



## Department of Housing and Economic Development

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### Central Purpose

- Promote and preserve a vibrant economy by encouraging job creation and development of new businesses and affordable housing through community-based resources
- Create employment-related training and career opportunities for Chicago residents
- Inform Chicagoans about resources available for home purchase, rehab/repair, foreclosure prevention and affordable housing by providing financial assistance to homebuyers, homeowners, renters, and developers
- Lead the city's zoning, land use planning and physical design initiatives
- Implement planning tools to enhance residential neighborhoods and business districts
- Protect and expand the city's sustainable infrastructure and public open spaces
- Preserve the city's historic resources

### Key Facts

The Department of Housing and Economic Development (DHED) promotes economic development in Chicago by helping existing businesses grow and by attracting new industry to the city. In coordination with development efforts, the department also works toward training Chicago's workforce in order to increase Chicago's competitiveness in the global economy. The department is also the home for affordable housing, housing preservation, and community-based homebuyer assistance programs. The department makes these efforts in the context of an overall plan for city development, and in cooperation with community and business groups, elected officials, residents and contracted delegate agencies.

DHED provides both small and large companies with financial resources and business services, such as loans and grants, Tax Increment Financing (TIF)



assistance, and site selection assistance, as well as market and demographic information. DHED strategically allocates public funds in a way that will spur private-sector investment and promote job creation fostering citywide economic growth.

The City considers Tax Increment Financing (TIF) to be one of its best tools for economic development. We have effectively leveraged TIF dollars to fund redevelopment projects that provide jobs and services and improve the quality of life for neighborhood residents. TIF has also been used effectively to create and retain jobs by attracting corporate headquarters to the City.

Last year alone, the City closed 21 TIF Redevelopment Agreements, representing almost \$225 million in TIF funding. That public support leveraged almost \$1.2 billion in additional investment or \$4.27 for every TIF dollar spent.

TIF dollars also fund schools, parks, non-profit institutions as well as small and large businesses and workforce training in Chicago's neighborhoods. TIF is also used to support the creation of affordable

housing, including the redevelopment of public housing through the Plan for Transformation. We have invested \$278 million in TIF funds which have been used to support nearly 11,000 affordable housing units. TIF has invested \$762 million to construct new and rehab existing schools; invested \$560 million in streets, alleys and neighborhood infrastructure.

Many of the newly created and retained jobs each year are the result of redevelopment agreements involving TIF. Since 2001, TIF funds have helped more than 400 small businesses in more than 40 TIF districts with more than \$13 million in grants through the Small Business Improvement Fund (SBIF).

In keeping with the Mayor's "green" agenda, DHED expands and incorporates environmentally sustainable concepts into a variety of plans, policies and regulations. As a result of these efforts, Chicago has more green-roof projects than most cities in the world, with more than 700 green roofs built or under development, equaling more than 6 million square feet across the city. Chicago also has the largest number of LEED projects in the United States, with 210 LEED-registered or certified buildings.

DHED administers the city's zoning ordinance to ensure neighborhood land use designations serve the needs of residents, workers and visitors. DHED is also responsible for preparing community-based plans, preserving the city's architectural and historic landmarks, protecting its waterfronts, implementing sustainable development policies, and creating new public green spaces. Department activities are coordinated through a holistic planning process in cooperation with sister agencies, neighborhood representatives, and other community stakeholders to ensure a highly livable, workable and sustainable urban environment.

### **HED Boards and Commissions**

The Department of Housing and Economic Development brings a number of matters before three mayoral-appointed commissions that provide recommendations on a variety of planning, development and landmarks issues.

**The Chicago Plan Commission** provides recommendations to the City Council on development

projects, plans and policies that directly affect the viability and quality of life of city neighborhoods.

### **The Community Development Commission**

provides recommendations to the City Council on the establishment of new Tax Increment Financing districts, Redevelopment Area designations, and appointment of members to Community Conservation Councils; it also recommends action on the sale of city-owned property located in TIF districts or redevelopment areas, and the provision of TIF financing to assist private redevelopment projects.

### **The Commission on Chicago Landmarks**

is responsible for recommending buildings, structures, sites and districts for legal protection as official Chicago landmarks. The commission is also responsible for reviewing proposed alterations to existing landmarks and districts, as well as proposed demolitions of structures considered to be historically or architecturally significant.

### **Critical Programs/Services to Assist Residents**

#### **Tax Increment Financing-Neighborhood Improvement Program (TIF-NIP)**

The Tax Increment Finance-Neighborhood Improvement Program (TIF-NIP) has been providing home repair grants for both single and multi-family residences in eligible TIF districts since 1999. Grants are based on the number of units per residence and primarily for exterior repairs, however, up to 30 percent of the grant may be used for interior repairs that are health and safety related.

#### **Emergency Housing Assistance Program**

EHAP provides grants to very low-income owner occupants of 1-4 unit residential buildings for essential repairs. The program provides for the repair and/or replacement of heating systems, roofs and porches. The three components of EHAP are: Roof and Porch Repair/Replacement; Repair and/or Replacement of Residential Heating Systems; and Home Repairs for Very Low-Income Households Facing Imminent Threats to Health and Safety.

## **Chicago Partnership for Affordable Neighborhoods (CPAN)**

The Chicago Partnership for Affordable Neighborhoods (CPAN) is a partnership between the City and developers to provide affordable residential units in market-rate developments, particularly in appreciating neighborhoods. Affordable units are provided through two methods: developer write-down and purchase-price assistance to homebuyers. Eligible homebuyers are first-time buyers (or have not owned a home within the last three years) with incomes up to 100% of area median income.

## **TaxSmart Mortgage Credit Certificate Program**

TaxSmart is a Mortgage Credit Certificate (MCC) program that provides a federal income tax credit to qualified homebuyers. A tax credit is a direct reduction of taxes due. Under the program, a home buyer would receive a MCC to reduce income taxes by an amount equal to 20 percent of the interest paid on a mortgage. The tax credit may be claimed each year the home buyer continues to live in a home financed under this program.

## **Affordable Requirements Ordinance**

The City of Chicago's Affordable Requirements Ordinance requires residential developments that receive city financial assistance or involve city-owned land to provide a percentage of units at affordable prices. The ordinance applies to residential developments of 10 or more units and requires 10 percent of units sell at affordable prices.

## **New Homes for Chicago**

New Homes for Chicago works to provide low- and moderate-income working families with opportunities to purchase high-quality new homes. The goal is to expand housing affordability in support of healthy communities, especially those traditionally bypassed for new development. The City provides assistance to the developer, including: conveyance of city-owned vacant lots for as little as \$1; waiver or reduction of various building permit and utility connection fees; tax credits and upgrading the energy-efficiency of units. The program provides assistance to purchasers for: purchase price subsidies; homeownership counseling and education; buyers are also eligible to use

TaxSmart with a purchase of a New Homes for Chicago property.

## **Small Accessible Repairs For Seniors (SARFS)**

Small Accessible Repairs For Seniors (SARFS) agencies are authorized by HED to provide enabling devices and limited home improvements at no cost for senior citizens throughout Chicago.

## **Chicago Low-Income Housing Trust Fund (CLIHTF)\***

CLIHTF Rental Subsidy: The Rental Subsidy program provides annual rental subsidies to owners of qualified buildings or developments. Landlords receive a one-year, renewable grant and are paid on a quarterly basis in advance. The subsidies help cover the difference between the market rate rent and what tenants can afford to pay and is designed to assist the city's lowest income residents.

CLIHTF Multi-year Affordability through Upfront Investment (MAUI): MAUI supplies interest-free, forgivable loans to replace up to fifty percent of a developer's private first mortgage loan. The resulting savings are used to reduce the rents of very low-income tenants earning no more than thirty percent of the area median income.

CLIHTF Supportive Housing: The Supportive Housing program provides rental assistances and a comprehensive package of supportive services to help homeless individuals and families with disabilities move from shelters and transitional housing into permanent housing. Under CLIHTF, all subsidies go to the landlord; tenants do not receive any direct assistance.

## **Chicago Community Land Trust**

The Chicago Community Land Trust (CCLT) was founded in 2006 to address the increasingly limited supply of funding for affordable housing. CCLT works to preserve the long-term affordability of homes created through the City of Chicago. The program provides working individuals and families with opportunities to purchase homes at prices they can afford. Upon purchase of a CCLT home, the initial homebuyer enters into a 99-year Deed Covenant, which preserves the affordability of the home by requiring that the home be resold to another income-qualified buyer at an affordable price.

### **Foreclosure Prevention/Home Ownership Preservation Initiatives (HOPI)**

HOPI is a partnership between the City of Chicago, Neighborhood Housing Services of Chicago, and key lending, investment and mortgage servicing institutions doing business in Chicago. The partnership seeks to preserve homeownership whenever possible and keep families in their homes through counseling, loss mitigation and loan workouts. When foreclosure is unavoidable, the partners seek to preserve the vacant properties as neighborhood assets.

### **Class L Property Tax Incentive**

Cook County offers the Class L property tax incentive to encourage the preservation and rehabilitation of landmark commercial, industrial, and income-producing non-for-profit buildings. Property tax assessment levels can be reduced for a 12-year period provided that owners invest at least half of the value of the landmark building in an approved rehabilitation project. While the Class L incentive is a Cook County incentive program, the City of Chicago must support granting the incentive.

### **Facade Rebate Program**

The Facade Rebate Program offers rebates to commercial and industrial businesses and property owners who complete qualified facade rehabilitation projects. An eligible "facade" is the front face or elevation of the building, which typically faces the street and contains windows and the principal entrance.

### **Small Business Improvement Fund (SBIF) Grants**

The Small Business Improvement Fund (SBIF) helps make improvements to small business properties in select Chicago neighborhoods. The program uses tax increment financing (TIF) revenues to help owners of commercial and industrial properties repair or remodel facilities for their use or on behalf of tenants.

### **Historic Bungalow Initiative**

To help preserve the Chicago bungalow, a key element of our social and architectural history, the Historic Chicago Bungalow Initiative provides qualified bungalow owners with: grants offering up to \$5,000 for rehab work; EnergySavers matching grants of up to \$4,000 for energy efficiency improvements; free design guidelines to aid owners in maintaining the architectural character of their bungalows; and other services. The program is administered in conjunction with the not-for-profit Historic Chicago Bungalow Association.

### **City Lots for City Living**

City Lots for City Living helps home builders to purchase vacant city-owned property for affordable housing activities. Land can be used for single-family, owner-occupied units and rental buildings. HED determines land prices based on appraised values, discounted by up to \$20,000, plus reasonable transaction costs. Larger discounts may be recommended for lots that can accommodate multiple units. Requests for isolated lots must be part of an overall affordable housing plan.

### **Preserving Communities Together (PCT)**

The Preserving Communities Together (PCT) program facilitates the rehabilitation and return to productive use of vacant and abandoned properties. Once the conveyance of the property to an applicant is approved by the City Council, the applicant must enter into a Redevelopment Agreement with the City, detailing the terms and timeline for the rehabilitation of the property.

### **Employees**

<b>Full Time Positions</b>	<b>Amount</b>
	256

**2011 Budget**

<b>Fund</b>	<b>Amount</b>
Corporate (0100)	\$27.9 M
TIF Admin (0B21)	\$2.14 M
CDBG (0K37)	\$37.9 M
Grants	\$265.1M
Revenue and Skyway	\$7.43M
<b>Total Funds</b>	<b>\$340.5 M</b>

**Grants:** *Approved 2011 Grants, including estimated carryover where applicable.*

<b>Name</b>	<b>Amount</b>	<b>Term</b>
<b>Federal Funded</b>		
Community Development Block Grant (CDBG)	\$ 37,976,028.00	1/1/11-12/31/11
ARRA- CDBG-R: Foreclosure and Deconstruction	\$ 9,204,000.00	11/1/09-3/31/12
Douglas (Upfront Grant)/Lawndale Restoration	\$ 1,677,000.00	1/11/06-7/17/10*
Energy Efficiency and Conservation Block Grant (EECBG)	\$ 1,000,000.00	9/28/09-9/27/12
Former Amforge Site	\$ 5,000,000.00	7/1/10-6/30/12
HOME (2011 Includes Carryover)	\$ 89,138,000.00	1/1/07-12/31/11
Neighborhood Stabilization 3 (Request Estimate)	\$ 16,000,000.00	1/14/11-2/11/13
Neighborhood Stabilization Grant (NSP 1)	\$ 24,650,000.00	4/1/09-3/31/13
Neighborhood Stabilization Program (NSP 2)	\$ 73,507,000.00	1/14/10-3/31/13
Small Business Admin Grant -Formerly Incarcerated Program	\$ 282,000.00	9/30/08-9/29/11
Sustainable Industries	\$ 384,000.00	9/30/10-3/31/12
Tax Credit Assistance (TCAP)	\$ 9,282,000.00	11/09-2/1/12
Tax Credit Exchange Program	\$ 23,663,000.00	10/16/09-12/31/11
<b>State Funded</b>		
2009-10 Chicago Landmarks Map	\$ 20,000.00	10/1/09-9/30/12
DOH Energy Efficiency Grant	\$ 500,000.00	7/1/10-6/30/11
Hegewisch Marsh Ecological Restoration	\$ 38,000.00	9/1/10-12/31/11
IDNR - Oslad Charter School	\$ 453,000.00	1/1/11-12/31/11
IDNR - Oslad Raber House Park	\$ 293,000.00	1/1/11-12/31/11
Ike Property Buyout	\$ 103,000.00	11/1/10-10/31/11
Open Space/Oslad Beidler School Park	\$ 575,000.00	10/26/06-12/31/11
State Rental Housing Support (IHDA)	\$ 7,300,000.00	7/13/07-12/31/11
*- Extension pending		

### Anticipated 2011 Grants

<b>FEDERAL</b>	
<b>Grant or Program</b>	<b>Term</b>
CDC-CPPW for FoodSpace	3/2013
CMAP-Green, Healthy Chicago	3/2013
FEMA-IKE Albany Park Floodplain	12/2012
<b>STATE</b>	
<b>Grant or Program</b>	<b>Term</b>
Carter Campus Park	6/2014

### Major Contracts

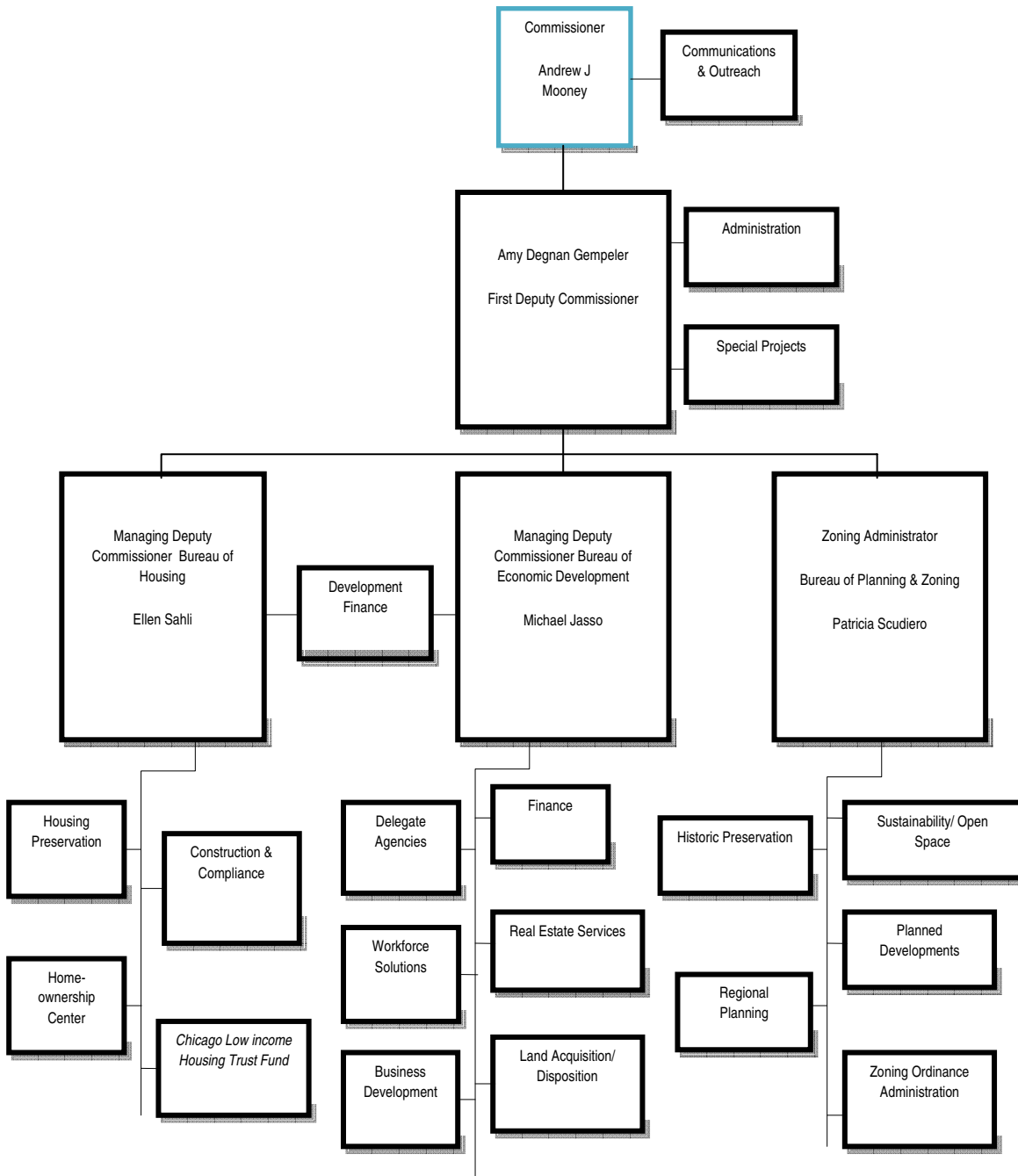
<b>Contract</b>	<b>Expires</b>
4240 ARCHITECTURE INC	1/31/15
ALCO CONSTRUCTION COMPANY INC	1/6/12
ALTUSWORKS, INC.	4/30/14
APPLIED REAL ESTATE ANALYSIS	4/30/14
APPLIED REAL ESTATE ANALYSIS	4/30/11
ARDMORE ASSOCIATES, LLC	4/30/14
BAUERLATOZA STUDIO, LTD	4/30/14
BENJAMIN HISTORIC CERTIFICATION	4/30/14
BRONZE MEMORIAL CO	3/31/12
CAMIROS LTD	4/30/11
CAMP DRESSER & MCKEE	1/31/15
CONSTRUCTION COST SYSTEMS INC.	4/30/14
COTTER CONSULTING INC	4/30/14
DESTEFANO PARTNERS LTD	1/31/15
DLK ARCHITECTURE, INC.	4/30/14
DUSABLE, INC.	4/30/14
ERNEST R. SAWYER ENT., INC.	4/30/14
ERNEST R. SAWYER ENT., INC.	4/30/11
FUJIKAWA JOHNSON GOBEL	1/31/15

<b>Contract</b>	<b>Expires</b>
GHAFARI ASSOCIATES LLC	1/31/15
GINKGO PLANNING & DESIGN, INC.	4/30/14
GLOBETROTTERS ENGINEERING CORP	12/31/11
GLOBETROTTERS ENGINEERING CORP	1/31/15
GOODMAN WILLIAMS GROUP	4/30/14
GRANACKI HISTORIC CONSULTANTS	4/30/14
INFRASTRUCTURE ENGINEERING INC	4/30/14
JACOBS/RYAN ASSOCIATES	4/30/14
JOHNSON LASKY ARCHITECTS	1/31/15
JOHNSON RESEARCH GROUP INC	4/30/11
JONES LANG LASALLE AMERICAS,	1/31/15
KOAL ENTERPRISES INC	1/6/12
KOO AND ASSOCIATES, LTD	4/30/14
MAXWELL SERVICES, INC.	5/27/11
MCGUIRE, IGLESKI & ASSOCIATES	4/30/14
MULLER & MULLER, LTD.	4/30/14
MY BAPS CONSTRUCTION CORP.	6/17/11
NAGLE HARTRAY DANKER KAGAN	1/31/15
OAKK CONSTRUCTION COMPANY, INC	5/27/11
OAKK CONSTRUCTION COMPANY, INC	8/26/11
PARLIAMENT BUILDERS INC	3/25/12
PARR CONSULTING, INC.	4/30/14
PECKHAM, GUYTON, ALBERS, VIETS	4/30/11
PLANNING RESOURCES, INC	1/31/15
R.M. CHIN & ASSOCIATES	4/30/14

<b>Contract</b>	<b>Expires</b>
RODRIGUEZ AND ASSOCIATES, INC.	4/30/14
ROSS BARNEY ARCHITECTS INC	4/30/14
S.B. FRIEDMAN & COMPANY	4/30/11
S.B. FRIEDMAN & COMPANY	1/31/15
SIGN-A-RAMA (DOWNTOWN)	5/13/13
SITE DESIGN GROUP	4/30/14
SPAAN TECH, INC.	4/30/14
SUMIT CONSTRUCTION CO., INC.	6/17/11
TECHKNOW ENGINEERING, LLC	4/30/14
TERRY GUEN DESIGN ASSOCIATES	4/30/14
TESKA ASSOCIATES	4/30/11
THE CHICAGO CONSULTANTS STUDIO	1/31/15
THE LAKOTA GROUP, INC	1/31/15
U.S. EQUITIES REALTY LLC	4/30/11
URS CORPORATION	1/31/15
VALERIE S KRETCHMER ASSOC. INC.	4/30/14
WOLFF LANDSCAPE ARCHITECTURE	1/31/15
WRD ENVIRONMENTAL	1/31/15
YAS ARCHITECTURE LLC	1/31/15



# Organizational Chart



## Capital Projects

Program	Capital Project ID	Project Name	Funding Source	2010 Funding Amount
Campus Parks	34199	School Garden Initiative 2010	City Sales Tax Capital Improvement Fund	100,000
Campus Parks	34952	Beidler Campus Park	OPEN SPACE LAND ACQUISITION & DEV. GRANT	575,000
Campus Parks	34952	Beidler Campus Park	KINZIE INDUSTRIAL CORRIDOR	1,000,000
Campus Parks	34966	Campus Parks - 2010	City Sales Tax Capital Improvement Fund	1,900,000
Campus Parks	34966	Campus Parks - 2010	CHICAGO PARK DISTRICT	1,000,000
Campus Parks	34966	Campus Parks - 2010	CHICAGO PUBLIC SCHOOLS	2,000,000
Downtown	35582	Chicago Riverwalk Design State St. to LaSalle St.	OPEN SPACE IMPACT FEE FUND	3,200,000
Greenways	34919	Englewood Line	NEIGHBORHOODS ALIVE 21 BOND - 2001	300,000
Greenways	34944	GreenStreets - 2010 Program	2010 Taxable	1,800,000
Neighbor Space	32492	Neighborspace 2010	2010 Tax Exempt	100,000
Neighbor Space	34791	71st & Wentworth Urban Ag	NEIGHBORHOODS ALIVE 21 BOND - 2001	150,000
Neighbor Space	34793	70th & Princeton Urban Ag	NEIGHBORHOODS ALIVE 21 BOND - 2001	112,906
Neighbor Space	34793	70th & Princeton Urban Ag	2003 GENERAL OBLIGATION BOND-SERIES C	37,094
Neighbor Space	34813	Greater Englewood Gardens	2000 G.O. BOND SERIES 'C'	100,000

<b>Program</b>	<b>Capital Project ID</b>	<b>Project Name</b>	<b>Funding Source</b>	<b>2010 Funding Amount</b>
Neighbor Space	34814	Fuller Park Gateway Garden	2008 G.O. BONDS - NON TAXABLE	25,000
Neighbor Space	34917	26th and Trumbull Pocket Park	2008 G.O. BONDS - NON TAXABLE	25,000
Neighbor Space	34918	Monticello Garden	2008 G.O. BONDS - NON TAXABLE	25,000
Neighbor Space	34931	Ujima Garden	2008 G.O. BONDS - NON TAXABLE	25,000
Neighbor Space	35034	5813 S. Honore	2000 G.O. BOND SERIES 'C'	100,000
Neighbor Space	35036	Fulton School gardens	NEIGHBORHOODS ALIVE 21 BOND - 2001	100,000
Neighbor Space	35037	Wolcott & Honore Urban Ag	NEIGHBORHOODS ALIVE 21 BOND - 2001	150,000
Neighbor Space	35064	Little Village Urban Ag	2003 GENERAL OBLIGATION BOND-SERIES C	162,941
Neighbor Space	35064	Little Village Urban Ag	NEIGHBORHOOD'S ALIVE - 2002	89,307
Neighbor Space	35064	Little Village Urban Ag	2006 GENERAL OBLIGATION BOND	72,752
Neighbor Space	35067	62nd & Ingleside Garden	2003 GENERAL OBLIGATION BOND-SERIES C	100,000
Neighbor Space	35214	Woodlawn Gardens	2003 GENERAL OBLIGATION BOND-SERIES C	177,697
Neighbor hood Parks	32908	Milwaukee & Leavitt - Bloomingdale Access Park	OPEN SPACE IMPACT FEE FUND	510,000
Neighbor hood Parks	34709	4901 Belmont Development	BELMONT/CICERO	33,000

<b>Program</b>	<b>Capital Project ID</b>	<b>Project Name</b>	<b>Funding Source</b>	<b>2010 Funding Amount</b>
Neighborhood Parks	34783	Buckthorn Acquisition	NEIGHBORHOODS ALIVE 21 BOND - 2001	228,015
Neighborhood Parks	34978	Union & Wayman Park	OPEN SPACE IMPACT FEE FUND	500,000
Neighborhood Parks	35091	Lafayette Acquisitions	2003 GENERAL OBLIGATION BOND-SERIES C	300,000
Neighborhood Parks	35092	Raber House Farm	2003 GENERAL OBLIGATION BOND-SERIES C	200,000
Other Economic Projects	33718	103rd/Halsted TIF Designation	NEIGHBORHOODS ALIVE-2001	150,000
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### Facility Locations

Location	Address	Suite	Zip	Phone	Hours
City Hall	121 North LaSalle	1000	60602	312 744 4190	8:30 – 5:00
City Hall	121 North LaSalle	905	60602	312 744 5765	8:30 – 4:30
City Hall	121 North LaSalle	1101	60602	312744 0605	8:30 – 4:30
City Hall	121 North LaSalle	703	60602	312 742 9000	8:30 – 4:30
	33 North LaSalle	1100	60602	312 742 0790	8:30 – 4:30

### Unions Representing Department Employees

Unions
AFSCME
Carpenters Local 13 Inspectors



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City Hall	121 North LaSalle	703	60602	312 742 9000	8:30 – 4:30
	33 North LaSalle	1100	60602	312 742 0790	8:30 – 4:30

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