

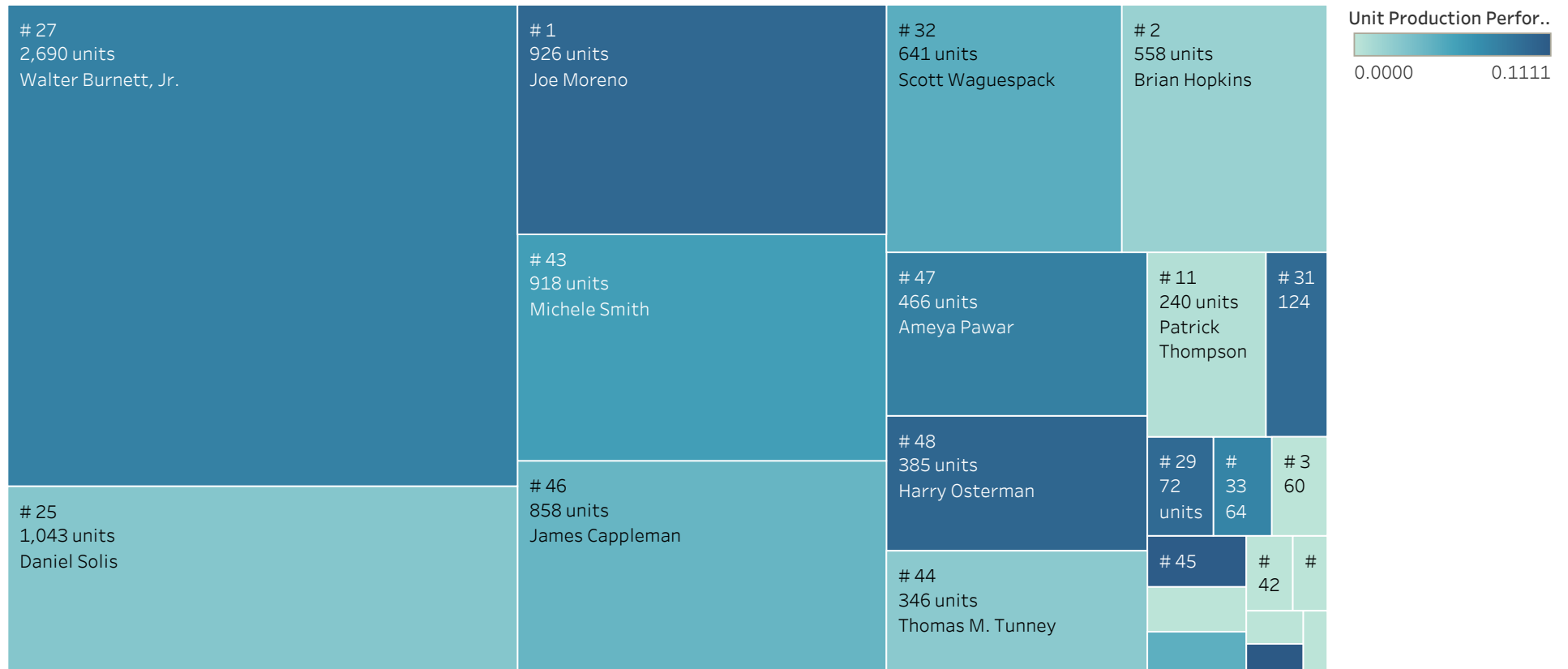
## ARO Units by Ward and Unit Production Performance

Ward	Alderman	ARO-Subject Projects	ARO-Subject Units	Total Affordable Units	In-Lieu Fees	Affordable Units/Total Units
36	Gilbert Villegas	1	18	2	\$0	11.11%
45	John Arena	2	55	6	\$0	10.91%
48	Harry Osterman	2	385	39	\$0	10.13%
1	Joe Moreno	15	926	92	\$0	9.94%
29	Chris Taliaferro	2	72	7	\$0	9.72%
31	Milly Santiago	1	124	12	\$0	9.68%
47	Ameya Pawar	16	466	38	\$775,000	8.15%
27	Walter Burnett, Jr.	16	2,690	216	\$8,325,000	8.03%
33	Deborah Mell	2	64	5	\$200,000	7.81%
43	Michele Smith	3	918	54	\$3,800,000	5.88%
32	Scott Waguespack	11	641	30	\$3,500,000	4.68%
38	Nicholas Sposato	2	44	2	\$300,000	4.55%
46	James Cappleman	8	858	35	\$9,875,000	4.08%
25	Daniel Solis	10	1,043	27	\$11,125,000	2.59%
44	Thomas M. Tunney	7	346	8	\$2,553,469	2.31%
2	Brian Hopkins	5	558	9	\$5,338,825	1.61%
11	Patrick Thompson	6	240	1	\$2,000,000	0.42%
49	Joseph A. Moore	1	50	0	\$500,000	0.00%
42	Brendan Reilly	1	38	0	\$400,000	0.00%
40	Patrick J. O'Connor	2	29	0	\$300,000	0.00%
3	Pat Dowell	1	60	0	\$600,000	0.00%
28	Jason Ervin	1	20	0	\$200,000	0.00%
12	George A. Cardenas	1	16	0	\$100,000	0.00%
<b>Grand Total</b>		<b>116</b>	<b>9,661</b>	<b>583</b>	<b>\$49,892,294</b>	<b>6.03%</b>

This table summarizes the various housing developments between January 1, 2016 and September 30, 2018 that were subject to some form of the Affordable Requirements Ordinance (ARO). It includes number of approved projects, number of aggregate units, on-site and off-site units committed and the sum of in-lieu fees paid. All data for this report is taken from Chicago DPD Website: [https://www.chicago.gov/city/en/depts/doh/supp\\_info/quarterly\\_housingreports.html](https://www.chicago.gov/city/en/depts/doh/supp_info/quarterly_housingreports.html)

**Unit Production Performance** is defined by Total Affordable Units / Total ARO-Subject Units and reflects the % of the overall units created in projects covered by the ARO that are either on-site or off-site affordable housing.

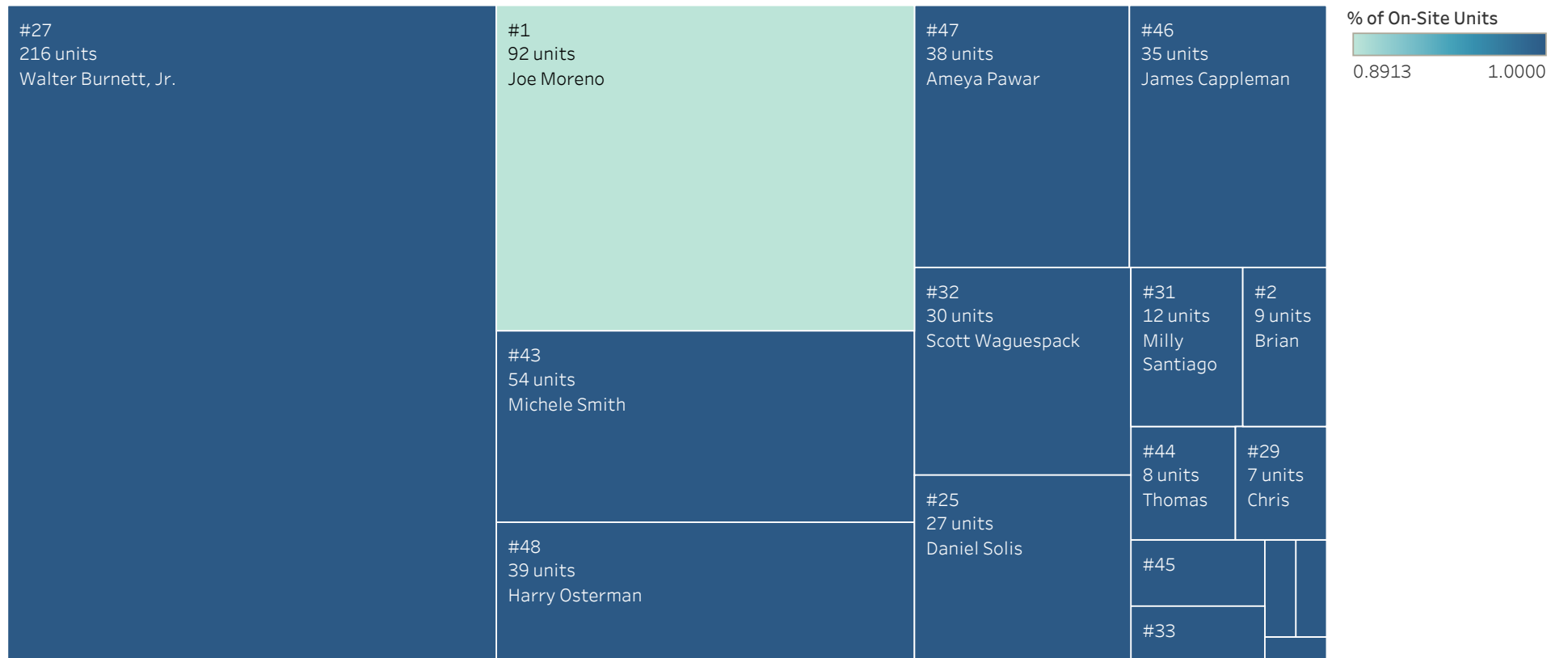
# Distribution of Total ARO Units



Ward, sum of ARO-Subject Units and Alderman. Color shows  $\text{Sum}([\text{Total Affordable Units}]) / \text{Sum}([\text{ARO-Subject Units}])$ . Size shows sum of ARO-Subject Units. The marks are labeled by Ward, sum of ARO-Subject Units and Alderman.

Wards with ARO projects not depicted on the graph include: #47 Thomas Moore (50 units); #31 Milly Santiago (124 units); #64 Deborah Mell (64 units); #3 Pat Dowell (60 units); #38 Nicholas Sposato (44 units); #40 Patrick J. O'Connor (29 units); #28 Jason Irvin (20 units); #42 Brendan Reilly (38 units); #36 Gilbert Villegas (18 units); #12 George Cardenas (16 units)

# Distribution of Affordable Units Created



Ward, sum of Total Affordable Units and Alderman. Color shows  $\frac{\text{Sum}([\text{On-Site Units}])}{\text{Sum}([\text{Total Affordable Units}])}$ . Size shows sum of Total Affordable Units. The marks are labeled by Ward, sum of Total Affordable Units and Alderman.

## All ARO-Subject Projects from 1/1/16 to 9/30/18

Ward	Alderman	Project Name	ARO-Subject Units	On-Site Units	Off-Site Units	In-Lieu Fees
1	Joe Moreno	2500 W Cortland	49	0	5	\$0
		Vista on the Park, 2635 W North Ave	30	0	3	\$0
		1841 N California	14	1	0	\$0
		2556 WArmitage	14	1	0	\$0
		2614 W Fullerton	14	1	0	\$0
		East Village Lofts, 1056 N Ashland	34	1	2	\$0
		1038 N Ashland	18	2	0	\$0
		2529 W Fullerton	19	2	0	\$0
		2808 W North	16	2	0	\$0
		2915 WArmitage	33	3	0	\$0
		2701 WArmitage	59	6	0	\$0
		2835 W Belden	100	10	0	\$0
		1980 Milwaukee	132	13	0	\$0
		2340 N California Savoy on the Park	134	14	0	\$0
		Centrum Wicker Park, 1650 W Division	260	26	0	\$0
2	Brian Hopkins	1011 N Ashland	33	0	0	\$400,000
		800 N Clark	230	0	0	\$2,363,825
		913 N Hoyne	19	0	0	\$200,000
		1938 W North Ave	15	2	0	\$0
		633 W North Ave	261	7	0	\$2,375,000
3	Pat Dowell	1333 s Wabash	60	0	0	\$600,000
11	Patrick Thompson	2109 S Halsted	18	0	0	\$250,000
		3607 S Moraan	21	0	0	\$125,000
		700 W 14th St	99	0	0	\$1,000,000
		Riverbend Estates	69	0	0	\$400,000
		Riverbend Estates - Phase IIA	12	0	0	\$100,000
		3607 S Morgan	21	1	0	\$125,000
12	George A. Carde..	3340 S Justine	16	0	0	\$100,000
25	Daniel Solis	1045 Washington	69	0	0	\$700,000
		1050 W Monroe	70	0	0	\$700,000

ARO-Subject Units, On-Site Units, Off-Site Units and In-Lieu Fees broken down by Ward, Alderman and Project Name.

## All ARO-Subject Projects from 1/1/16 to 9/30/18

Ward	Alderman	Project Name	ARO-Subject Units	On-Site Units	Off-Site Units	In-Lieu Fees
25	Daniel Solis	210 S Green	40	0	0	\$200,000
		210 S Green, Phase 11-111	40	0	0	\$200,000
		Aberdeen Place, 35 S Aberdeen	50	0	0	\$500,000
		Base Sixteen, 1600 S. Jefferson	25	0	0	\$300,000
		2530 S Blue Island Ave	17	1	0	\$125,000
		845 W Adams St	275	7	0	\$3,675,000
		935W Washington	358	9	0	\$4,725,000
		Woodworking Lofts, 1415 W 21st	99	10	0	\$0
27	Walter Burnett, Jr.	1001 W Chicago	365	0	0	\$3,700,000
		650 N Moraan	25	0	0	\$300,000
		680 N Milwaukee	20	0	0	\$200,000
		739 N Ada	58	0	0	\$600,000
		851 W Grand	36	0	0	\$400,000
		900 West, 900 W..	24	0	0	\$450,000
		943 N Crosby	27	0	0	\$300,000
		Hayden West Loop Phase	28	0	0	\$675,000
		708 W Grand	105	1	0	\$1,000,000
		847 N Larrabee	49	1	0	\$500,000
		1051 W Lake	75	6	0	\$200,000
		158 NAda	263	26	0	\$0
		1040W Huron	196	39	0	\$0
		Atrium Village 1150 N Wells: Phase I	405	41	0	\$0
		Atrium Village, 202 W Hill St	428	43	0	\$0
845 W Madison	586	59	0	\$0		
28	Jason Ervin	228 S Racine	20	0	0	\$200,000
29	Chris Taliaferro	2601 N Harlem	24	2	0	\$0
		2931 N Harlem	48	5	0	\$0
31	Milly Santiago	4000W Diversey	124	12	0	\$0
32	Scott	1730 W Wrightwood	76	0	0	\$800,000
	Waguespack	1920 N Milwaukee	44	0	0	\$500,000

ARO-Subject Units, On-Site Units, Off-Site Units and In-Lieu Fees broken down by Ward, Alderman and Project Name.

## All ARO-Subject Projects from 1/1/16 to 9/30/18

Ward	Alderman	Project Name	ARO-Subject Units	On-Site Units	Off-Site Units	In-Lieu Fees
32	Scott Waguespack	2339 N Seeley	80	0	0	\$700,000
		2817 N Oaklev	11	0	0	\$125,000
		Centrum 606, 1749 N Milwaukee	95	0	0	\$1,000,000
		1667 NWestern	30	1	0	\$250,000
		1912 N Milwaukee	11	1	0	\$0
		1879 N Milwaukee	30	2	0	\$125,000
		1868 N Milwaukee Ave	44	4	0	\$0
		2496 N Milwaukee	220	22	0	\$0
33	Deborah Mell	2701 W Belmont	16	0	0	\$200,000
		2813W Belmont	48	5	0	\$0
36	Gilbert Villegas	2817 N Natoma	18	2	0	\$0
38	Nicholas Sposato	4111 N Narragansett	29	0	0	\$300,000
		4015 N Narraoansett	15	2	0	\$0
40	Patrick J. O'Connor	5820 N Clark	19	0	0	\$200,000
		Hollywood and Ashland Apartments, 5701 N A..	10	0	0	\$100,000
42	Brendan Reilly	360W Erie	38	0	0	\$400,000
43	Michele Smith	2518 N Lincoln	200	0	0	\$2,000,000
		550 W Webster	178	0	0	\$1,800,000
		Lincoln Commons, 2337 N HalstedSt	540	54	0	\$0
44	Thomas M. Tunney	1025 W Addison	148	0	0	\$1,500,000
		3141 N Sheffield	80	0	0	\$800,000
		3200 N Southport	24	0	0	\$128,469
		3647 N Southport	18	1	0	\$125,000
		3122 N Broadway	19	2	0	\$0
		3228 N Clark	24	2	0	\$0
		937W Belmont	33	3	0	\$0
45	John Arena	4812W Montrose	16	2	0	\$0
		Jefferson Park Residences, 5201 W Lawrence	39	4	0	\$0
46	James Cappleman	3833 N Broadway	125	0	0	\$1,300,000
		931 W Belle Plaine	17	0	0	\$200,000

ARO-Subject Units, On-Site Units, Off-Site Units and In-Lieu Fees broken down by Ward, Alderman and Project Name.

## All ARO-Subject Projects from 1/1/16 to 9/30/18

Ward	Alderman	Project Name	ARO-Subject Units	On-Site Units	Off-Site Units	In-Lieu Fees
46	James Cappleman	4420 N Sheridan	33	1	0	\$250,000
		927 W Irvina Park Rd	28	1	0	\$250,000
		734 W Sheridan	101	3	0	\$875,000
		Dakin Lofts, 932 W Dakin	24	3	0	\$300,000
		975WWilson	149	7	0	\$1,000,000
		Montrose & Clarendon Subarea A, 4400 N Clar..	381	20	0	\$5,700,000
47	Ameya Pawar	2234 W Lawrence	14	0	0	\$125,000
		3418 N Lincoln	18	0	0	\$200,000
		3530 N Lincoln	14	0	0	\$125,000
		3720 N Ashland	12	0	0	\$125,000
		1630W Wilson	24	2	0	\$0
		1911 W Irving Park Rd	24	2	0	\$0
		2247 W Lawrence Av	24	2	0	\$0
		3220 N Lincoln	19	2	0	\$0
		3462 N Lincoln	18	2	0	\$0
		4618 N Western	40	2	0	\$200,000
		4646 N Darnen	24	2	0	\$0
		1819 W Montrose	38	4	0	\$0
		4801 N Ravenswood	36	4	0	\$0
		4210 N Western Ave	48	5	0	\$0
		4906 N Clark	54	5	0	\$0
2150W Lawrence	59	6	0	\$0		
48	Harry Osterman	5029 N Kenmore	40	4	0	\$0
		5050 N Broadway	345	35	0	\$0
49	Joseph A. Moore	1313W Morse	50	0	0	\$500,000

ARO-Subject Units, On-Site Units, Off-Site Units and In-Lieu Fees broken down by Ward, Alderman and Project Name.

## Unit Production Performance for Rental Units and ARO Reform

ARO	Zone	ARO-Subject Units	Affordable Units	Unit Production Performance Pct	In-Lieu Fees
<b>2007 ARO</b>	2007 ARO	4,551	231	5.08%	27,463,825
	Total	<b>4,551</b>	<b>231</b>	<b>5.08%</b>	<b>27,463,825</b>
<b>2015 ARO</b>	Higher Income	2,288	177	7.74%	6,128,469
	Downtown	1,482	101	6.82%	8,400,000
	Near North Pilot	196	39	19.90%	0
	2007 ARO	260	26	10.00%	0
	Total	<b>4,226</b>	<b>343</b>	<b>8.12%</b>	<b>14,528,469</b>

ARO-Subject Units, Affordable Units, Unit Production Performance Pct and In-Lieu Fees broken down by ARO and Zone. The data is filtered on Type, which keeps Rental.

Results show that the 2015 ARO (and the introduction of Pilot areas in the 2017 for Near North, Near West and Logan Square) is associated with an increase of just over 3% in unit production (meaning 3 more units out of every 100 units triggering the ARO). While in-lieu fees have fallen from \$27.4m to \$14.5m (a 47% decrease), the creation of the 112 additional units is likely a sufficient trade-off if not better outcome, given a valuation of those units based on either the previous in-lieu rate of \$100,000/unit (\$11.2m) or using the new in-lieu rate starting at \$175,000/unit (\$19.6m).