Alderman James Cappleman's 46th Ward Zoning and Development Application

ALL APPLICABLE SECTIONS OF THIS FORM SHOULD BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE. IF INFO IS NOT IMMEDIATELY AVAILABLE BUT IS RELEVANT TO THE PROJECT WRITE, "FUTURE". ANY INFO NOT RELEVANT CAN BE MARKED, "N/A" OR BLANK.

Completed forms can be mailed, emailed or faxed to the 46th Ward office: 4544 N. Broadway Ave., Chicago IL, 60640
Email: info@james46.org    Fax: 773-784-5033   (Subject: Development Application)

46th Ward Zoning and Development process summary for developers:
1. Fill out Application (below)
2. Meet with Alderman Cappleman
3. For large developments, meet with Ward Zoning & Development committee to present proposal
4. Present proposal at open public meeting
5. If necessary, attend meetings with neighborhood groups to address specific concerns
6. Meet with the Zoning and Development committee for final review
7. Decision announced by Alderman Cappleman the next business day
8. This process will conclude prior to any City of Chicago approvals
9. If a proposal is rejected, the developer may re-present the project with significant changes and at the discretion of the Alderman

The 46th Ward Zoning and Development Committee meets the last Monday of each month
For more information about the 46th Ward Zoning and Development process, please refer to the Developer and Committee Procedure Guidelines

CHICAGO'S 46TH WARD ALDERMAN

JAMES CAPPLEMAN

Questions? Please call the 46th Ward Service office at 773-878-4646 or email abby@james46.org
[SECTION A] – PLEASE COMPLETE ALL RELEVANT CONTACT INFORMATION

General Information

Project Name: Sarah's House

Date Submitted: _____________________________

Owner's Name: Sarah's Circle

Owner's Address: 4838 N. Sheridan

Owner's Phone Number: 773 728 1014

Owner's Fax Number: _____________________________

Developer's Name: Brinshore Development, LLC

Developer's Address: 666 Dundee Road Suite 1102 Northbrook IL 60062-2735

Developer's Phone Number: 847 562 9400

Developer's Fax: 847 562 9401

Developer's Website: http://brinshore.com

Architect's Name: Perkins+Will

Contact: Christopher Hale

Architect's Address: The Wrigley Building 410 N Michigan Ave Suite 1600 Chicago 60611

Architect's Phone Number: 312 755 9620

Architect's Fax Number: 312 755 0775

Architect of Record's Name: Christopher D. Hale

Architect of Record's Address: same as above
Architect of Record’s Phone Number: see above
Architect of Record’s Fax Number: see above
Architect of Record’s Website: http://perkinswill.com
General Contractor’s Name: Future
Contact: Future
General Contractor’s Address: Future
General Contractor’s Phone Number: Future
General Contractor’s Fax Number: Future
General Contractor’s License Number: Future

Project Information

Type of Construction: Rehab □ New Construction X Both □ None/Existing □
Project Location/Address: 4654-60 N. Sheridan Road, Chicago, IL 60640

Brief description of project:
New six story building with basement, containing SRO apartments and office and program space for agency serving chronically homeless women. Also includes temporary overnight shelter.

IF THE PROJECT IS AN EXISTING STRUCTURE WITH NO NEW CONSTRUCTION OR REHAB PLEASE FORGO THE REMAINDER OF SECTION A AND CONTINUE TO SECTION B

Name of current owner of property:
Mariana Turlakova

If the applicant is not the owner, please describe agreement with owner?:
Purchase and Sale Agreement

If owned by land trust, name of beneficiary: 

Does the project include an Orange, Red, Landmark or National Register Historic Structure? If so, which?
N/A

Current Zoning Designation: B3-3

Do you plan to maintain the current zoning designation? Yes ☐ No ☒

If, so please complete SECTION B.

Building Use(s): Single Family ☐ Apartment ☒ Condominium ☐ Townhouse ☐ Commercial ☐ Mixed Use ☐ Office ☒ Institutional ☐ Other

Lot dimensions: 46.98' x 150.00'

Site Square Footage: 7,287 square feet

Building Footprint: 5,828 square feet

Building Height: From grade at curb to bottom of the ceiling joist of the highest habitable level:
60.0 feet

From grade at curb to highest point of building (excluding chimneys, satellite dishes, HVAC units, etc):
Future

Height of each floor measured from finished floor to the finished ceiling and any below-grade space, including but not limited to basement: Future
Type of construction material to be used on all sides of the exterior:

Brick and metal panel - to be developed

[SECTION B] - COMPLETE SECTION IF PROJECT IS REQUESTING FINANCIAL SUPPORT FROM THE CITY OF CHICAGO AND/OR AN ALDERMANIC APPROVAL REQUEST SUCH AS REQUESTS FOR:

1. CURB CUTS
2. A LOADING ZONE
3. ZONING CHANGE
4. ENCROACHMENT OF THE PUBLIC WAY
5. SIGNAGE PERMIT

Requests

Do you plan to maintain the current zoning designation? Yes □ No X

If No, what would the proposed change be? Please list intended zoning designation and a brief description:

B3-3 to B3-5 to allow for increased allowable areas and total number of SRO units.

Will there be a request for curb cuts? Yes □ No X Number: _______ Size _______

Location: ____________________________
Will there be a request for a loading zone? Yes ☐ No ☒ Size: ______________
Location: ________________________________
Will there be any encroachment of the public right of way? Yes ☐ No ☒ If so, please describe: ________________________________

Would any signage require a permit application/Aldermanic ordinance? Yes ☐ No ☒ If yes, what is the total square footage of sign area? Please include pictures (digital preferred) or renderings. ________________________________
Are you seeking any financial assistance from the City of Chicago? Yes ☒ No ☐ If yes, please select all that apply:
- TIF Assistance Requested amount: Yes ☒ No ☐
- Land write down or negotiated sale: Yes ☐ No ☐
- Tax Class L: Yes ☐ No ☐
- County Tax Abatement Program (e.g., Class 6- Industrial or 7- Commercial): Yes ☐ No ☐

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION

Please see commitment letter from DPD attached.
Sarah's House is a joint venture between Sarah's Circle and Brinshore Development, LLC. Please see Brinshore experience attached.

Has the developer’s property(ies) been subject to legal action? Yes □ No X

If so, please explain the circumstances of the legal action:

Has a traffic study been completed? Yes □ No X

If yes, please attach document.

How many on-site parking spaces will be provided? TBD

How will they be accessed?

from alley and street

Will the project include bike parking and storage? Yes □ No □

How will they be accessed?

TBD

Where will the garbage dumpsters/cans for the property be located?:

In a screened area off the alley.
Will the proposed project include any sustainable or “green” features such as a green roof, permeable pavement, car sharing, etc.? If so, please describe:

The project will seek minimum LEED Silver Certification. Strategies for certification are to be determined.

Will this project create any jobs? Yes ☐ No ☐

If yes, please describe:

The project will provide numerous temporary construction jobs as well as permanent jobs due to spillover effect.

FOR ANY REQUESTS PLEASE INCLUDE ALL RELEVANT DOCUMENTATION
[SECTION D] – SECTION MUST BE COMPLETED IF THE PROJECT FITS ANY OF THE FOLLOWING CRITERIA.
BUILDINGS FITTING THESE CRITERIA MUST HAVE ALSO COMPLETED ALL PREVIOUS SECTIONS.

6. TIF FUNDING IS REQUESTED
7. PROJECT IS A PLANNED DEVELOPMENT
8. PROJECT COST IS GREATER THAN $10 MILLION
9. PROJECT INCLUDES AFFORDABLE HOUSING UNITS

Has financing been secured for this project? Yes  No  X
If yes, please briefly describe the nature of the financing, and attach any appropriate additional description and documentation.
Project has applied for TIF and PRA from CHA. Project has submitted PPA to IHDA and intends to apply for LIHTCs in first round of 2017. Project will also apply for FHLBC AHP funds in June.

Is the project within a TIF? If so, which?  Wilson Yards TIF
If TIF assistance is requested, briefly describe the amount and nature of the request and attach any appropriate documentation.
The project received a previous conditional commitment from DPD for $3.5M for the 4830 N Sheridan site. Applicant is currently working with DPD to see if same $3.5M commitment can be awarded to new site at 4635 N Sheridan.

Is the proposed project a planned development? Yes  No X
If the project is a planned development, briefly describe and attach appropriate documentation:

Have you met with the Department of Housing and Economic Development regarding the project? Yes  No  □
Who is the DHED contact?: Anna Booth

Contact’s Phone Number: 312-744-0880

Is the cost of this project above $10 Million? Yes X No

If yes, what is the total estimated cost of this project? $16.7M

Does the project proposal include affordable housing units? Yes X No

If yes, please describe the affordable housing component and attach any appropriate additional description and documentation.

All units will be designated as affordable housing units.
June 7, 2016

Ms. Kathy Ragnar
Executive Director
Sarah's Circle PSH, LLC
4838 North Sheridan Rd.
Chicago, Illinois 60640

RE: 2016 Low Income Housing Tax Credit Funding Round
Sarah's Circle Supportive Housing
4830-34 N. Sheridan Rd.
Chicago, IL 60640

Dear Ms. Ragnar:

The City of Chicago Department of Planning and Development (“DPD”) is in receipt of an application for financial support for the Sarah's Circle Supportive Housing transaction.

Based on our initial review, DPD intends to provide $3.5 million in Tax Increment Financing (“TIF”) funds to help construct 40 units of affordable housing, which will remain affordable for a period of 30 years. DPD is supportive of the applicant’s project and will provide these funds if they receive an allocation of Low Income Housing Tax Credits (LIHTC) from the Illinois Housing Development Authority (“IHDA”). This commitment is contingent upon final underwriting and City Council approval.

We are hopeful this helps your staff complete a successful review of the application for this worthwhile project.

Should you have any questions or require additional information, please feel free to contact me at 312.744.9777.

Sincerely,

Tracy Sanchez
Deputy Commissioner
<table>
<thead>
<tr>
<th>Project/Year Completed</th>
<th>Building Identification Number</th>
<th>Location</th>
<th>M/F/Total Units</th>
<th>Income Mix</th>
<th>Annual Tax Credit Allocation</th>
<th>Financing Structure</th>
<th>Budget</th>
<th>Brinshore Role</th>
<th>Type of Housing</th>
<th>Construction Type</th>
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<tbody>
<tr>
<td>1</td>
<td>Park Apartments 1995</td>
<td>IL-94-00249 to IL-94-00252</td>
<td>202-224 E. Garfield Blvd. Chicago, IL</td>
<td>9-1BR, 50-2BR, 58-3BR, 3-4BR</td>
<td>All @ 60% AMI</td>
<td>$848,129</td>
<td>Tax Credits, Trust Fund Bond</td>
<td>3,800,000, 4,500,000</td>
<td>Developer, Owner</td>
<td>Family, Rehab</td>
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<td>2</td>
<td>Hollow Tree I 1997</td>
<td>IL-96-00201 to IL-96-00209</td>
<td>1351 Sandburg Drive Galesburg, IL</td>
<td>18-2BR, 25-2BR, 18-3BR, 61 Total</td>
<td>29% Mkt, 43% @ 60%, 28% @ 50%</td>
<td>$312,253</td>
<td>Tax Credits, HOME</td>
<td>2,300,000, 2,300,000</td>
<td>Developer, Owner</td>
<td>Family, New Const.</td>
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<td>3</td>
<td>South Park 1997</td>
<td>IL-96-00226 to IL-96-00227</td>
<td>5650 S. King Drive Chicago, IL</td>
<td>24-2BR, 22-3BR, 46 Total</td>
<td>52% @ 60%, 48% @ 50%</td>
<td>$371,742</td>
<td>Tax Credits, Trust Fund Bond</td>
<td>1,790,000, 3,800,000</td>
<td>Developer, Owner</td>
<td>Family, New Const.</td>
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<td>4</td>
<td>Prairie Park 2000</td>
<td>IL-98-00204 to IL-98-00206</td>
<td>531-37 S. Prairie 317 E. 55th Place 5600-06 S. Calumet 5612-20 S. Calumet Chicago, IL</td>
<td>6-1BR, 24-2BR, 3-4BR, 1-3BR, 56 Total</td>
<td>60% @ 60%, 40% @ 50%, 10 units to CHA</td>
<td>$430,000</td>
<td>Tax Credits, HOME, Trust Fund, EZ Funds, ARC Funds, Conventional Loan, Total</td>
<td>3,300,000, 1,100,000, 2,000,000, 322,000, 800,000, 7,722,000</td>
<td>Developer, Owner</td>
<td>Family, New Const.</td>
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<td>5</td>
<td>Larkin Village 2000</td>
<td>IL-99-00100 to IL-99-00108</td>
<td>929 Lois Place Joliet, IL</td>
<td>57 Studio, 216-1BR, 183-2BR, 20-3BR, 476 Total</td>
<td>60% @ 60%, 40% @ Mkt</td>
<td>$214,491</td>
<td>Tax Credits, Tax Exempt Bonds, Total</td>
<td>14,200,000, 17,000,000</td>
<td>Developer, Owner</td>
<td>Family, Rehab</td>
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<td>6</td>
<td>Renaissance 2002</td>
<td>IL-99-00013</td>
<td>1723-31 2nd Avenue Rock Island, IL</td>
<td>6-1BR, 15-2BR, 3-3BR, 24 Total</td>
<td>37% @ Mkt, 42% @ 60%, 21% @ 50%</td>
<td>$171,454</td>
<td>Tax Credits, Historic Tax Credits, Risk Sharing, Trust Fund, DCCA-Energy, Façade Grant, City of Rock Island, Total</td>
<td>1,225,000, 522,000, 850,000, 375,000, 37,500, 15,000, 138,000, 3,182,500</td>
<td>Developer, Owner</td>
<td>Family, Rehab/Historic</td>
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<td>Goldman 2002</td>
<td>IL-99-00012</td>
<td>1629 2nd Avenue Rock Island, IL</td>
<td>3- Studio, 13-1BR, 12-2BR, 26 Total</td>
<td>33% @ Mkt, 46% @ 60%, 21% @ 50%</td>
<td>$187,147</td>
<td>Tax Credits, Risk Sharing, Trust Fund, DCCA-Energy, Façade Grant, City of Rock Island, Total</td>
<td>1,440,000, 375,000, 47,500, 15,000, 138,000, 2,865,500</td>
<td>Developer, Owner</td>
<td>Family, Rehab</td>
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<td>Hollow Tree II 2002</td>
<td>IL-00-00054 to IL-00-00058</td>
<td>1351 Sandburg Drive Galesburg, IL</td>
<td>8-1BR, 25-2BR, 8-3BR, 4 Total</td>
<td>23% @ Mkt, 27% @ 60%, 30% @ 50%, 20% @ 30%</td>
<td>$265,317</td>
<td>Tax Credits, HOME, Conventional Loan, Total</td>
<td>1,700,000, 1,710,000, 275,000, 3,865,000</td>
<td>Developer, Owner</td>
<td>Family, New Const.</td>
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<td>9</td>
<td>Melrose Commons 2003</td>
<td>IL-02-00263</td>
<td>8303 W. North Avenue Melrose Park, IL</td>
<td>71-1BR, 24-2BR, 95 Total</td>
<td>42% @ 50%, 48% @ 60%, 10% @ Mkt</td>
<td>$741,352</td>
<td>Tax Credits, Risk Sharing, Trust Fund, HOME, Total</td>
<td>6,200,000, 2,600,000, 750,000, 2,300,000, 11,850,000</td>
<td>Developer, Owner</td>
<td>Senior, New Const.</td>
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<tr>
<td>#</td>
<td>Project Name</td>
<td>Location</td>
<td>Units</td>
<td>Floor Plans</td>
<td>% Income</td>
<td>% Income</td>
<td>Amount</td>
<td>Sources and Notes</td>
<td>Notes</td>
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<td>10</td>
<td>West haven Park Apartments 2003</td>
<td>IL 02-02111 to IL 02-02125</td>
<td>110 N. Wood Street Chicago, IL</td>
<td>15-1BR 99-2BR 34-3BR 7-4BR 155 Total</td>
<td>56% @ 50% 20% @ 60% 24% @ Mkt</td>
<td>$1,240,668</td>
<td>Tax Credits HOME Trust Fund HOPE VI AHP Tax Exempt Bonds GIC Deferred Fee Accrued Interest</td>
<td>Total Developer Family New Const.</td>
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<td>10</td>
<td>Sala Flats 2004</td>
<td>IL 03-00191</td>
<td>320-330 19th Street Rock Island, IL</td>
<td>7-Studios 9-1BR 8-2BR 9-3BR 33 Total</td>
<td>21% @ 40% 21% @ 50% 33% @ 60% 24% @ Mkt</td>
<td>$190,292</td>
<td>Tax Credits Historic Tax Credits State Donation Tax Credit HOME Rock Island Grant Façade Loan Energy Grant Deferred Fee AHP</td>
<td>Total Developer Family Rehab</td>
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<td>12</td>
<td>Mahalia Place 2004</td>
<td>IL03-00229 to IL03-00239</td>
<td>116 E. 43rd Street Chicago, IL</td>
<td>9-1BR 75-2BR 26-3BR 110 Total</td>
<td>49% @ 50% 40% @ 60% 11% @ Mkt</td>
<td>$2,020,000</td>
<td>Tax Credits HOPE VI AHP Conventional Loan AHP Home AHP</td>
<td>Total Developer Family New Const.</td>
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<td>14</td>
<td>Red Maple Grove Phase I 2005</td>
<td>IL-03-00250 to IN-03-002514</td>
<td>2301 E. Tabor Indianapolis, IN</td>
<td>20-2BR 16-3BR 4-4BR 40 Total</td>
<td>12% @ 30% 22% @ 40% 53% @ 50% 12% @ 60%</td>
<td>$291,271</td>
<td>Tax Credits HOPE VI Conventional Loan AHP AHP HOPE VI Demo only</td>
<td>Total Developer Family New Const.</td>
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<td>15</td>
<td>Douglass Square 2005</td>
<td>IL-04-00259 to IL-04-00233</td>
<td>414 Nathaniel Burch Drive Champaign, IL</td>
<td>8-1BR 12-3BR 3-4BR 50 Total</td>
<td>26% @ 30% 14% @ 50% 50% @ 60% 10% @ Mkt</td>
<td>$638,500</td>
<td>Tax Credits IHDA HOME Trust Fund AHP IHDA Trust Fund</td>
<td>Total Developer Family New Const.</td>
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<td>16</td>
<td>Keystone Place 2006</td>
<td>IL-05-00472 to IL-05-00490</td>
<td>9417 S. Ellis Chicago, IL</td>
<td>9-1BR 33-2BR 18-3BR 9-4BR 69 Total</td>
<td>20% @ 40% 70% @ 60% 10% @ Mkt</td>
<td>$1,100,000</td>
<td>Tax Credits HOPE VI IHDA Trust Fund AHP</td>
<td>Total Developer Family New Const.</td>
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<td>17</td>
<td>Hansberry Square 2006</td>
<td>IL-05-00329 to IL-05-00351</td>
<td>40th and Root Chicago, IL</td>
<td>13-1BR 8-2BR 73-3BR 2-4BR 7-4BR 181 Total</td>
<td>42% @ 50% 41% @ 60% 17% @ 50%</td>
<td>$2,497,670</td>
<td>Tax Credits HOPE VI HOME Trust Fund</td>
<td>Total Developer Family New Const.</td>
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<td>18</td>
<td>West haven Park Phase II B 2006</td>
<td>IL-06-00530 to IL-06-00547</td>
<td>110 N. Wood Street Chicago, IL</td>
<td>55-1BR 18-2BR 42-3BR 12-4BR 127 Total</td>
<td>8% @ 30% 12% @ 40% 35% @ 50% 21% @ 60% 24% @ Mkt</td>
<td>$1,500,000</td>
<td>Tax Credits HOPE VI HOME Trust Fund AHP First Mtg AHP First Mtg</td>
<td>Total Developer Family New Const.</td>
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<tr>
<td>Project Name</td>
<td>State Code</td>
<td>Address Details</td>
<td>Unit/Bed Count</td>
<td>Start Year</td>
<td>developer Type</td>
<td>Total Project Cost</td>
<td>Notes</td>
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<td>Red Maple Grove Phase II A</td>
<td>IN-05-03100 to IN-05-03124</td>
<td>2001 E. Tabor Indianapolis, IN</td>
<td>8-1BR 27-2BR 19-3BR 6-4BR 60 Total</td>
<td>30% @ 30% 17% @ 40% 37% @ 50% 5% @ 60% 12% @ Mkt</td>
<td>$458,729</td>
<td>Tax Credits Conventional Loan HOPE VI HOME Total</td>
<td>Developer Family New Const.</td>
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<td>Red Maple Grove Phase II B</td>
<td>IN-05-03125</td>
<td>2001 E. Tabor Indianapolis, IN</td>
<td>4-1BR 37-2BR 17-3BR 7-4BR 65 Total</td>
<td>12% @ 30% 22% @ 40% 51% @ 50% 15% @ Mkt</td>
<td>$512,915</td>
<td>Tax Credits HOPE VI HOME Total</td>
<td>Developer Family New Const.</td>
<td>4,874,775</td>
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<td>Florida House 2007</td>
<td>IL-07-00442</td>
<td>1502 E. Florida Urbana, IL</td>
<td>120-1BR 120 Total</td>
<td>100% @ 60%</td>
<td>$330,386</td>
<td>Tax Credits Tax Exempt Bonds HOME Total</td>
<td>Developer Senior Rehab</td>
<td>3,085,537</td>
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<td>Sunnycroft Manor 2007</td>
<td>IL-07-00441</td>
<td>1805 S. Cottage Grove Urbana, IL</td>
<td>100-1BR 1-2BR 101 Total</td>
<td>100% @ 60%</td>
<td>$240,854</td>
<td>Tax Credits Tax Exempt Bonds Trust Fund Total</td>
<td>Developer Family New Const.</td>
<td>2,395,727</td>
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<td>Sunrise Apartments 2007</td>
<td>IL-08-0004 to IL-08-0007</td>
<td>1817 S. 9th St. Mattoon, IL</td>
<td>60-1BR 40-2BR 120 Total</td>
<td>100% @ 60%</td>
<td>$282,580</td>
<td>Tax Credits Tax Exempt Bonds Trust Fund Total</td>
<td>Developer Family New Const.</td>
<td>2,649,146</td>
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<td>Anglers Manor 2007</td>
<td>IL-07-00440</td>
<td>1017 S. Mercer Bloomington, IL</td>
<td>96-1BR 96 Total</td>
<td>100% @ 60%</td>
<td>$241,851</td>
<td>Tax Credits Tax Exempt Bonds Trust Fund Total</td>
<td>Developer Family New Const.</td>
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<td>Red Maple Grove Phase II B</td>
<td>IN-07-00200 to IN-07-00225</td>
<td>2001 E. Tabor Indianapolis, IN</td>
<td>4-1BR 37-2BR 17-3BR 7-4BR 65 Total</td>
<td>12% @ 30% 22% @ 40% 51% @ 50% 15% @ Mkt</td>
<td>$512,915</td>
<td>Tax Credits HOPE VI HOME Total</td>
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<td>Coleman Place 2008</td>
<td>IL-07-00106 to IL-07-00117</td>
<td>223 E. 41st Street Chicago, IL</td>
<td>12-1BR 67-2BR 35-3BR 4-4BR 118 units</td>
<td>40% @ 50% 40% @ 60% 20% @ Mkt</td>
<td>$2,625,000</td>
<td>First Mtg HOPE VI Equity Deferred Fee Total</td>
<td>Developer Family New Const.</td>
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<td>Westhaven Park IIC 2010</td>
<td>IL-08-0210 to IL-08-0213</td>
<td>1939 W. Lake Street Chicago, IL</td>
<td>52-1BR 15-2BR 23-3BR 2-4BR 92 Units</td>
<td>11% @ 30% 38% @ 50% 36% @ 60% 15% @ Mkt</td>
<td>$2,485,000</td>
<td>First Mtg HA Capital Funds Equity Deferred Fee Total</td>
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<td>1,650,000</td>
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<tr>
<td>Hopkins Place 2009</td>
<td>WI-08-317-01 to WI-08-317-04</td>
<td>5485 N. Hopkins Street Milwaukee, WI</td>
<td>56-1BR 56 units</td>
<td>56 @ 60%</td>
<td>$454,155</td>
<td>First Mtg Equity Deferred Fee Total</td>
<td>Developer Senior Rehabilitation Preservation</td>
<td>2,500,000</td>
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<tr>
<td>Crystal View 2010</td>
<td>IL-08-00297 to IL-08-00313</td>
<td>810 N. Broadway Ave. Urbana, IL</td>
<td>48-2BR 12-3BR 10-4BR 70 units</td>
<td>10% @ 30% 30% @ 50% 50% @ 60% 10% @ Mkt</td>
<td>$1334500</td>
<td>First Mtg IHDA HOME FAF Urbana HOME Urbana CDBG DCEO-Energy Grant AHP Grant State Donation Tax Credit Energy Credits Total</td>
<td>Developer Family New Const.</td>
<td>1310000</td>
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<td>Savoy Square 2010</td>
<td>IL-08-02015 to IL-08-02031</td>
<td>43rd-45th and State Street Chicago, Illinois</td>
<td>20-1BR 63-2BR 48-3BR 7-4BR 138 units</td>
<td>43% @ 50% 36% @ 60% 20% @ Mkt</td>
<td>$3,862,000</td>
<td>First Mtg CHA-HOPE VI Equity Deferred Fee Total</td>
<td>Developer Family New Const.</td>
<td>3,560,000</td>
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**Brinshore Development - Mixed Income and Affordable Housing**
<table>
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<tr>
<th>#</th>
<th>Project Name</th>
<th>State</th>
<th>Address</th>
<th>Unit Type</th>
<th>Income Share</th>
<th>Number of Units</th>
<th>Total Cost</th>
<th>First Mtge</th>
<th>Other Funding</th>
<th>Deferred Fee</th>
<th>Total</th>
<th>Developer</th>
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<td>30</td>
<td>Heart and Hope Place</td>
<td>WI-09-460-01</td>
<td>3362-3400 N. Martin Luther King, Jr. Dr</td>
<td>Milwaukee, Wisconsin</td>
<td>12-2BR, 12-3BR</td>
<td>24 units</td>
<td>50% @ 50%</td>
<td>50% @ 60%</td>
<td>$829,511</td>
<td>WHEDA Exchange Funds</td>
<td>300,000</td>
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<td>31</td>
<td>Franklin Square</td>
<td>WI-09-461-01</td>
<td>1432 W. Center Street</td>
<td>Milwaukee, Wisconsin</td>
<td>20-2BR, 17-3BR</td>
<td>37 units</td>
<td>46% @ 50%</td>
<td>54% @ 60%</td>
<td>$939,757</td>
<td>WHEDA Exchange Funds</td>
<td>515,000</td>
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<td>32</td>
<td>Harp's Lofts</td>
<td>IL-10-02001</td>
<td>2300 N. Milwaukee Ave</td>
<td>Chicago, Illinois</td>
<td>12-1BR, 16-2BR</td>
<td>28 units</td>
<td>14% @ 30%</td>
<td>29% @ 50%</td>
<td>$310,503</td>
<td>WHEDA Exchange Funds</td>
<td>600,000</td>
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<td>33</td>
<td>Chatham Square</td>
<td>IN-10-00600</td>
<td>3619 Champlain Street</td>
<td>Lafayette, Indiana</td>
<td>16-1BR, 44-2BR, 32-3BR</td>
<td>137 units</td>
<td>10% @ 30%</td>
<td>22% @ 40%</td>
<td>$1,207,798</td>
<td>HOME</td>
<td>700,000</td>
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<td>Bluff Apartments</td>
<td>IA-09-08001</td>
<td>5202 River Valley Road</td>
<td>Fort Madison, IA</td>
<td>24-2BR, 16-3BR</td>
<td>40 units</td>
<td>10% @ 40%</td>
<td>32.5% @ 50%</td>
<td>$834,175</td>
<td>HOME</td>
<td>900,000</td>
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<td>Century City</td>
<td>WI10-402-01</td>
<td>3847 N 35th Street</td>
<td>Milwaukee, WI</td>
<td>10-1BR, 15-2BR, 12-3BR</td>
<td>37 units</td>
<td>50% @ 50%</td>
<td>50% @ 60%</td>
<td>$666,613</td>
<td>First Mtg</td>
<td>580,000</td>
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<td>WI11-685-01</td>
<td>Scattered Sites</td>
<td>Milwaukee, WI</td>
<td>12-1BR, 15-2BR, 10-3BR, 3-4BR</td>
<td>40 units</td>
<td>10% @ 30%</td>
<td>50% @ 50%</td>
<td>$663,756</td>
<td>First Mortgage</td>
<td>375,000</td>
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<td>Address</td>
<td>Number of Units</td>
<td>Income Mix</td>
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<td>39</td>
<td>Ashland Place</td>
<td>1750 E. Ash Street</td>
<td>6-1BR, 10-2BR, 16-3BR, 42 units</td>
<td>13% @ 30%, 29% @ 50%, 48% @ 60%</td>
<td>$782,434</td>
<td>Equity</td>
<td>6,586,553</td>
<td>Developer Owner</td>
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<td>40</td>
<td>Emerson Square</td>
<td>1600 Foster Street</td>
<td>4-1BR, 18-2BR, 10-3BR, 32 units</td>
<td>13% @ 30%, 31% @ 50%, 43% @ 60%</td>
<td>$935,153</td>
<td>First Mtge, Equity</td>
<td>650,000</td>
<td>Developer Owner</td>
<td>Family</td>
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<td>41</td>
<td>Diplomat</td>
<td>3208 N. Sheffield</td>
<td>51-studios, 51 units</td>
<td>25% @ 30%, 16% @ 50%, 56% @ 60%</td>
<td>$992,558</td>
<td>Equity</td>
<td>9,562,340</td>
<td>Developer Owner</td>
<td>Special Needs</td>
<td>Rehab</td>
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<tr>
<td>42</td>
<td>New Village</td>
<td>2400 S. Alban's Way</td>
<td>63-1BR, 51-2BR, 28-3BR, 10-4BR, 152 units</td>
<td>100% @ 60%</td>
<td>$1,500,000</td>
<td>FMDA DUS Loan, Equity</td>
<td>3,850,000</td>
<td>Developer Owner</td>
<td>Family</td>
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<td>43</td>
<td>Ironwood Court</td>
<td>9015 S. Indiana</td>
<td>36-2BR, 8-3BR, 2-4BR, 46 units</td>
<td>31% @ 50%, 69% @ 120%</td>
<td>No Tax Credits</td>
<td>No Tax Credits</td>
<td>5,212,496</td>
<td>Developer Owner</td>
<td>Family</td>
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<td>44</td>
<td>Boxester Court</td>
<td>6205 S. Langley</td>
<td>1-1BR, 17-2BR, 1-3BR, 19 units</td>
<td>53% @ 50%, 47% @ 120%</td>
<td>No Tax Credits</td>
<td>No Tax Credits</td>
<td>2,848,997</td>
<td>Developer Owner</td>
<td>Family</td>
<td>Rehab</td>
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<td>45</td>
<td>Winterberry Place</td>
<td>4800 S. Calumet</td>
<td>7-1BR, 9-2BR, 5-3BR, 21 units</td>
<td>52% @ 50%, 49% @ 120%</td>
<td>No Tax Credits</td>
<td>No Tax Credits</td>
<td>4,245,713</td>
<td>Developer Owner</td>
<td>Family</td>
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<tr>
<td>46</td>
<td>Evanston NSP</td>
<td>Various</td>
<td>100 1-6 bdrms</td>
<td>25% @ 50%, 75% @ 120%</td>
<td>No Tax Credits</td>
<td>No Tax Credits</td>
<td>14,200,000</td>
<td>Developer Owner</td>
<td>Family</td>
<td>Rehab and New Const</td>
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<tr>
<td>47</td>
<td>Dorchester Art + Housing</td>
<td>TC-12-005</td>
<td>17-2BR, 15-3BR, 32 units</td>
<td>38% @ 50%, 34% @ 60%, 28% @ Mkt</td>
<td>$765,000</td>
<td>First Mtge, LIHTC Equity</td>
<td>275,000</td>
<td>Developer Owner</td>
<td>Artist</td>
<td>Preference</td>
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<td>Collaborative</td>
<td>TC-13-004</td>
<td>Arts Center</td>
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### Brinshore Development - Mixed Income and Affordable Housing

<table>
<thead>
<tr>
<th>Project Code</th>
<th>Location</th>
<th>Category</th>
<th>Units</th>
<th>Size</th>
<th>Equity</th>
<th>Developer</th>
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<tbody>
<tr>
<td>Legends C-3</td>
<td>IL-13-0052</td>
<td>Various</td>
<td>21-1BR, 27-2BR, 20-3BR, 3-4BR, 71 units</td>
<td>1,500,000</td>
<td>Equity</td>
<td>1,484,516</td>
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<td>Plowfield Square</td>
<td>IL-12-00144</td>
<td>Various</td>
<td>6-1BR, 20-2BR, 16-3BR, 42 units</td>
<td>682,096</td>
<td>IHDA HOME</td>
<td>1,962,196</td>
<td>Owner</td>
<td>New Const.</td>
</tr>
</tbody>
</table>

**40 Projects** in IL, IN, WI, MI and IA:
- 3,942 Units
- Mixed Income
- $42,199,599
- 25 Subsidy Forms
- $688,396,667

**Rehab & New**

**Subsidy Programs:**
- Tax Credits: Low Income Housing, Tax Credits
- Trust Fund Bond: IHDA Trust Fund, Bond Program
- Risk Sharing: IHDA Risk Sharing
- Trust Fund: IHDA Affordable Housing Trust Fund
- HOME: Federal HOME Funds
- Tax Exempt Bonds: Volume Cap
- Historic Tax Credits: AHP
- DCCA: Energy, IHDA Energy Efficiency Grant
- CHA Loan: City of Rock Island Façade Rebate Grant
- TIF: City of Rock Island Corporate Loan
- Private Loan: Empowerment Zone Funds
- IHDA Trust Fund Bond Program: Affordable Rents for Chicago Program
- DCEO: Affordable Housing Program (Federal Home Loan Bank)
- INHP: Indianapolis Neighborhood Housing Partnership