



# Office of the City Clerk

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## Legislation Text

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## 2018 SECOND QUARTER PROGRESS REPORT APRIL-JUNE

CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

## LETTER FROM THE COMMISSIONER

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

Since 2009 the Department of Planning and Development (DPD)-along with its predecessors, the Department of Community Development and Department of Housing and Economic Development-has been the lead agency for the City's affordable housing, housing preservation and homebuyer assistance programs. These initiatives are administered by the Department's Housing Bureau. Other DPD divisions promote economic development and coordinate the City's zoning, land-use planning, sustainability and historic preservation initiatives.

On June 26 Mayor Emanuel proposed the creation of a separate City department that will be focused exclusively on housing as a core component of all neighborhoods. Starting January 1, 2019, the new Department of Housing will implement the City's affordable housing strategies under the next Five-Year Housing Plan and establish a long-term institutional framework to meet Chicago's unique and constantly changing housing needs.

As we transition to this new organizational-structure, our staff will continue to work closely with neighborhood groups, elected officials, state and federal agencies, and other community stakeholders. We at DPD could not succeed in our efforts without the ongoing support and cooperation of these valued partners. It is only through these relationships that we can move forward in creating and preserving affordable housing, and promote a thriving, diverse city.

David L. Reifman Commissioner  
Department of Planning and Development

Chicago Housing Plan 2014-2018

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### REFERENCE

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

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## INTRODUCTION

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

For 2018, DPD is projecting commitments of more than \$321 million to assist over 8,500 units of housing

Through the second quarter of 2018, the Department has committed more than \$65 million in funds to support almost 5,200 units, which represents 60% of the 2018 unit goal and 20% of the resource allocation goal.

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# CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2018, the Department of Planning and Development expects to commit more than \$276 million to support nearly 6,000 units of affordable rental housing. DPD initiatives support new construction, rehab of abandoned or deteriorated properties and direct rental subsidies.

Through the second quarter, DPD has committed over \$40 million in resources to support 3,936 units. These numbers represent 67% of the 2018 multi-family unit goal and 15% of the multi-family resource allocation goal. We expect this disparity between resource usage and unit production to close significantly as multi-family projects currently in the pipeline gain City Council approval.

## Multi-family Rehab and New Construction Caroline Hedger Apartments

An affordable, 449-unit senior building in Rogers Park is being rehabbed by the Chicago Housing Authority (CHA) with financing approved on April 18 by the City Council. Caroline Hedger Apartments, located at 6400 N. Sheridan Road in the 49th Ward, is receiving \$58.8 million in interior and exterior improvements, including a new roof, modernized HVAC systems, kitchen updates and a new sprinkler system to bring the property into compliance with stepped-up fire safety requirements under the building code.

Under the plan, the City will cede up to \$35 million in tax-exempt bond volume cap to the CHA and issue \$2 million in Low Income Housing Tax Credits that will generate \$19.8 million in equity for the project. The CHA will use the proceeds to complete the renovations, which are already underway. Other funding sources include a \$20 million CHA loan and a \$17.6 million private mortgage loan.

The 26-story high-rise contains 302 studios and 147 one-bedroom units. Constructed in the 1960s, it is named after Dr. Caroline Hedger, a pioneering physician who championed the health needs of Chicago meatpacking workers during the first half of the 20th century.

*Caroline Hedger Apartments (left) is neighbor to a new mixed-use development. Concord at Sheridan, now under construction will) financial assistance from the City. When completed, the Concord will house 111 mixed-income units, a large/ store and a 1,000-sq-ft community room for Caroline Hedger residents.*

Quarrel ending June 2018  
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## Updates to Previously Reported Developments

### Rehabbed Carling Hotel Marks Milestone In SRO Housing Preservation

The SRO Preservation Initiative was launched in 2014 by the Emanuel Administration, which worked with the Chicago for All Coalition and other advocacy groups, to enact an ordinance to actively support the preservation of SROs like the Carling.

"Every Chicagoan should have a place to call home, period," the Mayor said. " These innovative homes have the potential to create affordable and permanent housing options for some of Chicago's most vulnerable residents."

Tiny homes are stand-alone structures, typically less than 500 square feet, that contain scaled-down living areas, sleeping spaces, kitchens and bathrooms. The homes are designed to support targeted populations such as the chronically homeless, seniors and others desiring minimal space for daily needs.

The RFI sought information from developers and non-profit housing agencies to help the City assess the viability of tiny homes in the context of local neighborhood needs, zoning and building codes, and affordable housing resources. Respondents were asked to estimate actual development costs (assuming City support not to exceed \$2 million), target specific populations and locations, and suggest appropriate changes to the City's zoning ordinance.

The initiative would be supported through the Affordable Housing Opportunity Fund and fees collected from house-sharing companies like Airbnb. Responses to the RFI were accepted through July 13.

Chicago Housing Plan 2014-2018

## **IMPROVEMENT AND PRESERVATION OF HOMES**

In 2018, the Department of Planning and Development expects to commit over \$21 million to assist nearly 2,200 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.

Through the second quarter, DPD has committed almost \$9 million in resources to support 1,031 units. These numbers represent 47% of the 2018 improvement and preservation unit goal and 42% of the improvement and preservation resource allocation goal.

### **Home Improvement Grants to Target Neighborhoods Along 606 Trail**

A \$1 million home improvement initiative to assist low- and middle-income Northwest Side homeowners living near the 606 Trail was approved on June 27 by the City Council. The 606 Bloomingdale Trail Home Improvement Program will offer forgivable grants to owner-occupants of one- to four-unit homes along a 1.5-mile segment of the trail, which runs above Bloomingdale Avenue through the Logan Square, Humboldt Park and West Town communities.

Neighborhoods adjoining the 606 have experienced gentrification pressures since the trail opened on an abandoned railroad viaduct in 2015. The new grants are intended to preserve affordability for property owners who have lived in their homes for at least three years and earn up to 120 percent of area median income (approximately \$94,800 for a family of four).

To qualify, properties must be located within an area generally bounded by Pulaski Road, California Avenue, LeMoyné Street and Dickens Avenue. Grants of up to \$25,000 will be awarded for masonry repairs, porch and roof improvements, tuck-pointing, door and window repairs, and other exterior upgrades. If the owner moves or sells the home within five years, they will be required to pay back

a prorated share of the grant amount.

Neighborhood Housing Services (NHS) of Chicago will administer the program with funding from the City's Affordable Housing Opportunity Fund. NHS will begin accepting applications from homeowners later this year.

Quarter ending June 2018

# **POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES**

## **New City Department Will Focus Exclusively on Housing**

On June 26 Mayor Emanuel proposed the creation of a new City department dedicated to the availability and affordability of housing throughout Chicago. The Department of Housing will be responsible for implementing the strategies outlined in the next Five-Year Housing Plan, along with administering the wide array of tools created by the City to support housing citywide.

"The Chicago Department of Housing will bring under one roof all of our work to make housing more affordable and accessible for all Chicagoans," the Mayor said. "Every resident of Chicago deserves a great place to call home, and this new department will give the City a specialized resource to ensure housing remains affordable for anyone who wants to live, work and raise a family in Chicago."

Through the new agency the City will tailor policies to individual neighborhood markets, by deploying existing tools and crafting new strategies where needed. Partnering with the development and advocacy communities, the Department of Housing can address changing housing needs as Chicago's economy continues to strengthen, and work to forestall affordability and gentrification issues increasingly seen in other major cities.

The Mayor's 2019 Budget will specify the new department's structure and funding, with increases in staffing and resources targeted to achieve its strategic objectives.

Before 2009 the City also had a separate Housing Department. Since that time, housing functions have been assigned to a single division within the larger Department of Planning and Development, which has overall responsibility for the City's housing and economic development initiatives.



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Chicago Housing Plan 2014-20IS

## **Fourteenth Annual Rents Right Housing Expo**

On June 23 the 14th Annual Rents Right Housing Expo once again provided a convenient, one-stop opportunity for Chicago landlords and renters to learn more about their rights and responsibilities. Sponsored by the Department of Planning and Development with the Chicago Rents Right Committee, the expo delivered practical information about financial literacy, conflict resolution, the CityKey ID program and other topics of interest to building owners and tenants.

The free event was held at Back of the Yards College Preparatory High School, located at 2111 W. 47th Street. The 257 attendees were able to talk directly to experts and meet with City agencies, housing advocates and attorneys.

Participating agencies included various City departments, Lawyers' Committee for Better Housing, Metropolitan Tenants Organization, Community Investment Corporation, Access Living and a wide range of other organizations concerned with rental housing issues.

Bilingual workshops covered topics such as the Residential Landlord and Tenant Ordinance, immigration issues in a sanctuary city, and building code and public health questions. Multiple raffies and give-^ aways were offered, and the first 100 qualifying Chicago residents were eligible to receive a free CityKey ID.

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## APPENDICES

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**City of Chicago Department of Planning and Development**  
**mmaries of Approved Multi-family Developments Second Quarter 2018**

**Caroline Hedger Apartments**

Chicago Housing Authority 6400 N. Sheridan Road

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**City of Chicago Department of Planning and Development Second Quarter 2018**

**Project Summary: Caroline Hedger Apartments**

**BORROWER/DEVELOPER:** Chicago Housing Authority

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

**PROJECT NAME AND ADDRESSES:** Caroline Hedger Apartments  
6400 N. Sheridan Road

**WARD AND ALDERMAN:** 49th Ward  
Alderman Joseph A. Moore

**COMMUNITY AREA:** Rogers Park

**CITY COUNCIL APPROVAL:** April 18, 2018

**PROJECT DESCRIPTION:** Rehab by the CHA of a 26-story senior building containing 302 studios and 147 one-bedroom units. The renovations, which were started in 2014, include a new roof, modernized HVAC systems, kitchen updates and a new sprinkler system for fire protection. To support the project, the City will cede up to \$35 million in tax-exempt bond volume cap to the CHA and issue the 4% Low Income Housing Tax Credits generated by the bonds.

**LIHTCs:** \$ 1,978,484 in 4% credits generating \$ 19,784,840 in equity

**Project Summary: Caroline Hedger Apartments Page 2****UNIT MIX / RENTS**

Type	Number	Rent	Income Levels Served
Studio	296	\$1,046	60% AMI
Studio	6	\$1,046	80% AMI
1 bedroom	144	\$1,190	60% AMI
1 bedroom	3	\$1,190	80% AMI
<b>TOTAL</b>	<b>449</b>		

**DEVELOPMENT COSTS**

Category	Amount	Per Unit	% of Project
Construction	\$ 48,786,998	\$ 108,657	83.0%
Developer Fee	\$ 3,271,255	\$ 7,286	5.6%
Reserves	\$ 2,474,031	\$ 5,510	4.2%
Other Soft Costs	\$ 4,235,189	\$ 9,432	7.2%
<b>TOTAL</b>	<b>\$ 58,767,473</b>	<b>\$ 130,885</b>	<b>100%</b>

**PROJECT FINANCING**

Source	Amount	Rate	Per Unit	% of Project
LIHTC Equity	\$ 19,784,840		\$ 44,064	33.7%
CHA Loan	\$ 19,921,067		\$ 44,368	33.9%
Private Loan	\$ 17,673,900	6.0%	\$ 39,363	30.1%
Deferred Developer Fee	\$ 1,387,666		\$ 3,091	2.4%
<b>TOTAL</b>	<b>\$ 58,767,473</b>		<b>\$ 130,885</b>	<b>100%</b>

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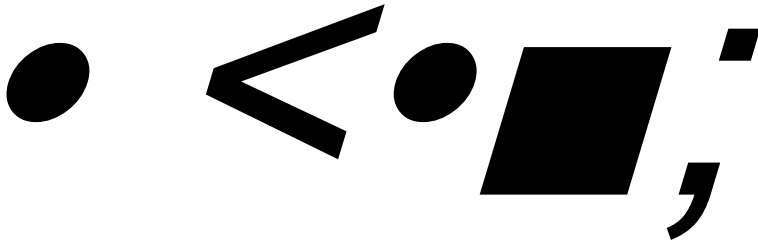
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**Department of Planning and Development TROUBLED  
BUILDINGS INITIATIVE I (Multi-family) January 1 - June 30,  
2018**

Qu*arter,First Counted 2018,1	Primary Address	# of Units	TBI. Status /	Ward	Community Area
2018,1	1320S. Millard	6	In Court	24	North Lawndale
2018,1	1322 S Lawndale	6	Under Receivership	24	North Lawndale
2018,1	2156-2158 W 21st St	21	In Court	25	Lower West Side
2018,1	2201-09 E 67TH ST	18	Recovered	5	South Shore
2018,1	2440-52 E 75th St / 7445-47 S Phillips Ave	19	Stabilized	7	South Shore
2018,1	313-15 E 60TH ST	4	Recovered	20	Washington Park
2018,1	4134 W Wilcox	20	Stabilized	28	West Garfield Park
2018,1	5621 S. Ashland	4	Under Receivership	16	West Englewood
2018,1	5850-54 S Campbell/2502 W 59th St	9	Recovered	16	Gage Park
2018,1	6112 S VERNON	3	Under Receivership	20	Woodlawn
2018,1	6219-21 S. Rhodes Ave.	6	In Court	20	Woodlawn
2018,1	6221 S. ST. LAWRENCE AVE.	2	In Court	20	Woodlawn

2018,1	6501 S Kenwood Ave.	3	In Court	20	Woodlawn
2018,1	6732-34 S Perry	6	Recovered	6	Greater Grand Crossing
2018,1	6750-58 S Green	10	Stabilized	6	Englewood
2018,1	739-41 S INDEPENDENCE BLVD	12	Under Receivership	24	East Garfield Park
2018,1	7655 S Carpenter/1024 W 77th St	10	In Court	17	Auburn Gresham
2018,1	936-42 E. 80th ST.	12	Stabilized	8	Chatham
2018,2	11259-61 S. Edbrooke/140-50 E. 113th St.	21	Stabilized	9	Roseland
2018,2	1134 W Marquette	10	Under Receivership	16	Englewood
2018,2	1222 W. 60 th	4	Under Receivership	16	West Englewood
2018,2	1320 S. Millard	6	In Court	24	North Lawndale
2018,2	1 322 S Lawndale	6	Under Receivership	24	North Lawndale
2018,2	1406-08 S Hamlin	8	Under Receivership	24	North Lawndale
2018,2	2156-2158 W. 21st St	21	In Court	25	Lower West Side
2018,2	2837-45 E 80th St / 8001 S Muskegon Ave	19	Under Receivership	7	South Chicago
2018,2	3263 W. Fulton	6	In Court	28	East Garfield Park
2018,2	4134 Wilcox	8	Stabilized	28	West Garfield Park
2018,2	5751-59 S MICHIGAN AVE	28	Recovered	20	Washington Park
2018,2	5850-54 S Campbell/2502 W 59th St	9	Recovered	13	Chicago Lawn
2018,2	6001 S. Campbell	4	Stabilized	16	Chicago Lawn
2018,2	6011 S. Campbell	4	Stabilized	16	Chicago Lawn
2018,2	61 12 S VERNON	3	In Court	20	Woodlawn
2018,2	6501 S Kenwood Ave.	3	Under Receivership	20	Woodlawn
2018,2	6504-06 S MINERVA AVE	6	In Court	20	Woodlawn
2018,2	6603 S. Campbell	10	Under Receivership	16	Chicago Lawn
2018,2	739-41 S INDEPENDENCE BLVD	12	Under Receivership	24	East Garfield Park
2018,2	8006-08 S. Elhs Ave	6	In Court	8	Chatham

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**Department of Planning and Development**  
**NEIGHBORHOOD LENDING PROGRAM January 1**  
**- June 30, 2018**

Reported		of Units	Amount		Community Area
2018,1	2547 W Pope John Paul II Dr	2	\$150,400	15	Brighton Park
2018,1	6418 S Rhodes Ave	2	\$143,750	20	Woodlawn
2018,1	6147 S Mozart	1	\$140,000	16	Chicago Lawn
2018,1	1319 W. 1 10th St	1	\$7,110	34	Morgan Park
2018,1	5700 S Honore	2	\$15,000	18	West Englewood
2018,1	6442 S. Langley Ave	2	\$196,500	20	Woodlawn
2018,1	8031 S Peoria Street	2	\$213,450	21	Auburn Gresham
2018,1	6547 South Ellis, Unit 2N	1	\$199,987	20	Woodlawn
2018,1	81 32 S Morgan Ave	1	\$209,300	21	Auburn Gresham
2018,2	4720 S. Elizabeth St	1	\$88,000	20	New City
2018,2	4907 S Knox Ave	1	\$155,850	14	Garfield Ridge
2018,2	8527 S Tripp Avenue	1	\$149,960	18	Ashburn
2018,2	1217 S Harding Ave	3	\$245,500	24	North Lawndale
2018,2	241 W 23rd Street	2	\$35,000	25	Armour Square
2018,2	4844 S Marshfield Ave	2	\$177,300	20	New City
2018,2	5749 S Talman	1	\$129,100	16	Gage Park
2018,2	3957 W. Huron Ave	1	\$89,300	37	Humboldt Park
2018,2	1949 S Hamlin Ave	2	\$121,000	24	North Lawndale
2018,2	3433 Washington St	1	\$95,200	28	East Garfield Park
2018,2	6151 S Champlain Ave	2	\$245,100	20	Woodlawn
2018,2	7130 S Michigan Ave	2	\$100,000	6	Greater Grand Crossing
2018,2	6442 S. Langley Ave	2	\$193,000	20	Woodlawn
2018,2	1 2604 S. Wentworth	1	\$39,200	9	West Pullman
2018,2	6445 S. Peoria	1	\$10,000	16	Englewood
2018,2	1 2604 S. Wentworth	1	\$10,000	9	West Pullman
2018,2	6445 S. Peoria	1	\$139,000	16	Englewood
2018,2	6442 S. Langley Ave	2	\$10,000	20	Woodlawn
2018,2	3524 West Franklin	1	\$13,744	27	Humboldt Park

2018,2	7512 S Wabash Ave	1	\$237,900	6	Greater Grand Crossing
2018,2	2531 S Whipple St	2	\$130,400	12	South Lawndale
2018,2	8921 S. Jeffery Blvd	1	\$128,000	8	Calumet Heights

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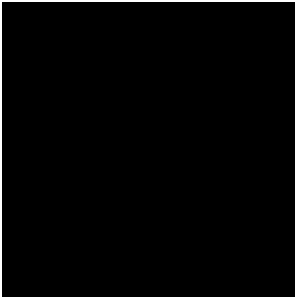
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## File #: F2018-52, Version: 1

2 W Erie, Dana Hotel	Dana Hotel, LLC		payment	\$335,400	\$335,400.00
10 East Delaware	Ten East Delaware, 11.C. the Prmo GroJun-06 Manager		payment	\$2,376,420	\$2,376,420.00
60 E Monroe	Mesa Development	5/1/2005	payment	\$1,325,303	\$1,325,303.00
111 W Illinois	The Alter Group	As of Right	payment	\$922,420	\$922,420.00
123 S. Green. The Emerald B	Greek Town Residential Partners LLC, 4/7/21/2006 Harlem, 60634		payment	\$285,600	\$285,600.00
125 S Green. The Emerald A	Greek Town Residential Partners LLC, 4/7/21/2006 Harlem, 60634		payment	\$224,400	\$224,400.00
151 N State Street (MOMO)	Smithfield Properties, LLC	7/1/2005	payment	\$299,000	\$299,000.00
160 E Illinois	Orange Blue RHA	As of Right	payment	\$639,828	\$639,828.00
301-325 W Ohio(Bowne)	Woodlawn Development LLC (Metropolit5/19/2005 Estate)		payment	\$1,216,860	\$1,216,860.00
550 N St. Clair Street	Sutherland Pearsall Dev Corp	As of Right	payment	\$373,180	\$373,180.00
600 N Fairbanks Ct	Schatz Development, 610 N Fairbanks	7/1/2005	payment	\$580,880	\$580,880.00
611 S Wells	TR Harrison, LLC	As of Right	payment	\$22,735	\$22,734.50
642 S Clark	Smithfield Properties, LLC	As of Right	payment	\$225,965	\$225,965.00
1001 W VanBuren	Smithfield Properties, LLC	6/1/2005	payment	\$87,452	\$87,451.81
1255 S State	13th&State LLC	5/1/2005	payment	\$247,254	\$247,254.00
1400-16 S Michigan	1400 S Michigan LLC	12/1/2005	payment	\$432,317	\$432,316.80
1454-56 S Michigan	Sedgwick Properties Deve Corp	5/19/2005	payment	\$322,371	\$322,371.25
1555 S. Wabash Avenue	Nine West Realty, 1300 Paulina St, 3rd FAs of Right		payment	\$127,145	\$127,144.80
1720S Michigan Avenue	1712THC.LLC by CK2 Development LLC11/1/2005		payment	\$915,631	\$915,631.20
2131 S. Michigan Ave/2138 S Indiana	Michigan-Indiana I LC by Chieftain Const11/1/2005		payment	\$614,452	\$614,451.60
2100 S. Indiana	Avalon Development Group, LLC	Sep-06	payment	\$285,451	\$285,451.00
205-15 W Washington	Jupiter Realty Corporation	3/16/2006	payment	\$420,306	\$420,305.60
212-232 E Erie. 217-35 W Huron (Flair TNewport Builders. Inc		12/1/2005	payment	\$2,250,415	\$2,250,415.00
161 W Knzie	Lynd Development	As of Right	payment	\$1,211,280	\$1,211,280.00
1-5 W Walton/2 W Delaware (Scottish RiteThe Enterprise Companies Park)		As of Right	payment	\$2,698,385	\$2,698,385.00
200-218 W Lake St/206 N Wells St	210-218 W Lake LLC, 920 York Rd , #32May-07 IL 60571		payment	\$1,439,417	\$1,439,416.80
118 E Erie	NM Project Company, LLC ■	As of Right	payment	\$1,990,687	\$1,990,686.72
501 N Clark 55-75 W Grand 54-74 W IllinoisBoycell LLC		11/19/2009	payment	\$2,920,844	\$2,920,843.80
618-630 W Washington/101-121 N. Des IThe Cornerstone Group 70. LLC Catalyst)		12/1/2005	payment	\$540,630	\$540,630.00
111 W Wacker		4/11/2007	payment	\$89,870	\$89,869.68
171 N Wabash/73 E Lake Street	M&R Development, LLC	8/21/2008	payment	\$1,482,941	\$1,482,941.00
212-232 W Illinois St. 501-511 N FranklinDL Acquisitions, LLC. 908 N Halsted, CILAug-08			payment	\$2,654,166	\$1,191,822.00
1- 19 E Chestnut	Loyola University of Chicago	3/21/2013	payment	\$220,607	\$220,607.00
Arkadia 201-17 S Halsted 61-79 W AdamsWhile Oak Realty Partners Quincy		11/27/2012	payment	\$1,675,133	\$1,675,132.80
118- 128 W Chicago 801- 819 N LaSalle Smithfield Properties XVI LLC		5/16/2013	payment	\$714,892	\$714,892.20
118- 128 W Chicago 801- 819 N LaSalle Smithfield Properties XVI LLC		1/16/2014	payment	\$953,198	\$953,198.20
Old Colony Building 407 S Dearborn 35-407 Dearborn LLC		7/18/2013	payment	\$605,556	\$605,556.48
(07 North Wells	Akara Development Services	As of Right	payment	\$351,878	\$351,877.60
200-214 N Michigan Ave (200 N. MichiganBuck Development 200 LLC		12/19/2013	payment	\$1,291,931	\$1,291,931.20
360 N Michigan	AG-OCG 360 North Michigan LLC	9/18/2014	payment	\$177,941	\$177,940.50
1149-1167 S State St (State/Elm Street) Elm State Property LLC		1/16/2014	payment	\$1,178,544	\$1,178,544.00
171 N Halsted	171 Partners LLC	8/21/2014	payment	\$913,703	\$913,703.00
720 N LaSalle	Superior Park LLC	8/21/2014	payment	\$1,082,121	\$1,082,120.80
801-833 N Clark (833 Clark Apartments) Ryan Companies		10/23/2014	payment	\$974,346	\$974,345.60
224-228 E Ontario	SMASHotels Chicago LLC	As of Right	payment	\$193,362	\$193,362.40
400-420 W Huron 700-708 N Sedgwick	Foodsmlh Huron Assoaies LLC	12/18/2014	payment	\$744,313	\$744,312.80



235 Van Lauren*	CMK Companies	3/14/2007	payment/units	N/A - initially built units	\$917,384.60	25
1118 N State (Cedar Hotel)	Cocar Property LLC	B/20/2015	payment	\$746,360	\$746,359.60	
(540 N Wells	Wells & Erie LLC	H,20/2015	payment	\$1,595,842	\$1,595,850.40	
167 Ere	MAC West LLC	8/21/2014	payment	\$2,310,889	\$2,310,888.80	
451 E Grand	Reia:ed Midwest	12/18/2014	payment	\$2,983,153	\$2,983,158.00	
2-8 E Huron	CA Residential State/Huron LLC	As of Right	payment	\$935,680	\$935,680	
311 W Illinois	Illinois Franklin I I C	2/18/2015	payment	\$1,106,992	\$1,106,992.00	
215 W Hubbard	215 Hubbard LLC	6/18/2015	payment	\$1,461,553	\$1,461,552.80	
650 S Wells**	CMK Companies	11/19/2015	payment	\$8,707,477	\$1,553,620.80	
1136 S Wabash	1136 S Wabash LLC	5/19/2016	payment	\$736,769	\$736,768.72	
1101 S Wabash	11th St Wabash, LLC	As of Right	payment	\$723,677	\$723,676.80	
111 S Peoria	LG Development Group LLC	3/1/2016	payment	\$643,585	\$643,584.70	
1 S Halsted	Mid City Plaza LLC	8/0/2012	payment	\$2,507,292	\$2,587,291.84	
300 S Michigan Ave	Fissex Hotel Owner LLC	W19/2016	payment	\$1,295,096	\$2,023,577.60	

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## Density Bonus Report

Property Address	Developer	Effective Date	Payment Type	Projected Payment	Cash Received	Number of Affordable Units
1326 S Michigan	SMAT LLC	3/17/2016	payment	\$1,957,042	\$1,957,841.60	
100 W Huron	AP 100 W Huron Property LLC	5/19/2016	payment	\$721,497	\$721,497.00	
80S W Van Buren 320-340 S808 Van Buren LLC	As of Right		payment	\$577,051	\$577,053.60	
56 W Huron	Kirforbaum Development LLC	As of Right	payment	\$240,559	\$240,559.20	
1000 W Monroe	SP Monroe LLC	As of Right	payment	\$123,401	\$123,400.80	
723-729 W Randolph (725 S Randolph LLC)		12/19/2013	payment	\$541,640		
1061 W Van Buren	Pizzuti Development	10/15/2015	payment	\$1,167,209		
2109 S Wabash	DK Acquisitions LLC	3/17/2016	payment/units	\$248,582		10 (proposed)
1000 S Michigan	1000 S Michigan Equities LLC	4/21/2016	payment	\$828,502		
430-438 N LaSalle St 142-15PG Development LLC		8/18/2010	payment	\$636,615		
<b>Total</b>				<b>\$73,513,805</b>	<b>\$63,676,057</b>	<b>*30</b>

\* This was initially reported as an ARO project. A settlement agreement enabling the developer to pay an in-lieu payment of \$48,283.40 per affordable unit sold to market was approved on this date As of June 30, 2014, the project is complete 25 units have been sold to affordable buyers, with 19 units sold to market buyers, for a total of 44 required affordable units

\*\* This payment will be phased

Property Address	Developer	Effective Date	Payment Type	Projected Payment
2346-56 S Wabash	Dave Dubin	3/17/2005	units	n/a - 10 units
150 E. Ontario	Monaco Development	5/19/2005	payment	\$3,880,870
1327 S. Wabash (Glashaus)	Wabash Street, LLC, c/o Piedmont	7/5/2006	payment	\$412,351
535 N. St Clair	Sutherland & Pearsall Dev Corp	6/1/2006	payment	\$3,595,112
1-15 E Superior	1 E Superior, LLC	2/1/2006	payment	\$940,960
51-67 E Van Buren/40M19 S Wabash (Buckingham-Wabash)	Buckingham, Wabash LLC	6/18/2009	payment	\$2,026,879

324 W Harrison Street (Old Post Office)

International Property Development  
Inc

payment/units

\$26,098,631

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

p "-\ + ' -DENSITY BQN^^^ANCELED PROJECTS " :|||P ■■ ;^p^--

Property Address	Developer	Plan Commission Approval	Type	Projected Payment	Date Canceled
100-106 S Sangamon. 933-943 WCampus Condominiums. LLC		N/A	payment	\$243,617	10/1/2006
301-319S Sangamon Street / 925 Heidner Properties		August-06	units	N/A Units	3/1/2010
501-517 W Huron, 658-678 N King501 Huron Building Corporation		June-06	payment	\$853,320	8/1/2007
502 W Erie (Park Kingsbury)					
680 N Rush (F/K/A 65 East HuronHuron-Rush. LLC		Dccember-05	payment	\$1,550,239	6/1/2008
Ranch)					
2100 S Prairie Avenue	2100 S Prame. LLC	As of Right	payment	\$129,730	8/1/2008
251 E Ohio / 540 N Fairbanks	Fairbanks Development Associate	January-07		\$1,042,945	10/1/2008
2055 S Prairie (Chess Lofts/AristoWar man Development		Septemher-05	payment	\$576,947	1/5/2009
1712 S Praine	1712 S Prairie LLC	February-06	payment	\$699,890	9/30/2009
630 N McClurg	Colub & Company	May-08	payment	\$7,920,806	12/15/2009
400 N Lake Shore Drive (The SpirShelborne North Water Stre.et LP April-07			payment	\$5,700,300	
Total				^A" \$18,717,794	

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