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## 2017 First Quarter Progress Report January - March

City of Chicago Rahm Emanuel, Mayor

CHICAGO DEPARTMENT OF PLANNING « OgVELOPMSNT

### LETTER FROM THE COMMISSIONER

We are pleased to submit the 2017 First 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. With this report we begin the fourth year of our plan, Bouncing Back, which covers the years 2014-18.

As we do at the beginning of each year, the Department is releasing estimates of housing production under our programs for all of 2017. This year we expect to deploy almost \$244 million to support nearly 7,700 units of housing through programs in the following three categories:

- To Create and Preserve Affordable Rental Units: \$204.5 million to assist 5,450 units
- To Promote and Support Homeownership: \$25.8 million to assist 434 units
- To Improve and Preserve Homes: \$13.3 million to assist 1,769 units

The Department's resources also include over \$3 million for other initiatives, including delegate agency programs that support our housing production efforts.

To help readers better understand the production tables included in these quarterly reports, we have included a user's guide to the Department's housing development and preservation programs. The user's guide breaks these programs down into the three categories noted above; it includes a brief description of each initiative along with information on funding sources and reporting methodologies.

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.

The unprecedented budget impasse in Springfield, along with rising construction costs and the lingering effects of the housing market's 2007-8 collapse, continue to impact the affordable housing programs of our department-as well as our community partners who provide direct 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

Quarter ending March 2017  
Chicago Housing Plan 2014-2018

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## REFERENCE

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

Quarter ending March 2017

## INTRODUCTION

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*this document is the 2017 First Quarter Progress Report on the Chicago Department of Planning and Development's housing plan, Bouncing Back: Five-Year Housing Plan 2014-2018.*

For 2017, DPD is projecting commitments of almost \$244 million to assist nearly 7,700

units of housing.

During the first quarter of 2017, the Department committed almost \$43 million in funds to support over 3,700 units, which represents 49% of the 2017 unit goal and 17% of the resource allocation goal.

Chicago Housing Plan 2014-2018

## CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2017, the Department of Planning and Development expects to commit almost \$205 million to support more than 5,400 units of affordable rental housing. DPD initiatives support new construction, rehab of abandoned or deteriorated properties and direct rental subsidies.

During the first quarter, DPD committed almost \$36 million in resources to support 3,106 units. These numbers represent 57% of the 2017 multi-family unit goal and 17% of the multi-family resource allocation goal.

The Department utilizes a variety of programs to support the creation and preservation of affordable rental housing. DPD's major programs are briefly summarized below, along with an explanation of how we count financial commitments and units assisted through these programs in the tables attached to this report.

### User's Guide: Programs to Create and Preserve Affordable Rental Units

Program	Description	Funding , Source(s) "" ' Reporting Protocols (what gets counted and when)
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Low Income Housing Tax Credit Equity (LIHTC)	Federal income tax credits to support construction or preservation of multi-family affordable housing.	Federal Low-Income Housing Tax Credit @ 9% rate	If a development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments are reported at time of City Council approval. If no other City assistance is being provided, the equity is reported at time of allocation of Low Income Housing Tax Credits, which by itself does not require City Council approval. Financial commitment reported is the value of the equity generated by the LIHTCs.
Multi-family Mortgage Revenue Bonds	Provides bond financing for developers who build or rehabilitate large housing developments for low- and moderate-income renters; also generates private equity investment.	City tax-exempt bonding authority, with an automatic allocation or 4% Low Income Housing Tax Credits	Financial commitments are reported at time of City Council approval.
Multi-family Loans	Supports construction or rehab of developments to provide permanent affordable rental housing.	HOME, CDBG, Affordable Housing Opportunity Fund, TIF and/or Corporate	Financial commitments are reported at time of City Council approval. Loan funds may be used in conjunction with MAUI, LIHTCs, DTCs, TIF funds and/ or revenue bonds.

#### Chicago Housing Plan 2014-2018

Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
<b>Donation Tax Credits (DTC, also known as Illinois Affordable Housing Tax Credits)</b>	AS0.50 State of Illinois income tax credit for every \$1 that is donated to an eligible affordable housing development. DPD allocates 24.5% of the amount of credits authorized by the State.	State of Illinois income tax credit	DPD reports the value of the donation and/or any equity generated by the sale of the tax credits. If the development is receiving other City assistance, such as a loan or City-owned land, then the financial commitments and units assisted are counted at time of City Council approval. If no other City assistance is being provided, the donation or equity and units assisted are counted at the time of reservation of the tax credits, which by itself does not require City Council approval. Financial commitments are reported at time of City Council approval. Financial commitment is the value of the land write-down.
<b>City Land</b>	Donation of City-owned land for multi-family rental developments in exchange for long-term affordability. Donated land value can generate private equity through Donations Tax Credits.	N/A	
<b>Multi-year Affordability through Upfront Investments (MAUI)</b>	Provides up-front financing to developments in exchange for long-term affordability for units that serve households making no more than 30% of area median income.	State of Illinois Rental Subsidy Program, Downtown Density Bonus funds	Financial commitments are reported at time of Chicago Low Income Housing Trust Fund board approval.
<b>Low Income Housing Trust Fund Rental Subsidy Program</b>	Provides rental subsidies to landlords for tenants whose earnings do not exceed 30% of area median income (\$24,300 for a family of 4 in 2017).	State of Illinois Rental Subsidy Program and Corporate funds	Financial commitments and units assisted are counted after DPD has a signed agreement with the landlord. Payments to landlords are made quarterly, but the annual financial commitment for each unit is reported in the first quarter of each year. Because new landlord agreements are signed throughout the year, any net change in financial commitments and units assisted is reported quarterly.

**Affordable Requirements Ordinance (ARO)**

Per City ordinance, developments with more than 10 units receiving zoning changes (including planned developments in a downtown zoning district), City land or City financial assistance must make 10-20% of units affordable.

N/A

Financial commitments and units assisted are reported after payment of in-lieu fee and/or filing of affordable housing covenant securing construction of required affordable units.

Chicago Housing Plan 2014-2018

**Program Description Funding Source(s)**

Heat Receiver In cases where buildings do not have functional heat and/or hot water, the City can initiate a process to appoint a receiver to make necessary repairs and restore heat and hot water to tenants.

CDBG

Troubled Buildings Initiative -Multi-family With Community Investment Corporation (CIC), Department of Buildings, Department of Law and other City departments, DPD identifies problem buildings and designates receivers to manage deteriorating and troubled properties. CIC manages properties on an interim basis, assesses the scope of work needed to preserve buildings and makes loans to new owners for acquisition and rehab.

CDBG

**Reporting Protocols (what gets counted and when)**

Units are counted when they enter court-ordered receivership.

Units are counted only once, when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded at receipt of invoices from CIC.

Chicago Housing Plan 2014-2018

## Updates to Previously Reported Developments Sterling Park Apartments

On January 25 the City Council authorized the transfer of \$10 million in City bonding authority to the Chicago Housing Authority to complete the redevelopment of a vacant building on the former Sears headquarters campus in North Lawndale. The property, located at 3301 W. Arthington Street in the 24th Ward, is being converted by Mercy Housing Lakefront into 181 low-income rental apartments, including 66 units reserved for CHA tenants.

Financing for the Sterling Park Apartments project, as originally approved by the Council in October 2014, included the assignment of \$30 million of the City's bond volume cap to CHA. After the deal closed in July 2015, a number of unforeseen structural problems were discovered, including rotting floors and decking; brick deterioration; failed structural beams; and the presence of lead-based paint, mercury and asbestos hazards. To cover approximately \$10 million in unanticipated costs, the developer requested the City to cede additional tax-exempt bonding authority to CHA. The City will issue the 4% LIHTCs generated by the new bonds, and the project's permanent debt will not increase.

*Sterling Park Apartments will contain a mix of affordable one- through four-bedroom units in a former Sears headquarters building that has been vacant since 1999.*

Chicago Housing Plan 2014-2018

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Quarter ending March 2017

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# PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2017, the Department of Planning and Development expects to commit almost \$26 million to help over 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.

During the first quarter, the Department committed over \$4 million to support 191 units. These numbers represent 44% of the 2017 homeownership unit goal and 17% of the homeownership resource allocation goal.

The Department utilizes a variety of programs to support and promote homeownership. DPD's major programs are briefly summarized below, along with an explanation of how we count financial commitments and units assisted through these programs in the tables attached to this report.

## User's Guide: Programs to Promote and Support Homeownership

Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
Affordable Requirements Ordinance (ARO)	Per City ordinance, developments with more than 10 units receiving zoning changes (including planned developments in a downtown zoning district), City land or City financial assistance must make 10-20% of units affordable.	N/A	Financial commitments and units created are reported after payment of in-lieu fee or filing of affordable housing covenant securing construction of required affordable units.
Negotiated Sales of City Land	Developers purchase vacant City-owned lots at market rate or discounted prices for construction of affordable for-sale units. Buyer's income cannot exceed 120% of AMI.	N/A	Financial commitments and units created are reported at time of City Council approval. Financial commitment is the value of the land write-down.

Chicago Housing Plan 2014-2018  
Funding Source(s)



## Reporting Protocols (what gets counted and when)

### City Lots for City Living

Developers purchase vacant City-owned lots for \$1 each to construct affordable or market-rate for-sale units. Any land discount over \$50,000 will be recaptured via a restrictive covenant on the land. Home buyer's income cannot exceed 120% of AMI.

Financial commitments and units created are reported at time of City Council approval. Financial commitment is the value of the land write-down.

### Home Buyer Assistance Program

Provides grants of up to 7% of purchase price (with 5-year recapture period) to assist income-eligible home-buyers with down payment and closing costs. Income limits are based on FHA or Freddie Mac guidelines. Administered by Chicago Infrastructure Trust through authorized lenders that originate 30-year loans at fixed interest rates.

Financial commitments and units assisted are counted at time of loan closing.

### Purchase Price Assistance ~ Public Safety Officers\*

Provides forgivable \$30,000 grants to assist income-eligible, non-probationary police officers, firefighters & EMTs in purchasing owner-occupied homes (single family or two-flat) in targeted Community Areas. Home buyer's income cannot exceed 150% of AMI.

Financial commitments and units assisted are counted at time of loan closing.

### Troubled Buildings Initiative -Single-family

DPD works with Neighborhood Housing Services Redevelopment Corporation (NHSRC) and other developers to rehab vacant 1- to 4-unit properties for sale or rent to low- and moderate-income households. Also supports receivership activities on vacant or troubled 1- to 4-unit properties.

Units are counted when they are first classified under one of the following categories: under rehab, in receivership or recovered. Units are not counted again if their status changes. Financial commitment is recorded at receipt of invoices from DPD's partner organizations.

*^Proposed program pending City Council approval*

## Chicago Housing Plan 2014-2018

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Program	Description	Funding Source(s)	-V ..Reporting Protocols . (what gets counted and when)
<b>TIF Purchase-Rehab Program - Single-Family</b>	Provides forgivable loans to homebuyers at 120% AMI or below for purchase and rehab of 1 - to 4-unit home in designated TIF Districts. Administered by NHS.	Corporate funds	Financial commitments and units assisted are counted at time of loan closing.
<b>TaxSmart</b>	Provides Mortgage Credit Certificates (MCC) to qualified homebuyers, reducing federal income taxes by 25% of interest paid on mortgage. Credit may be claimed each year for duration of mortgage. Administered through private lenders.	Tax-exempt Single-Family Mortgage Revenue Bonds	Units are counted when MCCs are issued. Financial commitment reported is value of mortgage for each assisted property.
<b>Neighborhood Lending Program: Purchase &amp; Purchase-Rehab Loans</b>	Provides forgivable or deferred loans to low- and moderate-income homebuyers for purchase or purchase-rehab or single-family homes. Administered by NHS.	CDBG & leveraged private funds	Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD, along with private financing.

## **New Homes Planned for Former Industrial Site in Woodlawn**

Seven single-family homes will be built on a former industrial property in Woodlawn through City land sales approved on January 25 by the City Council.

The \$2.7 million project will be developed on land once occupied by a commercial laundry and dry cleaner on the 1300 block of E. Marquette Road in the 5th Ward. Appraised at \$58,000, the four lots will be sold by the City for \$1 each to help defray an estimated \$240,000 in environmental remediation costs required to prepare the sites for construction.

The two-story, four-bedroom homes will be priced at \$389,900. The developer, Bloom on Marquette LLC, is expected to finish construction by the summer of 2018.

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## **City Land Sales Kick Off Third Ward Parade of Homes**

Up to forty single-family residences will be built in Bronzeville through City-owned land sales approved by the City Council on March 29. The homes will be built under the Third Ward Parade of Homes initiative on scattered sites in the 3900 to 4500 blocks of S. Prairie, Calumet and Indiana Avenues. The program was announced by Mayor Emanuel and Alderman Pat Dowell on January 10. "The Parade of Homes will foster new residential development that, in turn, will support commercial development that's occurring throughout Bronzeville," Mayor Emanuel said.

To launch the initiative, five home builders were selected by the Chicago Department of Planning and Development through a Request for Qualifications (RFQ) process in late 2016. Each of these developers will construct a model home on the 4500 block of Prairie Avenue on City-owned lots conveyed for \$1 each. Following the construction and sales of these homes, additional lots will be sold to developers at half of their current appraised values.

The two-story residences will range in size from 3,200 to 4,000 square feet. The largest will contain five bedrooms and 3.5 baths. Sale prices will start at \$450,000.

In the past year, 31 construction permits have been issued for new single-family housing in the surrounding Grand Boulevard community. Over the last twenty years DPD has directly supported the creation of more than 1,500 units of affordable rental housing in the community, most recently the \$132 million rehabilitation of the historic Rosenwald Courts apartments.

*This sustainable, energy-efficient, five-bedroom design will be constructed at 4516S. Prairie by Greenline Homes LLC in the first phase of the Third Ward Parade of Homes. \*

Quarter ending March 2017  
Chicago Housing Plan 2014-2018

## IMPROVEMENT AND PRESERVATION OF HOMES

In 2017, the Department of Planning and Development expects to commit over \$13 million to assist nearly 1,800 households repair, modify or improve their homes. DPD initiatives support emergency repairs, energy efficiency improvements and financing programs to help existing homeowners keep their homes.

During the first quarter, DPD committed more than \$2 million in resources to support over 400 units, achieving 24% of the 2017 improvement and preservation unit goal and 19% of the improvement and preservation resource allocation goal.

The Department utilizes a variety of programs for home improvement and preservation. DPD's major programs are briefly summarized below, along with an explanation of how we count financial commitments and units assisted through these programs in the tables attached to this report.

### User's Guide: Programs to Improve and Preserve Homes

■'- • Program	Description	'■Funding' Source(s)	"" {Reporting Protocols (what gets counted and when)
Roof and Porch Repairs	Provides forgivable loans to CDBG owner-occupants of 1- to 4-unit buildings for repair or replacement of roofs and porches where life-threatening or hazardous conditions are present.		Financial commitments and units assisted are counted following receipt of the Job Order Contract bid by DPD Construction Division.
Emergency Heating Repairs	Provides forgivable loans to CDBG owner-occupants of 1- to 4-unit buildings for emergency heating system repairs.		Financial commitments and units assisted are counted following receipt of the Job Order Contract bid by DPD Construction Division.
Small Accessible Repairs For Seniors (SARFS)	Provides enabling devices 6c limited, non-emergency home improvements to residences occupied by low-income senior citizens. Administered by community-based . delegate agencies.	CDBG	Financial commitments and units assisted are counted after completion of work by delegate agency. Reported commitments include delegate agencies' construction costs and administrative expenses.
Single-Family TIF Neighborhood Improvement Program (TIF-NIP)	Provides grants to help owner-occupants of one-to four- unit proper-tics in designated TIF districts make exterior repairs or improvements. Program is administered by NHS.	TIF funds	Financial commitments and units assisted are counted aftet DPD receives invoice from program administrator.

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Chicago Housing Plan 2014-2018

Program	Description	Funding Source(s)	Reporting Protocols (what gets counted and when)
<b>CSX Neighborhood Improvement Program</b>	Provides grants to help owner-occupants of one-to four- unit properties in West Englewood make exterior repairs or improvements. Program is administered by NHS.	CSX Inrermodal funds	Financial commitments and units assisted are counted after DPD receives invoice from program administrator.
<b>Neighborhood Lending Program: Home Improvement Loans</b>	Provides loans to low-and moderate-income homeowners for home improvement. Administered by NHS. Includes forgivable loans (with minimum 4-year recapture) to income-eligible homeowners for facade improvements in designated Target Blocks. DPD funds are used to leverage additional loan capital from a consortium of private lenders.	CDBG & leveraged private funds	Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD, along with private financing.
<b>Neighborhood Lending Program: Home Ownership Preservation Loans</b>	Provides affordable loans or refinancing for emergency repairs or essential home rehab to help at-risk homeowners remain in their homes. Administered by NHS. DPD funds are used to leverage additional loan capital from a consortium of private lenders.	CDBG, Corporate & leveraged private funds	Financial commitments and units assisted are counted after loan closes. The dollar value counted includes any permanent subsidy from DPD plus private financing.
<b>Neighborhood Lending Program: MMRP Energy Improvement Grants</b>	Provides forgivable loans or recapturable grants to low-and moderate-income homeowners in MMRP areas for energy efficiency improvements. Administered by NHS.	CDBG	Financial commitments and units assisted are counted after loan or grant closes and work is completed.
<b>Historic Bungalow Initiative</b>	In partnership with Historic Chicago Bungalow Association, provides grants for retrofits and energy efficiency improvements to owners of certified Historic Chicago Bungalows.	City of Chicago Energy Savers grants; Illinois DCEO funds; Peoples Gas Settlement Fund; E12 Rebates	Financial commitments and units assisted are recorded when HCBA approves homeowner request for payment.

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# POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

## City to Fund Creation of 100 Supportive Housing Units Under

## Mayor's New "Housing Homeless Families" Initiative

Housing Homeless Families is Mayor Emanuel's new joint initiative with the Chicago Coalition for the Homeless and its HomeWorks Campaign to address homelessness experienced by families in high-crime areas. Under the program, matching financial commitments from the Chicago Low Income Housing Trust Fund and the City's new surcharge on the house-sharing industry will enable the creation of 100 new supportive housing units for homeless families in the most at-risk communities.

Beginning this summer, the Chicago Department of Family and Support Services and the Coalition for the Homeless, along with lead project partner CSH (a respected national provider and operator of supportive housing), will launch the first phase of this effort to identify families who currently are homeless or have touched the homeless shelter system in recent months, with a focus on those with school-aged children. Once families are selected for the program, they will receive housing vouchers and will be matched to a service provider who can help them find housing and ensure a smooth transition. The second phase will involve placement of the eligible families into 100 new permanent supportive housing units that will be created through a \$1 million investment by the Trust Fund.

"Working with our partners at the Chicago Coalition for the Homeless on this new initiative, we will ensure that more families experiencing or on the verge of homelessness can find and maintain the housing and stability they need to thrive and provide for their children," said Mayor Emanuel. Because families that are homeless have a significantly greater risk of becoming victims of violence, the program will focus on communities experiencing some of the city's highest rates of violence, including Austin, Humboldt Park, Englewood and West Englewood.

Chicago Housing Plan 2014-2018

## APPENDICES

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

**Summaries of Approved Multi-family Developments**

**First Quarter 2017**

**Sterling Park Apartments (update)**  
Mercy Housing Lakefront 3301 W. Arthington Street

Appendices - 9

**City of Chicago Department of Planning and Development First Quarter 2017**

**Project Summary: Sterling Park Apartments  
(update)**

**BORROWER/DEVELOPER:** Mercy Housing Lakefront

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

**PROJECT NAME AND ADDRESS:** Sterling Park Apartments  
3301 W. Arthington Street

**WARD AND ALDERMAN:** 24th Ward

Alderman Michael Chandler

**COMMUNITY AREA:** North Lawndale

**CITY COUNCIL APPROVAL:** January 25, 2017 (originally approved October 8, 2014)

**PROJECT DESCRIPTION:** Assignment of additional \$ 10 million in City bonding authority to CHA to complete previously approved redevelopment of a vacant building on the former Sears, Roebuck headquarters campus. The six-story structure is being converted into 181 low-income rental apartments, with 66 units reserved for CHA tenants. All apartments will be visitable for mobility-impaired guests; 20% of the units will be adaptable and 2% will be designed to accommodate sight- and hearing-impaired residents.

**LIHTCs:** \$1,744,707 in 4% credits generating \$18,012,609 in equity

**Tax-Exempt Bonds:** \$40,000,000 (issued by CHA utilizing City's bonding cap)

**Historic Tax Credits:** \$8,702,391

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**Sterling Park Apartments**

**UNIT MIX / RENTS**

Type	Number	Rent*	Income Levels Served
1 bedroom	24	\$400	30% AMI
1 bedroom	55	\$775	60% AMI
2 bedroom	31	\$400	30% AMI
2 bedroom	21	\$930	60% AMI
3 bedroom	9	\$400	30% AMI
3 bedroom	31	\$1,075	60% AMI
4 bedroom	2	\$400	30% AMI
4 bedroom	8	\$1,200	60% AMI
<b>TOTAL</b>	<b>181</b>		

\*Includes gas and electric

**DEVELOPMENT COSTS**

Category	Amount	Per Unit	% of Project
Acquisition	\$ 5,800,000	\$ 32,044	8.8%
Construction/Contingency	\$48,205,166	\$ 266,327	72.9%
Soft Costs	\$ 10,450,663	\$ 57,738	15.8%
Developer Fee	\$ 1,661,996	\$ 9,182	2.5%
<b>TOTAL</b>	<b>\$ 66,117,825</b>	<b>\$ 365,292</b>	<b>100%</b>

**PROJECT FINANCING**

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$18,012,609		\$ 99,517	27.2%
Historic Tax Credit Equity	\$ 8,702,391		\$ 48,080	13.2%
CHA HOPE VI Loan	\$19,715,758		\$ 108,922	29.8%
Tax Exempt Bond #2	\$ 2,553,266		\$ 14,106	3.9%
Grants	\$ 1,523,765		\$ 8,419	2.3%

Private Loans	\$ 5,444,619	\$ 30,081	8.2%
Deferred Developer Fee	\$ 2,081,181	\$ 11,498	3.1%
Other Private Sources	\$ 8,084,236	\$ 44,664	12.2%
<b>TOTAL</b>	<b>\$66,117,825</b>	<b>\$ 365,292</b>	<b>100%</b>

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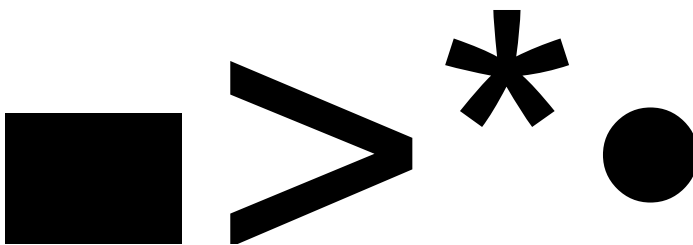
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CO LT>  
co ^



co CD

cd  
co co  
ro  
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ro 0.

5

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CO

co ,Er "p

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o sz CO

o  
CO

co

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CM  
F-

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oST  
O

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o> CM  
TD CZ  
SS  
O

O

Si co cz

A\_ CO

CO LO CM

CO J  
CS Z CO CO \*=: O\_ CZ O CO  
<£ M  
O cS

CO  
o sz CO

o CO

o  
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CO

LO

IS

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c o ro cl >> CL

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CD

OJ co  
£ E

Appendices - 22

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OO"  
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O CO  
  
cm"  
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O  
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O  
  
OO CO"  
O O  
OO  
O" to  
O O O O>"  
O  
CM LO  
■M-"  
OO  
CO  
CO  
IN  
O O OO O"  
CO OO  
IN  
O O  
IN  
O O  
IN  
O  
CM  
OO  
CZ>  
O O  
CM  
O" to  
O O  
CO

3.<Hf

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CN

CO

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cn

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cn o  
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U £\*

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CZ CO  
c5  
CO OJ  
c5

3<sup>co</sup>  
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IN

E<sup>cu czo</sup>  
CO

0<sub>-</sub>

JO  
CU  
CO  
*o cn*

in co

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O ct.

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**CN**  
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E co

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ZJ CO

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CO  
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CO CO

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co  
o

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**a.**

CL

jo CL

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\*o cz  
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Appendices - 23

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CZ>

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3<sup>o</sup>CO  
£ <  
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O<sup>o</sup>CO  
O S  
O \_cg  
OJ O  
O CO  
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CO  
UU<sup>o</sup>  
CO CO  
**O** <

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o CO

CM \*J  
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LU CO  
r<sup>o</sup>  
CO s  
CM CO

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LO CO

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ro" S ro ca

OJ CO  
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V BO ro CI

Appendices - 24

**HZ**

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**CNII-**  
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CO-CD IO  
O O CM  
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o"  
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o o  
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**co" to**

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CD CO  
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^Z ∞ CD CD CL O

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LO  
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TZ </> CO CD CL >  
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■ vt CM CM CD

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Appendices -

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to

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m - LJ

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9 55 - E CO o o"  
CD - V-J TJ cz -

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cd ro  
Q- "

Appendices - 26

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CO  
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CJ sz  
co

LO OO r- O LO i-

ca ro

II  
c=CO  
OCO  
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Appendices - 27

co  
c  
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e-  
o O  
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E  
CL CJ CO  
>  
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ro  
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o  
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Appendices - 28

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CO,  
co  
CD

co 0\_  
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LO  
cdJ ci  
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i 1 | li  
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JO, ZD <

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Appendices - 29

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**cr S8**  
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CO<sup>+</sup>S-  
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Appendices - 30

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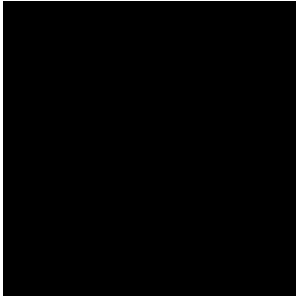
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Appendices - 31

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Appendices - 38

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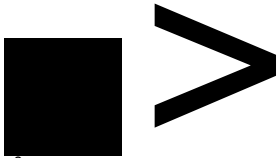
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Appendices - 41

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**Department of Planning and Development TROUBLED  
BUILDINGS INITIATIVE I (Multi-family) January! - March  
31, 2017**

31ECouhte'd-: Primary Address	#of Units	TBI Status " -lp	Community Area
2017,1 11133-11135 S Vernon Ave	6	Under Receivership	9 Pullman
2017,1 11259-61 S. Edbrooke/140-50 E. 113th St.	21	Stabilized	9 Roseland
2017,1 1148 -1150 N. Keeler	8	In Court	37 Humboldt Park
2017,1 1320 S. Millard	6	Under Receivership	24 North Lawndale
2017,1 1350 W 98th Pl / 981 7-25 S Loomis	10	Stabilized	21 Washington Heights
2017,1 2156-2158 W. 21st St	21	Under Receivership	25 South Lawndale
2017,1 2837-45 E 80th St / 8001 S Muskegon Ave	19	Under Receivership	7 South Chicago
2017,1 2859 W 25th Place	6	In Court	12 South Lawndale
2017,1 2954-60 N Pulaski	16	In Court	31 Avondale
2017,1 313-15 E 60th St	4	Recovered	20 Washington Park
2017,1 4134 Wilcox	20	Stabilized	28 West Garfield Park
2017,1 4201-4209 W. Division Street	8	In Court	37 Humboldt Park
2017,1 431 N. Central Park	6	Stabilized	27 Humboldt Park
2017,1 437-39 W Marquette Rd	7	Stabilized	6 Englewood
2017,1 5051 W. Chicago	4	In Court	37 Austin
2017,1 6112 S Vernon	3	Under Receivership	20 Woodlawn
2017,1 6219-21 S. Rhodes Ave.	6	In Court	20 Woodlawn
2017,1 6429-37 S Stewart Ave	45	Stabilized	20 Englewood
2017,1 6612 S Vernon Ave	3	Under Receivership	20 Woodlawn
2017,1 6732-34 S Perry	6	Recovered	6 Greater Grand Crossing
2017,1 6750-58 S Green	10	Stabilized	6 Englewood
2017,1 7642-44 S Essex Ave	6	In Court	7 South Shore
2017,1 7655 S Carpenter/1024 W 77th St	10	In Court	17 Auburn Gresham
2017,1 8006-08 S. Ellis Ave	6	In Court	8 Chatham
2017,1 8246-48 S Racine	8	Stabilized	21 Auburn Gresham

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Appendices - 43

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**Department of Planning and Development**  
**NEIGHBORHOOD LENDING PROGRAM January 1 -**  
**March 31, 2017**

Quarter Reported	Primary Address	# of Units	Loan Amount	Ward	Community Area
2017,1	4559 S. Leclaire Ave.	1	\$189,500	22	Garfield Ridge
2017,1	8812 S. Ridgeland	1	\$137,500	8	Calumet Heights
2017,1	4947 S Karlov Ave	1	\$117,500	14	Archer Heights
2017,1	4522 S Honore St	1	\$101,000	15	New City
2017,1	4947 S Karlov Ave	1	\$15,000	14	Archer Heights
2017,1	6059 S. Francisco Ave	1	\$124,905	16	Chicago Lawn
2017,1	4821 S. Champlain Ave. Unit 3	1	\$146,000	4	Grand Boulevard
2017,1	5834 S. California Ave.	1	\$15,774	16	Gage Park
2017,1	8936 S May	1	\$102,000	21	Washington Heights
2017,1	905 N Central Park Ave.	1	\$99,270	27	Humboldt Park
2017,1	4201 W Addison Street Unit G1	1	\$101,000	30	Irving Park
2017,1	10155 S Calumet Ave	1	\$17,237	9	Roseland
2017,1	1523 South Central Park		\$217,000	24	North Lawndale
2017,1	8754 S. Dante Ave.		\$118,750	8	Calumet Heights
2017,1	3421 W Lexington	1	\$141,300	24	East Garfield Park
2017,1	9833 S Aberdeen	1	\$187,460	34	Washington Heights
2017,1	8223 S. Elizabeth	1	\$126,200	21	Auburn Gresham
2017,1	313 Mayfield	1	\$146,400	29	Austin
2017,1	3423 W Lexington Ave	1	\$19,735	24	East Garfield Park
2017,1	7824 S. Carpenter St		\$66,800	17	Auburn Gresham
2017,1	901 N. Drake	1	\$151,100	27	Humboldt Park
2017,1	1633 East 84th Street	1	\$115,250	8	Avalon Park
2017,1	4629 S Indiana Ave Unit 2N	1	\$99,800	3	Grand Boulevard
2017,1	10422 S. Eberhart	1	\$141,000	9	Roseland
2017,1	7305 S. Clyde	1	\$169,800	5	South Shore
2017,1	8726 S. Merrill	1	\$206,990	8	Calumet Heights
2017,1	3343 W Douglas Blvd	1	\$226,980	24	North Lawndale
2017,1	5411 S Damen	2	\$19,868	16	New City
2017,1	918 N Drake	2	\$265,178	27	Humboldt Park
2017,1	3047 South Lawndale	1	\$262,900	22	South Lawndale

Appendices - 45

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## Appendices

### Density Bonus Report

DENSITY BONUS PROJECTS (as of 12/31/2016) 'J-, . ' /i^yW^Sj'							
** Property Address	...^ . * Developer	Plan Commissions. Approval .	. Type	in-.^y*io Projected Payment	... CasK:Recliv«cl^	^.. Number, of Affordable Units	
126 N. Des Plaines / 659 W Ran	Mesirow Stein Development	Sen10/6/2006	units/payment	N/A - initially built units rather than payment	\$555,124.90	5	
2 W Erie, Dana Hotel	Dana Hotel, LLC		payment	\$335,400.00	\$335,400.00		
10 East Delaware	Ten East Delaware, LLC, the Pri	Jun-06	payment	\$2,376,420.00	\$2,376,420.00		
60 E Monroe	Mesa Development	5/1/2005	payment	\$1,325,303.00	\$1,325,303.00		
111 W Illinois	The Alter GrouD	As of Rifihl	payment	\$922,420.00	\$922,420.00		
123 S Green, The Emerald B	Greek Town Residential Partner	7/21/2006	payment	\$285,600.00	\$285,600.00		
125 S Green, The Emerald A	Greek Town Residential Partner	7/21/2006	payment	\$224,400.00	\$224,400.00		
151 N Slate Street (MOMO)	Smilhfield Properties, LLC	7/1/2005	payment	\$299,000.00	\$299,000.00		
160 E Illinois	Oronge Blue RHA	As of Right	payment	\$639,828.00	\$639,828.00		
301-325 W Ohio(Bowne)	Woodlawn Development LLC (M5/19/2005 Real Estate)		payment	\$1,216,860.00	\$1,216,860.00		
550 N St Clair Street	Sutherland Pecrsoll Dev. Corp.	As of Right	payment	\$373,180.00	\$373,180.00		
600 N Fairbanks Ct	Schatr. Development 610 N Fair	7/1/2005	payment	\$580,880.00	\$580,880.00		
611 S Wells	TR Harrison, LLC	As of Right	payment	\$22,734.50	\$22,734.50		

642 S Clark	Smithfield Properties, LLC	As of Right	payment	\$225,965.00	\$225,965.00	
1001 W VonBuren	Smithfield Properties, LLC	6/1/2005	payment	\$87,451.81	\$87,451.81	
1255 S State	13th S. State LLC	5/1/2005	payment	\$247,254.00	\$247,254.00	
1400-16 S Michigan	1400 S Michigan LLC	12/1/2005	payment	\$432,316.80	\$432,316.80	
1454-56 S Michigan	Sedgwick Properties Deve Corp	5/19/2005	payment	\$322,371.25	\$322,371.25	
1555 S. Wabash Avenue	Nine West Realty, 1 300 Paulino	As of Right	payment	\$127,144.80	\$127,144.80	
1720 S Michigan Avenue	1 712THC.LLC by CK2 Developr	11/1/2005	payment	\$915,631.20	\$915,631.20	
2131 S Michigan Ave/2138 S Ind	Michigan-Indiana LLC by Chiefta	11/1/2005	payment	\$614,451.60	\$614,451.60	
2100 S Indiana	Avalon Development Group, LLC	Sep-06	payment	\$285,451.00	\$285,451.00	
205-15 W. Washington	Jupiter Realty Corporation	3/16/2006	payment	\$420,305.60	\$420,305.60	
212-232 E. Erie, 217-35 W. Huron	Newport Builders, Inc	12/1/2005	payment	\$2,250,415.00	\$2,250,415.00	
161 V/ Kinzie	Lynd Development	As of Right	payment	\$1,211,280.00	\$1,211,280.00	
1 -5 W Walton / 2 W Delaware (S)	The Enterprise Companies	As of Right	payment	\$2,698,385.00	\$2,698,385.00	
200-218 W. Lake St/206 N. Wells	210-218 W. Lake LLC, 920 York May-07		payment	\$1,439,416.80	\$1,439,416.80	
118 E Erie	NM Project Company, LLC	As of Right	payment	\$1,990,686.72	\$1,990,686.72	
501 N Clark 55-75 W Grand 54-75	Boyce II, LLC	11/19/2009	payment	\$2,920,843.80	\$2,920,843.80	
618-630 W Washington/101-121 N	The Cornerstone Group 70, LLC	12/1/2005	payment	\$540,630.00	\$540,630.00	
(the Catalyst) 111 W Wacker		4/11/2007	payment	\$89,869.68	\$89,869.68	
171 N Wabash/73 E. Lake Street	M&R Development, LLC	8/21/2008	payment	\$1,482,941.00	\$1,482,941.00	
212-232 W Illinois St., 501-511 N	JDL Acquisitions, LLC, 908 N. Halsted	Aug-08	payment	\$2,654,166.00	\$2,654,166.00	
1 - 19 E Chestnut	Loyola University of Chicago	3/21/2013	payment	\$220,607.00	\$220,607.00	
Arkadia 201-17 S Halsted 61-79	White Oak Realty Partners	11/27/2012	payment	\$1,675,132.80	\$1,675,132.80	
78 W Quincy			payment	\$714,892.20	\$714,892.20	
118- 128 W Chicago 801-819 N	Smithfield Properties XVI LLC	5/16/2013	payment	\$953,198.20	\$953,198.20	
118- 128 W Chicago 801- 819 N	Smithfield Properties XVI LLC	1/16/2014	payment	\$605,556.48	\$605,556.48	
Old Colony Building 407 S Dearborn	407 Dearborn LLC	7/18/2013	payment	\$351,877.60	\$351,877.60	
707 North Wells	Akara Development Services	As of Right	payment	\$1,291,931.20	\$1,291,931.20	
200-214 N Michigan Ave (200 N Buck Development 200 LLC Avenue)		12/19/2013	payment	\$177,940.50	\$177,940.50	
360 N Michigan	AG-OCG 360 North Michigan LLC	9/18/2014	payment	\$1,178,544.00	\$1,178,544.00	
1149-1 167 S State St (State/Elm State Property LLC)		1/16/2014	payment	\$913,703.00	\$913,703.00	
171 N Halsted	171 Partners LLC	8/21/2014	payment	\$1,082,120.80	\$1,082,120.80	
720 N LaSalle	Superior Park LLC	8/21/2014	payment	\$974,345.60	\$974,345.60	
801-833 N Clark (833 Clark Apartment Company)		10/23/2014	payment	\$193,362.40	\$193,362.40	
224-228 E. Ontario	SMASH Hotels Chicago LLC	As of Right	payment	\$744,312.80	\$744,312.80	
400-420 W Huron 700-708 N State	Foods North Huron Associates LLC	12/18/2014	payment	N/A - initially built units	\$917,384.60	25
235 Van Buren	CMK Companies	3/14/2007	payment/units	\$746,359.60	\$746,359.60	
1118 N State (Cedar Hotel)	Cedar Property LLC	8/20/2015	payment			

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## Density Bonus Report (cont.)

W . W "Iff DENSITY BONUS PROJECTS (as of 12/31/2016) f«?-' .





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\*\* Developer has agreed to provide at least 10% of bonus square footage as affordable housing - for a minimum of 281,235 square feet

Sw". "T"	" §f. :Jr -iff DENSITY BONUS: CANCELED PROJECTS	JF" "jf ..Jf •
Property .Address .-^j. . .	Develop*r ^v-	Plan Commission" Approval' i: ■
100-106 S Sangamon, 933-943 WCampus Condominiums, LLC	N/A	payment
301 -319 S. Sangamon Street / 92Heidner Properties	August-06	units
501-517 W. Huron, 658-678 N Kin501 Huron Building Corporation	June-06	poyment
502 W Erie (Pork Kingsbury)		\$853,320
680 N Rush (F/K/A 65 East HuronHuron-Rush, LLC Ranch)	December-05	payment
2100 S. Prairie Avenue	2100 S. Prairie, LLC	As of Right
251 E Ohio / 540 N Fairbanks	Fairbanks Development AssociateJanuary-07	payment
2055 S. Praire (Chess Lofts/AristoWarman Development	September-05	payment
1712 S. Prairie	1712 S Prairie LLC	Februory-06
630 N McClurg	Golub & Company	Moy-08
400 N Lake Shore Drive (The SpirShelborne North Water Street LP Aor,I-07		payment
		\$18,717,793.60

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