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Legislation Text

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2014-2018 Chicago Five-Year Housing Plato

2015 Second Quarter Progress Report April-June

City of Chicago Rahm Emanuel, Mayor

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LETTER FROM THE COMMISSIONER

We are pleased to submit the 2015 Second Quarter Progress Report, which presents the Department of Planning and Development's progress on the goals set forth in the City's Five-Year Housing Plan 2014-2018. In the first two quarters of 2015 the Department committed over $151 million to support 5,179 units of affordable housing. This represents 60% of our annual resource allocation goal and 63% of our units assisted goal.

With the Second Quarter Report wc are expanding our reporting on accessible housing units produced under the Multi-Family Rehab and New Construction Program. A new table, found on page 18 of the Appendix, provides a project-by-project breakdown on the types of accessible units that will be created in developments approved for funding under this program. In the second quarter the City approved funding for four multi-family developments.

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

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

Andrew J. Mooney Commissioner
Department of Planning and Development

Chicago Housing Plan 2014-2018

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Chicago Housing Plan 2014-2018

INTRODUCTION

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his document is the 2015 Second Quarter Progress Report on the Chicago Department of Planning and Development's housing plan, Bouncing Back: Five-Year Housing Plan 2014-2018.

For 2015, DPD has projected commitments of more than $254 million to assist over 8,200 units of housing.

Through the second quarter, the Department has committed over Si51 million in funds to support more than 5,700 units, which represents 63% of the 2015 unit goal and 60% of the 2015 resource allocation goal.

Chicago Housing Plan 2014-2018

CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2015 the Department of Planning and Development expects to commit over $206 million to support more than 5,600 units of affordable rental housing using loans for new construction or rehab along with rental subsidies.

Through the second quarter, DPD has committed almost $134 million in resources to support over 4,200 units. These totals represent 75% of the 2015 multi-family unit goal and 65% of the multi-family resource allocation goal.

Multi-family Rehab and New Construction Harvest Homes

On April 15 the City Council approved a financial package to support construction of a $12.6 million affordable rental development in the East Garfield Park community. Harvest Homes will consist of 36 two- to four-bedroom apartments in four 3-story buildings for families with household incomes between 30% and 60% of area median income. .Eighteen of the units will be handicapped-accessible.

The City will provide $1 million in TIF funds and $1.2 million in Low Income Housing Tax Credits generating $10.7 million in equity' for the project. Other funding sources include a $144,000 energy grant from the Illinois Department of Commerce and Economic Opportunity and a $97,000 grant from the Federal Home Loan Bank. The developer is Harvest Homes Apartments LP, a partnership between People's Community Development Association of Chicago and The NHP Foundation.

Ha west Homes will provide 36 affordable rental apartments in four walk-up buildings to be constructed at 3512-46 W. Fifih Avenue in the 28th Ward.

Quarter ending June 2015

Jeffery Towers Apartments

Also on April 15 the Council approved the $17.2 million restoration of a vintage apartment complex in South Shore. Rehabilitation of the 135-unit Jeffery Towers Apartments will be supported with $11.5 million in Housing Revenue Bonds and $606,000 in Low Income Housing Tax Credits generating $6.1 million in equity for the project.

The renovations by Interfaith Housing Development Corporation will feature a new boiler, mechanical systems and elevators; extensive repairs to the masonry facades of the building; and replacement of bathroom and kitchen fixtures in the apartment units. Accessibility improvements will include the renovation of 5% of the apartments into fully accessible units, a new exterior ramp from grade to building entry level and an interior ramp to the first-floor elevator landing.
Chicago Housing Plan 2009-2013   3   Quarter ending June 2015 »|

All units in the seven-story building will be made affordable to households living below 60 percent of AMI. A $500,000 allocation by the Chicago Low Income Housing Trust Fund will reduce rents on six of the units to supporttenants at less than 30 percent of AMI.

Montclare Senior Residences SLF of Lawndale

Construction of a $27.6 million supportive living facility for seniors in the 24th Ward will move forward as a result of a financial package approved by the City Council on June 17. Montclare Senior Residences SLF of Lawndale will receive a $3 million Multi-family Loan, $2 million in TIF funds and $1.1 million in Low Income Housing Tax Credits that will generate $10.2 million in equity for the project.

The 120-unit project, to be developed by MR Properties LLC, will serve residents living below 60 percent of AMI. The L-shaped building will house a mix of studios and one-bedroom units, as well as activity rooms, library, wellness center, laundry room, beauty shop, outdoor patio, landscaped courtyard with walking paths and on-site parking. Residents will receive assistance with personal care and daily living activities, including housekeeping, meals, recreational programming and health/wellness services.

The facility will be constructed on two parcels of City-owned vacant land, valued at $220,000, which will be conveyed to the developer for $1. Additional funding sources include a $12.2 million HUD loan and a $191,000 state grant.

Construction of this five-story residential building at 4339-47 W. 18th Place will provide much-needed affordable housing and supportive services for Lawndale seniors.

Chicago Housing Plan 2014-2018

City Gardens

Also on June 17 the Council approved a $28.4 million, mixed-income rental project at the site of the former Maplcwood Courts public housing development on the Near West Side. City Gardens, to be developed by Maple Jack LLC (a partnership of Brinshore Holding LLC and Michaels Chicago Holding Company LLC), will house 76 apartments in seven 3-story walk-up buildings, including 25 units reserved for Chicago Housing Authority residents.

City assistance will consist of $3.2 million in TIF funds and $1.7 million in Low Income Housing Tax Credits generating $16.5 million in equity for the project. Other funding sources include a $7.3 million loan from the CHA and a private mortgage loan.

The campus-style complex will be anchored by a 3,100-square-foot community center surrounded by a garden, children's play area, picnic area, open green space, recycling center and onsite parking. Part of the CHA's Plan for Transformation, City Gardens represents the third phase in the redevelopment of the former Rockwell Gardens public housing complex. Updates on Previously Reported Developments

Chicago Housing Plan 2014-2018

Updates on Previously Reported Developments

Town Hall Senior Apartments Honored for Preservation Excellence

On June 19 a 79-unit, City-funded affordable housing development for seniors in Lakeview was one of twelve historic preservation projects honored with a 2015 Preservation Excellence award by the Commission on Chicago Landmarks. The $27 million Town Hall Senior Apartments, located at the northwest corner of Halsted and Addison Streets in the 44th Ward, combines a repurposed historic police station with a new six-story apartment building constructed on adjacent land.

Restoration work on the former Town Hall Police Station included brick and limestone repairs, tuck-pointing, cornice repair and removal of non-historic window awnings. The new building, which was designed to appear as a separate structure from the police station, is set back from the street, allowing the finished wall and cornice return of the original building to be left exposed.

Constructed in 1907, the two-story station was in active use until 2010, when it was replaced by a larger, modern facility nearby. The building was designated as a Chicago Landmark in 2013.

City support for the project, which was approved by the City Council in March 2013, included a $5 million loan along with $15 million in Low Income Housing Tax Credits and $1.5 million in Donations Tax Credits, enabled by the sale of the former station and adjacent 27,000 square feet of land for $1.

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PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2015 the Department of Planning and Development expects to commit over $33 million to help almost 500 households achieve or sustain homeownership.

Through the second quarter, DPD has committed more than $12 million to support 180 units. These totals represent 37% of the

annual homeownership resource allocation goal and 38% of the annual unit goal.

IMPROVEMENT AND PRESERVATION OF HOMES

In 2015 the Department of Planning and Development expects to commit nearly $15 million to assist more than 2,100 households repair, modify or improve their homes.

Through the second quarter, DPD has committed more than $5 million to support 759 units. These totals represent 37% of the annual improvement and pteservation resource allocation goal and 36% of the annual unit goal.

On June 3, DPD's Large Lots Program was honored with a 2015 Vision Award by the Urban Land Lnstitute-Chicago. The pioneering program, launched in 2014, has already enabled the transfer of some 500 City-owned vacant lots to homeowners and community groups in Englewood, Woodlawn and East Carfield Park for Si each.

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POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

Rental Housing Support Program Upheld by Illinois Supreme Court

A May 21 decision by the Illinois Supreme Court has upheld a 2005 law that authorizes state funding for low-income rental subsidies through a surcharge on real estate recordings. The Illinois Rental Housing Support Program Act (RHSP) generates approximately $19 million annually to create affordable housing opportunities for households living below 30% of area median income (currently $24,250 for a family of four in Chicago).

The surcharge's constitutionality had been challenged under a lawsuit filed in Lake County in 2011. When the law was struck down in September 2013, all monies collected under RHSP were placed in escrow, including funds earmarked for Chicago. During the subsequent appeal process, the Chicago Low-Income Housing Trust Fund collaborated with eleven non-profit and government agencies to submit an amicus brief in support of the legislation. Their efforts were rewarded when a unanimous Supreme Court overturned the lower court's decision (although the City's recovery of the escrowed funds will require action by the General Assembly).

By formula, approximately 43% of RHSP collections ($8 million annually) are directed to the City of Chicago, to be administered by the Chicago Low-Income Housing Trust Fund. The Trust Fund puts these dollars to work through two programs:

- Rental Subsidy Program maintains agreements with nearly 600 rental properties across the city, assisting more than 2,800 households. Approximately half of these units are funded through RHSP. Landlords accepted into the program receive one-year, renewable agreements.

- MAUI (Multi-year Affordability through Upfront Investment) enables the long-term affordabiliry of units for 15 to 30 years by providing no-interest, forgivable loans to reduce mortgage costs or establishing an operating reserve fund for rental subsidies. RHSP funds have created an additional 368 units of affordable rental housing in Chicago under MAUL

Chicago Flousing Plan 2014-2018

Neighborhood Stabilization Program Update

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

Through the end of the second quarter, a total of 860 units in 195 properties have been acquired using funds from Chicago's three NSP grants. Construction has started on 812 units in 169 properties; 803 units (165 properties) have been finished or are nearing completion. One hundted sixty-nine units (121 properties) have been sold to qualified homebuyers, and 42 multi-family properties containing 607 units have been fully tented 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://ivwiv.chicagonsp.org/index.htrnl>.

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City of Chicago Department of Planning and Development

Summaries of Approved Multifamily Developments Second Quarter 2015

Harvest Homes
Harvest Homes Apartments LP 3412-46 W. Fifth Avenue

Jeffery Towers Apartments
Interfaith Housing Development Corporation 7020 S. Jeffery Boulevard

Montclare Senior Residences SLF of Lawndale
Montclare Senior Residences SLF of Lawndale LLC 4339-47 W. 18th Place

City Gardens
Maple Jack LLC 320-30 S. Maplewood Avenue

City of Chicago Department of Planning and Development Second Quarter 2015

Project Summary: Harvest Homes

BORROWER/DEVELOPER: Harvest Homes Apartments LP

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

PROJECT NAME AND ADDRESS: Harvest Homes
                                          3512-46 W. Fifth Avenue

WARD AND ALDERMAN: 28th Ward

                                      Alderman Jason C. Ervin

COMMUNITY AREA: East Garfield Park

CITY COUNCIL APPROVAL: April 15,2015

PROJECT DESCRIPTION: New construction of 36 affordable, multi-family rental units,
                                      located in four 3-story walk-up buildings on adjoining lots in the East Garfield
                                      Park community. The development will offer two-to four-bedroom apartments
                                      targeted at families with household incomes between 30% and 60% of AMI.
                                      Eighteen units will be handicapped-accessible.

LIHTCs: $1,173,794 in 9% credits generating $10,749,603 inequity

TIF Funds: $1,039,544

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Project Summary: Harvest Homes Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
2 bedroom / 1 bath	3	$346	30% AMI
2 bedroom / 1 bath	9	$656	50% AMI
3 bedroom / 1 bath	4	$399	30% AMI
3 bedroom / 1 bath	7	$817	60% AMI
3 bedroom / 1 bath	10	$935	60% AMI
4 bedroom / 2 bath	3	$1,029	60% AMI
TOTAL	36		

* Tenant pays for gas heat, gas cooking and electric.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	$ 120,000	$ 3,333	1 0%
Construction	$ 9,605,423	$ 266,817	76.0%
Developer Fee	$ 835,000	$ 23,194	6.6%
Other Soft Costs	$ 2,070,556	$ 57,515	16.4%
TOTAL	$ 12,630,979	$350,861	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	$ 10,749,603		$ 298,600	85.1%
TIF Funds	$ 1,039,544		$ 28,876	8.2%
DCEO Energy Grant	$ 144,000		$ 4,000	1.1%
FHLB AHP Funds-	$. 97,732		$ 2,715	0 8%
Private Funds	$ 600,100		$ 16,669	4.8%
TOTAL	S 12,630,979		$ 350,861	100%

City of Chicago Department of Planning and Development Second Quarter 2015

Project Summary: Jeffery Towers Apartments

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

WARD AND ALDERMAN:

COMMUNITY AREA:

CITY COUNCIL APPROV AL:

PROJECT DESCRIPTION:

Tax-Exempt Bonds:

LIHTCs:

MAUI:

Interfaith Housing Development, LLP Non-Profit

Jeffery Towers Apartments 7020 S. Jeffery Boulevard

5th Ward

Alderman Leslie Hairston South Shore April 15, 2015

Restoration of a 135-unit vintage apartment complex in South Shore. The rehab work will include a new boiler, mechanical systems and elevators; extensive repairs to the masonry facades of the building, and replacement of bathroom and kitchen fixtures in the apartment units All units in the seven-story building will be affordable to households living below 60% of AMI, including six units for tenants below 30% of AMI.

$11,500,000 (including $6,500,000 in permanent financing)

$605,566 in 4% credits generating $6,055,655 in equity

$500,000 (2014 allocation)

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Project Summary: Jeffery Towers Apartments Page 2

UNIT MIX/RENTS

Type	Number	Rent	Income Levels Served
Studio (MAUI units)	3	$380	30% AMI
Studio (CHA units)	10	$633*	50% AMI
Studio	41	$633	50% AMI
1 bedroom / 1 bath (MAUI units)	3	$407	30% AMI
1 bedroom / 1 bath (CHA units)	33	$815*	60% AMI
1 bedroom / 1 bath	45	$815	60% AMI
TOTAL	135		

* Tenants pay 30% of their income, with remainder of rent covered by CHA project-based vouchers

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	$ 3,412,244	$ 25,276	19.9%
Construction	$ 9,418,768	$ 69,769	54.9%
Developer Fee	$ 300,000	$ 2.222	1.7%
Deferred Developer Fee	$ 1,450,000	$ 10,741	15.1%
Soft Costs	$ 2,589,173	$ 19,179	8.4%
TOTAL	$ 17,170,185	$ 127,187	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project

Bonds	$ 6,500,000	5.05% (est.)	$ 48,148	37.9%
LIHTC Equity	$ 6,055,655		$ 44,857	35.2%
MAUI	$ 500,000		$ 3,704	**2.9%**
FHLB	$ 1,000,000		$ 7,407	**5.8%**
Additional Private Loan	$ 1,500,000	0%	$ 11,111	**8.7%**
Other Sources	$ 1,614,530		$ 11,959	**9.4%**
TOTAL	**$ 17,170,185**		**$ 127,187**	**100%**

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City of Chicago Department of Planning and Development Second Quarter 2015

Project Summary: Montclare Senior Residences SLF of Lawndale

BORROWER/DEVELOPER: MR Properties LLC

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

PROJECT NAME AND ADDRESS: Montclare Senior Residences SLF of Lawndale
                                          4339-47 W 18th Place

WARD AND ALDERMAN: 24th Ward

                                          Alderman Michael Chandler

COMMUNITY AREA: Lawndale

CITY COUNCIL APPROVAL: June 17, 2015

PROJECT DESCRIPTION: New construction of a five-story, 120-unit supportive living
                                          facility for seniors. The complex will house a mix of studios and one-bedroom
                                          units, as well as activity rooms, library, wellness center, laundry room, beauty
                                          shop, outdoor patio, landscaped courtyard with walking paths and on-site parking.
                                          Supportive services will include housekeeping, meals, recreational programming
                                          and health/wellness services

LIHTCs: $1,100,000 in 9% credits generating $10,210,979 in equity

MF Loan: $3,005,132

TIF Funds: $2,000,000

City Land Write-down: $220,000

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Project Summary: Montclare Senior Residences SLF of Lawndale Page 2

UNIT MIX / RENTS

Type	Number	Rent	Income Levels Served
Studio	11	$302	30% AMI
Studio	80	$302	60% AMI
Studio	10	$667	Unrestricted
1 bedroom	2	$667	30% AMI
1 bedroom	15	$667	60% AMI
1 bedroom	2	$667	Unrestricted
TOTAL	120		

DEV ELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition & Construction	$20,172,962	$ 168,108	73.1%
Reserves	$ 3,499,202	$ 29,160	**12.7%**
Developer Fee	$ 990,000	$ 8,250	**3.6%**
Other Soft Costs	$ 2,944,883	$ 24,541	**10.7%**
TOTAL	**$ 27,607,047**	**$ 230,059**	**100%**

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	$10,210,979		$ 85,091	37.0%

MF Loan	$ 3,005,132	$ 25,043	10.9%
TIF Funds	$ 2,000,000	$ 16,667	**7 2%**
FHA Section 232 Loan	$12,200,000	$ 101,667	**44 2%**
DCEO Grant	$ 190,936	$ 1,591	0.7%
TOTAL	**S 27,607,047**	**$ 230,059**	**100%**

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City of Chicago Department of Planning and Development Second Quarter 2015

Project Summary: City Gardens

BORROWER/DEVELOPER: Maple Jack LLC

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

PROJECT NAME AND ADDRESS: City Gardens
320-30 S. Maplewood Avenue

WARD AND ALDERMAN: 27th Ward

Alderman Walter Burnett, Jr.

COMMUNITY AREA: Near West Side

CITY COUNCIL APPROVAL: June 17,2015

PROJECT DESCRIPTION: Redevelopment of the former Maplewood Courts public housing
site through construction of 76 mixed-income rental apartments on the Near West
Side The project will contain 25 CHA replacement units, 30 additional affordable
units and 21 market-rate units in seven 3-story walk-up buildings. The campus-
style complex will be anchored by a 3,100-square-foot community center
surrounded by a garden, children's play area, picnic area, open green space,
recycling center and onsitc parking.

LIHTCs: $1,700,000 in 9% credits generating $16,488,351 in equity

TIF Funds: $3,150,000

Appendices -16

Project Summary: City Gardens Page 2

UNIT MIX / RENTS

Type	Number	Rent	Income Levels Served
1 bedroom /1 bath*	5	$375	30% AMI
1 bedroom / 1 bath	1	$565	50% AMI
1 bedroom /1 bath	7	$682	60% AMI
1 bedroom / 1 bath	7	$795	Market Rate
2 bedroom / 1 bath*	12	$375	30% AMI
2 bedroom /1 bath	3	$680	50% AMI
2 bedroom / 1 bath	11	$820	60% AMI
2 bedroom / 1 bath	10	$975	Market Rate
3 bedroom / 2 bath*	6	$375	30% AMI
3 bedroom / 2 bath	1	$785	50% AMI
3 bedroom / 2 bath	7	$948	60% AMI
3 bedroom / 2 bath	4	$1,150	Market Rate
4 bedroom / 2 bath*	2	$375	30% AMI
TOTAL	**76**		

* CHA replacement units

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Construction	$ 21,803,600	$ 266,889	76.8%
Contingency	$ 912,000	$ 12,000	■ 3.2%
Developer Fee	$ 1,698,288	$ 22,346	6.0%
Other Soft Costs	$ 3,989,852	$ 52,498	14.0%

| TOTAL | $ 28,403,740 | $ 373,733 | 100% |

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	$16,488,351		$216,952	58.0%
TIF Funds	$ 3,150,000		$ 41,447	11 1%
CHA HOPE VI Loan	$ 7,275,000		$ 95,724	25.6%
Private Mortgage Loan	$ 1,150,000		$ 15,132	4.0%
Other Sources	$ 340,389		$ 4,478	1.2%
TOTAL	S 28,403,740		S 373,733	100%

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Equity Generated	$ 16,841,246	S 10,749,603	S 10,210,979	$ 16,488,351	S 6,055,655	S 11,628,031	71,973,865
Tax Credit Allocation	$ 1,666,790	S 1,173,794	$ 1,100,000	$ 1,700,000	S 605,566	S 1,140,003	TOTAL
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Project Address	5001 S. Lawndale Ave.	3512-46 W. Fifth Ave.	4339-47 W. 18th Pl.	320-30 S. Maplewood Ave.	7020 S. Jeffery Blvd.	1045 N. Sacramento Blvd.	
Developer	Brinshore Development LLC	Harvest Homes Apartments LP	MR Properties LLC	Maple Jack LLC	Interfaith Housing Development LLP	Hispanic Housing Development Corp.	
Development Name	Park Place Family Apartments	Harvest Homes	Montclare SLF of Lawndale	City Gardens	Jeffery Towers Apartments	65th Infantry Regiment Veteran's Housing	
Quarter Approved	"55	2nd	2nd	2nd	2nd		
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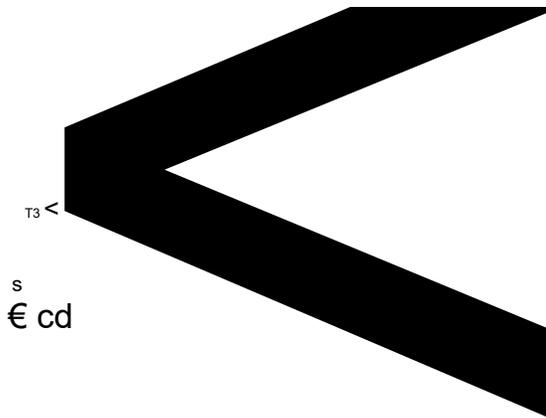
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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2015,1	1454-56 N LUNA/5535-37 W LEMOYNE	8	Recovered	37	Austin
2015,1	7646-56 S ESSEX AVE / 2448 E 77TH STREET	32	Stabilized	7	South Shore
2015,1	7800-10 S PHILLIPS AVE/2413-21 E 78TH ST	34	Stabilized	7	South Shore
2015,1	211-15 N CENTRAL	40	Recovered	28	Austin
2015,1	4828-30 W ADAMS	6	Under Receivership	28	Austin
2015,1	6445-47 S SAINT LAWRENCE AVE	6	Under Receivership	20	Woodlawn
2015,1	3542-48 W POLK ST	12	Under Receivership	24	East Garfield Park
2015,1	4614-24 S VINCENNES AVE/444-448 E 46th Pl	24	Recovered	3	Grand Boulevard
2015,1	1 528 S Lawndale Avenue	6	In Court	24	North Lawndale
2015,1	4542-44 S. INDIANA AVE	6	In Court	3	Grand Boulevard

2015,1	437-39 W MARQUETTE RD	7	Stabilized	6	Englewood
2015,1	2954-60 N Pulaski	16	In Court	30	Avondale
2015,1	6400 S FRANCISCO/2901-1 1 W 64TH ST	8	In Court	15	Chicago Lawn
2015,1	1630-1632 S Sawyer	11	Under Receivership	24	North Lawndale
2015,1	61 54-58 S Rockwell St	8	Stabilized	-15	Chicago Lawn
2015,1	936-42 E. 80th ST.	12	Stabilized	8	Chatham
2015,1	1864-66 S. Hamlin	8	In Court	24	North Lawndale
2015,1	1525-27 E. 65th Street	6	Stabilized	20	Woodlawn
2015,1	2815-23 E. 80th ST	8	In Court	7	South Chicago
2015,1 ■	308-310 W 80th ST/7954-58 S Princeton	8	Recovered	17	Chatham
2015,1	21 40-50 W. Devon Avenue	24	In Court	50	Rogers Park
2015,1	5433-35 S INDIANA AVE	6	Under Receivership	20	Washington Park
2015,1	7530-32 S Stewart	6	In Court	17	Greater Grand
2015,1	216 N. Pine	7	Under Receivership	28	Austin
2015,1	3611 W. Wolfram	7	In Court	35	Avondale
2015,1	107-1 13 N. Laramie	26	Recovered	28	Austin
2015,1	7200 S Woodlawn / 1147-55 E 72nd Street	12	In Court	5	Greater Grand Crossing
2015,1	1302-08 W. 103rd Street	8	Stabilized	21	Washington Heights
2015,1	7927-29 S. Ellis Avenue	8	Stabilized	8	Chatham
2015,1	952 N NOBLE ST	7	Recovered	27	West Town
2015,1	3700 S. Wood Street	5	In Court	11	McKinley Park
2015,1	7550-58 S. Essex	32	In Court	7	South Shore
2015,1	6043-45 S Dr. Martin Luther King, Jr., Drive	6	Rehab In Process	20	Woodlawn
2015,1	216 N Central	6	Under Receivership	29	Austin

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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2015,1	6221 S. ST. LAWRENCE AVE.	2	Under Receivership	20	Woodlawn
2015,1	8246-48 S Racine	8	Under Receivership	18	Auburn Gresham
2015,1	6042-44 S MICHIGAN AVE	6	In Court	20	Washington Park
2015,1	4840 N SHERIDAN	4	Under Receivership	46	Uptown
2015,1	51 9 S. Lavergne	8	In Court	24	Austin
2015,1	1428 N. Lockwood	6	Under Receivership	37	Austin
2015,1	6151 S. Champlain Ave.	3	Stabilized	20	Woodlawn
2015,1	6432 S Eberhart Ave.	2	Under Receivership	20	Woodlawn
2015,1	81 1 9-25 S Cottage Grove Ave	19	In Court	8	Chatham
2015,1	515 E 46TH PLACE	3	Under Receivership	3	Grand Boulevard
2015,1	751 8 N RIDGE	6	Under Receivership	49	West Ridge

2015,1	6506 S SAINT LAWRENCE AVE	2	In Court	20	Woodlawn
2015,1	911 8-24 S. Dauphin Avenue	24	In Court	8	Chatham
2015,1	1909S. SPAULDING	4	Recovered	24	Austin
2015,1	6219-21 S. Rhodes Ave.	6	Under Receivership	20	Woodlawn
2015,1	431 CENTRAL PARK	6	Under Receivership	27	Humboldt Park
2015,1	5808 S MICHIGAN AVE	3	In Court	20	Washington Park
2015,1	724 N. Trumbull	4	Under Receivership	27	Humboldt Park
2015,1	413 E. 60th Street	1	Under Receivership	20	Woodlawn
2015,1	8053-61 S Cottage Grove Ave / 800-04 E 81st St	16	Under Receivership	8	Chatham
2015,1	3144-50 S PRAIRIE	8	Under Receivership	3	Douglas
2015,1	61 20 S SAINT LAWRENCE AVE	3	Under Receivership	20	Woodlawn
2015,1	6400-04 S EBERHART AVE	4	Stabilized	20	Woodlawn
2015,1	085U-04 b Lampbell/25U2 VV oyth c*	9	Under Receivership	13	Chicago Lawn
2015,1	8045-47 S Maryland Ave	6	Under Receivership	8	Chatham
2015,1	1 350 W 98th PL / 981 7-25 S Loomis	10	Stabilized	21	Washington Heights
2015,1	61 28 S EBERHART AVE	4	Under Receivership	20	Woodlawn
2015,1	7700 S Carpenter	9	Under Receivership	17	Auburn Gresham
2015,1	1445 W WALTON	4	Stabilized	27	West Town
2015,1	632-38 E. 61st Street	2	Stabilized	20	Woodlawn
2015,1	5910-12 S DR MARTIN LUTHER KING DRIVE	6	Under Receivership	20	Washington Park
2015,1	41 57 Adams	6	In Court	28	West Garfield Park
2015,1	4006 S WESTERN AVE		Under Receivership	12	Brighton Park
2015,1	581 1 S. Michigan	3	Under Receivership	20	Washington Park
2015,1	5051 Chicago	4	Under Receivership	28	Austin
2015,1	3263 Fulton	6	In Court	28	East Garfield Park
2015,1	1048 W 72nd Street	5	Under Receivership	17	Englewood
2015,1	2859 W 25th Place	4	Under Receivership	12	South Lawndale

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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2015,1	5751-59 S MICHIGAN AVE	28	Under Receivership	20	Washington Park
2015,1	5801-05 S MICHIGAN AVE	24	Under Receivership	20	Washington Park
2015,1	5001 S Throop ST	9	In Court	3	New City
2015,1	2440-52 E 75th St / 7445-47 S Phillips Ave	19	Under Receivership	7	South Shore
2015,1	7642-44 S Essex Ave	6	Under Receivership	7	
2015,1	4010 Jackson	6	Under Receivership	28	Austin
2015,1	6504 S ST LAWRENCE AVE	2	Under Receivership	20	Woodlawn
2015,1	7020 S JEFFERY BLVD	130	In Court	5	South Shore
2015,1	7010-7012 S Morgan	4	Recovered	17	Auburn Gresham

2015,1	801 5-1 7 S Ellis Ave	6	Under Receivership	8	Chatham
2015,1	6620 S SAINT LAWRENCE AVE	4	Under Receivership	20	Woodlawn
2015,1	5502 Congress/414-418 Lotus	1 7	Under Receivership	29	Austin
2015,1	4134 Wilcox	20	Under Receivership	28	West Garfield Park
2015,1	7655 S Carpenter/1024 W 77th St	10	Under Receivership	17	Auburn Gresham
2015,1	6359 S Bishop/1418-20 W 64th ST	5	Under Receivership	16	West Englewood
2015,1	7331 S Dorchester Ave	.3	Under Receivership	5	South Shore
2015,1	4800 S Winchester Ave	6	Under Receivership	16	New City
2015,1	1719-21 WBryn Mawr	6	Under Receivership	40	Edgewater
2015,1	5938-40 S. Prairie	6	In Court	20	Washington Park
2015,2	1054-60 W GRANVILLE AVE/6207-09 N. WINTHROP	27	Recovered	48	Edgewater
2015,2	7646-56 S ESSEX AVE / 2448 E 77TH STREET	32	Stabilized	7	South Shore
2015,2	7800-10 S PHILLIPS AVE/241 3-21 E 78TH ST	34	Stabilized	7	South Shore
2015,2	4828-30 W ADAMS	6	Under Receivership	28	Austin
2015,2	3828-30 W Adams	6	Recovered	28	West Garfield Park
2015,2	6857-59 S DR MARTIN L KING JR DR / 400-1 6 E. 69th ST	6	Recovered	20	Greater Grand Crossing
2015,2	6445-47 S SAINT LAWRENCE AVE	6	Under Receivership	20	Woodlawn
2015,2	3542-48 W POLK ST	12	Under Receivership	24	East Garfield Park
2015,2	461 4-24 S VINCENNES AVE/444-448 E 46th Pl	24	Recovered	3	Grand Boulevard
2015,2	437-39 W MARQUETTE RD	7	Stabilized	6	Englewood
2015,2	2954-60 N Pulaski	16	In Court	30	Avondale
2015,2	6400 S FRANCISCO/2901-1 1 W 64TH ST	8	In Court	15	Chicago Lawn
2015,2	1630-1632 S Sawyer	11	Under Receivership	24	North Lawndale
2015,2	6154-58 S Rockwell St	8	Stabilized	15	Chicago Lawn
2015,2	936-42 E. 80th ST.	12	Stabilized	8	Chatham
2015,2	1864-66 S. Hamlin	8	In Court	24	North Lawndale

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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2015,2	109-11 S. Kilpatrick/4655-57 W. Monroe	12	Rehab In Process	28	Austin
2015,2	8100-06 S Throop St	16	Stabilized	18	Auburn Gresham
2015,2	2815-23 E. 80th ST	8	Stabilized	7	South Chicago
2015,2	5433-35 S INDIANA AVE	6	Under Receivership	20	Washington Park
2015,2	7530-32 S Stewart	6	In Court	17	ureaTer c?rana
2015,2	216 N. Pine	7	Under Receivership	28	Austin
2015,2	3611 W. Wolfram	7	In Court	35	Avondale
2015,2	107-1 13 N. Laramie	26	Recovered	28	Austin

2015,2	7200 S Woodlawn / 1 147-55 E 72nd Street	12	In Court	5	Greater Grand Crossing
2015,2	7927-29 S. Ellis Avenue	8	Stabilized	8	Chatham
2015,2	952 N NOBLE ST	7	Recovered	27	West Town
2015,2	7550-58 S. Essex	32	In Court	7	South Shore
2015,2	6043-45 S Dr. Martin Luther King, Jr., Drive	6	Rehab In Process	20	Woodlawn
2015,2	216 N Central	6	In Court	29	Austin
2015,2	6221 S. ST. LAWRENCE AVE.	2	Under Receivership	20	Woodlawn
2015,2	8246-48 S Racine	8	Under Receivership	18	Auburn Gresham
2015,2	341 2-20 W IRVING PARK	16	Recovered	33	Irving Park
2015,2	6042-44 S MICHIGAN AVE	6	In Court	20	Washington Park
2015,2	4840 N SHERIDAN	4	In Court	46	Uptown
2015,2	51 9 S. Lavergne	8	In Court	24	Austin
2015,2	1428 N. Lockwood	6	In Court	37	Austin
2015,2	6432 S Eberhart Ave.	2	Under Receivership	20	Woodlawn
2015,2	242 N. Mason	6	In Court	29	Austin
2015,2	515 E 46TH PLACE	3	Under Receivership	3	Grand Boulevard
2015,2	7518 N RIDGE	6	In Court	49	West Ridge
2015,2	7159 S. Wabash Ave.	6	In Court	6	ureaTer orana
2015,2	6224 S SAINT LAWRENCE AVE	3	Stabilized	20	Woodlawn
2015,2	6506 S SAINT LAWRENCE AVE	2	In Court	20	Woodlawn
2015,2	3357 CHICAGO	6	In Court	27	Humboldt Park
2015,2	6219-21 S. Rhodes Ave.	6	Under Receivership	20	Woodlawn
2015,2	431 CENTRAL PARK	6	In Court	27	Humboldt Park
2015,2	724 N. Trumbull	4	In Court	27	Humboldt Park
2015,2	41 3 E. 60th Street	1	Under Receivership	20	Woodlawn
2015,2	8053-61 S Cottage Grove Ave / 800-04 E 81st St	16	Under Receivership	8	Chatham
2015,2	31 44-50 S PRAIRIE	8	Under Receivership	3	Douglas
2015,2	61 20 S SAINT LAWRENCE AVE	3	Under Receivership	20	Woodlawn
2015,2	oBbU-b4 1 Lampbell/^oU^ VV oyth	9	Under Receivership	13	Chicago Lawn

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Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2015

Quarter First Counted	Primary Address	# of Units	TBI Status	Ward	Community Area
2015,2	8045-47 S Maryland Ave	6	In Court	8	Chatham
2015,2	1 350 W 98th PL / 981 7-25 S Loomis	10	Stabilized	21	Washington Heights
2015,2	6128 S EBERHART AVE	4	Under Receivership	20	Woodlawn
2015,2	7700 S Carpenter	9	In Court	17	Auburn Gresham
2015,2	632-38 E. 61st Street	2	Stabilized	20	Woodlawn
2015,2	5910-12 S DR MARTIN LUTHER KING DRIVE	6	Under Receivership	20	Washington Park
2015,2	4006 S WESTERN AVE		Under Receivership	12	Brighton Park

2015,2	581 1 S. Michigan	3	Under Receivership	20	Washington Park
2015,2	5051 Chicago	4	Under Receivership	28	Austin
2015,2	3263 Fulton	6	In Court	28	East Garfield Park
2015,2	1048 W 72nd Street	5	Under Receivership	17	Englewood
2015,2	2859 W 25th Place	4	Under Receivership	12	South Lawndale
2015,2	5751-59 S MICHIGAN AVE	28	Under Receivership	20	Washington Park
2015,2	5801-05 S MICHIGAN AVE	24	Under Receivership	20	Washington Park
2015,2	2440-52 E75th St/ 7445-47 S Phillips Ave	19	Under Receivership	7	South Shore
2015,2	7642-44 S Essex Ave	6	Under Receivership	7	South Shore
2015,2	6504 S ST LAWRENCE AVE	2	Under Receivership	20	Woodlawn
2015,2	8015-17 S Ellis Ave	6	Under Receivership	8	Chatham
2015,2	6620 S SAINT LAWRENCE AVE	4	Under Receivership	20	Woodlawn
2015,2	5502 Congress/414-418 Lotus	17	Under Receivership	29	Austin
2015,2	4134 Wilcox	20	Under Receivership	28	West Garfield Park
2015,2	7655 S Carpenter/1024 W 77th St	10	In Court	17	Auburn Gresham
2015,2	6359 S Bishop/141 8-20 W 64th ST	5	Under Receivership	16	West Englewood
2015,2	7331 S Dorchester Ave	3	Under Receivership	5	South Shore
2015,2	4933 S Prairie	4	In Court	3	Grand Boulevard
2015,2	4800 S Winchester Ave	6	Under Receivership	16	New City
2015,2	61 20 S EBERHART AVE	3	In Court	20	Woodlawn
2015,2	1 234 Independence	6	Under Receivership	24	North Lawndale
2015,2	6501 S Kenwood Ave.	3	Under Receivership	20	Woodlawn
2015,2	61 12 S VERNON	3	Under Receivership	20	Woodlawn
2015,2	6612 S VERNON AVE	3	Under Receivership	20	Woodlawn
2015,2	918 N Drake	3	Under Receivership	27	Humboldt Park
2015,2	451 8 S. Indiana Avenue	3	Under Receivership	3	Grand Boulevard

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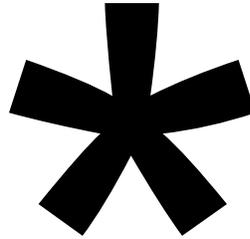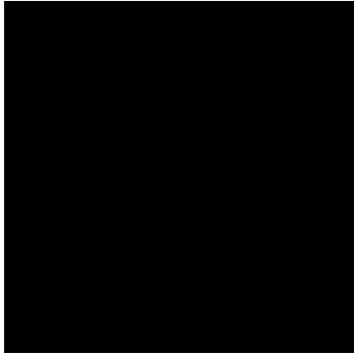
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Department of Planning and Development NEIGHBORHOOD LENDING PROGRAM
January 1 - June 30, 2015

Quarter Reported	Primary Address	Loan Amount	# of Units	; Ward
2015,1	5423 S Princeton	$18,515	2	3
2015,1	3647 N. Sacramento	$16,000	1	33
2015,1	5445 N. Sheridan Ave Unit 2508	$135,000	1	48
2015,1	5230 S. Albany Ave.	S95.000	1	14
2015,1	8517SOglesby	S85.000	1	8
2015,1	830 N Springfield	$153,000		27
2015,1	6118 S.Talman Ave.	$29,200	1	15
2015,1	5230 S. Trumbull Ave.	$106,000	1	14
2015,1	7706 S. Winchester	$155,800	1	18
2015,1	6417 S Artesian Ave	$161,200		15
2015,1	8110 S Winchester Ave.	$148,410	1	18
2015,1	9139 S. Lowe	$27,720	1	21
2015,1	7041 S Crandon Unit 121	S60.730	1	5
2015,1	8227 S. East End Ave.	$13,899	1	8
2015,1	4534 S Vincennes	$41,310	1	3
2015,1	5467 S. Ingleside #3E	$132,000	1	5
2015,2	3448 W. 60th St	$90,400	1	23
2015,2	51 E. 37th PL .	$50,500	1	3
2015,2	710 S Keoler	$28,250		24
2015,2	601 3 S. Sawyer	$64,775	1	23
2015,2	6200 S. Richmond Ave	$93,400	1	16
2015,2	5601 S. Hamilton	$54,480	■1	15
2015,2	591 6 S Michigan Ave	$126,000		20
2015,2	1 1033 S Union	--		34
2015,2	3210 E. 93rd St	S16.550	1	10
2015,2	4411 W Fulton	5126,700		28
2015,2	1634 W. 93rd St.	$145,950	1	21
2015,2	701 5 S Carpenter Street	$37,700		6
2015,2	6543 S Vernon	$6,926	1	20
2015,2	2240 N. Kilpatrick Ave.		■ 1	36
2015,2	11615 S Elizabeth	SI 14,900	1	34
2015,2	1632 N. Sawyer	$178,780	1	26
2015,2	1840 N. Harding	$189,000	1	26
2015,2	4328 W 18th ST	$55,338	1	24
2015,2	6730 South Shore Dr #202	$42,300	1	5
2015,2	1 624 S Ridgeway	$94,700	1	24
2015,2	6722 S. Dorchester	$109,200	1	5
2015,2	7831 S. Maryland	$59,200	1	8
2015,2	2327 W. Harrison #1	$146,500	1	28

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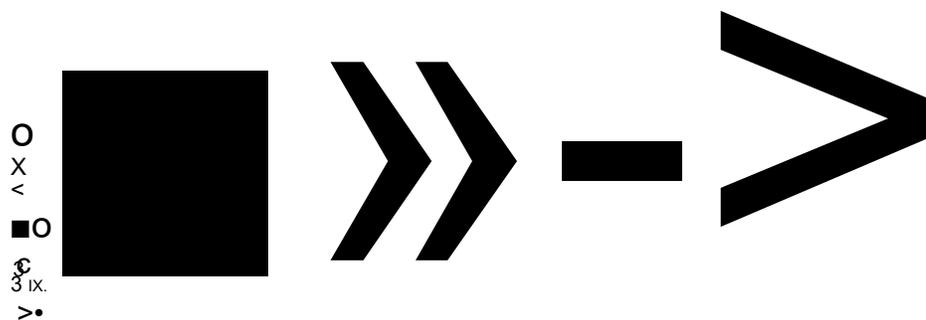
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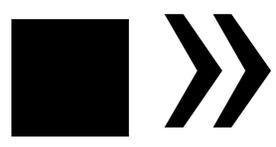
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