ways for companies to get involved either as a receiver or as a vendor for existing receivers. Additional resources were provided for participants by the Chicago Community Loan Fund, Sunshine Gospel Ministries and Chicago Neighborhood Initiatives Micro Finance Group.

TBI has proved to be a potent strategy to address abandoned buildings and enable the preservation of affordable multi-family rental buildings and single-family homes. As a result, these efforts collectively have preserved more than 15,000 units of housing since 2003. This total includes 13,735 multi-family units in 760 buildings, 1,059 single-family units in 547 buildings and 805 condo units in 72 buildings.

Neighborhood Stabilization Program Update

In March 2014 the City of Chicago achieved full compliance with all HUD deadlines for utilization of a total of \$169 million in NSP grants awarded since the program began in 2009. The City will continue to invest in NSP targeted areas by using the income generated through sales of NSP properties to fund the acquisition and rehabilitation of additional buildings.

Through the second quarter of 2014, a total of 856 units in 191 properties have been acquired using funds from Chicago's three NSP grants. Construction has started on 802 units in 165 properties; 720 units (148 properties) have been finished or are nearing completion. One hundred thirty-nine units (98 properties) have been sold to qualified homebuyers, and 25 multi-family properties containing 339 units have been fully rented out. A list of all properties that have been assisted through NSP can be found in the Appendix. An updated version of this list is available at <<http://www.chicagonsp.org/index.html>>.

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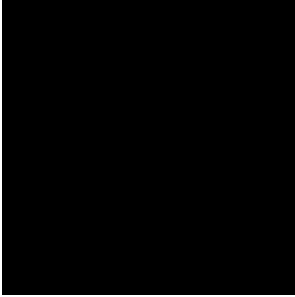
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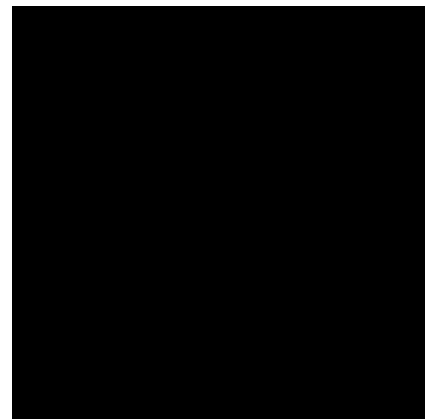
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City of Chicago Department of Planning and Development
Summaries of Approved Multifamily Developments Second Quarter 2014

Parkside of Old Town-Phase IIB

Parkside Phase IIB, LP

459 W. Division Street 1151 N. Cleveland Street

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City of Chicago Department of Planning and Development Second
Quarter 2014

Project Summary: Parkside of Old Town-Phase
IIB

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

WARD AND ALDERMAN:

COMMUNITY AREA:

CITY COUNCDL APPROVAL:

PROJECT DESCRIPTION:

Tax-Exempt Bonds: TIF Funds: MF Loan: LIHTCs:

Donation Tax Credits:

Parkside Phase IIB, LP For-Profit

Parkside of Old Town-Phase IIB 459 W. Division Street 1151 N.Cleveland Street

27th Ward

Alderman Walter Burnett Near North Side May 28, 2014

Construction of 106 mixed-income units in two buildings on the southeast corner of Division and Cleveland Streets. The project will contain 36 units of replacement housing for former CHA residents, along with 27 affordable units and 43 market-rate apartments. Part of the redevelopment of the former Cabrini-Green public housing complex, the new units

will be located in a nine-story, 94-unit high-rise and a three-story, 12-unit walk-up.

\$27,000,000

\$10,000,000

\$1,900,000

4% credits generating \$8,734,843 in equity \$4,000,000 in credits generating \$3,590,000 in equity

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Project Summary: Parkside of Old Town-Phase IIB Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bed/1 bath	21	\$425	CHA Replacement
1 bed/1 bath	1	\$312	30% AMI
1 bed/1 bath	1	\$484	40% AMI
1 bed/1 bath	4	\$615	50% AMI
1 bed/1 bath	5	\$746	60% AMI
1 bed/1 bath	19	\$1,350	Market Rate
2 bed/1 bath	2	\$376	30% AMI
2 bed/1 bath	2	\$534	40% AMI
2 bed/1 bath	3	\$736	50% AMI
2 bed/1 bath	4	\$894	60% AMI
2 bed/1 bath	13	\$1,550	Market Rate
2 bed/2 bath	7	\$425	CHA Replacement
2 bed/2 bath	11	\$1,600	Market Rate
3 bed/2 bath	7	\$425	CHA Replacement
3 bed/2 bath	1	\$618	40% AMI
3 bed/2 bath	2	\$849	50% AMI
3 bed/2 bath	2	\$1,032	60% AMI
4 bed/2 bath	1	\$425	CHA Replacement
TOTAL	106		

♦Utilities included: heating, cooling and hot water

PROJECT COSTS

Category	Amount	Per Unit	% of Project
Construction	\$32,287,500	\$ 304,599	78.8%
Soft Costs	\$ 6,664,029	\$ 62,868	16.3%
Developer Fee	\$ 2,000,000	\$ 18,868	4.9%
TOTAL	\$40,951,529	\$ 386,335	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
1st Mortgage	\$ 3,774,267		\$ 35,606	9.2%
CHA/HOPE VI Funds	\$12,442,319		\$ 117,380	30.3%
TIF Funds	\$10,000,000		\$ 94,340	24.4%
CDBG Multi-family Loan	\$ 1,900,000	1%	\$ 17,925	4.6%
LIHTC Equity	\$ 8,734,843		\$ 82,404	21.3%
Donation Tax Credit Equity	\$ 3,590,000		\$ 33,868	8.8%
Other	\$ 510,100		\$ 4,812	1.2%
TOTAL	\$40,951,529		\$ 386,335	100%

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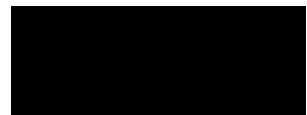
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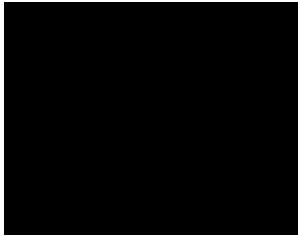
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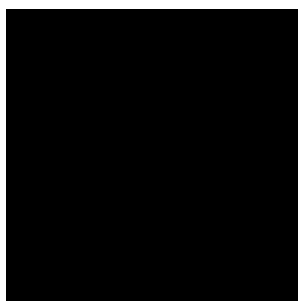
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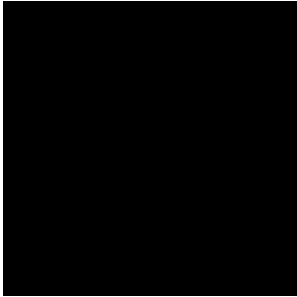
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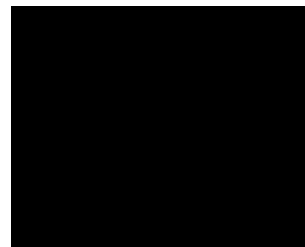
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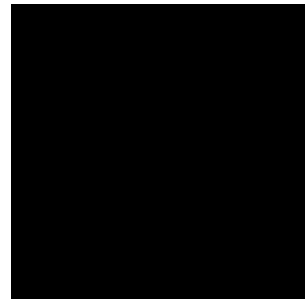
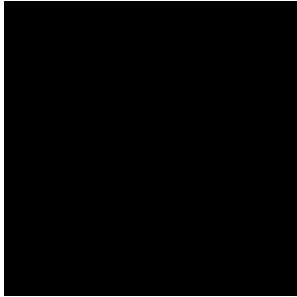
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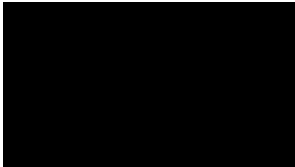
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Appendices - 37

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Appendices - 38

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Appendices - 39

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Appendices - 40

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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2014

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2014,1	4834 S PRAIRIE AVE	4	In Court	3	Grand Boulevard
2014,1	4416 N KOSTNER AVE	9	In Court	45	Irving Park
2014,1	3144-50 S PRAIRIE	8	In Court	3	Douglas
2014,1	7919-29 S Maryland	37	In Court	8	Chatham
2014,1	8025-27 S Maryland Ave	6	In Court	8	Chatham
2014,1	8045-47 S Maryland Ave	6	In Court	8	Chatham
2014,1	8131-33 S Maryland Ave	6	In Court	8	Chatham
2014,1	8222 S Dobson Ave	6	In Court	8	Chatham
2014,1	6749-51 SJEFFERY BLVD	50	In Court	5	South Shore
2014,1	8053-61 S Cottage Grove Ave / 800-04 16 E 81 st St		Partly Occupied	8	Chatham
2014,1	8145-51 S Drexel Ave	19	Occupied	8	Chatham
2014,1	8101 S Maryland Ave	8	Occupied	8	Chatham
2014,1	8252 S Maryland Ave	6	Occupied	8	Chatham
2014,1	1015-19 E 82nd St	4	Partly Occupied	8	Chatham
2014,1	7359 S Emerald / 714 W 74th St.	5	Under Receivership	17	Englewood
2014,1	6400-04 S EBERHART AVE	4	Under Receivership	20	Woodlawn

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**Department of Planning and Development TROUBLED
BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30,
2014**

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2014,1	6120 S SAINT LAWRENCE AVE	3	Under Receivership	20	Woodlawn
2014,1	5850-54 S Campbell	9	Under Receivership	16	Gage Park
2014,1	6128 SEBERHART AVE	4	Under Receivership	20	Woodlawn
2014,1	1350 W 98th PL / 9817-25 S Loomis	10	Stabilized	21	Washington Heights
2014,2	8228 S Dobson Ave	6	In Court	8	Chatham
2014,2	632-38 E. 61st Street	3	In Court	20	Woodlawn
2014,2	4157 W Adams	6	Under Receivership	28	West Garfield Park
2014,2	6426 S. St. Lawrence	1	Purchased	20	Woodlawn
2014,2	936-44 W 76th St	8	In Court	17	Auburn Gresham
2014,2	1445 W WALTON	4	Under Receivership	27	West Town
2014,2	6022-24 S. Eberhart Ave.	6	In Court	20	Woodlawn
2014,2	8230 S Dobson Ave	9	In Court	8	Chatham
2014,2	1616-22 W Marquette/6659 S Marshfield	8	Under Receivership	15	West Englewood
2014,2	905 N. Central Park Ave	1	Under Contract	27	Humboldt Park

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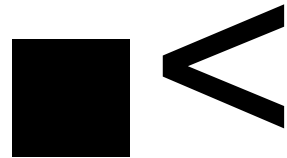
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**Department of Planning and Development NEIGHBORHOOD LENDING
PROGRAM January 1 - June 30, 2014**

Quarter Reported	Primary Address	Loan Amount	# of Units	Ward
2014,1	10010 S. ParnellAve.	\$88,752	1	9
2014,1	6722 S. Dorchester	\$207,200	1	5
2014,1	5404 S. Winchester	\$87,650	1	16
2014,1	3043 W. Washington, Unit 2	\$220,700	1	2
2014,1	4625 W. Warwick	\$192,890	1	38
2014,1	7327 S. Greenwood	\$113,600	1	5
2014,1	4709 S. Western Blvd.	\$102,200		12
2014,1	1 725 E. 67th Street, 2F	\$100,870	1	5
2014,1	8333 S. Phillips	\$123,266	1	7
2014,1	10746 S. Ave N	\$27,253	1	10
2014,1	6216 S. Champlain	\$135,050		20
2014,1	12113 S. Harvard	\$57,595	1	34
2014,1	5455 N. Sheridan Rood, #811	\$131,100	1	48
2014,1	1034 N. Massasoit	\$260,300	2	29
2014,1	7415 S. Rhodes	\$228,800	2	6

2014,1	4700 W. 83rd St.	\$174,400	1	13
2014,1	1326 W. Cullerton	\$47,025	1	25
2014,1	6223 S. Champlain Ave	\$28,980		20
2014,1	3925 W. 66th Street	\$138,520	1	13
2014,1	1791 W. Howard, Unit 303	\$94,740	1	49
2014,1	1341 W. 110th Place	\$82,965	1	34
2014,1	8505 S. Dorchester Ave.	\$113,537	1	8
2014,1	8234 S. Saginaw	\$40,275	1	7
2014,1	4456 W. Augusta	\$36,999	1	37
2014,1	733 W. 47th Place	\$71,000		11
2014,2	11170 S Esmond Street	\$28,243	1	19
2014,2	12037 S Perry Ave	\$108,800	1	9
2014,2	1244 West 97th Place	\$17,400	1	21
2014,2	136 S Whipple	\$22,890	1	28
2014,2	1618WWallen Ave IN	\$67,000	1	49
2014,2	1917 North Saint Louis Street	\$210,000	1	35
2014,2	301 N Latrobe Ave	\$114,000	1	28
2014,2	3222 West Douglas Blvd	\$104,000	1	24
2014,2	3357 West Flourney	\$33,700	1	24
2014,2	3541 W Polk Street	\$151,600	1	24
2014,2	421 East 89th Street	\$8,060	1	6
2014,2	449 E 91st Pl	\$160,400	1	6
2014,2	4510 W. Deming PL	\$159,500	1	31
2014,2	5610 S. Prairie Unit 3-S	\$20,665	1	20
2014,2	5711 S Marshfield Ave	\$21,100	1	15
2014,2	6336 S. Kolin Ave.	\$170,000	1	13
2014,2	7141 S Campbell	\$35,293	1	18
2014,2	7813 S. Dobson Ave.	\$8,190	1	8
2014,2	9401 South Lowe	\$118,000	1	21

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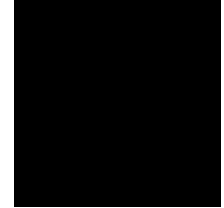
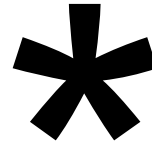
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DENSITY BONUS REPORT (through 6/30/2014)

Pro-party Add ran	Developer	Plan Commission Approval	Type	Projected Payment	Cash Received	Number of Affordable Units
126 N Oh Plo.nei / 659 W. Randolph	Mestrow Stein Development	10/6/2006	units/payment	N/A - initially built units rather than \$555,124.90 payment		5
2 W Ena, Dana Hotel	Dana Hotel, LLC		payment	\$335,400.00	1335,400.00	
10 East D*laware	Ten East Delaware, LLC, the Prime6/1/2006 Inc., Ifs Manager		payment	\$2,376,420.00	\$2,376,420.00	

File #: F2014-68, Version: 1

60 E Monro*	Mesa Development	5/1/2005	payment	11,325,303 00	\$1,335,303.00
H1W Illmou	The Alter Group	As of Right	payment	1922,420 00	\$922,420.00
123 S Græ, The Emerald B	Greek Town Residential Partners L7/21/2006 Harlem, 60634		payment	\$285,600 00	\$285,600.00
125 S Green, Tho Emerald A	Greek Town Residential Partner! L17/21/2006 Harlem, 60634		payment	\$224,400 00	\$234,400.00
151 N Stato Strut (MOMO)	Smrthfield Properties, LLC	7/1/2005	payment	\$299,000.00	\$299,000.00
160E Illinois	Orange Blue RHA	As of Right	payment	\$639.82B 00	\$639,828.00
301-325 W Chio(Bowna)	Woodlawn Development LLC (Metr5/19/2005 Real Estate)		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 FcurbanksQ	Schalz Development, 610 N Fairba7/1/2005		payment	\$580,880 00	\$580,880.00
611 S Wæjls	TR Harrison, LLC	As of Right	payment	\$22,734 50	\$22,734 50
642 S Clark	Smithfield Pro Denies, LLC	As of Right	payment	\$225,965 00	\$225,965 00
1001 W VanBurn	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 Waboih Avania	Nine West Realty, 1300 Paulina StAs of Right 60608		payment	\$127,144 80	\$127,144.80
1720 S Michigan Avenue	1712THC,LLC by CK2 Developer11/1/2005		payment	\$915,631 20	\$915,631.20
213 1 S Michigan Ave/2 138 S IndiMichigan-Indiana LLC by Chieftain 11/1/2005			payment	\$614,451 60	\$614,451.60
2100 S Indiana	Avalon Development Group, LLC	9/21/2006	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 Ena, 217-35 W Huron (Rnewport Builders, Inc		12/1/2005	payment	\$2,250,415 00	\$2,250,415 00
161 W. IWla	Lynd Development	Not required	payment	\$1,211,280 00	\$1,211,280.00
1-5 W Wæjls / 2 W Dehvara (ScottiThe Enterprise Companies Park)		Not required	payment	\$2,698,385 00	\$2,698,385 00
200-218 W Lake St/206 N. Wells S210-218 W Loke LLC, 920 York Rd5/1/2007 Hinsdale IL 60521			payment	\$1,439,41680	\$1,439,416.80
118 EEen,	NM Project Company, LLC	Not required	payment	\$ 1,990,686 /2	\$1,990,686 72
501 NClwfc 55-75 W Grand 54-74 Boyce 11, LLC		11/19/2009	payment	\$2,920,843 80	\$2,920,843 80
618-630 w. Washinton/101-121 N The Cornerstone Group 70, LLC Catalyst)		12/1/2005	payment	\$540,630 00	\$540,630.00
111 W Wacker		4/11/2007	payment	\$89,869 68	\$89,869 68
171 N Wæbafv/73E Laka Straat	M&R Development, LLC	8/21/2008	payment	\$1,482,941 00	\$1,482,941.00
212-232 W Illinois St, 501-511 N Fr		8/1/2008	payment	\$2,654,166 00	\$1,191,822.00
1- 19 E Chestnut	Loyola University of Chicago3/21/2013		payment	\$220,607 00	\$220,607.00
Arkodio 201-17 S Hoisted 61-79 WWhite Oak Realty Partners Quincy		11/27/2012	payment	\$1,675,132 80	\$1,675,132.80
118- 128 W Chicago 801-819NLc>Smithfield Properties XVI LL5/16/2013			payment	\$714,892 20	\$714,892.20
118- 128 W Chicago 801-819NLci5Smrthfield Properties XVI LLC		1/16/2014	payment	\$953,198 20	\$953,198JO
150 N Jefferson (Randolph Hotel) Attra Hotels/JHM Hotels			payment	\$474,621 19	
51-67 EVan Buron/401-419 S WabBuckingham/Wabash LLC Wabash II)		6/18/2009	payment	\$2,026,879 20	
1 South Holsfed 723-741 W. MadisMid City Plaza LLC 778 W Monro@		8/16/2012	payment	\$2,587,291 80	
40/ S Dearborn 35-39 W Van Burer407 Dearborn LLC		7/18/2013	payment	\$605,556 48	
324 W Harrison Street (Old Post OfInternational Property Developers N7/18/2013 America Inc			payment/units	\$26,098,631 00	
200-214 N Michigan Ave (200 N. MBuck Development 200 LLC		12/19/2013	payment	\$1,291,931 20	
723-729 W Randolph [725 Randolph/725 Randolph LLC		12/19/2013	payment	\$541,640 40	
1149-116,7 S Slat* Si (State/Elm SiElm State Property LLC		1/16/2014	payment	\$1,178,544 00	
707 North Wells	Akara Dovelopmcni Services	Not required	payment	\$351,877 60	
Total				\$68,279,805.63	\$32,215,613.66

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*Developer ha. « agreed to provide at least 10% of bonus square footage as affordable- housing - (or a minimum of 281,235 square feet

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, 6C	7/5/2006	payment	\$412,351.00		
535 N S1 Clou	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				\$14,529,393.75		

DENSITY BONUS: CANCELED PROJECTS

Property Address	Developer	Plan Commission Approval	Type	Projected Payment	data canceled
100-106 S Sangamon, 933-943 W MCampus Condominiums, LLC			payment	\$243,617	October-06
301-319S Sangamon Street / 925 W Heidner Properties		8/1/2006	units	N/A Units	March-10
501-517 VV Huron, 658-678 N Kings	501 Huron Building Corporation (Park Kingsbury)	6/1/2006	payment	\$853,320	August-07
8 East Huron	B E Huron Assoc	11/5/2006	payment	\$153,162	Apr-08
680 N Rush (VKA 65 East Huron)	Huron-Rush, LLC	12/1/2005	payment	\$1,550,239	June-08
2100 S Prairie Avenue	2100 S Proline, LLC	As of Right	payment	\$129,730	August-08
251 E Ohio / 540 N Fairbanks	Fairbanks Development Associates, 1/1/2007			\$1,042,945	October-08
2055 S Prairie	Chell Loft/Arlitoc/HJ Warman Development	9/1/2005	payment	\$576,947.00	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	1,920,800.40	December-09
Total				\$13,170,655.60	

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