



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: F2018-69, Version: 1

ro
-i

2014-2018 - CHICAGO FIVE-YEAR HOUSING PLAN 1

Strengthening Neighborhoods - Increasing Affordability.

2018 THIRD QUARTER PROGRESS REPORT JULY-

CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

LETTER FROM THE COMMISSIONER

We are pleased to submit the 2018 Third 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. This year continues to be an eventful one, as we transition to a new, free-standing Department of Housing and oversee the collaborative process that will result in the creation of the next Five-Year Plan for the years 2019-23.

During the third quarter of 2018, the City solicited input into this planning process at a public hearing and collected additional public comments and ideas for the Five-Year Plan at DPD's website. We also helped launch a new \$30 million Opportunity Investment Fund to enhance affordability in high-cost neighborhoods, and authorized the latest expansion of our very popular Large Lots Program.

Since 2009, the Department of Planning and Development (DPD) has been 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.

As we transition to the new Department of Housing, 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 continue to move forward in creating and preserving affordable housing for all residents of Chicago.

David L. Reifman
Commissioner
Department of Planning and Development

Quarter ending September 2018
Chicago Housing Plan 2014-2018

TABLE OF CONTENTS INTRODUCTION

Creation and Preservation of Affordable Rental Units

Multi-family Rehab and New Construction Other Multi-family Initiatives

2

2 4

Promotion and Support of Homeownership Improvement and Preservation of

Homes Policy, Legislative Affairs and Other Issues

5 6 7

APPENDICES

1. 2018 Estimates of Production by Income Level
2. Commitments and Production Comparison to Plan
3. Production by Income Level

4. Summaries of Approved Multi-family Developments
 - Montclare Senior Residences of Calumet Heights
 - Clark-Estes Apartments
5. Accessible Units in Approved Multi-family Developments
6. Multi-family Development Closings
7. Multi-family Loan Commitments
8. Multi-family TIF Commitments
9. Low Income Housing Tax Credit Commitments
10. Illinois Affordable Housing Tax Credit Commitments

11. Chicago Low Income Housing Trust Fund Commitments
12. Troubled Buildings Initiative I (Multi-family)
13. TIF Neighborhood Improvement Program (Single-family)
14. Historic Chicago Bungalow Initiative
15. Neighborhood Lending Program
16. AHOF / MAUI Allocations and Commitments
17. Affordable Requirements Ordinance
18. Density Bonus Commitments
19. CHA "Plan for Transformation" Commitments

REFERENCE

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

wis

Chicago Housing Plan 2014-2018

INTRODUCTION

T

this document is the 2018 Third Quarter Progress Report on the Chicago Department of Planning and Development's housing plan, Bouncing Back: Five-Year Housing Plan 2014-18.

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

Through the third quarter of 2018, the Department has committed nearly \$129 million in funds to support over 6,700 units, which represents 78% of the 2018 unit goal and 40% of the resource allocation goal.

Chicago Housing Plan 2014-2018

CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2018, the Department of Planning and Development expects to commit almost \$283 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 third quarter, DPD has committed almost \$90 million in resources to support 4,534 units. These numbers represent 77% of the 2018 multi-family unit goal and 33% of the multi-family resource allocation goal.

Multi-family Rehab and New Construction Montclare Senior

Residences of Calumet Heights

A \$38.3 million, mixed-income senior apartment building will be constructed in Calumet Heights through a financial package approved on July 25 by the City Council. Montclare Senior Residences of Calumet Heights will be developed by MR Properties LLC on a five-acre site at 9401 South Stony Island Avenue in the 8th Ward.

City support will include a \$9.5 million Multi-family loan, \$3 million in TIF assistance, and a \$1.3 million loan from the Chicago Low Income Housing Trust Fund, which will also provide rental assistance for 26 units. An additional 34 units will qualify for project-based rental assistance from the CHA.

The seven-story structure will contain a total of 134 one- and two-bedroom apartments, of which 104 will be affordable for independent seniors at up to 60% of Area Median Income; the other thirty will have no income restrictions. Building amenities will include a community room, fitness center, library, media room, computer lab, beauty salon and laundry room.

This mixed-income rental development to be constructed on an empty lot at the corner of 94th Street and Stony Island Avenue will feature upscale amenities designed to attract senior homeowners who are considering transitioning to an apartment.

Chicago Housing Plan 2014-2018

Clark-Estes Apartments

Construction of an \$18.8 million affordable rental development in the Rogers Park community is now underway following City approval of \$ 1.7 million in Low Income Housing Tax Credits. The tax credits will generate \$15.8 million in equity for the 54-unit Clark-Estes Apartments, which is being developed by Ross Financial Services, Inc.

The four-story building, located at 1763 West Estes Avenue in the 49th Ward, will contain a mix of studio, one-bedroom and two-bedroom apartments, all affordable to households at or below 60% of AMI. Fifteen units will be set aside for persons below 15% of AMI, supported by project-based rental assistance from the CHA. Social services will be provided by Trilogy, Inc., a Rogers Park-based non-profit that specializes in helping persons recovering from mental illness.

The building's ground floor will contain twenty indoor parking spaces along with a community room, management offices, 3,400 square feet of commercial space and other amenities. Construction is

expected to be completed in the fourth quarter of 2019.

Chicago Housing Plan 2014-2018

Other Multi-family Initiatives

New Loan Fund Will Boost Affordable Rental Housing in High-Cost Neighborhoods

On July 25 the City Council approved a \$5 million City contribution to the Opportunity Investment Fund (OIF), which will expand housing affordability in high-cost neighborhoods. Developed by Community Investment Corporation in partnership with the City of Chicago, the OIF will provide low-cost loans to purchasers of multi-family buildings in targeted areas in exchange for the buyer's commitment to make at least 20 percent of the units affordable for a minimum of fifteen years.

Over the next five years, the \$30 million joint public/private initiative will fund an estimated 300 affordable units in designated target areas where less than 20 percent of residents live below the poverty level. These units will be leased to tenants making up to 50 percent of Area Median Income, which ranges from \$29,600 for one person to \$42,300 for a family of four. "When the public sector, private sector and non-profits work together, we can create stronger communities and make affordable choices available for Chicagoans in every neighborhood," Mayor Emanuel said.

The non-profit Community Investment Corporation (CIC) will administer the fund, with financing from the City's Affordable Housing Opportunity Fund, MB Financial Bank and other public and private sources. The initiative will be coordinated with the CHA's project-based voucher program, which provides rental subsidies to tenants in privately owned buildings.

Chicago Housing Plan 2014-2018

PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2018, the Department of Planning and Development expects to commit almost \$24 million to help over 500 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 third quarter, the Department has committed more than \$24 million to support 356 units. These numbers represent 40% of the 2018 homeownership unit goal and 68% of the homeownership resource allocation goal.

North Lawndale to Host Parade of Homes

Building on the success of a similar venture now underway in the Grand Boulevard community, the City has announced the North Lawndale Parade of Homes, targeting 43 City-owned vacant lots in the 24th Ward. Through a Request for Applications (RFA) issued on September 19, the Department of Planning and Development will select developers to design, build, market and sell affordable owner-occupied housing at these locations.

Like the Third Ward Parade of Homes, the North Lawndale sites are dispersed along several blocks to better integrate them into the existing neighborhood fabric and encourage further development. Unlike the earlier Parade, the new initiative's focus will be on affordability, targeting buyers with incomes at or below 140% of AMI.

The lots will be transferred to approved developers for as little as \$1 each under DPD's City Lots for Working Families program. To maintain affordability, sales prices will be capped at an estimated \$355,000 for a three-bedroom home and \$400,000 for four bedrooms.

Responses to the RFA were accepted through November 5.

Quarter ending September 2018
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 third quarter, DPD has committed over \$14 million in resources to support 1,812 units. These numbers represent 82% of the 2018 improvement and preservation unit goal and 69% of the improvement and preservation resource allocation goal.

Due to its success in delivering energy-efficiency upgrades to bungalows and other vintage homes, the Chicago

Bungalow Association (CBA) has qualified for additional funding from Peoples Gas and Commonwealth Edison to serve an extra 250 households in 2018 through the Energy Savers Program. CBA, a DPD-funded delegate agency, provides these retrofits to 1,000 low- and moderate income homeowners each year in neighborhoods across Chicago.

Chicago Housing Plan 2014-2018

POLICY, LEGISLATIVE AFFAIRS AND OTHER ISSUES

City Collects Ideas for Next Five-Year Plan

The Department of Planning and Development (DPD) invited Chicagoans' comments and ideas for the City's next five-year housing plan in a September 13 public hearing at the Harold Washington Library. The new plan, to be titled One Chicago: Housing Strategies for a Thriving City, will establish priorities and objectives focused on the housing needs of Chicago's neighborhoods for the years 2019 through 2023. The public hearing was attended by members of the plan's Steering and Advisory Committees, along with Aid. Joe Moore (49), Chair of the Housing and Real Estate Committee, and key DPD staff.

One Chicago will be the City's sixth five-year plan since 1994. Collectively, these blueprints have led to the investment of \$8 billion in public resources and enabled the creation or preservation of more than 220,000 units across the city.

Bouncing Back, the 2014-18 Plan, responded to a housing market crash and recession that left a landscape of depressed home values and foreclosures in its wake. The 2019-23 Plan recognizes that the return of the housing market now presents a different set of challenges, including displacement and gentrification in some neighborhoods, while we still must address low property values, depopulation and the legacy of segregation in many other communities.

This year the City has made the planning process more inclusive than ever before, aided by a 120-member Advisory Committee that is twice the size as for previous plans. "Public input will ensure the plan addresses a wide range of community concerns about neighborhood housing markets and the needs of local residents, including families, seniors, veterans, people with special needs and other community stakeholders," said DPD Commissioner David Reifman.

A total of thirty persons offered testimony at the September 13 event, joining an additional seventy written comments that were submitted at DPD's website during a public comment period that closed on September 9. The new plan was introduced for adoption by the City Council in November.

Chicago Housing Plan 2014-2018

Large Lot Program Update

Nearly 2,200 applications to buy City-owned vacant lots for \$ 1 each are currently being reviewed by DPD in the seventh and latest round of the popular Large Lot Program. Since it began in 2014, the program has transferred more than 1,200 parcels to nearby residents and non-profit organizations for use as community gardens, side yards and other legally permitted purposes.

The most recent round, which closed on July 21, offered a total of 4,000 lots on the South and West Sides, representing more than two dozen of the city's 77 community areas. To qualify as a buyer, applicants were required to own property on the same block, be current on property taxes and have no outstanding debt to the City.

Preparations are already underway for the eighth program round, which is expected to be launched in December 2018. More information on this offering will be available at that time on the Large Lots website at <<https://largetots.org>>.

Community gardens have proved to be a popular use for parcels acquired via the Large Lot Program. These two gardens in Woodlawn were among 322 lots sold through the program's initial offering in 2014.

Chicago Housing Plan 2014-2018

APPENDICES

Appendices - 1

O: (M
oi -
OOOI
ca; o u-):
-i 1A:

■ - O 00 o

■



;CN:
■W

18

o >-co
>

iz

■go

o l-
coU c Z) c Q
oO
co

o u_ c O

E _

°!<

Q. ^ CD -<

Qi=
co

LU CO

o
CN

5
Voo5
Z
B
2

co
> 5

U.
=> q O
Q_-.
O
Z . co
O

o o
qlo
o
o ,o o~'

l/ LT) LT> LT>

iU'U

I ° :D 'C
-T-3 J
'£ "« <
-3 isis'r'l =



t| ^£ ■ CO , O

'OJjo_ "a:"o, o

oICO in: co-

o o o o o o

: o. ii;

3!

O

, _ Si ?■ £'a>

k. ?'5 u ' "55: m or o
i _Q "i"D C-C

!"s: !-s, s-<2
,£\S; o, s _ !<ii'£ ct't-

CN

■in;- . o

•O O
Tn

O CN
.a.

O O O
fit

IN CN

O
Cl.

ca < Q
O

O

Appendices - 2

o o
CN -

O O I CO | on
o i o i o o o¹ - o t ■ - in h¹

ao

co
CN

i- o
GO -O
O
IN., in:

5 O
u>
Z-> co
to

z £ 5?
5

o.<=>
3=

£2
11, CO
O
■l
o ho CO o oo lro o 'cn m

M'lu, Z H-
3 ■<:
■ u. isr

UO I LO
oo' -

00 ! CO -- : CO CD CO
in,
O-;
IN;
CO O

CN-00
o-Jco o~| co"

in! o cn 1 LT> *o j CO

t/> </> t/> t/5

co*
LU >

Z
O

Q O
Q.
Q:
Z
CO
=>

o> ^ E E

0)
£i£;
■!<i
<!<D i Slit:

is E

? £ -5IU|

:= £:-

O j cO j -
E i <u 9! E
Dj| O

5 «

£i£

£ £
£ S
<D . Cj)

i q _ ; a . j a . j £
CD oY O! O
C C' Ci t

■ ■ ■ C C
0j . CU ■ 03?
-! . | - |
■ O ■ -D j -D . D
CO LU

'.!<

>-u

<

LU

O t= <

-si gl ii¹

5 <->
U!<J

<,<

d^Q , P|

u _ ; oo ! aj!
U ZZ Z'!

O

J ii

i 19 ■
t 27-1 co i

< X i h- Q- r-

o o

m < a rr: o

<
r-
o

Appendices - 4
co ! ro

O

hi lf

LO O

■ 7-1-ld: co

Z

O-

O

I- c Z

Q) O
E to Q.J2 co

Q 0 o -a <-> ^

C Z CD

co g E

■ IDs

C 2 cu

_D O LO

o_ O'

o o - > .

E < c t co o
D I- CL Z CD m

Q
!!i Z
O =>

\$1
00 00 00

00 00 00 00 00

00 (/> > 00 00 00 00 00 00 00

T 1 0 ■ 0 L 0

?
1 CD ■ 00 j on to 00

00 1 00 00 00 00 00 00 00 00 00

0 L 0 00 0
■ 1 0 0 00 ■ 0 0
■ 1 0 0 00 ■ 0 0
0 1 0 0 0 0 0 0

o . r- ■ cd

00 : 00 : 00

LO cm" OJ to ■

GO GO OO OO

OO|OO|OO

to i to - </> to i c/>

O
u
Q
; --loe ■■■■■■ o_—
■:V,0-:-
to
*fe;Z>iS&

'53 J E, E ■
; E ■ TM _ fa :
Q_ .m

10 10 10
10 10 10
CL CL CD CD

O ■ " -1TZ>

<

O O

CO LU >

<

.TM|oI^m: !S!
e. 8.' =-■ E i=:
tm : ap; ~ ■ o . ^>
<' 2T ! O jI Cl¹

: w : tm E-42
X3-O, O ■ V-CZ_E2_E2'-J= OI CD CD
g 21 2: 21 m:

Appendices - 5

: O

-o' r-^
IT) j -
- o -
fo cn oi ■- r\
tiro in

? o
6 2

'■--O cOIQ

o oo

■3 s

,S oo
o o
CN
-3-

oo

c LU | >

|-1
CD >
0)
Q -
-U
D Z CO -
• - >~ c CQ

O -7"
O -

ro ld
CO CN

■-! CO

ro lo
CN

SI"0
LO CN

S3
CO

3
L-
c
E^d
L
D
a cu Q

U

Q O
OH

O
D
C
D

CO LLI . >

Z

O
I-

U
Q'
an,
Q_

O

CO

O
X

IT3

IU CO_m
9
: D O
: X

: <d: E o

cucco
CJY^LO
OO O
DJ.J2
t *,CO
D3LL
52i=
o X

O

o

iñ D

E«

r2 5
CDCL
Id o
O U O
= u < S
CO E o

O LOI^
-i 9?! !

U i Jtl .

o;
to i
I' e
E. S.ii
co ■ u>

-ii O +
'5 (J' »>

O
T> .
O, D it <D . < X'

co <
a
ac O

2
0

Appendices - 6

co
co
S3
| CO : CO
m -01
I r'; 01:
CN
00

CN

.- O
eo Q

CO ! CM ■- CN
CO CN

5
O
u z
>-.
co

Z =5

5 ^

6 N5

° S

F-^ F-
1-j CN :

■-OI CO CN O-¹ ■-¹ O. CN

O O LO F-^ CN ■-

ft*

-§3

CO
•- -- O;CN CO
00
O
.CO*

ft

CO
?LU >

Z
O

I-

U

U O
O CV:
CU

O

CO
ID

O

.X

U

O

CD^{LO}

-SI .si

O · Oj, it; u ' < Z;

[^]E₁ o

CD j ·
i 03 i
! - o> 1
_Q' 3:

E
o!
M-1

01

m: o>. o; _3>I "> I iii

O CD LL Q- : l - . F- I Q- : F- !

lo ! CL i_ : CD

0 i CO
oj ! c;
1 i o'. oj
; x = .g

o b .

o E
QE LU

^c
l2

^c
0 1 ^c CD
_J £
C i CD

1:1

c/> m
-Sis,

E <d 2 E 01; o °|X:
E. o

o.
Q. l.
Ei E 00
00 cd; 0.0
H Q_ ; CL. j Q_ j _i
TI "Dl±
OU i CD 5 _i_j_l_0
-Q! T>
Q 0 0 0
9- 00° OT or o it ■ C C C :-;=

'E;-o
o, o
-Ol-Q
! O : O _Q :-O
■ -C: _C
CO
03 O) o
i q z q u j ?
Z Z X

oj ; _q ■ !Z :

x' ^ . cn' 'cdU Z

CO

0 0

CL.

I
LU CO LU CE 0_

2
O
X
i^r
i< O

Appendices -

[This page intentionally left blank]

Appendices - 8

City of Chicago Department of Planning and Development

Summaries of Approved Multi-family Developments Third Quarter 2018

Montclare Senior Residences of Calumet Heights

MR Properties LLC 9401 S. Stony Island Avenue

Clark-Estes Apartments

Ross Financial Services, Inc. 1 763 W. Estes Avenue 7070 N. Clark
Street

Appendices - 9

City of Chicago Department of Planning and Development Third Quarter 2018

Project Summary: Montclare Senior Residences of Calumet Heights

BORROWER/DEVELOPER: MR Properties LLC

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

PROJECT NAME AND ADDRESSES: Montclare Senior Residences of Calumet Heights
9401 S. Stony Island Ave.

WARD AND ALDERMAN: 8th Ward

Alderman Michelle Hams

COMMUNITY AREA: Calumet Heights

CITY COUNCIL APPROVAL: July 25, 2018

PROJECT DESCRIPTION: Construction of a \$38.3 million, mixed-income apartment complex for independent seniors on a vacant five-acre site. The seven-story building will contain a total of 134 one- and two-bedroom apartments, including 104 affordable for tenants at up to 60% of AMI. Of these units, sixty will qualify for rental assistance from the CHA or the Chicago Low Income Housing Trust Fund. Building amenities will include a community meeting room, fitness center, media room, library, computer lab, beauty salon and laundry room.

Multi-family Loan: \$9,526,525

TIF Funds: \$3,000,000

MAUI: \$1,300,000

Project Summary: Montclare Senior Residences of Calumet Heights Page 2

UNIT MIX / RENTS

Type	Number	Rent*	Income Levels Served
1 bedroom	17	\$315	30% AMI (MAUI)
1 bedroom	4	\$359	30% AMI
1 bedroom	6	\$800	30% AMI (CHA)
1 bedroom	17	\$640	50% AMI
1 bedroom	28	\$800	50% AMI (CHA)
1 bedroom	29	\$750	60% AMI
2 bedroom	3	\$850	60% AMI
2 bedroom	30	\$1,040	Market Rate
TOTAL	134		

* Tenants pay for electricity and electric cooking.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 835,000	\$ 6,231	2.2%
Construction	\$ 30,962,366	\$ 231,062	80.8%
Developer Fee	\$ 1,296,463	\$ 9,675	3.4%,
Reserves	\$ 2,155,551	\$ 16,086	5.6%
Other Soft Costs	\$ 3,087,805	\$ 23,043	8.1%
TOTAL	\$38,337,185	\$ 286,098	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LI HTC Equity	\$ 16,945,791		\$ 126,461	44.2%
DPD Loan	\$ 9,526,525		\$ 71,093	24.8%
CLIHTE (MAUI)	\$ 1,300,000		\$ 9,701	3.4%
HUD Loans	\$ 9,200,000	4.5%	\$ 68.657	24.0%
DTC Equity	\$ 549,000		\$ 4,097	1.4%
Deferred Developer Fee	\$ 538,014		\$ 4,015	1.4%
Other private sources	\$ 277,855		\$ 2,074	0.7%

TOTAL	\$38,337,185	\$ 286,098	100%
--------------	---------------------	-------------------	-------------

Appendices - 11

City of Chicago Department of Planning and Development Third Quarter 2018

Project Summary: Clark-Estes Apartments

Ross Financial Services, Inc. For-Profit

Clark-Estes Apartments 1763 W. Estes Ave. 7070 N. Clark St.

49th Ward

Alderman Joseph A. Moore

Rogers Park

n/a

Construction of an \$18.8 million, mixed-use apartment complex containing 54 units, all affordable to households at or below 60% of AMI . Fifteen units will be set aside for persons below 15% of AMI, supported by project-based rental vouchers from the CHA. Social services will be provided by Trilogy, Inc. a Rogers Park-based non-profit that specializes in helping persons recovering from mental illness. The four-story building's ground floor will also include 3,400 square feet of commercial space.

\$1,660,000 in 9% credits generating \$16,945,791 in equity

Appendices - 12

Project Summary: Clark-Estes Apartments Page 2

UNIT MIX/RENTS

Type	Number	Rent*	Income Levels Served
Studio	4	\$349	30% AMI
Studio	11	\$771	60% AMI
1 bedroom	9	\$962	30% AMI
1 bedroom	11	\$816	60% AMI
1 bedroom	1	\$962	60% AMI
2 bedroom	2	\$1,298	30% AMI
2 bedroom	13	\$984	60% AMI
2 bedroom	3	\$1,298	60% AMI
TOTAL	54		

* Tenants pay for electric heat, electric cooking and other electric.

DEVELOPMENT COSTS

Category	Amount	Per Unit	% of Project
Acquisition	\$ 1,768,500	\$ 32,750	9.4%
Construction	\$ 13,057,515	\$ 241,806	69.3%
Developer Fee	\$ 500,465	\$ 9,268	2.7%
Other Soft Costs	\$ 3,519,810	\$ 65,182	18.7%
TOTAL	\$ 18,846,290	\$ 349,005	100%

PROJECT FINANCING

Source	Amount	Rate	Per Unit	% of Project
LI HTC Equity	\$ 15,768,423		\$ 292,008	83.7%
Deferred Developer Fee	\$ 499,535		\$ 9,251	2.7%
ComEd Energy Grant	\$ 178,232		\$ 3,301	0.9%
Other private sources	\$ 2,400,100		\$ 44,446	12.7%
TOTAL	\$ 18,846,290		\$ 349,005	100%

a> u.

co
l-

o_

O

l
W LU

Q

>-

c
cd

oo

o

CN

Q a>

a>

E a>

a> co

a

c o

o
c c c o

3

a o

LU CO

>

O

o
Q_<

CO ■-

3 5.

'o o

O o

a> E ■C o

LU

Q u_

Q_

co
CO CO LU

U
U <

a

tz a

E o. _o

-o ■a
r<

CO
Z 3

c •
-;ca.
f a. _o
0)

Appendices - 1

. a>
•E o U

U/
"5
CO
c o
u

c
o
u i 0 ~D C
=3
c o

c
o
u i
~D C
Z>

c o
u 3
c O u
CD ~D
c =)

c o
3

c
o
u
o

c
Z3
o
'a.
D

c

c o
TO JJ JD
a.
E o U

to Oc Z

p</)
aO co o-i

oh -Q Z ©

tj ^ "

o dZ -Q
c c

C ^ <|)

-
o_a>
co

o

C O

o
>

c =!

| <

-0)
. o Q

"to
_o U

co

"CD C Q

3
O D

Λ°

* Li

c

• "a

D

o
CN

o

CN
to
CN

Tr

tn tj

o
CN
00 CN

o CN
tn
CN

t<t

o tn

o CN
in
CN

o
CN

o
CN

CN

o
CN

o
CN

CD

00 CN

o
CN

Tt

00

o
CN
CO CN

CN

_0

"5 5

E
a
_o
>
,a> Q
c
CD
E r o a. <
c o >-p -a

QJ
U C
OT-D
C
CU CL OT

"a

c
oJ
E
TDQ.
<

cD
t_D

c
oJE r
oZ

c
p
EE o U

o
_c
o
u c

q
E r o
CL<

c
o p

o o
t/5
_o >-
D

o>
o'E

DD
>. cD

Appendices - 15

o 2

, - o
oo o.

co

io

CO
h-c Z
E < oo
°- til.-
_o h o
Q) ^ CN

o -5
e <: -2
C ^ U < D
O _ CO

2 i

£3
c O
<
. c o o

: O

rti

D_0

'E <
CM

0 c>
0~ o o

•o 9
CO
^ o co ^
co *

°ft co

S3 CN LO

o <
-o

IO CN UI •O CN
■ m

(D -I
Q Z>
0
Cl
:0
-o
0
0

■ ■ > 1

0
E
Z
-C
:0
E ■ "a _o
0
■ >
0

CL

O U
1 £
o CL
O) o
8 f
lf a,
u a
(J

a
o

<D X
LO

U^o

2^o
CL=>

<9

p-
co

2

■.O
Appendi

ices - 16

co 21

6^o

co^o
co, -r, co

O-
co O

D;c:-°

S^o

in
LT) V

S | -2
» <2

TF
CO

,25

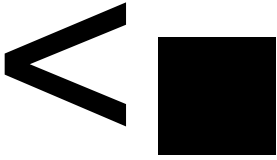
. c

- E E o

5r
o o o o o o o o o o

■ O
o'
o_ co"

co : L



ti
0.0
a.;
o .

E
O:
Z ■
"a, a,
E.
CL
O=
u
OJ
a
L"o
a) «
3-CL⁰<".

O
I-

Appendices - 17

.U
nit
s
by
Inc
om
e
Le
vel
; I



100% o oo O : CO ,

;Below, 80
Below, 6(2V/
sBelow CN CO ■:: eo
Below: 3l m UO -O
Below 15' r-- CN *fl**®
Total:-Units: o -■3- CO m *fp- ■■ - l:*
Equity ; S \$ 16,945,791 S 15,768,423 \$52,499,0l
Generated : 19,784,84 0
#\$.t S 1,978,484 \$ 1,978,484 000'099'L S , 1 0.:s
T'8 x
- o" O
^7
Ward; o t 00 o T
'to ■.TJ.' 6400 N. 9401 S. Stony1763 W,
< • aj' Sherida Island Ave. EstesAve.
n Rd.
■■■■■ o ct
- -ex. • . Chicago MR Ross
Housing Properties Financial
O; , > cu Authority LLC Services, Inc
Q

13' E • o Caroline
Z; /- c Hedger
-':rcu' -.E Apartme
nts Montclare Clark-Estes
Senior Apartments
Residences
of Calumet
Heights

a. o CD .

■



■ aj-.-. ^ a

2nd TJ CO ~D CO
"O dl > o .

a.







·ºa

.DPD ;DRD 9%,-:.. ""
4% CREDITS, - :
CRED
ITS



Appendices - 18

OS

ri- O 00 o

'Sj.⁰⁰.

-l 8 eg -o

"FIT
OS

jg>>

CO
I-Z
LU

O

n U CO
_0 LU r-

<a DC <=>

Q O

i h- •

.E -T «

J " <2

■3 ■> ,

°S 0=-

I

Q oc

< co

O Z

o

2 '
Q.

■TJ...

■ " ■
■ - ■ < ■

Q

CL
0 ,

c_2 o o
S u

°O « . «> •

rj cl
◀ ■ ■ ■) - ■
o

Appendices - 19

Appendices - 20

CO CD CO

Appendices - 21
 < VI

W

CO ~g
o 5
B B
GA 72
O 5
B 5
B 2
y 9
GA o
B CQ

: ^ : -
3 :

CO
O
CN
O"
CO L
O
-a jq

LL @
a. E co

CT)
■ i s
u
£ I
S 5
I zi
Z < 1*

O LO
CT)
a a
IE =

T3 -
■O-t»:r

ca

Appendices - 22

•a^{1m} ■a ,<

O
ro Q

Appendices - 24

"OA

cg-^-oorocotococo*- lot- ^{M^to^JriDtD

<

Eh-.-
3SSV
E, * 1W E -.
O.:

S
O

no t.-

██████████ // ■ ■ ■ ■ , ■U- ■..

<-.:~.:

•o»'c' jo

•-'5 ,
co:

£ ra X

e
oo

Appendices - 25
3&

Vyi'''

- i'< 'v£'4

-■vO- ■ ■ O. *,. /.'

S
x: V

00

O
CN
O CO

■a
<•

-o-q
C E a>
■4
Q. 0) 00

CD

³
00
CT)

O
u
O

"D

0 CO
CT)

a o U ac

Q
GO

Appendices - 26



& /

in
w
a
<
3 CQ



e



-



i..

< EE

CO ^
O
S 3
CO O
a) CO
c5
O
CO
C_>
GO

E ra O
O O

O
|
E

Appendices - 27

<-^v,'n»

<

-,tC
-■ l-;3 •WE -' ,V;E

E
oJ
o

E
ro U

■ . a>

Appendices - 29

V

....>*

n.:

..!...5fye'
* . v E >' ■ 'Ei
*.. ■ ' O' f

T3
.. T ↓
↓
, ' O>

CQ

o o

O
c: S

Appendices - 30
i-cn-r-T-T-T-j-tr)



'°E-
E E o o

o s

o s

00

 $E \leq$ C_3EO

00
O
CN
O"
CO 1_OJ
""O_D

$$\begin{aligned} \text{LL. 2} & \langle t \rangle 0 \\ E & \langle \wedge \end{aligned}$$

CT)

■§ s * J

o j o
t o o =

il <

it

O LO
CT)
O CT

U a:

73'

■■■■O-

■ < ■ ■ ■

- C

a>

Appendices - 32

CO 1- CM 1-

e~*V.-.

£
■ £', ' r, T-
'J. .P-''' ;

CO
O CN
o"
CO

o

-a q lu ®
-r Q.
E

51
CT (J O

■O, i,

isjifl, ' '
CO..--"

< to

>-1U in IQ D CO
21
CT/CT

o o

E a3 O

Appendices - 33

■<- ■>- OJ

mm

i3 •

∴, <
"cn

E ro x

o 5

Appendices - 34

14k

to
B

00
o
CN
o*
CO

I; i

I 8
3 S
I

§5

I
o to D)_ o a

U Qi

ii

i

II

Hi

1!

t

I!

fill!

mm

I

fill

1111

i
i
111

to

I

ill! Hi

■ 3 ■



E is x

5?
<,-

• CO

3

0
2

E o o
E <

<
c
E E o o
—

C
D
O
CN
O
CO
O
E o
Q. 0) CO
in
' in

■ X)
<
o>

3:
ca

O)

51
o u o

>-ID '</> _D

O CO CT) _ □ O

^1

U c*
ro
O

Appendices - 38

CO t- CM t-t-

TO

2* civ
3' o
O*

00
O
CN
O"
CO
OJ
~C
LU O -7 °-
E co
CT)

£.2
g S
O J
E" <

O LO
CT)
CT O
^1

XI'
X>-
X.
CT);

Appendices - 39

We

v

MR:

oo
o
CN
CD CO
L
<D
-D JQ
LU 0)
« o 2 LO

Q.

' 6>
- 3 ..CO

in
=> <2
o 5
o
u
o

</> -Q D

O LO
CT)
O D

u c2

mm

CO
O
CN
O"
CO

L

"CTJQLUO

2 to 15 o* -

</)

<

c'



˙o˙˙o˙

< [redacted] :.
TD . T3

■ OJ:"

3

D u O

TJ'in-Q~~DOCO
CT
C/ Uat

Appendices - 41

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

flQub
rter-
Rirstj
Count
ed

Units

..%>-,■■■■■■ ■ . 'spliff'.....
-§jff TBI Status;-: ■'-■ ■'-§
mm>l,\$m

- Community Area

Primary Address

2018,1	1320 S. Millard	6	In Court	Ward 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	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	1 1259-61 S Edbrooke/1 40-50 E. 1131	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	1322 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	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	6112 S Vernon	3	In Court	20	Woodlawn

2018,2	6501 S Kenwood Ave.	3	Under Receivership	20	Woodlawn
2018,2	6504-06 Sminerva 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. Ellis Ave	6	In Court	8	Chatham
2018,3	11 133-1 1 135 S Vernon Ave	6	Under Receivership	9	Pullman
2018,3	1134 W Marquette	10	Under Receivership	16	Englewood
2018,3	1 322 S Lawndale	6	Stabilized	24	North Lawndale
2018,3	1737W 51st Street	4	Under Receivership	16	New City
2018,3	2523-25 W 63rd St / 6301 S Maplewood	10	In Court	15	Chicago Lawn
2018,3	2837-45 E 80th St / 8001 S Muskegon	19	Under Receivership	7	South Chicago
2018,3	3129-31 W 15th Street	6	Under Receivership	24	North Lawndale
2018,3	4134 Wilcox	20	Stabilized	28	West Garfield Park
2018,3	5108 S Calumet Ave	6	In Court	3	Washington Park
2018,3	5447 S Morgan/956-58 W Gaifield Bou	16	Stabilized	3	New City
2018,3	5621 S Ashland	4	In Court	17	West Englewood
2018,3	5928 S Prairie	3	Under Receivership	20	Washington Park
2018,3	6001 S Campbell	4	In Court	16	Chicago Lawn
2018,3	601 1 S Campbell	4	Stabilized	16	Chicago Lawn
2018,3	6223 S Vernon Ave	9	Stabilized	20	Woodlawn
2018,3	7400 S. Union	18	In Court	17	Englewood
2018,3	8025-27 S Maryland Ave	6	In Court	8	Chatham

Appendices - 42

CO

~ O
oo Q
O
CN

ID
>
OU _
• E o
o c
> . -Q

: C:
CN
■ O

*o CO
■ O co ur,

toy.

CN CN

•o

oj
cq -
iff? -
MM

£5

"D OJ '
c -a
3 CV8 LU CJ . .
lu *c*| ";
=X
CO CN

CN CN
O CO

CO
CN !" > .
CN CN
CN

CN
CN CN CN

to

IS-* co

t3

b

>

cn cj
c '
Li oc3

c <

_ co
o

c
oJ
U o
8Q
ic
U

oJ
>
<
"5
u
oJ
E E o U

T5 O O
5
_CJ
cn c

c aj U
0)
c o
Q_

■O aj
a> u c a)
o

E
"a
i
c o
J
"5

D
D_
C
a> cn
O

co
c

o
8Q.

Ic
(J

a
o o

"5 o
CO
c o
oo
TS <
o u
t
ÖJ
E E o U

c
_a
o o

to
co
I

O

Appendices - 43

QUIQ
i-z:
LU
I:<X X
LU
W ce

CO
O
CN
O"
CO
z^{CD} E O £
< CD - CO_{CM}
O
o
O o) 5
CO 3"
CO o
0)
< f=

O o
-l o
a
OJ
Uc
E ra k_
co o
<CD<N
T--
Z
=3 fj>
CQ -Q
o|
<b
cu a.
TJ
a>
o
>o
-Q.

in c
CD CQ
<2o

ooo
% %Tt

Appendices - 44

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

Quarter I? Relprted":	Primary Address .	# of Units	Loan Amount ;	Ward	Community. Area
2018,1	2547 W Pope John Paul II Dr	2	SI 50,400	15	Brighton Park
2018,1	6418 S Rhodes Ave	2	\$143,750	20	Woodlawn
2018,1	6147 S Mozart	1	SI 40,000	16	Chicago Lawn
2018,1	1319 W. 110th St	1	\$7,110	34	Morgan Park
2018,1	5700 S Honore	2	\$15,000	18	West Englewood
2018,1	6442 S. LangleyAve	2	SI 96,500	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 W23rd 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	12604 S. Wentworth	1	\$39,200	9	West Pullman
2018,2	6445 S. Peoria	1	\$10,000	16	Englewood
2018,2	12604 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

Appendices - 45

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

Ward	Primary Address	# off Unifsl	fKilioan frAmount ■	Ward	Community Area
2018,2	8921 S. Jeffery Blvd	1	\$128,000	8	Calumet Heights
2018,3	5921 W. Augusta	2	\$280,000	29	Austin
2018,3	8004 S Blackstone Ave	1	\$144,500	8	Avalon Park
2018,3	2822 S. Loomis	1	\$21,500	11	Bridgeport
2018,3	1318 E 88th Place	1	\$37,200	8	Calumet Heights
2018,3	5914 S Kedzie Avenue Unit 7	1	\$24,400	23	Chicago Lawn
2018,3	3106 W Jackson Blvd	1	\$171,500	28	East Garfield Park
2018,3	5601 N Sheridan RD Unit 13 D	1	\$147,000	48	Edgewater
2018,3	6641 S May St	1	\$76,200	16	Englewood

2018,3	5648 S Richmond St	1	\$80,000	16	Gage Park
2018,3	1216 E. 73rd St.	1	\$144,200	5	Greater Grand Crossing
2018,3	909 North Drake	2	\$172,000	27	Humboldt Park
2018,3	4312 W 21st PL	2	\$44,800	24	North Lawndale
2018,3	9318 S Prairie Avenue	1	\$159,200	9	Roseland
2018,3	10622 S. Forest Ave.	1	\$98,650	9	Roseland
2018,3	10629 S Edbrooke Ave	1	\$10,000	9	Roseland
2018,3	2652 S Kedvale Avenue	2	\$156,000	22	South Lawndale
2018,3	6059. S. Kolmar Ave.	1	\$175,000	13	West Lawn
2018,3	1 2037 S Lafayette Ave	2	\$88,500	9	West Pullman
2018,3	6208 S Evans Ave. Unit 2 & P-I	1	\$53,300	20	Woodlawn
2018,3	6754 S Champlain Ave	2	\$172,450	20	Woodlawn
2018,3	6335 S. Rhodes	1	\$136,800	20	Woodlawn
2018,3	6420 S. St Lawrence	2	\$199,500	20	Woodlawn

Appendices - 46

o o
ro
o cn
CM
O O
co ro
O~ co

^LO
x: o ob <^
3 QJ
O x:

O <

-a c

3

c

3
4-> 1_

o

Q. Q.

O

oo c

to C

o

ro u

lo

o

cu

■ 8 s

TJ C

C/I
CU 3 C CL) > D CC

ro

o

re u
IE u

T₃ OJ >
OJ u OJ
CC
LO

O rsi

ro

S
a
LO
o
CNJ₁

ro O O rsi
O rsi
X> T3
OJ OJ
*lo *i/i
O O
O Q
OJ OJ
■a c
CD
■a
> qj
w w cc
> 01,3 C OJ
aj oc
Q Q
T3 C m
T3 ai >
'aj u aj ce
Lo
CD C
ai > cu
DC

TJ OJ
'cu u ā
QC uo
QC
TJ C 3



L

o a. o. O
00
_c
3 O I
ø
xj ro TJ

<
fo O

LO
T3 C 3

c 3 t o
a. a. O
ao c
'in 3 O
X
QJ
-O
P
T3 w
O

O
Z O
r-< U

O

fM IN r-T in
o l
LO
O
CNI (N
r\T
c
OJ
a. >-
CO
c
Zi cr
r-. O O
CO W

C
OJ
E
ai
Q. O OJ
>
ro
OJ
O
ao c
o

rN
SZ
Oij 3
LO io
LO
3 O X _0J
-D. ro TJ

c o

c o

00
■ c

"S O
■)-> -E-

Vi rjj
§ ■ ^

LI o

aj o
oj c

ro
CO C

QJ JZ
ro
0)

o o

o <3-

c
cu
OJ
>. 00

qj
xu co
a
o

O TM

c
01
E
o'zi
cf cu oc

XI
ro T3

<

CN
c o
OJ Q.

3

Q
c
t.
~
o taj
TJ
ai

">r
4-* CJJ
LO XI
co <t lo r-. ro
r-T
r>s

TJ c
3

CtO
c
LO
3 O X
E^U o
u C

o
ao ro u
lc u

o

CO LO

ro

QJ JZ

TJ
QJ
4th
X)
C^U o
QJ XI

c TJ
£ s
Cf aj OC

TS O
O CL CJ TJ

ro 3 ^ i

in ro
O x: rsi
x: "S
00 ^
3 c _
2 fc! -\A
£ « 3
I Q_ LU

QJ
E
QJ
5 cr gj cc _aj
XI ro
TJ

<
LO

fN s
QJ 5
■B o
v_00
QJ CO

Cf Ji

LO ^

r^1 gj
^
E H

ro c
LO u
QJ O
4-« CM
L ^-I

& o
tt <
QJ
E.1
tz u
- QJ

S °
o cc
c
QJ
£
EE o
u
g
Q
rC <
Si 1/1

x:

o

= <"
QJ~5
QJ/>0
ro TJ

- QJ

||
QJ O Q, QJ
DD A3
E-g

< H
O- O
U CNI
CJ >
jz QJ
X: ro
oo -o
2 <u
LO 4<
X: qj
m o
o qj t;
ci E

QJ TJ CO
E
R vi- -

XI
o
TJ C CO cni
"O CO
i/i ca i- QJ
>XJ
tuo
u tJ
roo
Ec
OO

o o QJ
O
E
o, QJ
LO Si
aj qj
TJ QJ
IS? 5

a.
CL
O CNI CM
a
CD io
=i O " cc
<
LO

Appendices - 47

■ ■ C
E-S o~j

ft §¹

111? u. q: e ' S g Sf

- ■ ■ ■
 'o
 u
■ ■ • < 1.
 SI
 cu > 0

:l 1
O J9

O ° w
lo qj- -o
.2 ca -
■> ca cu

O co

UJ ■
o
CD
Z,
<5- •

ct <

o x
x

cc
<

o z cc o

3

< cc <
cc <

< >

o ca

< cc <

z <
E
cc
cc o
<
Q CC
o
cc
cc
cc cc cc o < z
LU LU CO
rsi <
oO so CD

< o o

co LJJ £

£ <

o cc < ca lu

Appendices - 48

ra

a •
«=> .Sj
o :V
co
3 :. ■ -
x-?.; ■
LU «"s

o
x
a oc <

o
Z
LU co

<
5 o

5 o a <

QC o

a o o 5

o ce z 5 <
aⁱ o o S

to Z O
EE
O O
CE <

o <
CL.
O
LU > LU
a o
CO
ZD
O

< a oc o

Appendices

o

3

2 <

■<~=nr
J3 T
O c
X =>
<-a
<-a O i <Q

no >«
a "a D

o

3 ~

•2-"9

J s

0 <
S *
o o
CJ o
a cr

O 3 U i-J
CJ 2

O
or

a> ci
b c/>
ra <
< b
r: o
co ou
CD
2 <
A"
C3
uad' ag
nO

<> sz
3 <-
in co lo o
CVI
un

1
12 F F
O O O

Si
c1.
o
<< H
o
DC

P 1/2

Si <=>
CC Cvj

ro <
Si <=>
CC CNJ

: J3 CO-
■;);■■■■■
"0 J5-.Ov
5|2

Appendices - 50

. o c o... sen -<v;

o c o

• -"8

5 n! °|

3

sol |

J= 0

CU OJ
on on ~ c
5 £
E ro c
Q
IN
CU
c

S to c

Z
■C;

So g,^Q
S.S ? -

5
■ 3
u

Appendices - 51

Density Bonus Report

' - -iV' '* 'DENSITY BONUS PROJECTS [a%of 9/30/2018) . " ; "						
Property Address	Developer ;:-	Plan Commission . Approval" ■.	Type	Projected Payment	Cosh Received -	Number of Affordable Units
126 N Des Plaines / 659 W RandMcSirow Stein Development Ser10/6/2006			unils/paymenti	N/A - initially built units rather tha	\$555,124.90	5
				paymentl		
2 W Erie, Dana Hotel	Dana Hotel. LLC		oaymentl	\$335.400	5335,400.00	
10 East Delaware	Ten East Delaware, LLC, the PriJun-06 Inc., It's Manager		payment	52.376,420	\$2,376,420 00	
60 E Monroe	Mesa Development	5/1/2005	payment	St.325,303	\$1,325,303.00	
111 W Illinois	The Alter Group	As of Right	payment	5922.420	\$922,420 00	
123 S Green. The Emerald B	Greek Town Residential Paitnors7/21/2006 4104 N Harlem, 60634		payment	\$285.600	\$285,600.00	
125 S Green. The Emerald A	Greek Town Residential Partners7/21/2006 4104 N Harlom. 60634		payment	5224.400	\$224,400 00	
151 N Stale Street (MOMO)	Smithfield Properties. LLC	7/1/2005	payment	\$299.000	\$299,000.00	
160 E Illinois	Orange Blue RHA	As of Right	payment	SG39.628	\$639,828.00	
301-325 W Ohio(Bowne)	Woodlawn Development LLC (M6/19/2005 Real Estate)		payment	SI.216,860	\$1,216,860.00	
550 N St Clair Street	Suthedand Pearsall Dev Corp. As of Right		payment	5373,180	\$373,180 00	

600 N Fairbanks Ct	Schatz Development. 610 N Fair7/1/2005	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 Stale	13thSSState 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	5322,371	\$322,371.25
1555 S Wabash Avenue	Nine West Realty, 1300 Paulina 'As of Right	payment	\$127,145	\$127,144.80
1720 S Michigan Avenue	1712THC.LLC by CK2 Developm11/1/2005	payment	\$915,631	\$915,631.20
2131 S Michigan AVC/2138S IndMichigan-Indiana LLC by Chiefta11/1/2005		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 HuronNewport Builders, Inc.	12/1/2005	payment	\$2,250,415	\$2,250,415.00
161 W Kinzie	Lynd Development As of Right	payment	\$1,211,280	\$1,211,280.00
1-5 W Walton/2W Delaware (ScottTho Enterprise Companies Walton on the Park)	As of Right	payment	\$2,698,385	\$2,698,385.00
200-218 W Lake St/206 N Wells 210-218 W Lake LLC. 920 York #May-07 Hinsdale IL 60521		payment	\$1,439,417	\$1,439,416.80
116 E Erie	NM Project Company. LLC As of Right	payment	\$1,990,687	\$1,990,686.72
501 N Clark 55-75 W Grand 54-7Boyc0 II, LLC	11/19/2009	payment	\$2,920,844	\$2,920,843.80
618-630 W.Washmgton/101-121Tho Cornerstone Group 70. LLC 12/1/2005 Plaines (the Cataly6t)		payment	\$540,630	\$540,630.00
111 W Wacker	4/11/2007	payment	\$89,870	\$89,869.68
171 N. Wabash/73 E Lake SireetM&R Development, LLC	8/21/2008	payment	\$1,482,941	\$1,482,941.00
212-232 W Illinois St. 501-511 NJDL Acquisitions. LLC, 908 N HaAug-08 Chicago		payment	\$2,654,166	\$1,191,822.00
1- 19 E Chestnut	Loyolo University of Chicago 3/21/2013	payment	\$220,607	\$220,607.00
Arkadia 201-17 S Halsted 61-79 White Oak Realty Partners 78 W Quincy	11/27/2012	payment	\$1,675,133	\$1,675,132.80
118-128 W Chicago 801- 819 N ISmithfield Properties XVI LLC	5/16/2013	payment	\$714,892	\$714,892.20
118- 128 W Chicago 801- 819 N ISmithfield Properties XVI LLC	1/16/2014	payment	\$953,198	\$953,198.20
Old Colony Building 407 S Dearb407 Dearborn LLC Van Buren	7/18/2013	payment	\$605,556	\$605,556.48
707 North Wells	Akara Development Services As of Right	payment	\$351,878	\$351,877.60
200-214 N Michigan Ave (200 N.Buck Development 200 LLC Avenue)	12/19/2013	payment	51,291,931	\$1,291,931.20
360 N Michigan	AG-OCG 360 Noith Michigan LL9/18/2014	payment	\$177,941	\$177,940.50
1149-1167 S State St (State/ElmElm State Properly 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 (S33 Clark ApaRRyan 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 SeFoodsSmith Huron Associates LL12/18/2014		payment	\$744,313	\$744,312.80
235 Van Buren"	CMK Companies 3/14/2007	payment/units	N/A - initially built units	\$917,384.60
1118 N State (Cedar Hotel)	Cedar Propery LLC 8/20/2015	payment	\$746,360	\$746,359.60
640 N Wells	Walls 8. Erie LLC 8/20/2015	payment	\$1,595,842	\$1,595,850.40
167 Erie	MAC West LLC 8/21/2014	payment	\$2,310,889	\$2,310,888.80
451 E Grand	Related Midwest 12/18/2014	payment	\$2,983,168	\$2,983,168.00
2-8 E Huron	CA Residential State/Huron LLC As ol Right	payment	\$935,680	\$935,680
311 W Illinois	Illinois Franklin LLC 2/18/2016	payment	\$1,106,992	\$1,106,992.00
215 W Hubbard	215 Hubbard II.C 6/18/20-5	payment	\$1,461,553	\$1,461,552.80
650 SWc-lls-"	CMK Companies 11/19/2015	payment	\$8,707,477	\$1,553,620.80
1136 S Wabash	1136 S Wabash LLC 5/19/2010	payment	\$736,769	\$736,768.72

1101 S Wabash	Illh SI Wabash, LLC	As of Right	payment	\$723,677	\$723,676.80
111 S Peoria	LG Development Group LLC	3/17/2016	payment	\$643,585	\$643,584.70
1 S Halsled	Mid City Plaza LLC	8/6/2012	payment	\$2,587,292	\$2,587,291.84
800 S Michigan Ave	Essex Hotel Owner LLC	5/19/2016	payment	\$1,295,096	\$2,023,577.60

Appendices - 52

Density Bonus Report

DENSITY BONUS PROJECTS (as of 9/30/2018)

Property Address	Developer	Plan Commission Approval	Type	Projected Payment	Cash Received	Number of Affordable Units ^A
1326 S Michigan	SMAT LLC	3/17/2016	payment	\$1,957,842	\$1,957,841.60	
100 W Huron	AP 100 W Huron Property LLC	5/19/2016	payment	\$721,497	\$721,497.00	
808 W Van Buren 320-340 S	808 Van Buren LLC	As of Right	payment	\$577,054	\$577,053.60	
56 W Huron	Kifcrbaum 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 Randolph)	725 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	SI 142-150 WPG Development LLC	8/18/2016	payment	\$636,615		
				% <	\$73,307	

^A This was initially reported as an ARO project. A settlement agreement enabling the developer to pay an in-lieu payment of \$18,283.40 per affordable unit sold at 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.

DENSITY BONUS: PROJECTS ON HOLD ; *

Property Address	Developer	Plan Commission Approval	Type	Projected Payment, (n/a - 10 units)
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 Development, 327 S Sangamon, 60	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/401-419 S Wabash (Buckingham-Wabash II)	Buckingham/Wabash LLC	6/18/2009	payment	\$2,026,879
324 W Harrison Street (Old Post Office)	International Property Developers America Inc	N7/18/2013	payment/units	\$26,098,631

Totals: \$36,954,804

^ - \$36,954,804
 ***amm&M

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

DENSITY BONUS: CANCELED PROJECTSTM

Property Address	Developer	Plan Commission Approval	Type	Projected Payment	Date Canceled
100-106 S Sangamon. 933-943 W Campus Condominiums, LLC		N/A	payment	\$243,617	10/1/2006
301-319 S Sangamon Street / 925	Heidner Properties	August-06	units	N/A Units	3/1/2010
501-517 W. Huron, 658-678 N. Kir501 Huron Building Corporation		June-06	payment	\$853,320	8/1/2007
502 W. Ene (Park Kingsbury)					
680 N Rush (F/K/A 65 East Huron-Rush, LLC Ranch)		December-05	payment	\$1,550,239	6/1/2008
2100 S Prairie Avenue	2100 S. Prairie, LLC	As of Right	payment	\$129,730	8/1/2008

251 E Ohio / 540 N Fairbanks	Fairbanks Development Associate	January-07		51,042.945	10/1/2008
2055 S. Praire (Chess Lofts/AristoWarman Development		September-05	payment	\$576.947	1/9/2009
1712 S Prairie	1712 S Prairie LLC	February-06	payment	\$699.890	9/30/2009
630 N McClurg	Golub & Company	May-08	payment	\$7,920.806	12/15/2009
400 N. Lake Slice Drive (The SpireShelboinc North Water Street LP		April-07	payment	\$5,700.300	

To, al i: _ ' .. 4.,., "■":V/iik.S-:-, v'.l.'. \$18,717>94
-..

Appendices - 53

ra J3

<

C
ro

c
CD

o
E c
cN

O
0)
>
Q)

a
T3 C ro

cc 1_
CO

n E a> +.a. a> co

»| S

.E Q. O)
0. >-

= £^

ro
c
E t

10 a. a ✓ Q

||

3 «

o)Q

co

o |

O O 0E
D) D)
ro ca ro
ooo

In !c
O O S

o>.!2
£I o

c E

E
E o o

x O

<

E
CL

co

o

50 ro
.2 a

5
;0

Appendices - 54

Reference -
a
3 ■ I
Q D ■ X

5 <

5 <

Si

o o < y r u
LL

o u

50
f:

5 <

5 <

i:

Single-family,"*

Reference - 2

Q
ill.
Z>■ I
Λ :
o .
: >0" .
V> :

I

a
D ■ I

5 <
■ §
1

ill

O
CN CO

O
I

5
O

5
O I
i

5 <

⁵<
la
8

o li

<

Duplox/2-family

Reference - 3

0
Z> ■ i

<

o
its;

5 <

Q Z> ■ I

5 O x

O
I:

<

i ft
:Cat

if

ii

ia

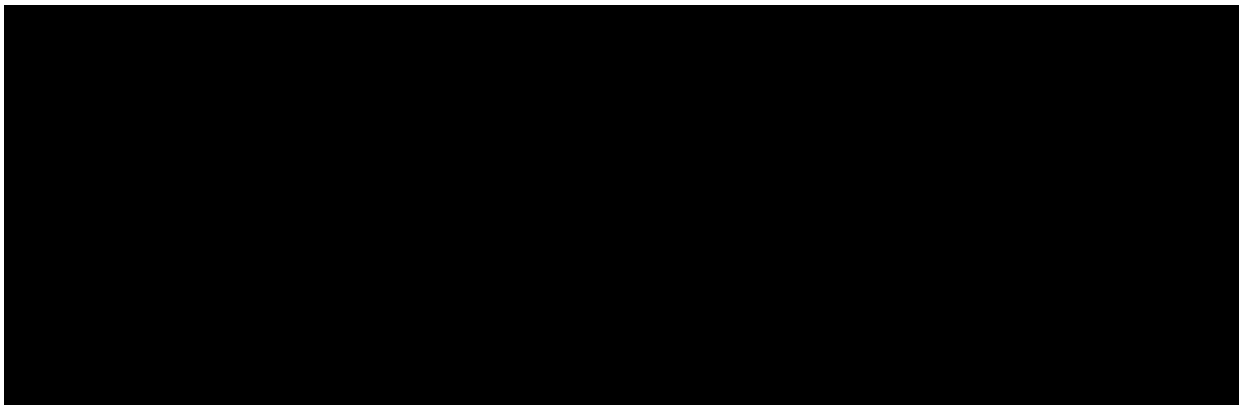
if

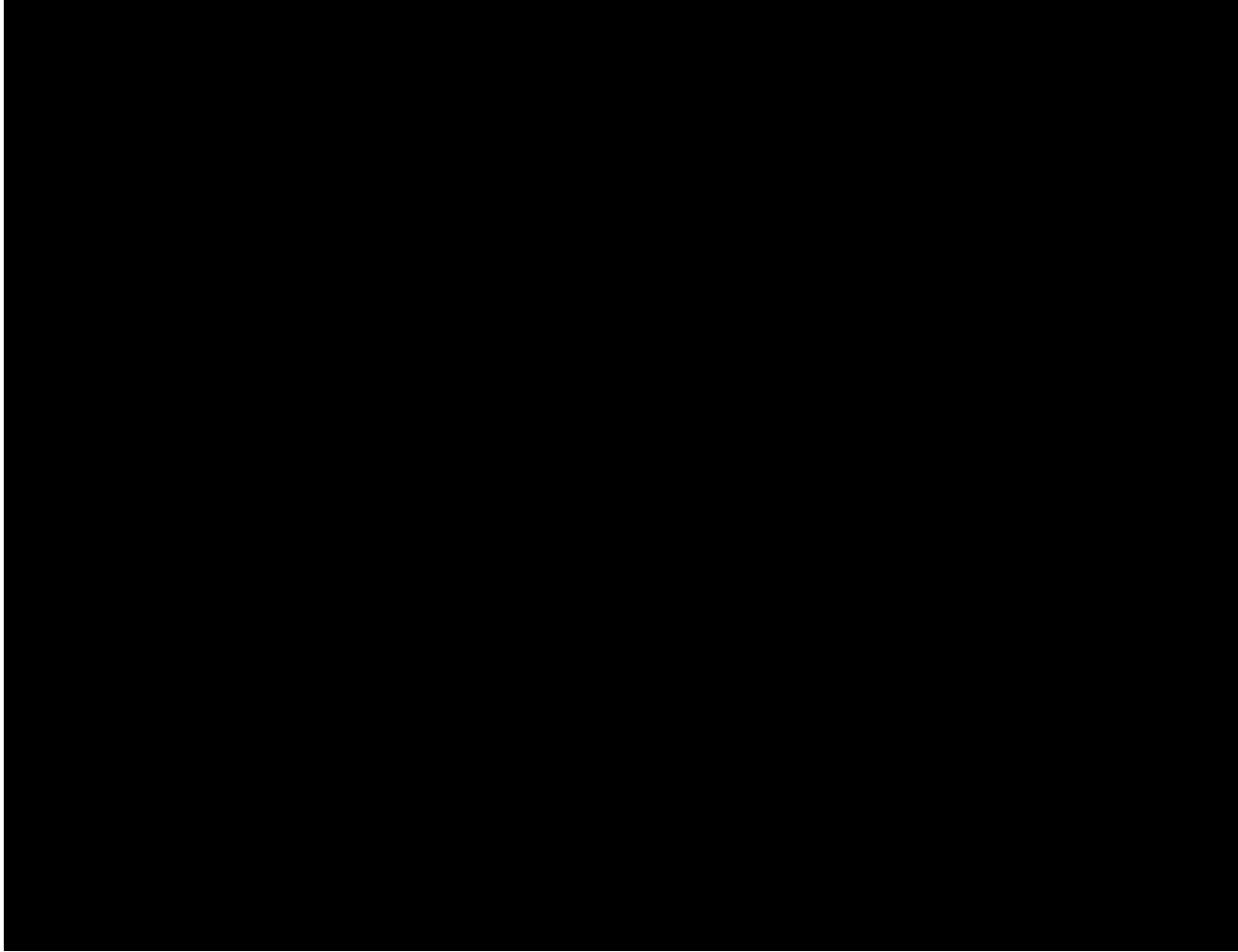
1

SO* i

!







"0>

•

i hi ■

mi

tit;

: Pi:
5 <

Duplcx/2-fainily

Reference - 4

00
O
CN
Z
LU Q6
>]
L
Z O

0.5
Er c^ U O : Q

Si
X

O o £

o ■£

Q

Is* '

'Single-fomily
Duplex/2-family

OO

Reference - 5