



# Office of the City Clerk

City Hall  
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Room 107  
Chicago, IL 60602  
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## Legislation Text

File #: F2016-37, Version: 1

# 2016 Second Quarter | s:- Progress Report

## 2 April-June

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City of Chicago j^^M  
**Rahm Emanuel, Mayor fyiSP**  
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

## LETTER FROM THE COMMISSIONER

We are pleased to submit the 2016 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, Bouncing Back, which covers the years 2014-18.

During the second quarter of 2016 the City approved funding for one multi-family development project and began accepting applications for a new citywide program to help working families achieve homeownership by assisting them with down payment and closing costs.

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

Despite the passage of a stopgap budget agreement in Springfield, the lack of a long-term solution to the State's budget issues only exacerbates the problems already facing both local government and our community partners that provide housing services in Chicago's neighborhoods. We at DPD could not succeed in our work without the ongoing support and cooperation of these valued partners, together with elected officials, state and federal agencies and other community stakeholders. Through these efforts, we will continue to move forward in creating and preserving affordable housing for the people of Chicago.

David L. Reifman Commissioner  
Department of Planning and Development

Chicago Housing Plan 2014-2018

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- 9. Illinois Affordable Housing Tax Credit Commitments
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- II. Chicago Low-Income Housing Trust Fund Commitments

## REFERENCE

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

*Chicago Housing Plan 2014-2018*

## INTRODUCTION

his document is the 2016 Second Quarter Progress  
Report on the Chicago Department of Planning and  
*Development's housing plan, Bouncing Back: Five-Year  
Housing Plan 2014-2018.*

For 2016<sup>1</sup> DPD has projected commitments of over \$250 million to assist more than 8,000 units of housing.

During the second quarter of 2016, the Department committed more than \$101 million in funds to support 4,065 units, which represents 51% of the 2014 unit goal and 40% of the 2016 resource allocation goal.

Quarter ending June 2016  
Chicago Housing Plan 2014-2018

## CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2016, the Department of Planning and Development expects to commit almost \$205 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 \$84 million in resources to support 3,461 units, achieving 62% of the 2016 multi-family unit goal and 41% of the resource allocation goal.

### **MULTI-FAMILY REHAB AND NEW CONSTRUCTION Villages of**

#### **Westhaven**

On May 18 the City Council approved the \$71.3 million rehabilitation of a 200-unit public housing complex on the Near West Side. Villages of Westhaven consists of 21 townhome-styled buildings on a site bounded by Leavitt and Lake Streets and Seeley and Maypole Avenues in the 27th Ward. The developer, WHP Village LLC, will reserve ninety-five of the apartments for CHA tenants. Of the remaining units, fifty will be affordable to families at up to 60 percent of AMI and fifty-five will be leased at market rates.

The City will support the redevelopment with up to \$37 million in tax-exempt bonds for interim and permanent financing along with \$1.5 million in Low Income Housing Tax Credits that will generate \$19.1 million in equity. Additional funding sources will include \$7 million in Donations Tax Credit equity from the City and IHDA along with an \$18 million loan from the CHA.

Improvements will include new energy-efficient windows, furnaces, air conditioning units, appliances, insulation and roofs. Interior layouts will be redesigned to meet accessibility requirements, and exterior parking and landscaping will be upgraded. The nearby Major Adams Community Center will also be renovated by the CHA as part of the project.

*Originally constructed between 1995 and 1999, Villages of Westhaven represented the first phase in the CHA's redevelopment of the*

*former Henry Horner Homes site.*

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## **UPDATES ON PREVIOUSLY REPORTED DEVELOPMENTS**

### **Parkside of Old Town-Phase MB**

On May 4 Mayor Emanuel joined with Ald. Walter Burnett, U.S. Rep. Danny Davis, developer Peter Holsten and local community leaders in the dedication of the latest phase in the redevelopment of the former Cabrini-Green public housing complex. The \$41 million Parkside Phase IIB contains a total of 106 units in a nine-story high-rise and several smaller buildings constructed at 459 W. Division Street in the 27th Ward. Part of the CHA's Plan for Transformation, the new development contains 36 units of replacement housing for former CHA residents, along with 27 affordable units and 43 market-rate apartments.

City assistance included \$27 million in tax-exempt 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. The Chicago Housing Authority also provided a \$12.4 million loan using federal HOPE VI funds. Financing for the project was approved by the City Council in May 2014.

*Parkside Phase IIB adds 106 mixed-income units to the nearly 500 residences- including rental apartments, condominiums and townhomes-previously completed in the multi-phase redevelopment of the Cabrini-Green site.*

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## **PROMOTION AND SUPPORT OF HOMEOWNERSHIP**

In 2016, the Department of Planning and Development expects to commit over \$32 million to help more than 400 households achieve or sustain homeownership. DPD initiatives support the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties, and financing programs for home purchase and rehabilitation.

Through the second quarter, DPD has committed over \$12 million to support 130 units, achieving 30% of the 2016 homeownership unit goal and 38% of the resource allocation goal.

### **Home Buyer Assistance Program Now Accepting**

## Applications

On June 9 the City's Home Buyer Assistance Program began accepting applications from low- and middle-income families seeking to buy homes in Chicago neighborhoods. The new program, which was announced by Mayor Emanuel on January 25, is a citywide initiative designed to help make homeownership possible for working families and individuals by providing support for down payment and closing costs.

Under the program, prospective buyers can qualify for grants of up to 7 percent of the total loan amount, based on income. Depending on loan type, home buyers may have annual incomes of up to approximately \$133,000. The grants can be applied to properties of up to four units, including single-family homes, town homes or condominiums. Approved borrowers are required to contribute the lesser of \$1,000 or 1 percent of home purchase price at the time of closing.

The program is being administered by the Chicago Infrastructure Trust, working with participating lending institutions. As of June 30, five lenders were accepting applications from home buyers: American Financial Network (Address Mortgage), Guaranteed Rate, Home Trust Mortgage, Pacor Mortgage and Wintrust Mortgage.

The Home Buyer Assistance Program is one of the new initiatives created by the City under Mayor Emanuel's Five-Year Housing Plan, which will invest \$1.3 billion between 2014 and 2018 to create or support more than 41,000 units of housing. The City will provide up to \$1 million to launch the program, which is expected to become self-sustaining over time.

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## IMPROVEMENT AND PRESERVATION OF HOMES

In 2016, the Department of Planning and Development expects to commit over \$13 million to assist 2,007 households repair, modify or improve their homes.

Through the second quarter, DPD has committed more than \$4 million in resources to support 474 units, achieving 24% of the 2016 improvement and preservation unit goal and 34% of the resource allocation goal.

## POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

### Neighborhood Stabilization Program Update

Although the City no longer is using NSP grant funds to acquire additional buildings for rehab, we will continue to report on the status of all NSP properties during 2016 until the final units have been completed.

Through the end of the second quarter, a total of 879 units in 199 properties have been acquired using funds from Chicago's three NSP grants. Construction has started on 826 units in 171 properties; 879 units (199 properties) have been finished or are nearing completion. One hundred ninety-six units (141 properties) have been sold to qualified homebuyers, and 46 multi-family properties containing 635 units have been fully rented out. A list of all properties that have been assisted through NSP can be found in the Appendix.

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## APPENDICES

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

**Summaries of Approved Multifamily Developments Second Quarter 2016**

**Villages of Westhaven**  
WHP Village LLC Site bounded by Leavitt & Lake Streets and Seeley & Maypole  
Avenues

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**City of Chicago Department of Planning and Development Second Quarter 2016**

**Project Summary: Villages of Westhaven**

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

**WARD AND ALDERMAN: COMMUNITY AREA:**

**CITY COUNCIL APPROVAL:**

**PROJECT DESCRIPTION:**

**Tax-exempt Bonds: LIHTCs:**

**DTCs (City + IHDA):**

WHP Village LLC For-Profit

Villages of Westhaven Site bounded by Leavitt & Lake Streets and Seeley & Maypole Avenues

27th Ward

Alderman Walter Burnett Near West Side May 18, 2016

Rehabilitation of a 200-unit public housing development consisting of 21 townhome-styled buildings located on part of the former Henry Horner Homes public housing site. The rehabbed units will include 95 apartments reserved for CHA tenants, 50 for families at up to 60% AMI and 55 units offered at market rate. The nearby Major Adams Community Center will also be renovated.

\$37,000,000 (including \$6,000,000 in permanent financing)

\$ 1,546,213 in 4% credits generating \$19,188,851 in equity

\$7,597,500 in credits (including \$5,054,476 from City) generating \$6,951,713 in equity

Project Summary: Villages of Westhaven Page 2

**UNIT MIX / RENTS**

Type	Number	Rent*	Income Levels Served
1 bedroom	38	\$724	CHA
1 bedroom	15	\$567	60% AMI
1 bedroom	15	\$915	Market rate
2 bedroom	31	\$833	CHA
2 bedroom	15	\$707	60% AMI
2 bedroom	17	\$1,070	Market rate
3 bedroom	21	\$958	CHA
3 bedroom	20	\$815	60% AMI
3 bedroom	22	\$1,310	Market rate
4 bedroom	4	\$1,102	CHA
4 bedroom	1	\$1,410	Market rate
5 bedroom	1	\$1,267	CHA
<b>TOTAL</b>	<b>200</b>		

Tenants pay for gas cooking, heat and water heating plus electricity.

**DEVELOPMENT COSTS**

Category	Amount	Per Unit	% of Project
Acquisition	\$21,141,561	\$ 105,708	29.7%
Construction	\$ 35,926,219	\$ 179,631	50.4%
Developer Fee	\$ 4,120,000	\$ 20,600	5.8%
Reserves	\$ 2,864,871	\$ 14,324	4.0%
Other Soft Costs	\$ 7,242,335	\$ 36,212	10.2%
<b>TOTAL</b>	<b>\$ 71,294,986</b>	<b>\$ 356,475 .</b>	<b>100%</b>

**PROJECT FINANCING**

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 19,188,851		\$ 95,944	26.9%
DTC Equity	\$ 6,951,713		\$ 34,759	9.8%
Tax-exempt Bonds	\$ 6,000,000	4.25% (est.)	\$ 30,000	8.4%

CHA Loan	\$ 18,000,000	\$ 90,000	25.2%
NFP Acquisition Note	\$ 21,030,000	\$ 105,150	29.5%
Other Sources	\$ 124,422	\$ 622	0.2%
<b>TOTAL</b>	<b>\$ 71,294,986</b>	<b>\$ 356,475</b>	<b>100%</b>

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**Department of Planning and Development TROUBLED  
BUILDINGS INITIATIVE I (Multi-family) January 1 - June  
30, 2016**

Quarter First Counted	Primary Address	Number of Units	Current TBI Status	Ward*	Community Area
2016,1	1148 - 1150 N. Keeler	8	In Court	37	Humboldt Park
2016,1	1227 S Homan	6	Stabilized	24	North Lawndale
2016,1	1234 Independence	6	Under Receivership	24	North Lawndale
2016,1	1350 W 98th PL / 981 7-25 S Loomis	10	Stabilized	21	Washington Heights
2016,1	1630-1632 S Sawyer	11	Stabilized	24	North Lawndale
2016,1	216 N. Pine	7	Recovered	28	Austin
2016,1	2815-23 E. 80th ST	8	Stabilized	7	South Chicago
2016,1	2837-45 E 80th St / 8001 S Muskegon Ave	19	Under Receivership	7	South Chicago
2016,1	2954-60 N Pulaski	16	In Court	30	Avondale
2016,1	3144-50 S PRAIRIE	8	Under Receivership	3	Douglas
2016,1	3263 Fullon	6	In Court	28	East Garfield Park
2016,1	3357 CHICAGO	6	In Court	27	Humboldt Park
2016,1	3611 W. Wolfram	7	In Court	35	Avondale
2016,1	4006 S WESTERN AVE	3	Under Receivership	12	Brighton Park
2016,1	4010 Jackson	6	In Court	28	Austin
2016,1	4042-4060 N. MILWAUKEE AVE	34	Under Receivership	45	Portage Park
2016,1	4134 Wilcox	20	Stabilized	28	West Garfield Park
2016,1	4201-4209 W. Division Street	8	Recovered	37	Humboldt Park
2016,1	437-39 W MARQUETTE RD	7	Stabilized	6	Englewood
2016,1	4840 N SHERIDAN	4	In Court	46	Uptown
2016,1	5051 Chicago	4	In Court	28	Austin
2016,1	5433-35 S INDIANA AVE	6	Under Receivership	20	Washington Park
2016,1	5721-23 S. PRAIRIE AVE	8	Under Receivership	20	Washington Park
2016,1	6101 -03 S Kenwood Avenue	6	In Court	20	Woodlawn
2016,1	6112 S VERNON	3	Under Receivership	20	Woodlawn
2016,1	6219-21 S Rhodes Ave	6	Under Receivership	20	Woodlawn
2016,1	6612 S VERNON AVE	3	Under Receivership	20	Woodlawn
2016,1	6620 S SAINT LAWRENCE AVE	4	In Court	20	Woodlawn
2016,1	6732-34 S Perry	6	Recovered	6	Greater Grand Crossing
2016,1	6750-58 S Green	10	Stabilized	17	Englewood
2016,1	6807-09 S CORNELL AVE	6	In Court	5	South Shore
2016,1	7039-41 S Wentworth Ave	6	Recovered	6	Greater Grand Crossing
2016,1	7220-22 S. Yates Blvd	6	In Court	7	South Shore
2016,1	7518 N RIDGE <sup>1</sup>	6	In Court	49	West Ridge
2016,1	7530-32 S Stewart	6	Stabilized	17	Greater Grand Crossing
2016,1	7550-58 S. Essex	32	In Court	7	South Shore
2016,1	7641-43 S. Essex Ave	6	In Court	7	South Shore
2016,1	7655 S Carpenter/1024 W 77th St	10	In Court	17	Auburn Gresham
2016,1	7743-45 S Yates Blvd	6	Under Receivership	7	South Shore
2016,1	7927-29 S Ellis Avenue	8	Stabilized	8	Chatham
2016,1	7935-37 S MANISTEE AVE	12	Demolished	7	South Chicago
2016,1	8148-58 S. Drexel Ave / 850-56 E. 82nd St	43	Under Receivership	8	Chatham

2016,1	8246-48 S Racine	8	Stabilized	18	Auburn Gresham
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**Department of Planning and Development TROUBLED BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30, 2016**

" Quarter First Counted	Primary Address .v.'- ;	#;of Units	TBI Status	jWard	Community Area *
2016,2	1148 - 1150 N. Keeler	8	In Court	37	Humboldt Park
2016,2	1234 Independence	6	In Court	24	North Lawndale
2016,2	1 350 W 98th PL / 981 7-25 S Loomis	10	Stabilized	21	Washington Heights
2016,2	1630-1632 S Sawyer	11	Stabilized	24	North Lawndale
2016,2	2140-50 W Devon Avenue	24	Recovered	50	Rogers Park
2016,2	216 N. Pine	7	Recovered	28	Austin
2016,2	2815-23 E. 80th ST	8	Stabilized	7	South Chicago
2016,2	2837 Hillock	5	In Court	11	Bridgeport
2016,2	3144-50 S PRAIRIE	8	Stabilized	3	Douglas
2016,2	360-76 E 61 ST ST	8	Stabilized	20	Washington Park
2016,2	4042-4060 N. MILWAUKEE AVE	34	Under Receivership	45	Portage Park
2016,2	413 E. 60th Street	1	Stabilized	20	Woodlawn
2016,2	4134 Wilcox	20	Stabilized	28	West Garfield Park
2016,2	4201-4209 W. Division Street	8	In Court	37	Humboldt Park
2016,2	431 CENTRAL PARK	6	Stabilized	27	Humboldt Park
2016,2	437-39 W MARQUETTE RD	7	Stabilized	6	Englewood
2016,2	5051 Chicago	4	In Court	28	Austin
2016,2	5433-35 S INDIANA AVE	6	Under Receivership	20	Washington Park
2016,2	61 20 S SAINT LAWRENCE AVE	3	In Court	20	Woodlawn
2016,2	6128 S EBERHART AVE	4	In Court	20	Woodlawn
2016,2	6221 S. ST. LAWRENCE AVE.	2	Under Receivership	20	Woodlawn
2016,2	6501 S Kenwood Ave.	3	Under Receivership	20	Woodlawn
2016,2	6750-58 S Green	10	Stabilized	17	Englewood
2016,2	7220-22 S. Yates Blvd	6	In Court	7	South Shore
2016,2	7530-32 S Stewart	6	Stabilized	17	Greater Grand Crossing
2016,2	7655 S Carpenter/1024 W 77th St	10	In Court	17	Auburn Gresham
2016,2	7927-29 S. Ellis Avenue	8	Stabilized	8	Chatham
2016,2	8246-48 S Racine	8	Stabilized	18	Auburn Gresham
2016,2	8500 S Stony Island	12	Under Receivership	8	Avalon Park
2016,2	918 N Drake	3	Stabilized	27	Humboldt Park

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**Department of Planning and Development  
NEIGHBORHOOD LENDING PROGRAM January 1 -**

## June 30, 2016

piQuarter Reported .	PrimaryyAddress ■■eM	"J.Lpan-Amount:	# of Units.	Ward
2016,1	4857 S. Hermitage	\$91,816	2	15
2016,1	4747 S. Ingleside Ave.	\$139,330	1	4
2016,1	11530 S. Laflin	\$20,000	1	34
2016,1	9046 S. Crandon Ave.	\$20,942	1	7
2016,1	2901 S Michigan Unit 2104	\$82,450	1	4
2016,1	423 W. 95th PL	\$143,700	1	21
2016,1	4448 S. Lawler	\$144,000	1	22
2016,1	7823 S. Kolmar	\$156,750	1	18
2016,1	611 7 S. Komensky	\$170,050	1	23
2016,1	1233 W. 101st Place	\$19,900	1	34
2016,1	7241 S. Christiana Ave	\$113,000	1	17
2016,1	5731 S. Richmond St.	\$156,595	1	16
2016,1	2938 N. Newcastle Ave.	\$160,000	1	36
2016,1	601 3 S. Sawyer	\$27,000	1	23
2016,1	6055 S. Washtenaw	\$108,617	1	16
2016,1	438 W Oak #5	\$20,880	1	27
2016,1	1 1 748 S. Loomis	\$17,500	1	34
2016,1	6530 S. Yale	\$19,950	1	20
2016,1	6514 S. Peoria	\$20,000		6
2016,1	438 W Oak #5	\$125,230	1	27
2016,1	3654 W. 79th place	\$155,800	1	18
2016,1	6125 S. St. Lawrence	\$15,000	1	20
2016,1	3627 W. 56th Place	\$154,700	1	23
2016,1	8755 S. Blackstone	\$20,000	1	8
2016,1	5939 S. Justine	\$20,000		16
2016,1	7143 S. Indiana	\$20,000		6
2016,1	748 E. 103rd Place	\$20,000	1	9
2016,1	7128 S. Yale Ave.	\$128,905	1	6
2016,1	6024 S. Fairfield Ave	\$107,835	1	16
2016,1	3414 W. Monroe	\$20,000	2	28

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**Department of Planning and Development**  
**NEIGHBORHOOD LENDING PROGRAM January 1 -**  
**June 30, 2016**

Quarter Reported	Primary Address :■	loan Amount	# of Units	Ward
2016,1	7227 S. Bennett	\$20,000	1	5
2016,1	3923 W 75th PL	\$131,306	1	18
2016,1	6155 W. 64th PL	\$62,904	1	23
2016,1	8928 S. Eggleston Ave.,	\$124,072	1	21
2016,1	454 E 89th PI	\$116,900	1	9
2016,1	2824 W. 39th Place	\$94,446	1	12
2016,1	2715 S. Harding Ave	\$112,479	1	22
2016,1	454 West Oak Street Unit 3	\$139,997	1	27
2016,1	5148 S. Hamlin	\$148,715	1	23
2016,1	3852 North Sayre	\$208,550	1	38
2016,1	231 1 N. Newland	\$336,500	1	36
2016,1	451 7 N Central Park Ave uni	\$97,000	1	33
2016,1	2341 North Rockwell	\$150,150	1	1
2016,1	8801 South Bishop	\$186,240	1	21
2016,2	4857 S. Hermitage	\$91,816		15
2016,2	9046 S. Crandon Ave.	\$20,942	1	7
2016,2	7823 S. Kolmar	\$156,750	1	18
2016,2	4448 S. Lawler	\$144,000	1	22
2016,2	611 7 S. Komensky	\$170,050	1	23
2016,2	7241 S. Christiana Ave	\$113,000	1	17
2016,2	2938 N. Newcastle Ave.	\$160,000	1	36
2016,2	601 3 S. Sawyer	\$27,000	1	23
2016,2	6055 S. Washtenaw	\$108,617	1	16
2016,2	438 W Oak #5	\$125,230	1	27
2016,2	3654 W. 79th place	\$155,800	1	18
2016,2	3627 W. 56th Place	\$154,700	1	23
2016,2	7128 S. Yale Ave.	\$128,905	1	6
• 2016,2	6024 S. Fairfield Ave	\$107,835	1 •	16
2016,2	3923 W 75th PL	\$131,306	1	18
2016,2	8928 S. Eggleston Ave.	\$124,072	1	21

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**Department of Planning and Development**  
**NEIGHBORHOOD LENDING PROGRAM January 1 -**  
**June 30, 2016**

Quarter Reported	Primary Address <sup>1</sup>	Loan Amount ,	# of-Units	Ward
2016,2	2824 W. 39th Place	\$94,446	1	12
2016,2	2715 S. Harding Ave	\$112,479	1	22



2016,2	454 West Oak Street, Unit 3	\$139,997	1	27
2016,2	5148 S. Hamlin	\$148,715	1	23
2016,2	8801 South Bishop	\$186,240	1	21
2016,2	451 7 N Central Park Ave uni	\$97,000	1	33
2016,2	5508 W. Potomac Ave.	\$124,812	1	37
2016,2	558 North Leamington	\$160,101	1	37
2016,2	4232 S. King Drive Unit IS	\$198,890	1	3
2016,2	11550 S Carpenter	\$85,340	1	34
2016,2	3442 West Polk Ave.	\$167,825	1	24
2016,2	8619 S. Elizabeth	\$135,900	1	21
2016,2	1843 South Karlov	\$158,711		24
2016,2	600 E. 88th PL.	\$135,928	1	6
2016,2	3711 W. Hayford	\$124,434	1	18
2016,2	3821 N Ridgeway	\$8,932	1	45
2016,2	6022 S Campbell Ave	\$91,106	1	16
2016,2	2446 W 69th St	\$107,153	1	17

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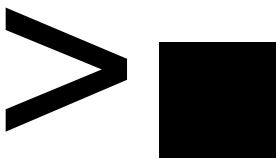
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## Appendices

### Density Bonus Report DENSITY BONUS PROJECTS (through 6/30/2016)

Property Address	Developer	Pl on Commission Approval	Type	Number of Affordable Units	Cash Received	
126 N Des Homes/ 659 W Randolph	Meslow S&B Development Services	10/6/2006	units/palmen-	N/A - in Nativ hull turn's in-hel thor	\$555,124.90	5
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2W Erie, Dona Hotel	Duna Hotel, LLC		payment	1335,400.00	\$335,400.00	
10 East Delaware	Tel East Delaware, LLC, lhc Prime Group, Inc. - Ill Murrner	Jun-06	payment	52,376,420.00	\$2,376,420.00	

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60 E Monroe	Mesa Development	5/1/2005		51,325,303.00	\$1,325,303.00
111 W Illinois	The Alter Group	As of Right	ooyment	\$922,420.00	\$922,420.00
123 S Green, The Emerald D	Greet Town Residential Partners LLC, 4104 N Harlem, 60634	7/21/2006	oayment	\$285,600.00	\$285,600.00
125 S Green, The Emerald A	Gick Town Residential Partners LLC, 4104 N Harlem, 60634	7/21/2006	paymer:1	1224,400.00	\$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	TM	\$639,828.00	\$639,828.00
301-325 W Ohio (town*)	Woodlawn Development LLC (Metropolitan Real Estate)	5/19/2005	payment	\$1,216,860.00	\$1,216,860.00
550 N S Clara Street	Sutherland Peoradi Dev Corp	As of Right	payment	1373,180.00	\$373,180.00
600 N Fairbanks Ct	Schott Development, 610 N Fairbanks	7/1/2005	payment	1580,880.00	\$580,880.00
611 S Weill	TR Morrison, LLC	As of Right	paymer	\$22,734.50	\$22,734.50
642 S Clark	Smithfield Properties, LLC	As of Right		1225,965.00	\$225,965.00
1001 W VanBuren	Smithfield Properties, LLC	6/1/2005	payment	\$87,451.81	\$87,451.81
1255 S State	13thASave LLC	5/1/2005	payment	\$247,254.00	\$247,254.00
1400-16 S Michigan	1400Michigan LLC	12/1/2005	payment	\$432,316.80	\$432,316.80
1454-56 S Michigan	Sedgwick Properties Deve Corp	5/19/2005	Dayment	1322,371.25	\$322,371.25
1555 S WabashAvenue	Nina West Realty, 1300 Paulina St., 3rd F	As of Right	ooyment	\$127,144.80	\$127,144.80
17205 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 Chiefton Const,	11/1/2005	payment	\$614,451.60	\$614,451.60
2100S Indiana	Avalon Development Group, LLC	Sep-06	payment	1285,451.00	\$285,451.00
205-15 W Washington	Jupiter Realty Corporation	3/16/2004	payment	1420,305.60	\$420,305.60
212-232 E Enc,217-35W Harmon (Fair Tower)	Newport Builders, Inc	12/1/2005	payment	\$2,250,415.00	\$2,250,415.00
161 W Kione	Lynd Development	As of Right	payment	\$1,211,280.00	\$1,211,280.00
1-5 W Victoria/2W Delaware (Scottish Kit - Woklon on the Park)	The Enterprise Companies	As of Right		\$2,698,385.00	\$2,698,385.00
200-218W Lake/206 N Weld St	20-218W Lo's 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	As of Right	Dayment	\$1,990,886.72	\$1,990,886.72
501 N Clark 55-75 W Grand 54-74 W Illinois	Boyce II, LLC	11/1/2007	payment	\$2,920,843.80	\$2,920,843.80
618-630W Washington/101-121 N Dei Homes (the Catalist)	The Cornerstone Group 70, LLC	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 Wabash/73 E Lake Street	M&H Development, LLC	8/21/2008	payment	\$1,482,941.00	\$1,482,941.00
212-232 W Illinois St, 501-511 N Franklin St	JDL Acquisition, LLC, 908 N Halsted, Chicago	Aug-08	payment	\$2,854,166.00	\$1,191,822.00
1-19 E Chestnut	Loyola University of Chicago	3/21/2013	payment	1220,607.00	\$220,607.00
Alfreda 201-17 S Halsted 61-79WAdam 758-78 W Quincy	White Oak Realty Partners	11/2/2002	payment	\$1,675,132.80	\$1,675,132.80
118-128WChicago 801-818NLoSalle	Smithfield Properties XVI LLC	5/16/2013	ooyment	1/14,897.20	\$714,892.20
118-128 W Chicago 801-819 N LaSalle	Smithfield Properties XVI LLC	1/16/2014		\$953,198.20	\$953,198.20
Old Colony Building 407 S Dearborn 35-39 W Von Buren	407 Dearborn LLC	7/18/2013	payment	\$605,556.48	\$605,556.48
707 North Wells	Akra Development Services	As of Right	payment	\$351,877.60	\$351,877.60
200-214 N Michigan Ave (200 N. Michigan Avenue)	Euck Development, LLC, 200 LLC	12/19/2013	payment	\$1,291,931.20	\$1,291,931.20
360 N Michigan	AG-OCG 360 North Michigan LLC	9/18/2014	payment	\$177,940.50	\$177,940.50
1149-1167 S State St (State/Elm Strail)	Elm State Property LLC	1/16/2014	payment	\$1,178,544.00	\$1,178,544.00
171 N Halsted	171 Partners LLC	8/21/2014	payment	\$913,703.00	\$913,703.00
720 N LaSalle	Superior Park LLC	8/21/2014	payment	\$1,082,120.80	\$1,082,120.80
801-833 N Clark (833 Clark Apartments)	Ryan Companies	10/23/2014	payment	\$974,345.60	\$974,345.60
224-228 E Ontario	SMASHotels Chicago LLC	As of Right	Dayment	\$193,362.10	\$193,362.40
400-420 W Huron 700-708 N Sedgwick	Foodsouth Huron Associates LLC	12/18/2014	payment	\$744,312.80	\$744,312.80
235 Van Buren*	CMK Companies	3/1/2007	payment	N/A - initially built units	\$917,384.60
1118 N State (Cedar Hotel)	Cedar Property LLC	8/20/2015	payment	\$746,359.60	\$746,359.60

\* This \*n\* initially reported rj; on ACQ urol'ci dA tštə-mə-ni-ā-i-Mre šti <<http://ani.i-Mre.it>> e-iobl-ni 'lhn d-vn "fr.j" to pov on in-l-k...co-n-ti of <48/IJJ 40 per irfo-JOlitis uni  
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## Density Bonus Report

#	* & <, Proper	Plan Commission Approval ■■ ■■	:!E"/V:>	'wak Projected Payment
2346-58 S Wabash	Dave Dub.n	3/17/2005	units	N/A . 10 units
350K Ontario	Moraco Development	5/19/2005	payment	3,880,370 40
1327 S Wabash (Glo house)	Wobosh Street LLC, c/o Piedmont Development Sanqamot!, 60607	7/5/2006	,= ,TW ..	■ 5412,351 00
535 N St Clair	Sutheiland Peorsn Dev Corp	6/1/7006	pay men-	53,595,117 35
1-15 b Superior	1 F Superior, LLC	2/1/2006	payment'	19-10,960 00
51-67 E Von Hurun/401-419 S Wobash (Buckin,Buckinghm/Wobash LLC		6/18/2009	prymnt	52,026,879 20
1 South Buxton 723-741 W Modison 1-41 S HalMid C-o-y Plair-a LLC 77HMonron		8/16/2012	payment	52.58/291 80
324 W Harrison Street (Old Post Office)''	International Property Developers North	7/18/2013	payment(units)	526,098,631 00
Total -->-w,-"			**	. :■■ \$39,542,095.75

Property Address V	Developer	Plan Commission Approval	Unit Type	Projected Payment ...	Date Canceled...
100-106 S Sangamon, 933-943 W Monroe 51	Campus Condominiums, LLC		payment	\$243,617	10/1/2006
301-3J86 Sangamon Street / 925 W	Hedner Properties	August-06	units	N/A units	3/1/2010
501-517 W Huron, 658-678 N Kingsbury, 500-50201 Huron Building Corporation Kingsbury)		Jure-06	payment	5853,320	8/1/2007
680 N Rush (FKA 67 East Huron) (Canyon Rush, LLC	Huron-Rush, LLC	Decembe/05	payment	\$1,550,239	6/1/2008
2100 S Prouine Avenue)	2100S Prome, LLC	As of High)	uozymen,	5 129/30	8/1/2008
251 E Ohio / 540 N Fairbanks	Fairbanks Development Associates, LLC	January-07		51,042,945	10/1/2008
2055 S Praire (Chest loft (Aristocrat)	Warman Development	S(pl(mbr-05	paymen-	\$576.94 7 00	1/9/2009
1712 S Prouine	1712 S Prouine LLC	2/1/2006	payment	\$699,890 00	9/30/2009
630 N McClurg	Golub & Company	5/1/2008	payment	\$7,920,806 40	12/15/2009
400 N Lake Shore Drive (The Spire)	Shelborne North Water Street LP	4/19/2007	payment	\$5,700,300 00	

Total XV

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Appendices - 54



Appendices - 55

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