

TAX INCREMENT FINANCING ASSISTANCE

Application Packet



**CITY OF CHICAGO
Department of Planning and Development**

June 2016



City of Chicago Tax Increment Financing (TIF) Assistance Application Packet

June 8, 2016

Dear Applicant:

This packet contains information and materials necessary for submitting an application for tax incremental financing (TIF) assistance from the City of Chicago. **The application contains two documents that must be downloaded and completed: TIF Application Part 1 and TIF Application Part 2.**

This packet includes the following:

- Application Approval Process Overview
- Application Requirements
- Application Checklist
- Exhibit List
 - Sustainable Development Policy
 - Affordable Housing Policies
 - Affordable Unit Pricing Guide
 - Maximum Affordable Monthly Rents
 - Table of Income Limits
 - Hard Cost Categories
 - Side-by-Side Project Budget, M/WBE Budget, TIF Eligible Budget (Included in TIF Application Part 2)
 - Principal Profile Information
 - TIF Compliance Informational Affidavit
 - Provisions Concerning Prevailing Wages
 - Job Creation or Retention Activities
 - MBE/WBE Commitment
 - Chicago Residency Ordinance
 - Economic Disclosure Statement (EDS)
 - Employer Personnel Needs Assessment
 - Employment Plan

If any of these items are missing from your packet, please contact the TIF Administration Division at (312) 744-4389.

Please note that the items in this packet are updated periodically. Please check with the Department of Planning and Development (www.cityofchicago.org/dpd) for updates before making a formal submission for TIF assistance.



City of Chicago Tax Increment Financing (TIF) Assistance Application Approval Process Overview

The Department of Planning and Development (DPD) reviews all applications for tax increment financing (TIF) assistance. The process outlined below usually takes at least nine months, although more complex projects typically require more time to review and approve.



Application Submission & Review

- Request TIF Meeting with DPD
- Submit Application
- DPD Review of Application
- Negotiate Term Sheet

TIME FRAME
3-5 Months



Legislative Process

- Community Development Council
- Draft Redevelopment Agreement
- Finance Committee Approval
- City Council Approval

6-8 Months



Project Implementation

- Execute RDA
- Complete Project

Ongoing



Compliance & Payout

- Annual Compliance Review
- Annual TIF Payments Made

Per RDA



City of Chicago Tax Increment Financing (TIF) Assistance Application Requirements

The Department of Planning and Development (DPD) reviews all applications for TIF assistance. In order for DPD to effectively evaluate a request for TIF assistance, the Applicant must:

- Provide all applicable items in a single submission;
- Organize the submission and present the required information in the manner indicated below;
- Provide six (6) copies of the full submission, TIF Application Part 1 and Part 2;
- Provide a PDF version of the full applications;
- Provide an electronic version of TIF Application Part 2.

Failure to provide all required information in a complete and accurate manner could delay processing of your application. DPD reserves the right to reject or halt the processing of applications that lack all required items.



City of Chicago Tax Increment Financing (TIF) Assistance Application Requirements

A. GENERAL PROJECT INFORMATION

1 Summary Letter

Provide a summary of the project in the form of a letter addressed to the Commissioner of the Department of Planning and Development. The letter should not exceed two (2) pages in length and should include only the following essential information about the project:

- Description of site or building, including address, PINs and TIF District
- Current and proposed uses
- Description of end users
- Project start and end dates
- Name of developer and owner
- Total development costs
- Overview of private-sector financing
- Amount of TIF assistance requested
- Statement regarding why TIF is essential
- Summary of increment projections
- Profitability
- Description of public benefits, including job creation

Copies of the letter (without attachments) should be sent to the Commissioner of the Department of Planning and Development.

2 Project Narrative

Provide an in-depth overview of the project in narrative format. The narrative must include a description of the following aspects of the project:

- Current condition of the site and historical overview that includes the size and condition of any existing structures, environmental conditions, and past uses of the site.
- Proposed use(s) of project (e.g. industrial, commercial, retail, office, residential for sale or for rent, senior housing, etc.).
- Construction information about the project including: size of any existing structure to be demolished or rehabbed; size of any new construction; types of construction materials (structural and finish); delineation of square foot allocation by use; total number and individual square footage of residential units; type of residential units (e.g. for-sale, rental, condominium, single-family, etc.); number of affordable residential units; degree of affordability of residential units (i.e. 100% AMI, 80% AMI, 60% AMI); number and type of parking spaces; and construction phasing.
- Confirm that this project is consistent with the goals and objectives identified in the TIF Redevelopment Plan. Copies of TIF Redevelopment Plans are available at DPD and the City Clerk's office.
- Confirm that this project (if applicable) is compliant with the City's affordable requirements ordinance (ARO).
- A summary of proposed "green" features to be included in the project. All projects that receive TIF assistance are required to include environmentally friendly features. Details of these features are found in the City of Chicago



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Sustainable Development Policy (Exhibit A), which is updated periodically. If required, include details of the type and extent of green roof (square feet) that will be provided and the degree of LEED certification that will be obtained.

3 Site Maps

Provide a map that shows the location of the site. Also provide a map that focuses on the project and its immediate surroundings. Both maps should be no larger than 11x17. Larger maps will be required for projects presented to the Community Development Commission.



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B. DETAILED PROJECT INFORMATION

4 List of PINs

Identify the specific Parcel Index Numbers (PINs) included in the proposal. Also include the "base" EAV for each of these PINs. This information can be obtained in the TIF District Redevelopment Plan and from the Cook County Assessor's Office.

5 Affordable Housing

At least 20% of the units in residential-only and mixed-use projects that receive TIF assistance are required to be affordable. City Ordinance requires that these units have a maximum base sales price that is affordable to households earning no more than 100% of Area Median Income (AMI). The base price must include one on-site parking space per unit. The layout, amenities, and base level of finish in affordable and market-rate units must be similar. Rental units must be priced to be affordable to households earning no more than 60% of AMI.

Developers are strongly encouraged to price the affordable units within reach of households earning less than the allowable maximum. The Affordable Unit Pricing Guide included in the City of Chicago Affordable Housing Policies (Exhibit B) provides a means for estimating affordable prices for the project. Project developers must meet with and obtain approval for their affordable housing plan and pricing from DPD.

6 Table of Residential Unit Mix

Provide a detailed overview of the residential units in the project. Details must include: the number and type of unit (i.e. number of bedrooms and bathrooms), unit size measured in square feet, construction cost per square foot, base sales price, "write-down" for affordable units, and the projected amount of total sales revenue.

7 Renderings of Project

Provide preliminary architectural elevations, plans and renderings for the project. These drawings should be no larger than 11x17 inches. Electronic copies will also be required for presentation purposes.

8 Project Timeline

A comprehensive project timeline is required. Include anticipated dates for site acquisition, project start and completion, as well as other project milestones. Multi-phase projects must include details for each phase. The timeline should also identify any critical or time-sensitive dates as well as any time constraints facing the Applicant.



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9 Public Benefits

Fully describe the public benefits that can be realized by the completion of this project. Projects with a high degree of public benefits are typically more likely to receive TIF assistance. Examples of public benefits include, but are not limited to the following:

- Creation of affordable housing
- Creation of new permanent jobs
- Creation of new retail choices in an underserved neighborhood
- Rehabilitation of a historic building
- Catalyst for new private investment in a neighborhood
- Re-occupancy of a vacant building
- Elimination of blight
- Incorporation of environmentally-friendly features
- Increased sales tax revenue
- Increased property tax revenue
- Job-training opportunities

This statement should include qualitative examples of public benefits as well as quantifiable and measurable outcomes of the short-term and long-term benefits to the neighborhood and to the City of Chicago. Support documentation for the estimates of public benefits can be included in the Professional Studies Section.

10 Residential Displacement

Identify the number of residents, if any, who have been or will be displaced as a direct result of this project. If any residents will be displaced, this statement must indicate whether any of these residents are from "low" or "very low" income households as defined by the Illinois Affordable Housing Act. The Applicant must address options available for re-housing any residents displaced by the project.

11 Demonstration of Need

Provide a detailed statement that accurately and completely explains why TIF assistance is needed. This statement should provide the reasons why the project would have unacceptable financial returns without TIF.

12 Evidence of Site Control

Submit documents to verify that the developer has control of the project site. Acceptable documentation may include deeds, title policies, leases, options, and real estate sales contracts. If the property has yet to be acquired in a manner other than a private real estate transaction, provide a statement regarding the method of acquisition, status and next steps of the related processes.



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C. PROJECT FINANCIAL INFORMATION

13 Sources and Uses of Funds

Identify the sources of funds used to finance the project. Typical sources include equity, lender financing, mezzanine financing, government financing, other anticipated types of public assistance, and any other types or methods of financing. Describe the sources of equity. Include term sheets for equity and lender financing.

Be aware that TIF assistance is generally available as a reimbursement after the project is complete. Thus, the project budget must identify the up-front sources intended to finance the development costs of the project. If determined, specify the specific line items of the project budget that each source will finance.

Summarize the uses of funds. General categories to be identified include: acquisition and related site costs, hard construction costs, and a breakdown of soft costs. (Included in TIF Application Part 2)

All projects must include for the construction phase a monthly or quarterly cash flow (i.e., sources or "cash in" by source, and uses or "cash out" by use).

For-sale housing developments must show income from the rental or sale of commercial space, the sale or rental of parking spaces, and unit upgrades must be included. Clearly identify all assumptions (such as absorption, sales prices, taxes, etc.). Identify the profit expected at the completion of the project.

Applicants are advised that to the extent possible, sales contracts for land acquisition should not be executed until DPD and the Applicant have agreed on an amount of TIF assistance to be provided. This is because purchase price of a development site to be acquired or recently acquired will be reviewed to determine whether or not that price exceeds the property's current market value. Market value sets the upper limit of acquisition costs that will be considered in the estimation of TIF assistance. DPD will review any market value appraisal submitted in support of an acquisition, and the department may obtain its own appraisal or review appraisal.

14 Development Budget

Provide an accurate and detailed development budget for the project that includes a detailed breakdown of significant line item costs consistent with the Hard Cost Categories included in Exhibit C. The budget should be arranged to identify acquisition and site related costs, hard costs, and soft costs. Also, identify all line items that are performed by the developer, owner, or related entities. If the project has multiple uses, provide budgets for each use, as well as the overall project budget. (Included in TIF Application Part 2)

15 Budget of TIF Eligible Expenses

Identify which of the development budget costs are eligible for reimbursement as allowed by the Illinois TIF Act. (Included in TIF Application Part 2)



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16 Preliminary MBE / WBE Budget

It is recommended that the developer submit a draft of the MBE / WBE budget at the time of application since it will become an exhibit to the redevelopment agreement. All budget line items related to the site preparation costs (including demolition and environmental remediation), hard construction costs (including tenant improvements performed by the developer/owner) and soft costs directly related to the construction of the project (including architectural and engineering fees and construction supervision) will be included in the calculation of the required amount of project costs to be directed to Minority and Women Business Enterprises. (Included in TIF Application Part 2)

Submit the Project Budget, M/WBE Budget, and the TIF Eligible Budget on side-by-side as shown in Exhibit D.

17 Pro Forma Income and Expense Schedule

Applicants whose projects involve the rental of commercial, retail, industrial, or dwelling space must submit pro formas that identify income and expense projections on an annual basis for an eleven-year period, or the length of anticipated TIF payments, whichever is longer. A hypothetical property reversion is to be assumed. If the project has multiple uses, pro formas and a hypothetical reversion should also be provided for each use separately. Clearly identify all assumptions (such as absorption, vacancies, debt service, operational costs etc.) that serve as the basis for the pro formas. Two sets of pro formas are to be submitted. The first set should be show the project without TIF assistance and the second with TIF assistance. For owner-occupied industrial and commercial projects, detailed financial information must be presented that supports need for financial assistance (see below). **Provide in Excel format.**

18 Analysis of Financial Need

Each application must include financial analysis that demonstrates the need for TIF assistance. Two analyses must be submitted: one without TIF assistance and one with TIF assistance. The applicant must indicate the minimum return or profit the applicant needs to proceed with the project and rationale for this minimum return or profit, including any required returns or profits of third party investors, if applicable. The analyses will necessarily differ according to the type of project that is being developed.

Rental Property – For projects involving the rental of space by the developer to tenants (tenants include offices, retail stores, industrial companies, and households), an internal rate of return on equity must be computed with and without TIF assistance based on the pro forma of income and expense prepared for item 17.) The reversion at the end of the ten-year holding period must be based on the capitalized 11th year net operating income. The reversionary value is then added to the 10th year cash flow before discounting to present value. State all assumptions to the analyses. (Included in TIF Application Part 2)

For Sale Residential – Show profit as a percent of projects cost (minus developer fee and overhead and minus sales commissions and closing costs, which should be subtracted from gross sales revenue). Other measures of profitability may be submitted, such as profit as a percent of sales revenue.

Mixed Use Commercial / For -Sale Residential – Provide either separate analyses for each



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component of the project or include in the revenue sources for the for-sale portion, the sale value of the commercial component based on the net operating income of the commercial space at stabilization. Indicate how the sale value was derived.

Owner-Occupied Commercial – For projects, such as “big-box” retail projects, provide copies of the analyses that the company used to determine the amount of TIF assistance that would be needed to allow the company to meet or exceed the company’s minimum investment threshold(s) for proceeding with the project.

Competitive Projects – In instances where the City is competing with other jurisdictions for the project (e.g., corporate headquarters, new manufacturing plant), present detailed analyses that demonstrate the capital and operating cost differential between the proposed location(s) in Chicago and locations outside the City that are being seriously considered by the applicant.

19 Request for TIF Assistance

Specifically state the amount of TIF assistance that is necessary to make this project possible. Also specify the terms of payment (e.g. pay-as-you-go or developer note) and how the developer will fund project costs that will be reimbursed with TIF increment after those project costs have been incurred. For example, will the developer provide additional equity or borrow additional funds to “front-fund” the TIF assistance?

20 TIF Performance Measures

Identify the performance outcomes of the requested TIF assistance. Actual performance will vary from project to project. Typical performance measures of TIF assistance include:

- TIF assistance as percentage of total project costs
- TIF assistance as percentage of increment generated by project
- Ratio of public (TIF) to private investment
- TIF assistance per FTE job created
- TIF assistance per FTE job retained

21 Increment Projections

Include projections of the incremental taxes that will be generated by this project for the remaining life of the TIF District. Clearly identify all assumptions considered in these projections, including tax comparables. When DPD staff reviews these projections, the following assumptions are typically considered. Provide a concise explanation if your assumptions differ.

- Base EAV as certified by Cook County
- Full reassessment of project occurs at least 1-year after project completion (may be distributed for phased projects)
- Triennial tax reassessment increase of 6.12% (equivalent to a 2% annual increase; however, with justification a higher inflation rate may be assumed if a declining tax rate is used)
- Most recent tax rate and multiplier used for all future years
- 95% collection rate
- 10% of increment retained for City administration and management of the TIF district
- NPV calculated at three reasonable discount rates



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22 Financial Commitments

Submit commitment letters and/or terms sheets and/or terms sheets from all lenders for proposed debt (such as construction, mezzanine, permanent, and government financing) and all other financing sources of the project (such as grants, and tax credits). Commitment letters must clearly specify the nature and terms of the obligations. If using third party equity, explain the source of the equity and the required rates of return of the equity provider.

23 Most Recent Property Tax Bills

Submit a copy of the most recent second installment property tax bill for each PIN in the project.

24 Appeal of Property Taxes

Provide a statement, signed by the developer/owner, that the property has not received a Cook County real estate tax reduction and that such a reduction has not and will not be applied for if TIF assistance is awarded to the project.

25 Other City of Chicago Subsidies

Identify all other forms of public assistance that are provided by the City of Chicago and its respective agencies and divisions. Examples include: land write-down, low income housing tax credits, etc.



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D. PROFESSIONAL STUDIES

26 Market Studies

Applications for commercial and residential projects must include a comprehensive market study. Market studies are not required for industrial projects. The market study must identify target markets, analysis of competition, demographics, market rents, letters of intent/interest from prospective tenants, or for housing developments sale prices or rental rates of comparable properties.

27 Appraisal

All projects that involve the transfer of land must include an appraisal, with a value estimate dated within six month of application submission. Projects that include land as a form of equity or collateral must also submit a recent appraisal. The appraisal must value the property "as is", and the impact on value must be considered for such items as demolition, environmental remediation, relocation of utilities, lease buy-outs, and other work necessary to make the site developable. The property must be valued assuming that the highest and best use is the proposed use. All appraisals must be performed by a designated MAI or bank-approved appraiser. The initial appraisal may need to be updated or amended at the request of DPD. Also, DPD may obtain its own appraisal or review appraisal. Contact DPD if there are questions or concerns about the approach to the appraisal.

28 Environmental Studies and Reports

Submit a copy of the Phase I environmental report/study performed on the property within six months of the application. If there is probable or potential contamination on the project site, then a Phase II report/study or evidence that the site has been, or is being enrolled in an IEPA No Further Remediation Program must also be included.

29 Other Studies and Reports

Include as appropriate other reports in support of information that is presented in the application.



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E. DEVELOPER INFORMATION

30 Ownership Structure

Submit an organizational chart and narrative description of the ownership structure of the development and ownership entities, which includes information on individuals involved in each. The financial relationship of each entity must be clearly and accurately described. Where applicable, also identify the relationship between the developer/owner and the operating entity. Indicate the entities that will serve as construction manager and general contractor for the project.

31 Financial Statements

Provide year-end historical (prior 3 years) and interim financial statements of the Applicant and owning and/or operating entity if different from the Applicant. Financial Statements should include accountant audited Balance Sheet, Income Statement, and Statement of Cash Flows.

32 Resumes and Experience of Principals

Submit resumes for each of the principals of the developer, owner, and operator. Also include a brief history that identifies the development entity's experience and previous involvement in developing similar projects and the ownership or operating entity's experience or ability in managing similar projects.

33 Economic Disclosure Statement

Submit a City of Chicago Economic Disclosure Statement (EDS) for each of the business entities with a financial interest in this project. [Link to EDS on City website.](#)

34 Principal Profile Information

Submit the requested information for each of the principals and business entities (Exhibit C) involved in this project. This information will be used to verify that the applicants and related associates do not have any outstanding debts to the City or recipients of child support payments. All outstanding city debt and child support must be paid in full in order for DPD to proceed with processing an application for TIF assistance.

35 Residential Developer License

Residential developers are required to be licensed by the Chicago Department of Revenue. Provide a copy of the license or application for a license.



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F. COMPLIANCE INFORMATION

36 Use of Minority and Women Business Enterprises (MBE and WBE)

Submit an affidavit that acknowledges the developer/owner's knowledge and acceptance of the City's requirements regarding the use of Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs) in projects that receive TIF assistance.

Applicants are required to arrange an informational meeting with the Monitoring and Compliance Unit of the Department of Planning and Development to ensure that these compliance requirements are understood. If TIF assistance is supported by DPD, the applicant will be required to submit copies of certified letters to minority and women business associations notifying them of the job requirements of the project. Addresses and a sample letter are included in this application packet.

37 Prevailing Wage Requirements

The owner/developer must declare knowledge and acceptance of Illinois Prevailing Wage requirements that are applicable to all projects that receive TIF assistance.

38 City of Chicago Residency Requirements

The owner/developer must declare knowledge and acceptance of the City's residency requirements that are applicable to all projects that receive TIF assistance. Current City of Chicago residents must perform at least 50% of construction hours on a TIF-funded project. A financial penalty will be assessed for failure to achieve this goal.

39 Workforce Solutions Development Employer Personnel Needs Assessment and Employment Plan

The Employer Personnel Needs Assessment (Exhibit D) and Employment Plan (Exhibit E) should be submitted to the Department of Planning and Development.



City of Chicago Tax Increment Financing (TIF) Assistance Application Checklist

Include this Checklist when applying for TIF Assistance. If any of the required items are omitted from the application, please provide a brief explanation.

General Project Information

- 1. Summary Letter (Copies to DPD)
- 2. Project Narrative
- 3. Site Map(s)

Detailed Project Information

- 4. List of PINs
- 5. Affordable Housing
- 6. Table of Residential Units
- 7. Renderings of Project
- 8. Project Timeline
- 9. Public Benefits
- 10. Residential Displacement
- 11. Demonstration of Need
- 12. Evidence of Site Control

Project Financial Information

- 13. Sources and Uses of Funds
- 14. Development Budget
- 15. Budget of TIF Eligible Expenses
- 16. Preliminary MBE / WBE Budget
- 17. Pro Forma Income and Expense Schedule
- 18. Request for TIF Assistance
- 19. Analysis of Financial Need
- 20. TIF Performance Measures
- 21. Increment Projections
- 22. Financial Commitments
- 23. Most Recent Property Tax Bills
- 24. Appeal of Property Taxes
- 25. Other City of Chicago Subsidies

Professional Studies

- 26. Market Studies
- 27. Appraisal
- 28. Environmental Studies and Reports
- 29. Other Studies and Reports

Developer Information

- 30. Ownership Structure
- 31. Financial Statements
- 32. Resumes and Experience of Principals
- 33. Economic Disclosure Statement (EDS)
- 34. Residential Developer License Number

Compliance Information

- 36. Use of Minority and Women Business Enterprises (MBE and WBE)
- 37. Prevailing Wage Requirements
- 38. City of Chicago Residency Requirements
- 39. Workforce Solutions Employer Personnel Needs Assessment
- 40. Employment Plan



City of Chicago Tax Increment Financing (TIF) Assistance Exhibit List

- A. Sustainable Development Policy
- B. Affordable Housing Policies
 - 1) Affordable Unit Pricing Guide
 - 2) Maximum Affordable Monthly Rents
 - 3) Table of Income Limits
- C. Principal Profile Information
- D. Employer Personnel Needs Assessment
- E. Hard Cost Categories
- F. Side-by-Side Project Budget, M/WBE Budget, TIF Eligible Budget (Included in TIF Application Part 2)
- G. TIF Compliance Informational Affidavit
- H. Provisions Concerning Prevailing Wages
- I. Job Creation or Retention Activities
- J. MBE/WBE Commitment
 - 1) MBE/WBE Associations List
 - 2) Sample Contractor's Letter
- K. Chicago Residency Ordinance
- L. Economic Disclosure Statement (EDS)

Exhibit A



City of Chicago Sustainable Development Policy

This policy applies to all new Redevelopment Agreements, Planned Developments, Site Plan Approvals and Amendments to existing Planned Developments reviewed by the Department of Planning and Development's weekly Design Review Committee after December 1, 2007

	Financial Assistance		Non-Financial Assistance
	(RFP/Negotiated Sale w/Land Write Down) (TIF) (DPD Housing Assistance)	(Industrial Dev. Rev. Bonds) (Enterprise Zone Fac. Bonds) (Bank Participation Loans) (Class L) (Class 6B)	(Planned Developments) (Lakefront Protection Ordinance Developments)
Residential			
Market Rate SF, TH, Multi-units (< 4 units)	Building Certification		
4 or more Townhomes (TH)*	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification
4 or more Market Rate Units (including Hotels)	100% Green Roof + Building Certification	50% Green Roof + Building Certification	50% Green Roof + Building Certification
> 20% Affordable Units or CPAN	Building Certification	Building Certification	Building Certification
Institutional			
Hospitals	100% Green Roof + exceed ASHRAE 90.1-2004 or 75% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	75% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification
Community Centers, Government Buildings and Schools**	50% Green Roof + LEED Certification	25% Green Roof + LEED Certification	25% Green Roof + LEED Certification
Industrial			
	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20%*** or 50% Green Roof + 50% VUA shading in 5 yrs
Commercial			
Retail over 10,000 square feet (footprint)	100% Green Roof + LEED Certification or 50% Green Roof + LEED Certification + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification or 50% Green Roof + exceed ASHRAE 90.1-2004 + 50% VUA shading in 5 yrs
Retail under 10,000 square feet (footprint)	100% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + exceed ASHRAE 90.1-2004
Food Store (see Note #6)	Exceed ASHRAE 90.1-2004 + 50% shading after 5 years	Exceed ASHRAE 90.1-2004	Exceed ASHRAE 90.1-2004
Office	100% Green Roof + LEED Certification	100% Green Roof + exceed ASHRAE 90.1-2004 or 50% Green Roof + LEED Certification	50% Green Roof + LEED Certification
Existing Buildings**** and Landmark Buildings			
	Building Certification or LEED-CI Certification or 100% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004	50% Green Roof + exceed ASHRAE 90.1-2004

NOTES:

- * Townhomes with common and contiguous roof space without private access to roofs. Emergency access routes do not apply.
- ** Religious gathering facilities serving multiple purposes will be considered a community center.
- ***Projects that are regulated by the stormwater management ordinance must provide evidence of a 33% reduction of impervious area from a baseline condition (as defined by ordinance). -OR- Retain 0.60 inches of stormwater from the proposed impervious area (up from 0.5").
- ****The policy applies to existing buildings when the value of the renovation is more than 300% of the assessed value of the building for Single-family Residential, Multi-unit (up to 6 units) Residential, Institutional, Industrial and Commercial Projects; 600% of the assessed value of the building for Multi-unit (more than 6) Residential and Mixed-use Residential projects.
- 1. The area of green roof coverage will be based on the net area of the roof, which is defined as the usable space of the roof including pathways. Up to 10% of the green roof area can be landscape. Remainder of roof must meet Energy Star level for reflectivity.
- 2. Projects choosing to exceed ASHRAE 90.1-2004 must exceed the standards by 14%.
- 3. Building Certification can be LEED, Energy Star or Green Globes.
- 4. All new and reconstructed alleys must follow City of Chicago Department of Transportation (CDOT) Green Alley standards.
- 5. Apply the requirements for the predominant use for mixed-use projects.
- 6. These requirements pertain to food stores that are greater than 2500 square feet in area and are located in communities with an elevated risk of obesity-related diseases (click here for a map of these community areas).
- 7. The green roof requirement will be waived if the project includes solar photovoltaic (PV) installations. The area of the solar PV panels must cover at least 25% of the green roof requirement to qualify. Please refer to the City of Chicago Solar Zoning Policy for potential additional review by the DPD Historic Preservation Division.

REFERENCES:

LEED Certification: <http://www.usgbc.org/>
 Green Roofs: <http://www.chicagogreenroofs.org>
 Energy Star Certification: <http://www.energystar.gov/>
 Chicago Green Homes: <http://www.cityofchicago.org/environment>
 ASHRAE 90.1 - 2004: <http://www.ashrae.org/technology/page/548>
 City of Chicago Green Alley Standards: Tel. 312.744.5900
 City of Chicago Stormwater Ordinance: <http://cityofchicago.org/environment>

LEGEND:

SF = Single Family
 TH = Townhomes
 RFP = Request for Proposals
 TIF = Tax Increment Financing
 VUA = Vehicular Use Area

Exhibit B

City of Chicago **Affordable Housing Policies**

Affordable units required

- The City's Affordable Requirements Ordinance (ARO) affects for-sale and rental residential developments of 10 or more units that consist of new construction, substantial rehabilitation, or condominium conversion when the development includes:
 - Purchase of City land: At least 10% of the units are required to be affordable.
 - City financial assistance: The at least 20% of the units are required to be affordable.
 - Change in zoning that increases the Floor Area or Downtown PDs: At least 10% of the units are required to be affordable.

Affordability levels

- For-sale affordable units must be affordable to households at 100% of Area Median Income (AMI) and purchased by households with incomes at or below 120% of AMI.
- Rental affordable units must be affordable to and rented by households with incomes at or below 60% of AMI.
- If financial assistance is provided, half of the required units must be affordable to households at 80% (For Sale) and 50% (Rental) AMI.

Pricing and mix of affordable units

- Parking must be included in the sale price or rent of the unit if it is included in the price of the market units in the same development.
- Median income varies according to household size. The sale price or rent of an affordable unit must be based on a household size of 1.5 persons per bedroom. Sale prices are calculated by DPD Staff.
- Developers are required to provide the same mix of unit sizes (by bedroom count) in the affordable and market-rate components.
- The square footage of affordable units must be approximate to equivalent market units.

Developers must provide ¼ of the required affordable units on-site, or, in some instances, off-site:

- Developers may pay an in-lieu fee to meet the remaining ¾ of the requirement, which varies based on the Zone in which the project is located.

Affordability term

- Affordable units are required to stay affordable for 30 years.

Timing of the Affordable Units or Payment

- Affordable units are required to be built at the same time as the market units. The City requires the Covenant securing the construction of the affordable units to be prepared and filed prior to the issuance of the building permit (including the foundation permit). Developers should allow 2-3 weeks for the covenant to be prepared by the City's Law department, and are encouraged to contact City Staff early in the process to begin providing the necessary documentation and information.
- The in-lieu payment is required prior to the issuance of any building permits, including foundation permits. Once the payment is received, the hold on the project's building permit will be released.

Marketing affordable units

- Developers of both For Sale and Rental ARO units are required to meet with City staff before they begin marketing their units for sale or lease. They are also required to submit a Marketing Plan, which the City must approve prior to the developer's marketing of the affordable units. In some cases, the City will require that the buyers/tenants of affordable units be selected via a lottery.
- Developers may wish to make Department of Planning and Development programs available to buyers such as the TaxSmart program. For more information visit the DPD website at: http://www.cityofchicago.org/city/en/depts/dcd/supp_info/taxsmart_mortgagecreditcertificate.html

More information – including the Rules and Regulations governing the implementation of the ARO – is available online at www.cityofchicago.org/ARO

Exhibit B-1**DEPARTMENT OF PLANNING & DEVELOPMENT
Affordable Unit PRICING GUIDE**

For more information or an electronic version of this worksheet, contact Marcia Baxter at (312) 744-0696

Property: _____
 Address: _____
 Developer: _____

DPD contact: _____
 Date price calculated: _____

NOTE: Only enter data in the shaded cells. The pricing guide will calculate the rest**Line**

- 1 Resale Restriction or Recapture Mortgage
Number of Bedrooms (enter as number, with
 2 0 for studio))
 3 **Developer's Market Price** (enter)
 4 Monthly Tax Estimate
 5 Monthly Condo Assessment or Dues
 6 Monthly Land Trust Administrative Fee
 7 Monthly Private Mortgage Insurance
 8 Monthly Homeowner's Insurance
 9 Mortgage Interest Rate

100% AMI				
0	1	2	3	4
\$0	\$0	\$0	\$0	\$0
\$300	\$325	\$350	\$375	\$375
\$25	\$25	\$25	\$25	\$25
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
5.23%	5.23%	5.23%	5.23%	5.23%

- 10 **Estimated Affordable Price** (enter)
 11 Mortgage Principal @ 95% Loan-to-Value
 12 Monthly Principal & Interest Payment
 13 Plus: Tax, Insurance, Assessment, Fee, PMI
 14 Total Monthly Payments
 15 **Required Annual Gross Income**
Maximum Allowable Income (100% AMI)

\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$325	\$350	\$375	\$400	\$400
\$325	\$350	\$375	\$400	\$400
\$11,818	\$12,727	\$13,636	\$14,545	\$14,545
\$50,700	\$54,350	\$65,200	\$75,300	\$84,000

HUD Median Income for Unit Type/Family Size					
Bedrooms	Family Size	60% Median	80% Median	100% Median	120% Median
Studio	1	\$30,420	\$40,550	\$50,700	\$61,800
1	1.5	\$32,610	\$43,450	\$54,350	\$66,225
2	3.0	\$39,120	\$52,150	\$65,200	\$79,500
3	4.5	\$45,180	\$60,225	\$75,300	\$91,850
4	6.0	\$50,400	\$67,200	\$84,000	\$102,450

HUD figures as of December 18, 2013

LINE NOTES:

- 1 Units will be kept affordable by a resale restriction, unless otherwise specified.
 2 Enter unit type and number of bedrooms.
 3 Enter developer's market rate price. Does the price include parking? ____yes ____no (If parking is included for market units - must also be included in affordable units).
 4 Property taxes are estimated at 2% of the estimated market price.
 5 The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms.
 6 The Chicago Community Land Trust charges a monthly administrative fee of \$25.
 7 PMI is estimated at 0.070% of the mortgage amount.
 8 Property insurance is estimated at 0.25% of the market price.
 9 The interest rate is the *higher* of the current interest rate, as published in the *Chicago Tribune*, and rounded up to the nearest quarter point - OR - the 10-year average of interest rates, as calculated by the City of Chicago, based on data provided annually by Fannie Mae.
 10 Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? ____yes ____no (See Line 3 note).
 11 Loan amount at 95% of the affordable price.
 12 Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
 13 The total of Lines 4, 5, 6, 7 and 8.
 14 The total of Lines 12 and 13.
 15 The annual gross income (assuming that the family's housing costs total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10)

Exhibit B-2
CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2015

Maximum Monthly Gross Rents (maximum rents when tenants pay no utilities/landlord pays all utilities):

Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
0	\$133	\$200	\$266	\$400	\$532	\$665	\$798	\$812	\$853	\$1,065	\$1,330	\$1,596	\$812
1	\$143	\$214	\$285	\$428	\$570	\$712	\$855	\$914	\$914	\$1,141	\$1,425	\$1,710	\$922
2	\$171	\$257	\$342	\$514	\$684	\$855	\$1,026	\$1,093	\$1,099	\$1,369	\$1,710	\$2,052	\$1,093
3	\$198	\$296	\$395	\$658	\$791	\$988	\$1,186	\$1,261	\$1,261	\$1,581	\$1,976	\$2,372	\$1,393
4	\$221	\$331	\$441	\$814	\$882	\$1,102	\$1,323	\$1,388	\$1,388	\$1,764	\$2,205	\$2,646	\$1,624
5	\$243	\$365	\$487	\$970	\$983	\$1,216	\$1,460	\$1,512	\$1,512	\$1,946	\$2,434	\$2,921	\$1,868

Maximum rents when tenants pay for cooking gas and other electric (not heat):

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$85	\$152	\$218	\$352	\$484	\$617	\$750	\$764	\$805	\$1,017	\$1,282	\$1,548	\$764
	1	\$83	\$154	\$225	\$368	\$510	\$652	\$795	\$854	\$854	\$1,081	\$1,365	\$1,650	\$862
	2	\$98	\$184	\$269	\$441	\$611	\$782	\$953	\$1,020	\$1,026	\$1,296	\$1,637	\$1,979	\$1,020
	3	\$113	\$211	\$310	\$573	\$706	\$903	\$1,101	\$1,176	\$1,176	\$1,496	\$1,891	\$2,287	\$1,308
	4	\$123	\$233	\$343	\$716	\$784	\$1,004	\$1,225	\$1,290	\$1,290	\$1,666	\$2,107	\$2,548	\$1,526
	5	\$133	\$255	\$377	\$860	\$873	\$1,106	\$1,350	\$1,402	\$1,402	\$1,836	\$2,324	\$2,811	\$1,758
Duplex/2-family	0	\$102	\$169	\$235	\$369	\$501	\$634	\$767	\$781	\$822	\$1,034	\$1,299	\$1,565	\$781
	1	\$99	\$170	\$241	\$384	\$526	\$668	\$811	\$870	\$870	\$1,097	\$1,381	\$1,666	\$878
	2	\$115	\$201	\$286	\$458	\$628	\$799	\$970	\$1,037	\$1,043	\$1,313	\$1,654	\$1,996	\$1,037
	3	\$130	\$228	\$327	\$590	\$723	\$920	\$1,118	\$1,193	\$1,193	\$1,513	\$1,908	\$2,304	\$1,325
	4	\$140	\$250	\$360	\$733	\$801	\$1,021	\$1,242	\$1,307	\$1,307	\$1,683	\$2,124	\$2,565	\$1,543
	5	\$151	\$273	\$395	\$878	\$891	\$1,124	\$1,368	\$1,420	\$1,420	\$1,854	\$2,342	\$2,829	\$1,776
Multi-family**	0	\$101	\$168	\$234	\$368	\$500	\$633	\$766	\$780	\$821	\$1,033	\$1,298	\$1,564	\$780
	1	\$101	\$172	\$243	\$386	\$528	\$670	\$813	\$872	\$872	\$1,099	\$1,383	\$1,668	\$880
	2	\$120	\$206	\$291	\$463	\$633	\$804	\$975	\$1,042	\$1,048	\$1,318	\$1,659	\$2,001	\$1,042
	3	\$138	\$236	\$335	\$598	\$731	\$928	\$1,126	\$1,201	\$1,201	\$1,521	\$1,916	\$2,312	\$1,333
	4	\$152	\$262	\$372	\$745	\$813	\$1,033	\$1,254	\$1,319	\$1,319	\$1,695	\$2,136	\$2,577	\$1,555
	5	\$165	\$287	\$409	\$892	\$905	\$1,138	\$1,382	\$1,434	\$1,434	\$1,868	\$2,356	\$2,843	\$1,790

**Exhibit B-2
CITY OF CHICAGO**

MAXIMUM AFFORDABLE MONTHLY RENTS 2015

Maximum rents when tenants pay for electric heat, cooking gas, and other electric:

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$42	\$109	\$175	\$309	\$441	\$574	\$707	\$721	\$762	\$974	\$1,239	\$1,505	\$721
	1	\$31	\$102	\$173	\$316	\$458	\$600	\$743	\$802	\$802	\$1,029	\$1,313	\$1,598	\$810
	2	\$37	\$123	\$208	\$380	\$550	\$721	\$892	\$959	\$965	\$1,235	\$1,576	\$1,918	\$959
	3	\$43	\$141	\$240	\$503	\$636	\$833	\$1,031	\$1,106	\$1,106	\$1,426	\$1,821	\$2,217	\$1,238
	4	\$44	\$154	\$264	\$637	\$705	\$925	\$1,146	\$1,211	\$1,211	\$1,587	\$2,028	\$2,469	\$1,447
	5	\$46	\$168	\$290	\$773	\$786	\$1,019	\$1,263	\$1,315	\$1,315	\$1,749	\$2,237	\$2,724	\$1,671
Duplex/2-family	0	\$63	\$130	\$196	\$330	\$462	\$595	\$728	\$742	\$783	\$995	\$1,260	\$1,526	\$742
	1	\$53	\$124	\$195	\$338	\$480	\$622	\$765	\$824	\$824	\$1,051	\$1,335	\$1,620	\$832
	2	\$61	\$147	\$232	\$404	\$574	\$745	\$916	\$983	\$989	\$1,259	\$1,600	\$1,942	\$983
	3	\$68	\$166	\$265	\$528	\$661	\$858	\$1,056	\$1,131	\$1,131	\$1,451	\$1,846	\$2,242	\$1,263
	4	\$70	\$180	\$290	\$663	\$731	\$951	\$1,172	\$1,237	\$1,237	\$1,613	\$2,054	\$2,495	\$1,473
	5	\$73	\$195	\$317	\$800	\$813	\$1,046	\$1,290	\$1,342	\$1,342	\$1,776	\$2,264	\$2,751	\$1,698
Multi-family**	0	\$79	\$146	\$212	\$346	\$478	\$611	\$744	\$758	\$799	\$1,011	\$1,276	\$1,542	\$758
	1	\$75	\$146	\$217	\$360	\$502	\$644	\$787	\$846	\$846	\$1,073	\$1,357	\$1,642	\$854
	2	\$89	\$175	\$260	\$432	\$602	\$773	\$944	\$1,011	\$1,017	\$1,287	\$1,628	\$1,970	\$1,011
	3	\$102	\$200	\$299	\$562	\$695	\$892	\$1,090	\$1,165	\$1,165	\$1,485	\$1,880	\$2,276	\$1,297
	4	\$112	\$222	\$332	\$705	\$773	\$993	\$1,214	\$1,279	\$1,279	\$1,655	\$2,096	\$2,537	\$1,515
	5	\$120	\$242	\$364	\$847	\$860	\$1,093	\$1,337	\$1,389	\$1,389	\$1,823	\$2,311	\$2,798	\$1,745

Maximum rents when tenants pay for gas heat, cooking gas, and other electric:

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$46	\$113	\$179	\$313	\$445	\$578	\$711	\$725	\$766	\$978	\$1,243	\$1,509	\$725
	1	\$37	\$108	\$179	\$322	\$464	\$606	\$749	\$808	\$808	\$1,035	\$1,319	\$1,604	\$816
	2	\$45	\$131	\$216	\$388	\$558	\$729	\$900	\$967	\$973	\$1,243	\$1,584	\$1,926	\$967
	3	\$53	\$151	\$250	\$513	\$646	\$843	\$1,041	\$1,116	\$1,116	\$1,436	\$1,831	\$2,227	\$1,248
	4	\$56	\$166	\$276	\$649	\$717	\$937	\$1,158	\$1,223	\$1,223	\$1,599	\$2,040	\$2,481	\$1,459
	5	\$59	\$181	\$303	\$786	\$799	\$1,032	\$1,276	\$1,328	\$1,328	\$1,762	\$2,250	\$2,737	\$1,684
Duplex/2-family	0	\$67	\$134	\$200	\$334	\$466	\$599	\$732	\$746	\$787	\$999	\$1,264	\$1,530	\$746
	1	\$58	\$129	\$200	\$343	\$485	\$627	\$770	\$829	\$829	\$1,056	\$1,340	\$1,625	\$837
	2	\$68	\$154	\$239	\$411	\$581	\$752	\$923	\$990	\$996	\$1,266	\$1,607	\$1,949	\$990
	3	\$76	\$174	\$273	\$536	\$669	\$866	\$1,064	\$1,139	\$1,139	\$1,459	\$1,854	\$2,250	\$1,271
	4	\$80	\$190	\$300	\$673	\$741	\$961	\$1,182	\$1,247	\$1,247	\$1,623	\$2,064	\$2,505	\$1,483
	5	\$85	\$207	\$329	\$812	\$825	\$1,058	\$1,302	\$1,354	\$1,354	\$1,788	\$2,276	\$2,763	\$1,710
Multi-family**	0	\$81	\$148	\$214	\$348	\$480	\$613	\$746	\$760	\$801	\$1,013	\$1,278	\$1,544	\$760
	1	\$78	\$149	\$220	\$363	\$505	\$647	\$790	\$849	\$849	\$1,076	\$1,360	\$1,645	\$857
	2	\$93	\$179	\$264	\$436	\$606	\$777	\$948	\$1,015	\$1,021	\$1,291	\$1,632	\$1,974	\$1,015
	3	\$107	\$205	\$304	\$567	\$700	\$897	\$1,095	\$1,170	\$1,170	\$1,490	\$1,885	\$2,281	\$1,302
	4	\$118	\$228	\$338	\$711	\$779	\$999	\$1,220	\$1,285	\$1,285	\$1,661	\$2,102	\$2,543	\$1,521
	5	\$127	\$249	\$371	\$854	\$867	\$1,100	\$1,344	\$1,396	\$1,396	\$1,830	\$2,318	\$2,805	\$1,752

**Exhibit B-2
CITY OF CHICAGO**

MAXIMUM AFFORDABLE MONTHLY RENTS 2015

Maximum rents when tenants pay for electric cooking and other electric (not heat):

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$82	\$149	\$215	\$349	\$481	\$614	\$747	\$761	\$802	\$1,014	\$1,279	\$1,545	\$761
	1	\$79	\$150	\$221	\$364	\$506	\$648	\$791	\$850	\$850	\$1,077	\$1,361	\$1,646	\$858
	2	\$93	\$179	\$264	\$436	\$606	\$777	\$948	\$1,015	\$1,021	\$1,291	\$1,632	\$1,974	\$1,015
	3	\$107	\$205	\$304	\$567	\$700	\$897	\$1,095	\$1,170	\$1,170	\$1,490	\$1,885	\$2,281	\$1,302
	4	\$116	\$226	\$336	\$709	\$777	\$997	\$1,218	\$1,283	\$1,283	\$1,659	\$2,100	\$2,541	\$1,519
	5	\$125	\$247	\$369	\$852	\$865	\$1,098	\$1,342	\$1,394	\$1,394	\$1,828	\$2,316	\$2,803	\$1,750
Duplex/2-family	0	\$99	\$166	\$232	\$366	\$498	\$631	\$764	\$778	\$819	\$1,031	\$1,296	\$1,562	\$778
	1	\$95	\$166	\$237	\$380	\$522	\$664	\$807	\$866	\$866	\$1,093	\$1,377	\$1,662	\$874
	2	\$110	\$196	\$281	\$453	\$623	\$794	\$965	\$1,032	\$1,038	\$1,308	\$1,649	\$1,991	\$1,032
	3	\$124	\$222	\$321	\$584	\$717	\$914	\$1,112	\$1,187	\$1,187	\$1,507	\$1,902	\$2,298	\$1,319
	4	\$133	\$243	\$353	\$726	\$794	\$1,014	\$1,235	\$1,300	\$1,300	\$1,676	\$2,117	\$2,558	\$1,536
	5	\$143	\$265	\$387	\$870	\$883	\$1,116	\$1,360	\$1,412	\$1,412	\$1,846	\$2,334	\$2,821	\$1,768
Multi-family**	0	\$98	\$165	\$231	\$365	\$497	\$630	\$763	\$777	\$818	\$1,030	\$1,295	\$1,561	\$777
	1	\$97	\$168	\$239	\$382	\$524	\$666	\$809	\$868	\$868	\$1,095	\$1,379	\$1,664	\$876
	2	\$115	\$201	\$286	\$458	\$628	\$799	\$970	\$1,037	\$1,043	\$1,313	\$1,654	\$1,996	\$1,037
	3	\$132	\$230	\$329	\$592	\$725	\$922	\$1,120	\$1,195	\$1,195	\$1,515	\$1,910	\$2,306	\$1,327
	4	\$145	\$255	\$365	\$738	\$806	\$1,026	\$1,247	\$1,312	\$1,312	\$1,688	\$2,129	\$2,570	\$1,548
	5	\$157	\$279	\$401	\$884	\$897	\$1,130	\$1,374	\$1,426	\$1,426	\$1,860	\$2,348	\$2,835	\$1,782

Maximum rents when tenants pay only for other electric:

	Number of Bedrooms	10%	15%	20%	30%	40%	50% (Low HOME Rent Limit)	60%	High HOME Rent Limit*	65%	80%	100%	120%	HUD Fair Market Rent*
Single-family	0	\$88	\$155	\$221	\$355	\$487	\$620	\$753	\$767	\$808	\$1,020	\$1,285	\$1,551	\$767
	1	\$87	\$158	\$229	\$372	\$514	\$656	\$799	\$858	\$858	\$1,085	\$1,369	\$1,654	\$866
	2	\$103	\$189	\$274	\$446	\$616	\$787	\$958	\$1,025	\$1,031	\$1,301	\$1,642	\$1,984	\$1,025
	3	\$119	\$217	\$316	\$579	\$712	\$909	\$1,107	\$1,182	\$1,182	\$1,502	\$1,897	\$2,293	\$1,314
	4	\$130	\$240	\$350	\$723	\$791	\$1,011	\$1,232	\$1,297	\$1,297	\$1,673	\$2,114	\$2,555	\$1,533
	5	\$140	\$262	\$384	\$867	\$880	\$1,113	\$1,357	\$1,409	\$1,409	\$1,843	\$2,331	\$2,818	\$1,765
Duplex/2-family	0	\$105	\$172	\$238	\$372	\$504	\$637	\$770	\$784	\$825	\$1,037	\$1,302	\$1,568	\$784
	1	\$103	\$174	\$245	\$388	\$530	\$672	\$815	\$874	\$874	\$1,101	\$1,385	\$1,670	\$882
	2	\$120	\$206	\$291	\$463	\$633	\$804	\$975	\$1,042	\$1,048	\$1,318	\$1,659	\$2,001	\$1,042
	3	\$136	\$234	\$333	\$596	\$729	\$926	\$1,124	\$1,199	\$1,199	\$1,519	\$1,914	\$2,310	\$1,331
	4	\$147	\$257	\$367	\$740	\$808	\$1,028	\$1,249	\$1,314	\$1,314	\$1,690	\$2,131	\$2,572	\$1,550
	5	\$158	\$280	\$402	\$885	\$898	\$1,131	\$1,375	\$1,427	\$1,427	\$1,861	\$2,349	\$2,836	\$1,783
Multi-family**	0	\$104	\$171	\$237	\$371	\$503	\$636	\$769	\$783	\$824	\$1,036	\$1,301	\$1,567	\$783
	1	\$105	\$176	\$247	\$390	\$532	\$674	\$817	\$876	\$876	\$1,103	\$1,387	\$1,672	\$884
	2	\$125	\$211	\$296	\$468	\$638	\$809	\$980	\$1,047	\$1,053	\$1,323	\$1,664	\$2,006	\$1,047
	3	\$144	\$242	\$341	\$604	\$737	\$934	\$1,132	\$1,207	\$1,207	\$1,527	\$1,922	\$2,318	\$1,339
	4	\$159	\$269	\$379	\$752	\$820	\$1,040	\$1,261	\$1,326	\$1,326	\$1,702	\$2,143	\$2,584	\$1,562
	5	\$172	\$294	\$416	\$899	\$912	\$1,145	\$1,389	\$1,441	\$1,441	\$1,875	\$2,363	\$2,850	\$1,797

Exhibit B-2
CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2015

		Utility allowances per CHA schedule for:				
	Number of Bedrooms	Cooking gas & other electric (not heat)	Electric heat, cooking gas & other electric	Gas heat, cooking gas & other electric	Electric cooking & other electric (not heat)	Other electric only (not cooking or heat)
Single-family	0	\$48	\$91	\$87	\$51	\$45
	1	\$60	\$112	\$106	\$64	\$56
	2	\$73	\$134	\$126	\$78	\$68
	3	\$85	\$155	\$145	\$91	\$79
	4	\$98	\$177	\$165	\$105	\$91
	5	\$110	\$197	\$184	\$118	\$103
Duplex/2-family	0	\$31	\$70	\$66	\$34	\$28
	1	\$44	\$90	\$85	\$48	\$40
	2	\$56	\$110	\$103	\$61	\$51
	3	\$68	\$130	\$122	\$74	\$62
	4	\$81	\$151	\$141	\$88	\$74
	5	\$92	\$170	\$158	\$100	\$85
Multi-family**	0	\$32	\$54	\$52	\$35	\$29
	1	\$42	\$68	\$65	\$46	\$38
	2	\$51	\$82	\$78	\$56	\$46
	3	\$60	\$96	\$91	\$66	\$54
	4	\$69	\$109	\$103	\$76	\$62
	5	\$78	\$123	\$116	\$86	\$71

NOTE: Gross rent limits for 50% and 65% AMI, High HOME Rent and Fair Market Rent are published by HUD. All other rent limits are calculated assuming 1.5 occupants per bedroom and 1 occupant for an apartment with no bedrooms.

* For HOME-funded developments, rents are the "lesser of" the Fair Market Rent for the unit size or the High HOME Rent for the unit size. In HOME-funded developments with 5 or more units, 20% of the HOME-assisted units must be occupied by very-low income families whose rents do not exceed 30% of the annual income of a family whose income equals 50% of the area median. This is known as the "Low HOME Rent."

** Low Rise or High Rise

Exhibit B-3
TABLE OF INCOME LIMITS
(Effective March 6, 2015)

Household Size	10% Area Median Income	15% Area Median Income	20% Area Median Income	30% Area Median Income (HOME Extremely Low Income Limit)	40% Area Median Income	50% Area Median Income (HOME Very Low Income Limit)	60% Area Median Income	65% Area Median Income	80% Area Median Income (HOME Low Income Limit)	90% Area Median Income	95% Area Median Income	100% Area Median Income	115% Area Median Income	120% Area Median Income	140% Area Median Income
1 person	\$5,320	\$7,980	\$10,640	\$16,000	\$21,280	\$26,600	\$31,920	\$34,580	\$42,600	\$47,880	\$50,540	\$53,200	\$61,180	\$63,840	\$74,480
2 persons	\$6,080	\$9,120	\$12,160	\$18,250	\$24,320	\$30,400	\$36,480	\$39,520	\$48,650	\$54,720	\$57,760	\$60,800	\$69,920	\$72,960	\$85,120
3 persons	\$6,840	\$10,260	\$13,680	\$20,555	\$27,360	\$34,200	\$41,040	\$44,460	\$54,750	\$61,560	\$64,980	\$68,400	\$78,660	\$82,080	\$95,760
4 persons	\$7,600	\$11,400	\$15,200	\$24,250	\$30,400	\$38,000	\$45,600	\$49,400	\$60,800	\$68,400	\$72,200	\$76,000	\$87,400	\$91,200	\$106,400
5 persons	\$8,210	\$12,315	\$16,420	\$28,410	\$32,840	\$41,050	\$49,260	\$53,365	\$65,700	\$73,890	\$77,995	\$82,100	\$94,415	\$98,520	\$114,940
6 persons	\$8,820	\$13,230	\$17,640	\$32,570	\$35,280	\$44,100	\$52,920	\$57,330	\$70,550	\$79,380	\$83,790	\$88,200	\$101,430	\$105,840	\$123,480
7 persons	\$9,430	\$14,145	\$18,860	\$36,730	\$37,720	\$47,150	\$56,580	\$61,295	\$75,400	\$84,870	\$89,585	\$94,300	\$108,445	\$113,160	\$132,020
8 persons	\$10,040	\$15,060	\$20,080	\$40,890	\$40,890	\$50,200	\$60,240	\$65,260	\$80,300	\$90,360	\$95,380	\$100,400	\$115,460	\$120,480	\$140,560
9 persons	\$10,640	\$15,960	\$21,280	\$45,050	\$45,050	\$53,200	\$63,840	\$69,160	\$85,120	\$95,760	\$101,080	\$106,400	\$122,360	\$127,680	\$148,960
10 persons	\$11,248	\$16,872	\$22,496	\$49,210	\$49,210	\$56,240	\$67,488	\$73,112	\$89,984	\$101,232	\$106,856	\$112,480	\$129,352	\$134,976	\$157,472

NOTES:

- Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area.
- Effective until superseded.
- Income limits at 30%, 50% and 80% AMI are as published by HUD.
- Income limits at all other income levels are calculated per HUD methodology, based on Very Low Income (50% AMI) limit.
- Income limits at 40% AMI for 8-, 9- and 10-person households were adjusted so that they are not exceeded by Extremely Low Income (30% AMI) limit.
- Income limits for 9-person households are calculated at 140% of 4-person limits; income limits for 10-person households are calculated at 148% of 4-person limits.

Exhibit C
PRINCIPAL PROFILE

The following information must be provided for each individual that is an owner, partner, investor, director or officer of the applicant entity or of any entity holding an interest in the applicant. The information will be provided only to the Departments of Consumer Services and Revenue for the purpose of determining whether any of the listed persons have outstanding water bills, traffic or parking tickets, child support payments, or other obligations. All outstanding obligations must be satisfied before the Department of Planning and Development will proceed with the application.

Name:

Home Address:

Date of Birth:

Driver's License Number:

License Plate Number:

Name:

Home Address:

Date of Birth:

Driver's License Number:

License Plate Number:

Name:

Home Address:

Date of Birth:

Driver's License Number:

License Plate Number:

Name:

Home Address:

Date of Birth:

Driver's License Number:

License Plate Number:

Exhibit D
City of Chicago

Workforce Solutions Unit

Employer Personnel Needs Assessment

This Employer Personnel Needs Assessment (EPNA) document provides projections on job creation for TIF-funded projects. Please complete the following information related to this project. If there is more than one employer, please provide one EPNA per company. If you have questions or need assistance, please contact the staff listed below.

Company Information

Company Name:

Address 1:

Contact Person/Title:

Address 2:

Telephone:

City/State/Zip:

Email:

Industry Description:

HR Contact/Title:

Telephone:

Email:

of Existing Jobs:

of New Jobs:

Job Creation Information

Please list the new job titles below and include the number of estimated positions for each title, technical skills required and start date. Please indicate if they are full or part-time positions.

Position/Title	# of Positions (F/Pt time)		Technical Skills	Estimated Wage/Salary	Estimated Start Date

A detailed job description for each position will be required for the Employment Plan.

Please return this form to staff in the Workforce Solutions Unit listed below.

Emily Bradley
City Hall - Room 1003
121 N. LaSalle Street
Chicago, IL 60602
Phone: 312-744-8565

email: emily.bradley@cityofchicago.org

If applicable, you will be contacted by the Workforce Solutions' staff to complete an Employment Plan prior to your TIF application submission to City Council.

Exhibit E
HARD COST CATEGORIES

It is not necessary to provide a detailed cost breakdown, but the hard construction costs indicated in the pro forma must include the items listed below, if applicable.

Sitework

- Shoring & Underpinning
- Erosion Control & Earth Retainage
- Curbing
- Paving
- Drainage Control
- Fencing
- Accessories

Concrete

- Concrete
- Formwork
- Reinforcement
- Grout

Masonry

- Masonry, Stone, Granite, Slate, Glass Block
- Mortar/Grout
- Reinforcing Accessories

Metals

- Structural Framing
- Metal Decking
- Ladders & Rungs
- Grates & Trench Covers
- Stairs & Railings
- Expansion Control

Wood

- All lumber
- Connections & Fasteners
- Architectural Woodwork
- Cabinetry
- Hardware

Thermal & Moisture Protection

- Water/Damp Proofing
- Water Retardants & Repellents
- Roofing Siding
- Flashing Sealants

Finishes

- Suspended Ceilings
- Lath & Plaster/Gypsum Board
- Flooring
- Acoustical Treatment
- Wall Finishes & Covers

Specialties

- Toilet Partitions
- Fireplaces & Stoves
- Flagpoles
- Signage
- Lockers
- Awnings
- Movable Partitions
- Toilet Accessories
- Shelving

Appliances & Equipment

- Window Washers
- Kitchen Appliances
- Audio/Visual
- Laundry
- Waste

Furnishings

- Window Treatments
- Furniture
- Special Construction

Conveying Systems

- Elevators
- Lift
- Pneumatic Tubes

Mechanical Sprinkler

- System Plumbing
- Fixtures HVAC

Electrical

- Conduit & Cabling
- Lighting

Exhibit F

Project Name

	<u>Project Budget</u>	<u>MBE/WBE Budget</u>	<u>TIF- Eligible Budget</u>
--	-----------------------	-----------------------	-----------------------------

Hard Costs

- Hard Cost 1
- Hard Cost 2
- Hard Cost 3
- Hard Cost 4
- Hard Cost 5
- Hard Cost 6
- Hard Cost 7
- Hard Cost 8
- Hard Cost 9
- Hard Cost 10
- Hard Cost 11
- Hard Cost 12
- Hard Cost 13
- Hard Cost 14
- Hard Cost 15
- Hard Cost 16
- Hard Cost 17
- Hard Cost 18
- Hard Cost 19
- Hard Cost 20
- Hard Cost 21
- Hard Cost 22
- Hard Cost 23
- Hard Cost Contingency

Total Hard Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
-------------------------	------------	------------	------------

Soft Costs/Fees

- Architecture and Engineering
- General Contractor Fee
- General Conditions
- Insurance
- Permits
- Legal, Title, Closing Costs
- Contingency
- Soft Cost 9
- Soft Cost 10
- Soft Cost 11
- Soft Cost 12
- Soft Cost 13

Total Soft Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
-------------------------	------------	------------	------------

Total	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
--------------	------------	------------	------------

MBE	\$0
WBE	\$0

Exhibit G

TIF COMPLIANCE INFORMATIONAL AFFIDAVIT

NOTICE: THIS AFFIDAVIT IS TO BE COMPLETED AT THE TIME OF PROPOSAL SUBMISSION. APPLICANT AGREES THAT THEY HAVE READ, BEEN INFORMED AND UNDERSTOOD THE FOLLOWING PROVISIONS ASSOCIATED WITH THE APPLICATION FOR TIF FINANCING. IN ADDITION, IF AWARDED A CONTRACT, APPLICANT AGREES TO COMPLY AND REQUIRE ALL PARTICIPATING SUBCONTRACTORS TO COMPLY WITH ALL REQUIREMENTS FOR EACH OF THE FOLLOWING APPLICABLE PROVISIONS:

- Prevailing Wage (initial attachment)
- Job Creation/Retention (initial attachment)
- MBE/WBE Participation (initial attachment)
- City Residency (initial attachment)

I, _____ HEREBY DECLARE AND AFFIRM that I am the
_____ and duly authorized representative of
(Title - Print or Type)
_____ located at
(Name of Company - Print or Type)

(Address, City, State and Zip of Company)
() _____
(Phone)

Have you previously participated in any Federally funded or City funded projects with any company?

Yes ____ No ____ If yes, please provide project address _____
Developer/Company _____ Amount _____
Year _____

I DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THIS DOCUMENT ARE TRUE AND CORRECT, AND THAT I AM AUTHORIZED ON BEHALF OF THE APPLICANT TO MAKE THIS AFFIDAVIT.

Signature:

Name _____ of _____ Affiant

Date: _____

State of _____

County (City) of _____

This instrument was acknowledged before me on
(date) _____ by

(name/s of person/s) as _____ (Type of
authority, e.g., officer, trustee, etc.)

of _____ (name of party on behalf of whom instrument
as executed).

(Seal)

Signature of Notary Public

Exhibit H
PROVISIONS CONCERNING PREVAILING WAGES

The developer covenants and agrees to pay, and to contractually obligate and cause the General Contractor and each subcontractor to pay, the prevailing wage rate as ascertained by the Illinois Department of Labor (the "Department"), to all Project employees. All such contracts shall list the specified rates to be paid to all laborers, workers and mechanics for each type of worker or mechanic employed pursuant to such contract. If the Department revises such prevailing wage rates, the revised rates shall apply to all such contracts. Upon the City's request, the developer shall provide the City with copies of all contracts entered into by the Developer of the General Contractor to evidence compliance with this requirement.

Initials _____ Date _____

Exhibit I
JOB CREATION OR RETENTION ACTIVITIES

The developer shall document and report on job creation and/or retention activity as per the terms and conditions of the TIF redevelopment agreement. The form, content and scheduled reporting dates of the employment information that is to be supplied by the developer shall be determined by DPD.

Initials _____ Date _____

Exhibit J

MBE/WBE COMMITMENT

Each developer agrees for itself and its successors and assigns, and shall contractually obligate the Employees to agree, that during the undertaking of the construction of its project, including the Pre-Development Work and the Eligible Project Cost Work:

Consistent with the findings which support the Minority-Owned and Women Owned Business Enterprise Procurement Program ("MBE/WBE Program"), Section 2-92-420 et seq., Municipal Code of Chicago, and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, and as qualified by, the provisions of the subsection, during the course of the Pre-Development work and the construction of its projects, the following percentages of the aggregate construction hard costs (as set forth in the Budget), but specifically excluding acquisition, relocation, and all non-construction (indirect) costs (unless part of a construction contract) and the areas of construction costs noted in the Budget as being the subject of special waiver, shall the expended for contract participation by minority-owned businesses ("MBEs") and by women owned businesses ("WBEs"):

- a. At least 26% by MBEs
- b. At least 6% by WBEs

Each Developer (any party to whom a hard cost of construction contract is let by each Developer pursuant to this Agreement shall be deemed a "Contractor" and this Agreement (and any contract pursuant thereto) shall be deemed a "Contract" as such terms are defined in Section 2-293-420, Municipal Code of Chicago. In addition, the term "minority-owned business" or MBE shall mean a business enterprise identified in the Directory of Certified Minority Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a minority-owned business enterprise; and the term "women-owned business" or WBE shall mean a business enterprise identified in the Directory of Certified Women Business Enterprises published by the City's Department of Procurement Services or otherwise certified by the City's Department of Procurement Services as a women-owned business enterprise.

Consistent with Section 2-92-440, Municipal Code of Chicago, each Developer's MBE/WBE commitment may be achieved in part by each Developer's status as an MBE or WBE (but only to the extent of any actual construction work performed by each Developer), or by a joint venture with one or more MBEs or WBEs (but only to the extent of the lesser of (i) the MBE or WBE participation in such joint venture or (ii) the amount of any actual construction work performed by the MBE or WBE, by each Developer utilizing a MBE or a WBE as a contractor (but only to the extent of any actual construction work performed by such contractor), by subcontracting or causing a contractor to subcontract a portion of the work to one or more MBEs or WBEs, or by any combination of the foregoing. Those entities which constitute both a MBE and WBE shall not be credited more than once with regard to such Developer's MBE/WBE commitment as described in this subsection.

Any reduction of waiver of each Developer's MBE/WBE commitment as described in this subsection 6.3 shall be undertaken in accordance with Section 2-92-450, Municipal Code of Chicago.

Initials _____ Date _____

Exhibit J-1

MBE/WBE CONTRACTORS'S ASSOCIATIONS

Notification by certified mail must be provided to the following associations. Such notification must include the project budget and that portion subject to MBE (26%) and WBE (6%) participation; the estimated project schedule; and the name, address, telephone and fax numbers for the general contractor or the date by which the general contractor will be selected. The applicable general contractor must present this information at a meeting with any of the associations that request such a meeting. Any requesting association must be provided with a minimum of one copy of the project bid documents so that member companies may submit bids for appropriate subcontracting opportunities.

African American Contractors Association 7445 S. South Chicago Avenue Chicago, Illinois 60619 P.O Box 19670 Chicago, Illinois 60619 Contact Person: Omar Shareef Phone: (312) 915-5960 Fax: (773) 891-3233 www.aacanatl.org Aacanatlassoc@gmail.com	Illinois Hispanic Chamber of Commerce 855 W. Adams St., Suite 100 Chicago, Illinois 60607 Contact Person: Omar Duque Phone: (312) 425-9500 Fax: (312) 666-5545 Info@ihccbbusiness.net
Black Contractors United (BCU) 400 W. 76th Street Chicago, Illinois 60620 Phone: (773) 483-4000 Fax: (708) 389-5735 Contact Person: Edward McKinnie bcunewera@att.net www.blackcontractorsunited.com	Association of Asian Construction Enterprises (AACE) 5500 W. Touhy Ave., Unit K Skokie, Illinois 60077 Phone: (847) 673-7377 Fax: (847) 673-2358 Contact Person: Perry Nakachi nakmancoq@aol.com
Federation of Women Contractors 216 W. Jackson Blvd., Suite 625 Chicago, Illinois 60606 Phone: (312) 360-1122 Contact Person: Beth Doria FWCChicago@aol.com	Women's Business Development Center (WBDC) 8 S. Michigan Ave., Suite 400 Chicago, Illinois 60603 Contact Person: Hedy Ratner Phone: (312) 853-3477 Fax: (312) 853-0145 hratner@wbdc.org www.wbdc.org
Hispanic American Construction Industry (HACIA) 650 West Lake St., Suite 415 Chicago, Illinois 60661 Phone: (312) 575-0389 Fax: (312) 575-0544 Contact Person: Jorge Perez www.haciaworks.org	

Exhibit J-2

SAMPLE OF CONTRACTOR'S LETTER

June 16, 2016

Mr. John Smith
MBE/WBE Contractor's Association
123 W. East St.
Chicago, IL 60601

BY CERTIFIED MAIL

Re: 111 N. South Street

Dear Mr. Smith:

Able Development Co. is pleased to announce the redevelopment of the property located at 111 N. South Street, Chicago, Illinois. The property consists of a 10,000 square foot vacant building that will be redeveloped into sit-down, family style restaurant with on-site parking.

Able Development has chosen Acme Construction Co. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Attached to this letter is the project budget, which identifies the items subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of four percent. The attachment also includes the estimated project schedule and contact information for the general contractor.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

Able Development Co. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,
Able Development Company

John Doe, President

cc: (Project Manager, DPD)

Exhibit K

CHICAGO RESIDENCY ORDINANCE
SECTION 2-92-330 OF THE CHICAGO MUNICIPAL CODE

Except as otherwise prohibited by law, the contractor and all subcontractors that perform work on the construction project undertaken pursuant to this contract shall comply with the minimum percentage of total worker hours performed by actual residents of the City of Chicago specified in Section 2-92-330 of the Municipal Code of Chicago (at least fifty percent of the total worker hours shall be performed by actual residents of the City of Chicago). Provided, however, that in addition to complying with this percentage, the contractor and all subcontractors shall make good faith efforts to utilize qualified residents of the City of Chicago in both skilled and unskilled labor positions.

A contractor or bidder may request a reduction or waiver of this minimum percentage level of Chicagoans as provided for in Section 2-92-330 in accordance with the standards and procedures developed by the Purchasing Agent.

“Actual residents of the City of Chicago” shall mean persons domiciled within the City of Chicago. The domicile is an individual’s one and only true, fixed and permanent home and principal establishment.

The contractor shall provide for the maintenance of adequate employee residency records to ensure that actual Chicago residents are employed on the project. The contractor and subcontractors shall maintain copies of personnel documents supportive of every Chicago employee’s actual record of residence.

Weekly certified payroll reports (U.S. Department of Labor Form WH-347 or equivalent) submitted to the Commissioner of the supervising department in triplicate, shall identify clearly the actual residence of every employee on each submitted payroll. The first time that an employee’s name appears on a payroll, the date that the company hired the employee should be written in after the employee’s name.

Full access to the contractor’s and subcontractor’s employment records shall be granted to the Purchasing Agents, the Commissioner of the supervising department, the Superintendent of the Chicago Police Department, the Inspector General, or any duly authorized representative thereof. The contractor and subcontractors shall maintain all relevant personnel data and records for a period of at least three years after final acceptance of the work.

At the direction of the supervising department, affidavits and other supporting documentation will be required of the contractor to verify or clarify an employee’s actual address when doubt or lack of clarity has arisen.

Good faith efforts on the part of the contractor to provide utilization of actual residence (but not sufficient for the granting of a waiver request as provided for in the standards and procedures developed by the Purchasing Agent) shall not suffice to replace the actual, verified achievements.

Initials _____ Date _____

Exhibit L
CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1. ☐ the Applicant
OR

2. ☐ a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: _____
OR

3. ☐ a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: _____

B. Business address of the Disclosing Party: _____

C. Telephone: _____ Fax: _____ Email: _____

D. Name of contact person: _____

E. Federal Employer Identification No. (if you have one): _____

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

G. Which City agency or department is requesting this EDS? _____

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # _____ and Contract # _____

SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disclosing Party:

- | | |
|-------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Publicly registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held business corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Not-for-profit corporation |
| <input type="checkbox"/> General partnership | (Is the not-for-profit corporation also a 501(c)(3))? |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |
-

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- ☐ Yes ☐ No ☐ N/A

B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:

1. List below the full names and titles of all executive officers and all directors of the entity.

NOTE: For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party. NOTE: Each legal entity listed below must submit an EDS on its own behalf.

Name

Title

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." NOTE: Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III -- BUSINESS RELATION SHIPS WITH CITY ELECTED OFFICIALS

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

☐ Yes ☐ No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.

Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.

(Add sheets if necessary)

☐ Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V -- CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

☐ Yes ☐ No ☐ No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

1. Pursuant to Municipal Code Chapter 1-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
 - b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
 - c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
 - d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
 - e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.
3. The certifications in subparts 3, 4 and 5 concern:
- the Disclosing Party;
 - any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
 - any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
 - any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

☐ is ☐ is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

☐ Yes ☐ No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

☐ Yes ☐ No

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

____ 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

____ 2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.

A. CERTIFICATION REGARDING LOBBYING

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

☐ Yes

☐ No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

☐ Yes

☐ No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

☐ Yes

☐ No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

☐ Yes

☐ No

If you checked "No" to question 1. or 2. above, please provide an explanation:

SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION, COMPLIANCE, PENALTIES, DISCLOSURE

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at www.cityofchicago.org/Ethics, and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. NOTE: With respect to Matters subject to Article I of Chapter 1-23 of the Municipal Code (imposing PERMANENT INELIGIBILITY for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:

F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

(Print or type name of Disclosing Party)

By: _____
(Sign here)

(Print or type name of person signing)

(Print or type title of person signing)

Signed and sworn to before me on (date) _____,
at _____ County, _____ (state).

Notary Public.

Commission expires:_____.

CITY OF CHICAGO
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

☐ Yes

☐ No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.
