

UNOFFICIAL COPY



0809326143

Doc#: 0809326143 Fee: \$238.00

Eugene "Gene" Moore

Cook County Recorder of Deeds

Date: 04/02/2008 02:28 PM Pg: 1 of 102

Property of Cook County Clerk's Office

43869934/22

This document prepared by
and when recorded return to:
Elizabeth Gutierrez
Office of Corporation Counsel
Room 600
121 North LaSalle Street
Chicago, Illinois 60602

REGULATORY AGREEMENT

THIS REGULATORY AGREEMENT entered into and effective this 1st day of April, 2008 (this "Regulatory Agreement"), by and between the City of Chicago, Illinois (the "City"), an Illinois municipal corporation, by and through its Department of Housing ("DOH"), with offices at 33 North LaSalle Street, Chicago, Illinois 60602, and Renaissance Saint Luke SLF L.P., an Illinois limited partnership (the "Borrower").

f

UNOFFICIAL COPY

WITNESSETH

WHEREAS, DOH is an executive department of the City established pursuant to Title 2 of the Municipal Code of Chicago, Chapter 2-44, Section 2-44-010, which supervises and coordinates the formulation and execution of projects and programs creating safe, decent and affordable housing for residents of the City; and

WHEREAS, the City has received from the United States Department of Housing and Urban Development ("HUD") an allocation of HOME Investment Partnerships Program ("HOME Program") grant funds, pursuant to the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. Section 12701 *et seq.*, as amended, supplemented and restated from time to time, which authorizes HUD to make funds available to participating jurisdictions to increase the number of families served with decent, safe, sanitary and affordable housing and to expand the long-term supply of affordable housing, through, among other things, acquisition, new construction, reconstruction and rehabilitation; and

WHEREAS, the City intends to loan a sum (hereinafter referred to as the "Loan") of HOME Program funds to the Borrower for the purposes set forth below, and has requested that DOH administer the Loan; and

WHEREAS, the Borrower will utilize the Loan proceeds in connection with the Project (as legally described on Exhibit A attached hereto and hereby made a part hereof and as further defined on Exhibit B attached hereto and hereby made a part hereof); and

WHEREAS, the Borrower expects to generate, in connection with the Project, low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986 (the "Tax Credits") in the amount described on Exhibit B hereto; and

WHEREAS, the City is issuing certain Multi-Family Housing Revenue Bonds (Saint Luke Renaissance at Greenview Place Project), Series 2008 in connection with the Project (the "Bonds");

WHEREAS, the proceeds of the Bonds will be used to finance a portion of the costs of the Project (as hereinafter defined); and

WHEREAS, pursuant to that certain ordinance adopted by the City Council of the City on December 12, 2007, as amended on March 12, 2008, the City allocated volume cap to the issuance of the Bonds; and

WHEREAS, Pugh, Jones, Johnson & Quandt, P.C. is delivering an opinion to the effect that interest on the Bonds would be excluded from "gross income" of the owners thereof for federal income tax purposes; and

WHEREAS, Applegate and Thorne-Thomsen, P.C. is delivering an opinion to the effect that the Project qualifies for Tax Credits under Section 42(h)(4) of the Code; and

UNOFFICIAL COPY

WHEREAS, the Borrower has represented to the City that 50 percent or more of the aggregate basis of the building comprising the Project would be financed with the proceeds of the Bonds; and

WHEREAS, the Project accordingly qualifies for the Tax Credits under Section 42(h)(4) of the Code, as amended, provided that all other applicable requirements of said Section 42 are satisfied; and

WHEREAS, the City is a "housing credit agency" with respect to the Project for purposes of Section 42 of the Code; and

WHEREAS, this Agreement is an extended low-income housing commitment within the meaning of Section 42 with respect to the Project; and

WHEREAS, in order to comply with the requirements of Section 42 of the Code, and any implementing regulations thereunder, the City and the Borrower must enter into an extended low income housing commitment, as provided in Section 42 of the Code, to be recorded in the Cook County Office of the Recorder of Deeds in order to create certain covenants running with the land for the purpose of enforcing the requirements of Section 42 of the Code by regulating and restricting the use, occupancy and transfer of the Project; and

WHEREAS, under this Regulatory Agreement, the Borrower intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use, occupancy and transfer of the Project shall be and are covenants running with the land for the Compliance Period and Extended Use Period, are binding upon all subsequent owners and operators of the Project during such Compliance Period and Extended Use Period, and are not merely personal covenants of the Borrower;

WHEREAS, as a specific condition precedent to the Borrower receiving the Loan and in connection with the generation of Tax Credits to the Project, the Borrower has agreed to execute this Regulatory Agreement with the City governing the use of the Project;

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, and of other valuable consideration, the Borrower and the City each agree as follows:

SECTION 1. DEFINITIONS AND INTERPRETATIONS.

Additional definitions on Exhibit B hereto are hereby incorporated in this Section 1 by reference.

The following terms shall have the respective meaning assigned to them in this Section 1 unless the context in which they are used clearly requires otherwise:

"1937 Act" shall mean the United States Housing Act of 1937, 42 U.S.C. Section 1437 et seq.

UNOFFICIAL COPY

"Affirmative Marketing Plan" shall mean the affirmative marketing plan submitted by the Borrower and approved by DOH.

"Annual Report" shall mean the report from the Borrower in substantially the form set forth in Exhibit D attached hereto and hereby made a part hereof, as the same may be amended from time to time.

"Applicable Fraction" shall have the meaning assigned to such term in Section 42(c)(1)(B) of the Code.

"Associated Person" shall mean any Person that includes the Borrower or those with whom the Borrower has or had family or business ties.

"Borrower" shall mean, initially, Renaissance Saint Luke SLF L.P., an Illinois limited partnership, and at any subsequent time of reference, the Person or Persons, if any, who shall succeed to the legal or beneficial ownership of all or any part of the Project.

"Business Day" shall mean a day on which banks in the City of Chicago, Illinois are not authorized or required to remain closed and which shall not be a public holiday under the laws of the State or any ordinance or resolution of the City of Chicago, Illinois.

"City" shall mean the City of Chicago, Illinois, an Illinois municipal corporation, and its successors and assigns.

"Code" shall mean the Internal Revenue Code of 1986, and all applicable regulations or rulings thereunder.

"Completion Date" shall mean the date as of which (i) the necessary title transfer requirements and the construction and/or rehabilitation (as applicable) work have been performed, (ii) the Project complies with the requirements of the HOME Regulations (including meeting the property standards set forth in 24 C.F.R. Section 92.251), (iii) the final disbursement of Loan proceeds derived from HOME Funds for the Project shall have been made, and (iv) the project completion information has been entered in the disbursement and information system established by HUD.

"Compliance Period" shall mean the period of fifteen taxable years beginning with the first taxable year of the Credit Period.

"Correction Period" shall have the meaning assigned to such term in Section 7.7 hereof.

"Credit Period" shall mean the 10-year period described in Section 42(f) of the Code.

"DOH" shall mean the Department of Housing of the City, and any successor to said Department.

UNOFFICIAL COPY

"Eligible Costs" shall mean those costs for which HOME Funds may be used to pay, as described in 24 C.F.R. Section 92.206.

"Extended Use Period" shall mean the "extended use period" (within the meaning of Section 42(h)(6)(D) of the Code) for the Project.

"Extended Use Period Termination Date" shall mean the fifteenth anniversary of the last day of the Compliance Period.

"Family" shall have the meaning assigned to such term in 24 C.F.R. Section 5.403.

"First Reporting Date" shall mean the earlier of (a) October 1 of the first year of the Compliance Period, or (b) the first October 1 following completion of construction and/or rehabilitation (as applicable) of the Project.

"Foreclosure Date" shall mean the date of a Transfer.

"Gross Rent" shall have the meaning assigned to such term in Section 42(g) of the Code.

"HOME Funds" shall mean the HOME Program funds awarded by HUD to the City under the National Affordable Housing Act.

"HOME Program" shall mean the HOME Program created under the National Affordable Housing Act.

"HOME Regulations" shall mean 24 C.F.R. Part 92, and such additional regulations, orders, rulings, interpretations and directives for the HOME Program as may be promulgated or issued by HUD from time to time.

"HUD" shall mean the U.S. Department of Housing and Urban Development.

"Imputed Income Limitation" shall have the meaning assigned to such term in Section 42(g) of the Code.

"Increased-Income Unit" shall have the meaning given to such term in Section 2.9(b) hereof.

"Inspection Period" shall mean a period beginning on the date hereof and ending on the latest of (a) the Termination Date, (b) the last day of the Compliance Period, or (c) the fifth anniversary of the Repayment Date.

"Last Reporting Date" shall mean the later of (a) the first October 1 following the end of the Compliance Period, or (b) the first October 1 following the end of the Project Term.

UNOFFICIAL COPY

"Loan Agreement" shall mean the Housing Loan Agreement, of even date herewith, between the City and the Borrower with respect to the Loan, as hereafter amended, supplemented and restated from time to time.

"Loan Documents" shall have the meaning given to such term in the Loan Agreement.

"Low-Income Families" shall mean and include Families whose annual income does not exceed 80 percent of the Chicago-area median income, adjusted for Family size, as such annual income and Chicago-area median income are determined from time to time by HUD. Notwithstanding the foregoing, HUD may establish an income ceiling that is higher or lower than 80 percent of the Chicago-area median income, and thereafter such income limit shall apply to this definition.

"Mortgage" shall mean that certain Junior Mortgage, Security Agreement and Financing Agreement of even date herewith from the Borrower to the City, as hereafter supplemented, amended and restated from time to time.

"National Affordable Housing Act" shall mean the Cranston- Gonzalez National Affordable Housing Act, 42 U.S.C. Section 12701 et seq.

"Noncompliance Condition" shall have the meaning assigned to such term in Section 7.7 hereof.

"Noncompliance Notice" shall have the meaning assigned to such term in Section 7.7 hereof.

"People" shall have the meaning assigned to such term in Section 2.28 hereof.

"Permitted Tenants" shall have the meaning assigned to such term in Section 7.4 hereof.

"Persons" shall mean natural persons, firms, partnerships, associations, corporations, trusts and public bodies.

"Project Term" shall mean the number of years during which the Project must comply with this Regulatory Agreement. The Project Term shall begin on the date hereof and shall continue, except as provided in Sections 2.6, 2.19, 2.20, 2.21, 6.2, 7.4, 7.7 and 16 hereof, through and including the Termination Date.

"Regulatory Agreement" shall mean this Regulatory Agreement, as supplemented, amended and restated from time to time.

"Renewal Date" shall have the meaning given to such term in Section 6.2(b) hereof.

UNOFFICIAL COPY

"Repayment Date" shall mean the date as of which the principal of and interest, if any, on the Loan and all other amounts due and payable to the City under the Loan Documents shall have been paid in full (or deemed by the City in its sole discretion to have been paid in full).

"Source Documentation" shall have the meaning given to such term in Section 2.20 hereof.

"State" shall mean the State of Illinois.

"Tax Credit Eligible Families" shall mean and include individuals, groups of unrelated individuals or families whose adjusted annual income does not exceed the Tax Credit Income Limit.

"Tax Credit Eligible Units" shall mean those units in the Project which will be occupied by or available for occupancy to Tax Credit Eligible Families.

"Tax Credit Termination Date" shall mean the earlier to occur of (a) a Foreclosure Date or (b) the Extended Use Period Termination Date; provided, however, that the "Tax Credit Termination Date" shall not mean a Foreclosure Date if such transfer of title to the Project by foreclosure or an instrument in lieu of foreclosure is part of an arrangement with the Borrower a purpose of which is to terminate the Extended Use Period.

"Tenant Certification" shall have the meaning assigned to such term in Exhibit D hereto.

"Termination Date" shall mean the latest to occur of (a) the HUD Restrictions Termination Date, (b) the Repayment Date, or (c) the Tax Credit Termination Date.

"Three-Year Period" shall mean a period commencing on the Tax Credit Termination Date (but only if the Tax Credit Termination Date shall be a Foreclosure Date) and ending on the third anniversary thereof.

"Transfer" shall mean the transfer of title to the Project (a) by foreclosure of the Senior Mortgage (or, if the City so elects, of the Mortgage), or (b) by an instrument in lieu of foreclosure of the Senior Mortgage (or, if the City so elects, of the Mortgage).

"URA" shall have the meaning assigned to such term in Section 2.28 hereof.

"Utilities" shall mean the monthly allowance for any utilities and services (excluding telephone) to be paid by the tenant.

"Very Low-Income Family" shall mean any Low-Income Family whose annual income does not exceed 50 percent of the Chicago-area median income, adjusted for Family size, as such annual income and Chicago-area median income are determined from time to time by HUD. Notwithstanding the foregoing, HUD may establish an income ceiling that is higher or lower than

UNOFFICIAL COPY

50 percent of the Chicago-area median income, and thereafter such income limit shall apply to this definition.

Capitalized terms used herein and not otherwise defined herein shall have the same meanings given such terms in the Loan Agreement.

SECTION 2. BORROWER'S REPRESENTATIONS AND COVENANTS.

The Borrower hereby represents, warrants, covenants and agrees as follows:

2.1 Attached hereto as Exhibit C and hereby made a part hereof is a description of the use of the Loan proceeds, including the tasks to be performed, a Construction Schedule and a Project Budget. The Borrower shall use the Loan proceeds solely for Eligible Costs in connection with the Project. No Loan proceeds shall be used for activities described in 24 C.F.R. Section 92.214.

2.2 The Project shall be acquired, constructed and/or rehabilitated, as applicable, for the purpose of providing residential rental property, and the Borrower shall own, manage and operate the Project as residential rental units and facilities functionally related and incidental thereto.

2.3 Each unit in the Project shall contain separate and complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless, in which case such unit(s) shall comply with the applicable requirements of Section 42 of the Code).

2.4 None of the units in the Low-Income Project shall at any time be used on a transient basis, and neither the Low-Income Project nor any portion thereof shall ever be used as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, hospital, nursing home, sanitarium, rest home or trailer park or court.

2.5 (a) After completion of the construction and/or rehabilitation, as applicable, of the Project and subject to Section 2.9(a) hereof, all of the Tax Credit Eligible Units shall be occupied or available for occupancy by Tax Credit Eligible Families.

(b) After completion of the construction and/or rehabilitation, as applicable, of the Project and subject to Sections 2.9(c) and 2.11 hereof, all of the units in the Low-Income Project shall be occupied by households who are Low-Income Families. [§92.252(a)(3); 92.504(c)(3)(iv)]

2.6 (a) After completion of the construction and/or rehabilitation, as applicable, of the Project and prior to the Tax Credit Termination Date, the Gross Rent charged each month for any Tax Credit Eligible Unit shall not exceed at any time 30 percent of the Imputed Income Limitation applicable to such Tax Credit Eligible Unit.

UNOFFICIAL COPY

(b) Following the Tax Credit Termination Date, but only if the Tax Credit Termination Date is a Foreclosure Date, the rent increase restriction contained in Section 42(h)(6)(E)(ii) of the Code shall apply to each Tax Credit Eligible Unit for the Three-Year Period; if such Tax Credit Termination Date is also the Termination Date, such rent increase restriction shall survive beyond the Termination Date for the duration of the Three-Year Period.

2.7 The rents for all the units in the Low-Income Project shall not exceed the lesser of (a) the fair market rent for comparable units in the area as established by HUD under 24 C.F.R. Section 888.111, less Utilities or (b) 30 percent of the adjusted income of a Family whose gross income equals 60 percent of the median income for the Chicago area, with adjustment for the number of bedrooms in the unit (as determined by HUD), as such adjusted income and Chicago-area median income are determined from time to time by HUD, less Utilities. Notwithstanding the foregoing, the City may establish an income ceiling higher or lower than 60 percent of the median income for the Chicago area (which shall not in any event exceed the maximum income ceiling permitted under the HOME Regulations), and thereafter such income ceiling shall apply. [§92.252(a)]

2.8 A minimum of 20 percent of the units in the Low-Income Project shall be either (a) occupied by Very Low-Income Families who pay not more than 30 percent of the Family's monthly adjusted income, as determined by HUD, for rent (excluding any federal or State rental subsidy provided on behalf of the Family) less Utilities; or (b) occupied by Very Low-Income Families and bearing rents not greater than 30 percent of the gross income of a Family whose income equals 50 percent of the median income for the Chicago area, adjusted for Family size, and as such monthly adjusted income and Chicago-area median income are determined from time to time by HUD, less Utilities. [§92.252(b)]

2.9 (a) For purposes of satisfying the requirements set forth in Section 2.5(a) above, a Tax Credit Eligible Unit occupied by a Tax Credit Eligible Family whose income has exceeded the applicable Tax Credit Income Limit after initial occupancy of such Tax Credit Eligible Unit by such Tax Credit Eligible Family shall, subject to paragraph (b) of this Section 2.9, be deemed to comply with Section 2.5(a) hereof if the rent for such Tax Credit Eligible Unit complies with Section 2.6 hereof.

(b) A Tax Credit Eligible Unit (the "Increased-Income Unit") occupied by a Tax Credit Eligible Family whose income has increased above 140 percent of the Tax Credit Income Limit shall be deemed to comply with Section 2.5(a) hereof if the rent for the Increased-Income Unit complies with Section 2.6 hereof, but only if all units (i) in the same building as the Increased-Income Unit, (ii) of a comparable size with or smaller than the Increased-Income Unit, and (iii) which are then available or subsequently become available, are occupied by a new tenant who is a Tax Credit Eligible Family.

(c) Sections 2.5(b) and 2.8 shall be deemed satisfied, despite a temporary noncompliance therewith, if the noncompliance is caused by increases in the incomes of existing tenants and if actions satisfactory to HUD are being taken to ensure that all vacancies are filled in accordance with this Regulatory Agreement until the noncompliance is corrected. [§92.252(i)(1)]

UNOFFICIAL COPY

2.10 The rents described in Sections 2.7 and 2.8 as prepared by the Borrower shall be subject to review and approval by DOH annually and shall be not more than the maximum amount(s) provided by DOH annually to the Borrower for the Project. The amount(s) proposed by the Borrower as Utilities shall also be subject to the annual review and approval of DOH. The Borrower shall not increase rents for units of the Project during any year during the Project Term until after receiving the updated maximum rent limits for such year from DOH; any such rent increase shall thereafter be promptly reported by the Borrower in writing to DOH. [§92.252(f)]

2.11 100 percent of the units in the Low-Income Project shall, at all times during the Project Term, be occupied by Families whose adjusted annual incomes at initial occupancy do not exceed 60 percent of the median Family income for the Chicago area, as determined by HUD. Notwithstanding the foregoing, HUD may establish an income ceiling higher or lower than 60 percent of the median income for the Chicago area in accordance with 24 C.F.R. Section 92.216, and thereafter such income ceiling shall apply. [§92.216]

2.12 (a) The Tax Credit Eligible Units in the Project shall be made available for lease by members of the general public and the Borrower shall not give preference in renting Tax Credit Eligible Units in the Project to any particular class or group of individuals other than Tax Credit Eligible Families as provided herein.

(b) The Borrower shall not refuse to lease any unit of the Project to a holder of a voucher or certificate of eligibility under Section 8 of the 1937 Act or under 24 C.F.R. Part 982, or of a comparable document evidencing participation in a HOME Program tenant-based rental assistance program because of the status of the prospective tenant as a holder of such voucher, certificate or comparable HOME Program tenant-based assistance document. [§92.252(d); §42(h)(6)(B)(iv)]

2.13 All tenant leases for Tax Credit Eligible Units and the Low-Income Project shall be written, shall be in conformity with all applicable laws, including without limitation the City of Chicago Residential Landlord and Tenant Ordinance and the HOME Regulations, and shall contain clauses, inter alia, wherein each individual lessee: (i) certifies the accuracy of the statements made in the Tenant Certification and (ii) agrees that the Family income and other eligibility requirements shall be deemed substantial and material obligations of his/her tenancy, that he/she will comply with all requests for information with respect thereto from the Borrower, the City or HUD, and that the failure to provide accurate information in the Tenant Certification or refusal to comply with a request for information with respect thereto shall be deemed a substantial violation of an obligation of his/her tenancy.

2.14 All tenant leases for Tax Credit Eligible Units shall be for a period of not less than six months; provided, however, that notwithstanding the foregoing, each tenant lease for a Tax Credit Eligible Unit constituting a "single-room occupancy unit" within the meaning of Section 42(i)(3)(B)(iv) of the Code shall be for a period of not less than one month.

UNOFFICIAL COPY

2.15 All leases for the Low-Income Project shall be for a period of not less than one year, unless by mutual agreement of the tenant and the Borrower. Notwithstanding the foregoing, rents will not be set more than one year in advance. Leases for units in the Low-Income Project shall not contain any of the following provisions:

- (a) agreement by the tenant to be sued, to admit guilt or to a judgment in favor of the Borrower in a lawsuit brought in connection with the lease;
- (b) agreement by the tenant that the Borrower may take, hold or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties (this prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit; the Borrower may dispose of this personal property in accordance with applicable local and State law);
- (c) agreement by the tenant not to hold the Borrower or the Borrower's agents legally responsible for any action or failure to act, whether intentional or negligent;
- (d) agreement by the tenant that the Borrower may institute a lawsuit without notice to the tenant;
- (e) agreement by the tenant that the Borrower may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense or before a court decision on the rights of the parties;
- (f) agreement by the tenant to waive any right to a trial by jury;
- (g) agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease; or
- (h) agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the Borrower against the tenant (provided, however, that the tenant may be obligated to pay costs if the tenant loses).
[§92.253(a) and (b)]

2.16 (a) The Borrower shall not terminate the tenancy or refuse to renew the lease of a tenant of the Low-Income Project except for serious or repeated violation of the terms and conditions of the lease, for violation of applicable federal, State or local law, or for other good cause. Any refusal to renew shall be preceded by not less than 30 days by the Borrower's service upon the tenant of a written notice specifying the grounds for the action. For each tenant of the Low-Income Project whose tenancy is to be terminated, the Borrower shall provide a written notice specifying the grounds for termination to such tenant and shall not cause any such tenant to be evicted less than 30 days after receipt by the tenant of such written notice. [§92.253(c)]

UNOFFICIAL COPY

(b) The Borrower shall not evict or terminate the tenancy of any tenant of a Tax Credit Eligible Unit other than for good cause.

2.17 Any increase in rents on the Low-Income Project shall be subject to the provisions of outstanding leases. Where the leases allow an increase in rent, the Borrower shall provide tenants with not less than 30 days' prior written notice before implementing any increase in rents. [§92.252(f)(3)]

2.18 All tenant lists, applications and waiting lists relating to the Project shall at all times be kept separate and identifiable from any other business of the Borrower which is unrelated to the Project, shall be maintained, as required by the City, in a reasonable condition for proper audit and shall be subject to examination during business hours by representatives of the City. If the Borrower employs a management agent for the Project, the Borrower shall require such agent to comply with the requirements of this Regulatory Agreement and shall include such requirements in any and all management agreements or contracts entered into with respect to the Project.

2.19 (a) The Borrower shall obtain and keep the records required under the Plan and 26 C.F.R. Section 1.42-5(b) for the periods described therein.

(b) The Borrower shall maintain records evidencing compliance with all the requirements of the HOME Program for the Low-Income Project; such records shall be maintained for the Inspection Period.

(c) Subject to Section 6.2 hereof, this Section shall survive beyond the Termination Date.

2.20 The Borrower shall obtain and maintain on file during the Project Term a sworn and notarized Tenant Certification with respect to each and every individual, group of unrelated individuals or Family who is a tenant in the Low-Income Project, signed by the tenant or tenants (i.e., the individual or individuals whose name or names appear on the lease) and obtained by the Borrower (a) prior to such tenant or tenants occupying the unit or signing a lease with respect thereto, and (b) thereafter at least annually so long as such individual, individual or Family remain as tenants in the Low-Income Project. The first Tenant Certification obtained from any tenant shall have attached thereto copies of source documentation (e.g., wage statements, interest statements and unemployment compensation statements) for such tenants' income (the "Source Documentation"). Each Tenant Certification shall be kept on file with the Borrower during the Inspection Period; subject to Section 6.2 hereof, this covenant shall survive beyond the Termination Date. The Borrower shall assist each of the tenants in the Low-Income Project in completing the Tenant Certification if necessary. If the Borrower shall become aware of evidence that any Tenant Certification failed to state completely and accurately information about the Family size or income of the applicable tenants, the Borrower shall examine Source Documentation for such tenants. If the HUD Restrictions Termination Date is not less than 10 years after the Completion Date, the Borrower shall examine, during the sixth year following the Completion Date and every sixth year thereafter during the Project Term, Source Documentation evidencing annual income for each tenant in any unit of the Low-Income Project. [§92.252(h)]

UNOFFICIAL COPY

2.21 The Borrower agrees that it will take any and all actions required by the City to substantiate the Borrower's compliance with the restrictions set forth herein, including, but not limited to, submitting to the City an Annual Report executed by the Borrower, commencing on the First Reporting Date and on each October 1 thereafter through and including the Last Reporting Date. Subject to Section 6.2 hereof, this covenant shall survive beyond the Termination Date.

2.22 The Borrower shall provide to the City a tenant profile (in the form provided to the Borrower by DOH) for each Low-Income Family for each unit in the Low-Income Project and for each Tax Credit Eligible Unit within 30 days after such unit is leased to such tenant(s) (or, for units occupied by Low-Income Families or Tax Credit Eligible Families as of the date hereof, within 30 days from the date hereof). For each unit in the Low-Income Project, promptly after the first leasing of such unit after the Completion Date, the Borrower shall provide the City, unless prohibited by law, with data on the racial, ethnic, gender and income-level characteristics (including gender identification of the head(s) of household) of (a) the tenants, if any, occupying such unit before rehabilitation, (b) the tenants moving into such unit initially after completion of construction and/or rehabilitation, as applicable, of the Project, and (c) the applicants for tenancy of such unit within 90 days following the Completion Date. For each subsequent leasing of the unit, the Borrower shall provide the City, unless prohibited by law, with data on the racial, ethnic, gender and income-level characteristics (including gender identification of the head(s) of household) of each tenant moving into the unit. [§92.508(a)(7)(A)]

2.23 The Borrower shall notify the City of the occurrence of any event of which the Borrower has notice and which event would violate any of the provisions of this Regulatory Agreement.

2.24 For every unit in the Low-Income Project (other than a unit occupied by a Family receiving Section 8 tenant-based rental housing assistance or tenant-based rental assistance provided with HOME Funds), the Borrower shall comply with affirmative marketing requirements established by DOH from time to time, including the following:

- (a) based on the Affirmative Marketing Plan, advertise in pre-identified commercial media, contact pre-identified churches, community groups and other agencies, and undertake other means to inform targeted groups of the availability of such units in the Low-Income Project;
- (b) display conspicuously HUD's fair housing poster wherever rentals and showings of such units take place;
- (c) provide DOH upon request with an annual report describing the Borrower's affirmative marketing activities with respect to the Low-Income Project, including a description of the Borrower's outreach efforts (including copies of all advertisements and brochures) and, unless prohibited by law, a record of the racial/ethnic/gender characteristics of all

UNOFFICIAL COPY

individuals who look at units in the Low-Income Project, those who apply for leases for such units, and those who actually sign such leases; and

- (d) maintain records of affirmative marketing efforts with respect to the leasing or re-leasing of each such unit to be made available for review by DOH for a period equal to the Project Term.

2.25 The Borrower has submitted to the City a tenant selection plan containing policies and criteria that: (a) are consistent with the purpose of providing housing for Very Low-Income Families and Low-Income Families, (b) are reasonably related to HOME Program eligibility and the applicants' ability to perform the obligations of the lease, (c) give reasonable consideration to the housing needs of Families that would have a federal preference under Section 6(c)(4)(A) of the 1937 Act, and (d) provide for (1) the selection of tenants from a written waiting list in the chronological order of their application, insofar as is practicable, and (2) the prompt notification in writing to any rejected applicant of the grounds for any rejection.
[§92.253(d)]

2.26 No Person in the United States shall on the grounds of race, color, national origin, religion or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination in connection with the Project. In addition, the Borrower shall cause the Project to comply at all times with the Chicago Fair Housing Ordinance, Section 5-8-010 et seq. of the Municipal Code of Chicago.

2.27 The Borrower hereby acknowledges and affirms that it has reviewed the provisions of, and that the Project shall during the Project Term be in compliance with, each of the following: (a) the requirements of the Fair Housing Act, 42 U.S.C. §§3601-19 and implementing regulations at 24 C.F.R. Part 100 et seq.; Executive Order 11063, as amended by Executive Order 12892 (3 C.F.R., 1958-63 Comp., p. 652 and 59 F.R. 2939) (Equal Opportunity in Housing) and implementing regulations at 24 C.F.R. Part 107; and Title VI of the Civil Rights Act of 1964, 42 U.S.C. §§2000d - 2000d-4, and implementing regulations at 24 C.F.R. Part 1; (b) the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975, 42 U.S.C. §6101 et seq., and the implementing regulations at 24 C.F.R. Part 146; (c) the prohibitions against discrimination on the basis of handicap under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §794, and implementing regulations at 24 C.F.R. Part 8; (d) the requirements of Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086 and 12107 (3 C.F.R., 1964-65 Comp., p. 339; 3 C.F.R., 1966-70 Comp., p.684; 3 C.F.R., 1966-70 Comp., p.803; 3 C.F.R., 1978 Comp., p.230 and 3 C.F.R., 1978 Comp., p.264, respectively) (Equal Employment Opportunity Programs) and the implementing regulations issued at 41 C.F.R. Chapter 60; and (e) the requirements of Executive Order 11625, as amended by Executive Order 12007 (3 C.F.R., 1971-75 Comp., p.616 and 3 C.F.R., 1977 Comp., p.139) (Minority Business Enterprises); Executive Order 12432 (3 C.F.R., 1983 Comp., p.198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 C.F.R., 1977 Comp., p.393 and 3 C.F.R., 1987 Comp., p.245) (Women's Business Enterprise).

UNOFFICIAL COPY

2.28 The Borrower shall take all reasonable steps to minimize the displacement of Families, individuals, businesses, not-for-profit organizations and farms (herein for the purposes of this paragraph collectively called "People") as a result of the Project. If displacement of People does occur as a result of the Project, the Borrower shall comply with the requirements of 24 C.F.R. Section 92.353, with respect to, among other things, temporary and permanent relocation of displaced People. The Borrower shall provide or cause all "displaced persons" (as defined in 24 C.F.R. Section 92.353(c)(2)) to be provided with relocation assistance in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), 42 U.S.C. Section 4601 *et seq.*, and 49 C.F.R. Part 24, and shall cause all such "displaced persons" to be advised of their rights under the Fair Housing Act, 40 U.S.C. Section 3601 *et seq.* [§92.353]

2.29 The acquisition of the real property on which the Project is located is subject to the requirements of the URA and the requirements of 49 C.F.R. Part 24, Subpart B. [§92.353(f)]

2.30 The Project shall constitute HUD-associated housing for purposes of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Section 4821 *et seq.*), and comply with the requirements thereof and of 24 C.F.R. Part 35 and 24 C.F.R. Section 982.401(j) (except Section 982.401(j)(1)(i)), including without limitation the requirements of notice to tenants, prohibition of the use of lead-based paint and for the elimination of the hazards of lead-based paint. Any lead-based paint and defective paint debris shall be disposed of in accordance with applicable federal, State or local requirements. [§92.355]

2.31 The Borrower has not executed and shall not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and in any event, the requirements of this Regulatory Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

2.32 Following completion of construction and/or rehabilitation, as applicable, of the Project and throughout the Project Term, all of the units in the Project shall be suitable for occupancy and the Borrower shall keep the Project in compliance with (a) the Multi-Unit Rehabilitation Construction Guidelines of DOH, (b) the accessibility requirements at 24 C.F.R. Part 8 which implement Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §794, (c) the design and construction requirements at 24 C.F.R. §100.205 which implement the Fair Housing Act, 42 U.S.C. §§3601-19, and (d) all applicable local codes, rehabilitation standards, ordinances and zoning ordinances. [§92.251]

2.33 The Borrower shall not request disbursement of HOME Funds until the HOME Funds are needed to pay for Eligible Costs of the Project. The amount of each such request shall not exceed the amount needed. [§92.504(c)(viii)]

2.34 The Borrower is not a primarily religious organization and the Project will be used solely for secular purposes. [§92.257]

UNOFFICIAL COPY

2.35 (a) No individual who is an employee, agent, consultant, officer or elected or appointed official of the City (and no individual who was an employee, agent, consultant, officer or elected or appointed official within one year prior to the date hereof) and who exercises or has exercised any functions or responsibilities with respect to activities assisted with HOME Funds or who is or was in a position to participate in a decision-making process or gain inside information with regard to such activities, has obtained, is obtaining or will obtain a financial interest or benefit from the Project, or has or will have any interest in any contract, subcontract or agreement with respect to the Project, or the proceeds thereunder, either for himself or for those with whom he has family or business ties.

(b) No individual who is an officer, employee, agent, consultant or elected or appointed official of the Borrower shall occupy a residential unit in the Project, except for any such individual who shall occupy a unit as the Project manager or maintenance worker. [§92.356]

2.36 Except as otherwise disclosed to the City in writing, all of the statements, representations and warranties of the Borrower contained in (i) the Borrower's application for the Loan, (ii) the Borrower's application for Tax Credits, and (iii) any other document submitted by the Borrower to the City in connection with the Project remain true and in effect as of the date hereof.

2.37 The Borrower agrees that it will pay any reasonable fee which the City may hereafter assess in its sole discretion to underwrite the costs of monitoring activities performed by the City in connection with the Tax Credits reserved and/or allocated for the Project.

2.38 The Project shall constitute, during each year of the Extended Use Period, a "qualified low-income housing project" as defined in Section 42 of the Code, commencing with the first year of the Compliance Period and continuing until the end of the Extended Use Period.

2.39 The Borrower shall inform DOH of the date the Tax Credit Eligible Units are "placed in service" within the meaning of Section 42 of the Code and of the dollar amount of Tax Credits to be claimed by the Borrower with respect to the Project and shall provide DOH with a cost certification and all other documentation required by DOH to issue an Internal Revenue Service Form 8609 with respect to the Tax Credit Eligible Units, all within 60 days following such "placed-in-service" date.

2.40 The Borrower shall provide DOH with a copy of the completed, fully executed Internal Revenue Service Form 8609 with respect to the Tax Credit Eligible Units for the first year of the Credit Period, at the same time that the Borrower submits such Form 8609 to the Internal Revenue Service.

2.41 No individual providing consultant services in an employer-employee type relationship with the Borrower shall be compensated in excess of the limits specified in 24 C.F.R. Section 92.358.

UNOFFICIAL COPY

2.42 Additional representations and covenants of the Borrower contained on Exhibit B hereto are hereby incorporated herein by reference.

SECTION 3. AGREEMENT TO PROVIDE LOAN, START CONSTRUCTION; COMPLETION DATE.

3.1 The City agrees to provide the Loan to the Borrower in accordance with the terms and conditions of the Loan Agreement, for the purposes described on Exhibit C hereto. The Borrower agrees to start construction on the Project within 12 months from the date hereof.

3.2 The City agrees to provide, upon the written request of the Borrower, a certification, in a form eligible for recordation in the conveyance and real property records of the county in which the Project is located, identifying the Completion Date promptly after such date. The Borrower shall pay all expenses of recordation of such certificate.

SECTION 4. RELIANCE.

The City and the Borrower hereby recognize and agree that the representations and covenants set forth herein made by the City and the Borrower, respectively, may be relied upon by the Borrower and the City, respectively. In performing its duties and obligations hereunder, the City may rely upon statements and certificates of the Borrower, Tax Credit Eligible Families and Low-Income Families and upon audits of the books and records of the Borrower pertaining to occupancy of the Project. In addition, the City may consult with counsel and the opinion of such counsel shall be evidence that such action or failure to act by the City was in good faith and in conformity with such opinion. The City and the Borrower agree that it is the Borrower's responsibility to determine that (i) each potential tenant in the Low Income Project qualifies as a Low-Income Family, and (ii) that each potential tenant for a Tax Credit Eligible Unit qualifies as a Tax Credit Eligible Family, and that in making each such determination, the Borrower shall exercise due diligence.

SECTION 5. SALE OR TRANSFER OF THE PROJECT.

The Borrower hereby covenants and agrees not to sell, transfer or otherwise dispose of the Project, or any portion thereof (including, without limitation, a transfer by assignment of any beneficial interest under a land trust), or to violate any provision of the Mortgage relating to prohibitions on sales or transfers of the Project or any interest therein (whether or not the Mortgage remains of record), at any time during the Project Term, except as expressly permitted by the City and except as provided on Exhibit B hereto. The Borrower hereby agrees and covenants that no portion of any building to which this Regulatory Agreement applies shall be transferred to any Person unless all of such building is transferred to such Person. It is hereby expressly stipulated and agreed that any sale, transfer or other disposition of the Project in violation of this Section 5 shall be null, void and without effect, shall cause a reversion of title to

UNOFFICIAL COPY

the Borrower or any successor or assignee of the Borrower last permitted by the City, and shall be ineffective to relieve the Borrower or such successor or assignee, as applicable, of its obligations hereunder.

SECTION 6. TERM.

6.1 This Regulatory Agreement shall become effective as of the date hereof. Subject to Sections 2.6, 2.19, 2.20, 2.21, 6.2, 7.4, 7.7 and 16 hereof, this Regulatory Agreement shall remain in full force and effect for a term equal to the Project Term, it being expressly agreed and understood that the provisions hereof are intended to survive throughout the Project Term.

6.2 (a) Subject to the terms of Sections 2.6, 6.2(b) and (c) and 7.4 hereof and before the HUD Restrictions Termination Date, the terms and provisions of this Regulatory Agreement shall cease to be enforceable as of a Foreclosure Date subject to the following conditions:

- (i) the Foreclosure Date shall be on or after the Tax Credit Termination Date; and
- (ii) the Transfer on the Foreclosure Date shall:
 - (1) recognize any contractual or legal rights of public agencies, nonprofit sponsors or others to take actions that would avoid termination of low-income affordability of the Project, and
 - (2) not be for the purpose of avoiding low-income affordability restrictions pertaining to the Project, as determined by HUD.

(b) If at any time following the occurrence of a cessation of enforceability of the terms and provisions of this Regulatory Agreement pursuant to Section 6.2(a) hereof, but not later than the HUD Restrictions Termination Date, the Borrower or any Associated Person obtains an ownership interest in the Project, the terms and provisions of this Regulatory Agreement shall again be enforceable as of the date (the "Renewal Date") the Borrower or any Associated Person obtains such interest. If a Renewal Date shall occur on or after the Tax Credit Termination Date, the terms and provisions of Sections 2.5(a), 2.6(a), 2.9(a), 2.9(b), 2.12(a), 2.14 and 2.38 and the parenthetical in Section 2.3 hereof and Sections 1, 3(c), 3(f) and 13 of Part II to Exhibit B hereto shall, subject to Sections 2.6(b), 2.19, 2.20, 2.21, 6.2(c), 7.4, 7.7 and 16, cease and terminate as of such Renewal Date.

(c) Neither (1) any cessation of enforceability of the terms and provisions of this Regulatory Agreement pursuant to Section 6.2(a) hereof, (2) the termination of the terms and provisions of this Regulatory Agreement pursuant to Section 6.2(d) hereof, nor (3) the occurrence of the Tax Credit Termination Date (but only if the Tax Credit Termination Date is

UNOFFICIAL COPY

also a Foreclosure Date) or of a Renewal Date, shall be construed to permit, during the Three-Year Period, either (i) the eviction or termination of the tenancy (other than for good cause) of an existing tenant of any Tax Credit Eligible Unit, or (ii) any increase in the Gross Rent with respect to any Tax Credit Eligible Unit not otherwise permitted under Section 42 of the Code.

(d) Subject to the provisions of Sections 2.6(b), 6.2(c) and 7.4 hereof and prior to the Termination Date, the terms and provisions of this Regulatory Agreement shall cease and terminate upon a Transfer, subject to the following conditions:

(i) if the Transfer shall occur prior to the HUD Restrictions Termination Date, the terms and conditions hereof shall cease and terminate as of the HUD Restrictions Termination Date, but only if the HUD Restrictions Termination Date shall occur on or after the Tax Credit Termination Date,

(ii) if the Transfer shall occur on or after the HUD Restrictions Termination Date and after the Tax Credit Termination Date, the terms and conditions hereof shall cease and terminate on the date of such Transfer, and

(iii) if the Transfer shall occur on or after the HUD Restrictions Termination Date and on or prior to the Tax Credit Termination Date, the terms and provisions hereof shall cease and terminate as of the Tax Credit Termination Date.

SECTION 7. ENFORCEMENT.

7.1 Subject to Section 7.7 hereof, if a violation of any of the foregoing representations or covenants occurs or is attempted, and such occurrence or attempt is uncorrected for a period of 30 days after notice thereof from the City to the Borrower (provided, however, that if any such occurrence or attempt cannot reasonably be cured within said 30-day period and if the Borrower shall have commenced to cure such occurrence or attempt within said 30-day period and shall thereafter continue diligently to effect such cure, then said 30-day period shall be extended to 60 days upon written request from the Borrower to the City delivered during such 30-day period, and upon further written request from the Borrower to the City delivered during such 60-day period, said 60-day period shall be extended to 90 days; provided further, however, that the City shall not be precluded during any such periods from exercising any remedies hereunder if the City shall receive a request or notice from HUD or the Internal Revenue Service to do so or if the City shall determine that the continuation of such uncorrected occurrence or attempt shall result in any liability by the City to HUD or the Internal Revenue Service), the City and its successors and assigns, without regard to whether the City or its successors and assigns is an owner of any land or interest therein to which these covenants relate, may institute and prosecute any proceeding at law or in equity to abate, prevent or enjoin any such violation or attempted violation or to compel specific performance by the Borrower of its obligations hereunder, or may declare an event of default under the Loan Documents and exercise its rights thereunder,

UNOFFICIAL COPY

including without limitation foreclosure under the Mortgage. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of any party entitled to enforce the provisions hereof or to obtain relief against or recovery for the continuation or repetition of such breach or violation or any similar breach or violation hereof at any later time.

7.2 The Borrower shall repay, as a recourse obligation of the Borrower, to the City upon demand the amount described in Section 3.07(d) of the Loan Agreement, as a repayment of the Loan, pursuant to the terms and conditions of Section 8.06(c) of the Loan Agreement. [§92.205(d), §92.503, §92.504(2)]

7.3 All fees, costs and expenses of the City incurred in taking any action pursuant to this Section 7 shall be the sole responsibility of the Borrower.

7.4 The Borrower and the City each acknowledge that a primary purpose of requiring the Borrower to comply with the restrictions provided in this Regulatory Agreement is to assure compliance of the Project and the Borrower with Section 42 of the Code and for that reason the Borrower, in consideration of receiving Tax Credits for the Project, agrees and consents that the City and any Permitted Tenant shall be entitled, for any breach of the provisions hereof, and in addition to all other remedies provided by law or in equity, to enforce specific performance by the Borrower of its obligations under this Regulatory Agreement in a court of competent jurisdiction. To the extent permitted by law, all individuals who are or may qualify as Tax Credit Eligible Families with respect to the Project (whether as prospective, present or former tenants of the Project) (the "Permitted Tenants") shall have the right to enforce in any court of the State the requirement of Section (3)(f) of Part II to Exhibit B hereto and the terms of Section 6.2(c) hereof.

7.5 The Borrower further specifically acknowledges that the beneficiaries of the Borrower's obligations hereunder cannot be adequately compensated by monetary damages in the event of any breach or violation of any of the foregoing representations or covenants.

7.6 Upon any failure of the Borrower to comply fully with the Code, the covenants and agreements contained herein or with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of Treasury, the Internal Revenue Service or the City from time to time pertaining to the obligations of the Borrower as set forth therein or herein, and upon compliance by the City with the procedures described in Section 7.7 hereof, the City may, in addition to all of the remedies provided by law or in equity, request the Internal Revenue Service to decertify the Project for Tax Credit dollars and to immediately commence recapture of the Tax Credit dollars heretofore allocated to the Project.

7.7 The City shall provide prompt written notice (a "Noncompliance Notice") to the Borrower if the City (a) does not receive from the Borrower an Annual Report when due, (b) is not permitted to inspect, as provided in Section 16 hereof, the records maintained by the Borrower pursuant to Section 2.19(a) hereof, or (c) discovers by inspection, review or in some other manner that the Project is not in compliance with the provisions of Section 42 of the Code.

UNOFFICIAL COPY

The Noncompliance Notice shall specify a period (the "Correction Period") during which the Borrower is required to correct the condition (the "Noncompliance Condition") causing the production of the Noncompliance Notice. After the end of the Correction Period (and within 45 days of the end of such period), the City shall file with the Internal Revenue Service Form 8823 describing the Noncompliance Condition, whether or not the Noncompliance Condition shall have been corrected during the Correction Period. Subject to Section 6.2 hereof, this Section 7.7 shall survive beyond the Termination Date, if the Termination Date shall occur prior to October 1 of the second calendar year following the end of the Compliance Period.

SECTION 8. RECORDING AND FILING.

The Borrower shall cause this Regulatory Agreement and all amendments and supplements hereto to be recorded and filed in the conveyance and real property records of the county in which the Project is located and in such other places as the City may reasonably request. The Borrower shall pay all fees and charges incurred in connection with any such recording. Upon recording, the Borrower shall immediately transmit to the City an executed original of this Regulatory Agreement showing the date and recording number of record. The Borrower agrees that the City may withhold the Internal Revenue Service Form 8609 with respect to the Project unless and until the City has received the recorded executed original of this Regulatory Agreement.

SECTION 9. COVENANTS TO RUN WITH THE LAND.

The Borrower hereby subjects the Project to the covenants, reservations and restrictions set forth in this Regulatory Agreement. The City and the Borrower hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall, throughout the Project Term, be deemed covenants, reservations and restrictions running with the land to the extent permitted by law, and shall pass to and be binding upon the Borrower's successors in title to the Project throughout the Project Term, subject to Section 6.2 hereof. The Borrower hereby covenants to include the requirements and restrictions contained in this Regulatory Agreement in any documents transferring any interest in the Project to another Person in order that such transferee has notice of, and is bound by, such restrictions, and to obtain from any transferee the agreement to be bound by and comply with the requirements set forth in this Regulatory Agreement; provided, however, that each and every contract, deed, mortgage or other instrument hereafter executed covering or conveying the Project or any portion thereof or interest therein (including, without limitation, any transfer of a beneficial interest in a land trust or a portion thereof) shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

SECTION 10. GOVERNING LAW.

UNOFFICIAL COPY

This Regulatory Agreement shall be construed in accordance with and governed by the internal laws of the State without regard to its conflict of laws principles, and, where applicable, the laws of the United States of America. In the event of any conflict between this Regulatory Agreement and the National Affordable Housing Act, the HOME Regulations or Section 42 of the Code, the requirements of the National Affordable Housing Act, the HOME Regulations or Section 42 of the Code, as applicable, shall control.

SECTION 11. AMENDMENTS.

This Regulatory Agreement shall be amended only by a written instrument executed by the parties hereto or their successors in title, and duly recorded in the real property records of the county in which the Project is located. The Borrower hereby expressly agrees to enter into all amendments hereto which, in the opinion of the City, are reasonably necessary for maintaining compliance under the National Affordable Housing Act, the HOME Regulations and Section 42 of the Code.

SECTION 12. NOTICE.

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) electronic communications, whether by telex, telegram or telecopy; (c) overnight courier, receipt requested; or (d) registered or certified mail, return receipt requested.

IF TO CITY:

City of Chicago, Illinois
c/o Department of Housing
33 North LaSalle Street, 2nd Floor
Chicago, Illinois 60602
Attention: Commissioner

WITH COPIES TO:

Department of Finance
City of Chicago
33 North LaSalle Street, Suite 600
Chicago, Illinois 60602
Attention: Comptroller

and

Office of the Corporation Counsel
City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
Attention: Finance and Economic
Development Division

UNOFFICIAL COPY

IF TO BORROWER: As specified on Exhibit B hereto.

Such addresses may be changed by notice to the other parties given in the same manner provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) above shall be deemed received upon such personal service or upon dispatch by electronic means with confirmation of receipt. Any notice, demand or request sent pursuant to clause (c) above shall be deemed received on the Business Day immediately following deposit with the overnight courier, and any notice, demand or request sent pursuant to clause (d) above shall be deemed received two Business Days following deposit in the mail.

SECTION 13. SEVERABILITY.

If any provision of this Regulatory Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

SECTION 14. COUNTERPARTS.

This Regulatory Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which taken together, shall constitute one and the same Regulatory Agreement.

SECTION 15. EFFECTIVE DATE.

For purposes of Section 42 of the Code, this Regulatory Agreement shall be deemed to be in effect as of the date first set forth above.

SECTION 16. RIGHT TO INSPECT.

Subject to Section 6.2 hereof and upon 30 days' prior notice to the Borrower, the Borrower shall permit, and shall cause any management agent for the Project to permit, the City, HUD and/or the Comptroller General of the United States to inspect the Project at all reasonable times and access thereto shall be permitted for that purpose. At any time during normal business hours and as often as the City, HUD and/or the Comptroller General of the United States may deem necessary, the Borrower shall make available to the City, HUD and/or representatives of the Comptroller General of the United States all of its records with respect to matters covered by this Regulatory Agreement. The Borrower shall permit, and shall cause any management agent for the Project to permit, the City, HUD and/or representatives of the Comptroller General of the United States to audit, examine and make excerpts or transcripts from such records, and to make

UNOFFICIAL COPY

copies of records relating to personnel, conditions of employment and other data covered by this Regulatory Agreement.

SECTION 17. NO THIRD PARTY BENEFITS.

Subject to Section 7.4 hereof, this Regulatory Agreement is made for the sole benefit of the City and the Borrower and their respective successors and assigns and, except as provided in Section 7.4 hereof or otherwise expressly provided herein, no other party shall have any legal interest of any kind hereunder or by reason of this Regulatory Agreement. Whether or not the City elects to employ any or all of the rights, powers or remedies available to it hereunder, the City shall have no obligation or liability of any kind to any third party by reason of this Regulatory Agreement or any of the City's actions or omissions pursuant hereto or otherwise in connection herewith.

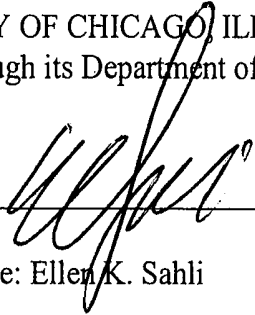
SECTION 18. REFERENCES TO STATUTES, ETC.

All references herein to statutes, regulations, rules, executive orders, ordinances, resolutions, rulings, notices or circulars issued by any governmental body shall be deemed to include any and all amendments, supplements and restatements from time to time to or of such statutes, regulations, rules, executive orders, ordinances, resolutions, rulings, notices and circulars.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the City and the Borrower have executed this Regulatory Agreement by their duly authorized representatives, all as of the date first written hereinabove.

CITY OF CHICAGO, ILLINOIS, acting by and through its Department of Housing

By:  _____

Name: Ellen K. Sahli

Title: Commissioner

RENAISSANCE SAINT LUKE SLF L.P., an Illinois limited partnership

By: RRG RENAISSANCE SAINT LUKE SLF LLC, an Illinois limited liability company and its general partner

By: RRG DEVELOPMENT, INC., an Illinois corporation and its manager

By: _____
Nancy J. Kapp

Title: President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the City and the Borrower have executed this Regulatory Agreement by their duly authorized representatives, all as of the date first written hereinabove.

CITY OF CHICAGO, ILLINOIS, acting by and through its Department of Housing

By: _____

Name: Ellen K. Sahli

Title: Commissioner

RENAISSANCE SAINT LUKE SLF L.P., an Illinois limited partnership

By: RRG RENAISSANCE SAINT LUKE SLF LLC, an Illinois limited liability company and its general partner

By: RRG DEVELOPMENT, INC., an Illinois corporation and its manager

By: 
Nancy J. Kapp

Title: President

Property of COOK COUNTY Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

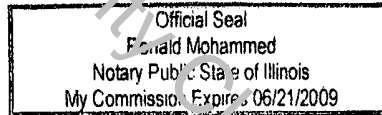
I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Ellen K. Sahli, personally known to me to be the Commissioner of the Department of Housing of the City of Chicago, Illinois (the "City") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Commissioner, she signed and delivered the said instrument pursuant to authority, as her free and voluntary act, and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of April, 2008.

Ronald Mohammed

Notary Public

(SEAL)



Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

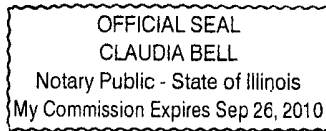
I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that Nancy J. Kapp, personally known to me to be the President of RRG Development, Inc., an Illinois corporation and manager of RRG Renaissance Saint Luke SLF LLC (the "General Partner"), an Illinois limited liability company and sole general partner of Renaissance Saint Luke SLF L.P. (the "Borrower"), an Illinois limited partnership, and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, she signed and delivered the said instrument pursuant to authority given by the members of the General Partner, and as her respective free and voluntary act and deed and as the free and voluntary act and deed of the General Partner and the Borrower for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of April, 2008

Claudia Bell

Notary Public

(SEAL)



County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF LOTS 50 TO 62 AND OF CERTAIN VACATED EAST-WEST AND NORTH-SOUTH ALLEYS IN KEMNITZ AND WOLFF'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 56 IN KEMNITZ AND WOLFF'S SUBDIVISION, AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOTS 56 TO 62, BEING ALSO THE SOUTH LINE OF W. MELROSE STREET, A DISTANCE OF 163.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 127.33 FEET; THENCE SOUTH 44 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 19.69 FEET (MEASURE SOUTH 45 DEGREES 05 MINUTES 38 SECONDS EAST, 19.73 FEET) TO THE SOUTH LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOTS 50 TO 62; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST (MEASURE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS EAST) ALONG THE SOUTH LINE OF SAID VACATED ALLEY, A DISTANCE OF 195.22 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, A DISTANCE OF 63.14 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 104.00 FEET TO THE EAST LINE OF SAID LOT 50; THENCE NORTH 00 MINUTES 04 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 50, BEING ALSO THE WEST LINE OF N. GREENVIEW AVENUE, A DISTANCE OF 78.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 50; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOTS 50 TO 55 IN KEMNITZ AND WOLFF'S SUBDIVISION, AFORESAID, BEING ALSO THE SOUTH LINE OF W. MELROSE STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (CONTAINING 37,561 SQUARE FEET OR 0.8623 ACRES)

ADDRESS COMMONLY KNOWN AS:

1501 West Melrose Street, Chicago, IL 60657

PERMANENT INDEX NO.:

14-20-328-013-0000
14-20-328-014-0000
14-20-328-015-0000
14-20-328-016-0000
14-20-328-017-0000
14-20-328-018-0000
14-20-328-027-0000, affects vacated alley and other property
14-20-328-044-0000, affects vacated alley and other property
14-20-328-045-0000

UNOFFICIAL COPY

EXHIBIT B

I. ADDITIONAL DEFINITIONS

"Davis-Bacon Act" shall mean 40 U.S.C. Section 276a et seq.

"Housing Act Section 3" shall mean Section 3 of the Housing and Urban Development Act of 1968, 12 U.S.C. Section 1701u.

"HUD Restrictions Termination Date" shall mean the twentieth anniversary of the Completion Date.

"Loan" shall mean a loan by the City to the Borrower in the principal amount of \$2,800,000 for financing a portion of the costs of construction of the Project.

"Low-Income Project" shall mean the 97 units in the Project financed with HOME Funds and required to be occupied by Low-Income Families.

"Plan" shall mean the Housing Tax Credit Plan of the City pursuant to which Tax Credits were reserved and/or allocated to the Project.

"Project" shall mean the building located at 1501 West Melrose Street, Chicago, Illinois, and which shall contain, as of the completion of construction thereof, 107 multi-family residential dwelling units.

"Reimbursement Agreement" shall mean that certain Letter of Credit and Reimbursement Agreement dated the date hereof between the Borrower and the City.

"Section 3 Regulations" shall mean 24 C.F.R. Part 135, and such additional regulations, orders, rulings, interpretations and directives in connection with Housing Act Section 3 as may be promulgated or issued by HUD from time to time.

"Senior Lender" shall mean Harris N.A., located at 111 West Monroe, Floor 2E, Chicago, Illinois, and its successors and assigns.

"Senior Loan" shall mean the Borrower's obligations under the Reimbursement Agreement.

"Senior Mortgage" shall mean that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of the date hereof granted by the Borrower to the Senior Lender and securing repayment of the Senior Loan.

"Tax Credit Income Limit" shall mean 60 percent of the Chicago-area median income, adjusted for Family size, as such adjusted income and Chicago-area median income are determined from time to time by HUD, and thereafter such income limits shall apply to this definition.

UNOFFICIAL COPY

II. ADDITIONAL REPRESENTATIONS AND COVENANTS OF BORROWER.

1. At least 97 of the units in the Project shall be Tax Credit Eligible Units. The Project is anticipated to generate \$549,152 in Tax Credits.

2. 100 percent of the units in the Low-Income Project shall be occupied by Low Income Families.

3. (a) The Project shall consist of the following unit configuration with the following initial rents:

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Rent</u>
Studio	95	\$547
Studio	4	\$3000
One bedroom*	8	\$3500

* Two (2) one-bedroom units are staff units.

(b) The Low-Income Project shall consist initially of the following unit configuration for Low-Income Families with the following initial rents:

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Rent</u>
Studio	95	\$547

(c) The Tax Credit Eligible Units in the Project shall consist initially of the following:

<u>Number of Bedrooms</u>	<u>Number of Units</u>
Studio	95
One Bedroom	2

(d) The principal amount of the Loan (i.e., \$2,800,000) divided by the total number of units in the Low-Income Project (i.e., 95) equals \$29,475 per each such unit, which is greater than the minimum per-unit requirement of 24 C.F.R. Section 92.205(c) (i.e., \$1,000 per unit).

(e) The product of the total number of units in the Low-Income Project multiplied by the applicable maximum per-unit subsidy provided in 24 C.F.R. Section 92.250(a) (i.e., \$10,548,895), as shown below, is greater than the principal amount of the Loan (i.e., \$2,800,000):

UNOFFICIAL COPY

<u>No. of Bedrooms</u>	<u>No. of Units</u>	<u>Maximum Subsidy</u>		<u>Product</u>
		<u>Non-Elevator Building</u>	<u>Elevator Building</u>	
Studios	95	\$105,514	\$111,041	\$10,548,895
One Bedroom		\$121,658	\$127,286	
Two Bedroom		\$146,722	\$154,781\$	
Three Bedroom		\$187,805	\$200,232\$	
Four + Bedroom		\$209,222	\$219,794	

TOTAL: \$10,548,895

(f) The Applicable Fraction for each building in the Project shall be, for each taxable year in the Extended Use Period, not less than the following amount:

<u>Building Address</u>	<u>Applicable Fraction</u>
1501 West Melrose	87.511 %

4. Prevailing Wage Rates. (a) The applicable provisions are set forth in detail in Form HUD-4010 and the U.S. Secretary of Labor's wage determination, which are attached hereto as Exhibits F and G and hereby made a part hereof. Such wage determination is based upon the applicable wages and fringe benefits found to be prevailing as of the date hereof. If construction on the Project shall not have commenced within 90 days following the date hereof, the wage determination attached hereto may be superseded by a subsequent determination. If construction on the Project shall not have commenced within 85 days following the date hereof, the Borrower shall so inform the City by such 85th day, and the City shall thereafter inform the Borrower by the 90th day following the date hereof as to whether a subsequent wage determination shall apply to the Project. If a subsequent wage determination shall apply to the Project, the Borrower agrees to comply with the City in causing an amendment to this Regulatory Agreement to be executed and recorded attaching such subsequent wage determination hereto.

(b) The Borrower shall comply with the provisions of Form HUD-4010 and the applicable wage determination, and shall ensure that Form HUD-4010 and the U.S. Secretary of Labor's wage determination are attached to and incorporated in all bid specifications, the Construction Contract with the General Contractor and subcontracts with respect to the Project, to the extent and as required in Form HUD-4010 (including, if applicable, amending the Construction Contract, if executed prior to the date hereof, and causing to be amended all existing bid specifications and subcontracts).

(c) In the event of any issues or disputes arising with respect to amounts due as wages to be paid in connection with the Project and/or as liquidated damages under the Contract Work Hours and Safety Standards Act, the Borrower agrees to execute, or cause the applicable

UNOFFICIAL COPY

contractor or subcontractor to execute, a Labor Standards Deposit Agreement (in the form attached hereto as Exhibit H or such other form as shall be specified by the City) and to deposit, or cause to be deposited, funds in the amount designated by the City, to be held and disbursed as specified in such Labor Standards Deposit Agreement.

5. Following construction and throughout the Project Term, the Project shall comply with the requirements in the then current edition, as of completion of construction, of the Model Energy Code published by the Council of American Building Officials.

6. The first sentence of Section 5 is hereby modified by adding the following language:

provided, however, that after payment in full of the Loan and all other amounts due and payable to the City under the Loan Documents, such permission by the City shall not be unreasonably withheld.

7. The Project shall be acquired and constructed in accordance with the Construction Schedule, the Project Budget and any Change Orders hereafter approved by the City.

8. For purposes of Section 12, the Borrower's address shall be:

Renaissance Saint Luke SLF L.P.
2001 West Churchill Street
Chicago, Illinois 60647
Attention: Nancy J. Kapp

WITH COPY TO: Applegate & Thorne-Thomsen
322 South Green Street, Suite 400
Chicago, Illinois 60607
Attention: Thomas Thorne Thomsen

AND TO: NEF Assignment Corporation, as Nominee
120 South Riverside Plaza, 15th Floor
Chicago, Illinois 60606
Attention: Chief Legal Counsel

9. (a) The work to be performed in connection with the Project is subject to the requirements of Housing Act Section 3. The purpose of Housing Act Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Housing Act Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income individuals, particularly individuals who are recipients of HUD assistance for housing.

(b) The Borrower hereby agrees to comply with the Section 3 Regulations in connection with

UNOFFICIAL COPY

the Project. As evidenced by its execution of this Regulatory Agreement, the Borrower hereby certifies that it is under no contractual or other impediment that would prevent the Borrower from complying with the Section 3 Regulations in connection with the Project.

(c) The Borrower hereby agrees to (1) send to each labor organization or representative of workers with which the Borrower has a collective bargaining agreement or other understanding, if any, and which concerns workers whose positions are subject to compliance with the Section 3 Regulations in connection with the Project, a notice advising the labor organization or workers' representative of the Borrower's commitments under this Section, and (2) post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Housing Act Section 3 preference and shall set forth: (i) the minimum number of jobs and job titles subject to hire, the availability of apprenticeship and training positions, and the qualifications for each; (ii) the name and location of the Person(s) taking applications for each of the positions; and (iii) the anticipated date the work shall begin.

(d) The Borrower hereby agrees to (1) include the language contained in this Section in every contract entered into by the Borrower in connection with the Project and subject to compliance with the Section 3 Regulations, including the Construction Contract, and (2) take appropriate action, as provided in an applicable provision of such contract or in this Section, upon a finding that any Person with whom the Borrower contracts, including the General Contractor, is in violation of the Section 3 Regulations. The Borrower covenants and agrees that the Borrower shall not contract with any Person in connection with the Project where the Borrower has notice or knowledge that such Person has been found in violation of the Section 3 Regulations.

(e) The Borrower agrees to cause the General Contractor to (1) include the language contained in this Section in every Subcontract subject to compliance with the Section 3 Regulations, and (2) take appropriate action, as provided in an applicable provision of such Subcontract or in this Section, upon a finding that any Subcontractor with whom the General Contractor contracts is in violation of the Section 3 Regulations. The Borrower shall cause the General Contractor to agree that the General Contractor shall not subcontract with any Person where the General Contractor has notice or knowledge that such Person has been found in violation of the Section 3 Regulations.

(f) The Borrower hereby certifies that any vacant employment positions in connection with the Project, including training positions, that were filled prior to the Closing Date and with Persons other than those to whom the Section 3 Regulations require employment opportunities to be directed, were not filled to circumvent the Borrower's obligations under the Section 3 Regulations.

(g) Noncompliance with the Section 3 Regulations may result in sanctions, including, but not limited to, the declaration by the City of an event of default under the Loan Documents and the exercise by the City of its remedies thereunder, as well as debarment or suspension from future

UNOFFICIAL COPY

HUD-assisted contracts.

(h) The Borrower acknowledges receipt from the City of a copy of the City of Chicago Section 3 Compliance Plan booklet (the "Booklet"). The Borrower agrees to complete or cause to be completed, as applicable, those forms contained in the Booklet as requested by the City and to submit such forms to the City promptly upon the City's request. The Borrower hereby represents and warrants to the City that all such forms heretofore submitted by or on behalf of the Borrower are true and correct. The Borrower hereby covenants to the City that all such forms hereafter submitted by the Borrower shall be true and correct, and that work on the Project shall be carried out in accordance with the existing employee list (with respect to number of employees and job classification, only), hiring plan, training plan, contracting plan and compliance effort narrative, as applicable, as submitted by the Borrower to the City, unless otherwise agreed to in writing by the City.

10. The Borrower and the City agree that the Loan proceeds shall be deemed to be allocated initially to the units in the Project specified on Exhibit E attached hereto and hereby made a part hereof (the "Floating Units"). One or more Floating Units may hereafter be substituted by the Borrower with the prior written consent of the City, with other units in the Project in order to maintain conformity of the Project with the requirements of the HOME Regulations; provided, however, that (a) the total number of Floating Units remains the same, and (b) each substituted unit is comparable in terms of size, features and number of bedrooms with the originally designated HOME-assisted unit.

UNOFFICIAL COPY

EXHIBIT C

USE OF LOAN PROCEEDS

Description of the tasks to be performed, a schedule for completing the tasks and a project budget:

- see attached Owner's Sworn Statement
- see attached Construction Schedule

Property of Cook County Clerk's Office

DRAW #1

State of Illinois

Cook County

Saint Luke Renaissance - Greenview Place
CHICAGO ILLINOIS

OWNER'S SWORN STATEMENT

ESCROW #

The affiant, Renaissance Saint Luke SLF, L.P., owner, by RRG Renaissance Saint Luke SLF, L.L.C., General Partner, being duly sworn on oath deposes and says that she is the owner/lessee of the following described premises in Cook County, Illinois, to wit: 1501 West Melrose, Chicago, Illinois

1. That she is thoroughly familiar with all the facts and circumstances concerning the premises described above.
2. That the only work done or materials furnished in connection with the mentioned premises during the last 6 months are listed below.
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are listed below.
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due, if any.
5. The Syndicator's legal fees will be paid outside of the escrow/draws.
6. The remainder of the Developer's Fee will be paid outside of the escrow/draws.
7. This reserve is comprised of a Replacement Reserve totaling \$26,750 and an FF&E Reserve totalling \$21,400.

Legend:
 BL: Bridge Loan
 DOH: Chicago Dept of Housing
 FHLB: Federal Home Loan Bank
 HTCE: Historic Credits Equity
 IDTC: Illinois Donation Credit Equity
 LPE: Limited Partner Equity
 GPE: Gen Part Equity
 MORT: Harris Mortgage

SOURCES	ORIGINAL BUDGET	ADJUSTMENTS	ADJUSTED BUDGET	PAID PREVIOUSLY	THIS DRAW REQUEST	SOURCE OF PAYMENT	BALANCE REMAINING
A Bond	13,900,000.00	-	13,900,000.00	-	399,969.25		13,500,030.75
DOH	2,800,000.00	-	2,800,000.00	-	-		2,800,000.00
DOH-DA Trust Funds	1,000,000.00	-	1,000,000.00	-	-		1,000,000.00
FHLB	500,000.00	-	500,000.00	-	-		500,000.00
Illinois Donation Credit	4,238,500.00	-	4,238,500.00	-	1,693,483.16		2,545,016.84
Limited Partner Equity	1,366,549.00	-	1,366,549.00	-	231,799.00		1,134,750.00
Deferred Developer Fee	971,645.00	-	971,645.00	-	-		971,645.00
Bond Interest Income	337,553.00	-	337,553.00	-	-		337,553.00
TOTAL SOURCES	25,114,247.00	-	25,114,247.00	-	2,325,251.41		22,788,995.59

USE OF FUNDS	FURNITURE AND EQUIPMENT	CONSTRUCTION: RESIDENTIAL	CONSTRUCTION: COMMERCIAL	CONSTRUCTION: OTHER	OTHER	TOTAL HARD COSTS	BALANCE REMAINING
Furniture and Equipment	321,000.00	-	-	-	-	321,000.00	321,000.00
Various (Saint Luke Renaissance - Greenview Place)	-	16,699,810.00	-	-	-	16,699,810.00	16,475,157.75
Construction: Residential	-	16,699,810.00	-	-	-	16,699,810.00	
Construction: Commercial	-	-	224,652.25	-	-	224,652.25	BL-224,652
Construction: Other	-	-	-	-	-	-	
Other	-	-	-	-	-	-	
Site Acquisition	-	-	-	-	-	-	
Contingency	834,991.00	-	-	-	-	834,991.00	834,991.00
TOTAL HARD COSTS	17,855,801.00	17,855,801.00	224,652.25	-	-	224,652.25	17,631,148.75

SOFT COSTS	ACCOUNTING	APPRAISAL	URBAN RE (REIMBURSE RRG DEVELOPMENT)	HANTS, N.A.	TOTAL SOFT COSTS
Accounting	12,000.00	-	-	-	12,000.00
RSM McGladrey	-	18,500.00	-	-	18,500.00
Appraisal	-	-	7,000.00	-	7,000.00
Urban RE (Reimburse RRG Development)	-	-	-	6,500.00	6,500.00
Hants, N.A.	-	-	-	-	-
TOTAL SOFT COSTS	12,000.00	18,500.00	7,000.00	6,500.00	44,000.00

Saint Luke Renaissance- Greenview Place
CHICAGO ILLINOIS

Escrow #

DRAW #1

OWNER'S SWORN STATEMENT

State of Illinois
Cook County

The affiant, Renaissance Saint Luke SLF, L.P., owner, by RRG Renaissance Saint Luke SLF, L.L.C., General Partner, being duly sworn on oath deposes and says that she is the owner/lessee of the following described premises in Cook County, Illinois, to wit: 1501 West Melrose, Chicago, Illinois

1. That she is thoroughly familiar with all the facts and circumstances concerning the premises described above.
2. That the only work done or materials furnished in connection with the mentioned premises, during the last 6 months are listed below.
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are listed below.
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due, if any.
5. The Syndicator's legal fees will be paid outside of the escrow/draws.
6. The remainder of the Developer's Fee will be paid outside of escrow. This includes \$971,645 that is being deferred. The Project Management Fee will be the last item paid if funds are available.
7. This reserve is comprised of a Replacement Reserve totaling \$26,750 and an FF&E Reserve totaling \$21,400.

Legend:
BL: Bridge Loan
DOH: Chicago Dept of Housing
FHLB: Federan Home Loan Bank
HTCE: Historic Credits Equity
IDTC: Illinois Donation Credit Equity
LPE: Limited Partner Equity
GPE: Gen Ptnr Equity
MORT: Harris Mortgage

	ORIGINAL BUDGET	ADJUSTMENTS	ADJUSTED BUDGET	PAID PREVIOUSLY	THIS DRAW REQUEST	SOURCE OF PAYMENT	BALANCE REMAINING
Architect: Design	518,000.00		518,000.00				
5 Wom, Verabek & Associates (RRG)					339,000.26	IDTC-339,000.26	
Architect - Supervision	90,000.00		90,000.00		178,999.74	IDTC-179,000.74	
Architect: Inspections for Lender	10,000.00		10,000.00				10,000.00
Wom, Verabek & Associates							
Harris Bank							
Bond Costs	255,971.18		255,971.18				10,000.00
Pugh, Jones, Johnson & Quant, P.C.							
Greene and Letts					65,000.00	IDTC-65,000	
Amalgamated Bank of Chicago					45,000.00	IDTC-45,000	
Harris N.A.					6,000.00	IDTC-6,000	
Peralta Garcia Solutions					114,971.18	IDTC-114,971.18	
Bridge Bond Interest Reserve	176,014.00		176,014.00		15,000.00	IDTC-15,000	
Harris Bank							176,014.00
Bridge Bond Issuer Fee	208,500.00		208,500.00				
DOH					208,500.00	IDTC-208,500	
Construction Period Insurance	92,841.00		92,841.00				12,612.00
Rummel & Beaugard Risk Services, Inc.					80,229.00	IDTC-80,229	
Bond Credit Enhancement	245,583.00		245,583.00				136,435.20
Harris Bank					109,147.80	IDTC-109,147.80	
A Bond Cap Interest	110,313.00		610,313.00				493,227.00
Harris Bank					117,086.00	BL-117,086	
B Bond Cap Interest	301,875.00		301,875.00		57,914.00	BL-57914	243,961.00
Harris Bank							
AHP Discount Fee	1,250.00		1,250.00				
Cole Taylor Bank					1,250.00	IDTC-1,250	
Construction Period Taxes	40,000.00		40,000.00				40,000.00
Cook County Collector							
Developer's Fee (2)	1,965,639.00		1,965,639.00				1,766,840.00
RRG Development Inc.					198,799.00	LPE-198,799	
Environmental Reports / Soil Testing	23,330.00		23,330.00				
Various (Reimburse RRG Development)					20,190.00	IDTC-20,190	

DRAW #1

State of Illinois

Cook County

Saint Luke Renaissance- Greenview Place
CHICAGO ILLINOIS
OWNER'S SWORN STATEMENT

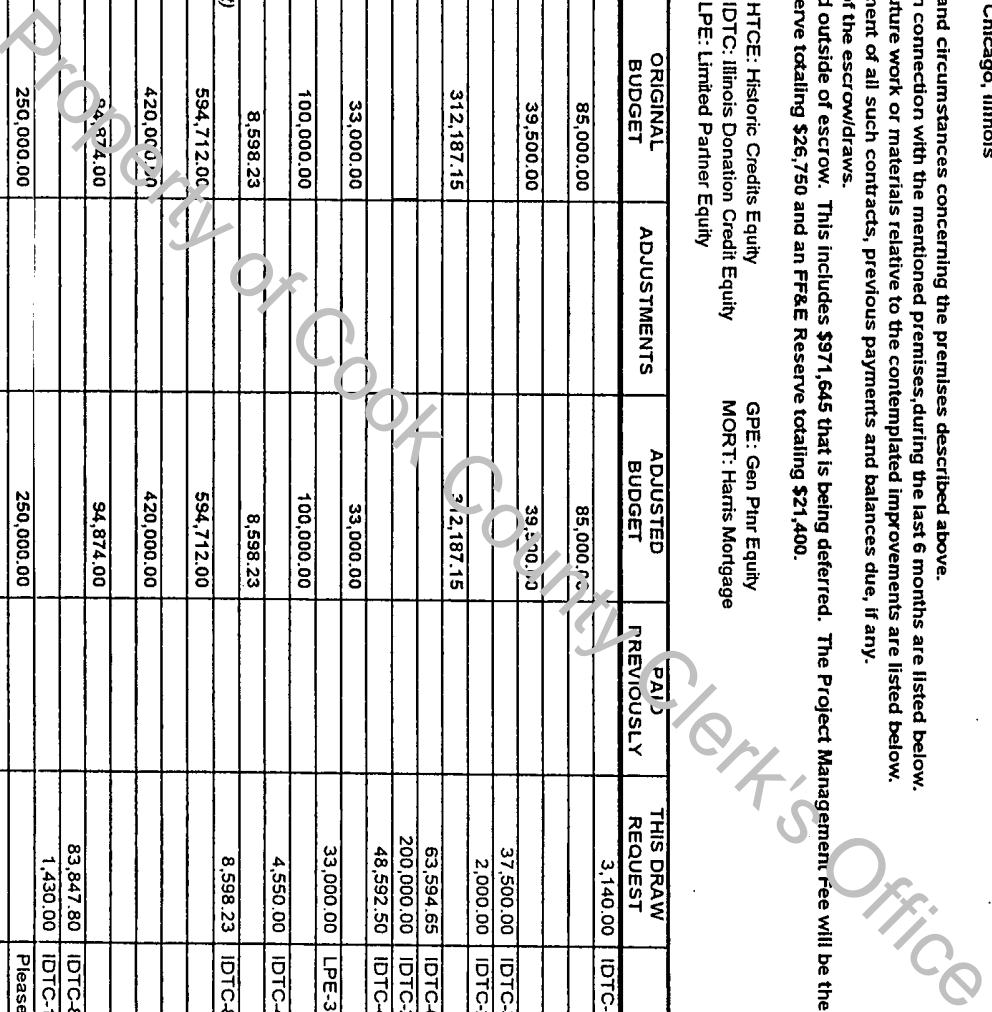
ESCROW #

The affiant, Renaissance Saint Luke SLF, L.P., owner, by RRG Renaissance Saint Luke SLF, L.L.C., General Partner, being duly sworn on oath deposes and says that she is the owner/lessee of the following described premises in Cook County, Illinois, to wit: 1501 West Melrose, Chicago, Illinois

1. That she is thoroughly familiar with all the facts and circumstances concerning the premises described above.
2. That the only work done or materials furnished in connection with the mentioned premises, during the last 6 months are listed below.
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are listed below.
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due, if any.
5. The Syndicator's legal fees will be paid outside of the escrow/draws.
6. The remainder of the Developer's Fee will be paid outside of escrow. This includes \$971,645 that is being deferred. The Project Management fee will be the last item paid if funds are available.
7. This reserve is comprised of a Replacement Reserve totaling \$26,750 and an FR&E Reserve totaling \$21,400.

Legend:
BL: Bridge Loan
DOH: Chicago Dept of Housing
FHLB: Federan Home Loan Bank
HTCE: Historic Credits Equity
IDTC: Illinois Donation Credit Equity
LPE: Limited Partner Equity
GPE: Gen Ptnr Equity
MORT: Harris Mortgage

	ORIGINAL BUDGET	ADJUSTMENTS	ADJUSTED BUDGET	PAID PREVIOUSLY	THIS DRAW REQUEST	SOURCE OF PAYMENT	BALANCE REMAINING
20 ARC Environmental	85,000.00		85,000.00		3,140.00	IDTC-3,140	85,000.00
Insurance Escrow							
Harris Bank							
Legal Fees: Lenders	39,500.00		39,500.00		37,500.00	IDTC-37,500	
Elvin Charly					2,000.00	IDTC-2,000	
Albert, Whitehead, P.C.							
Legal Fees: Owner	312,187.15		312,187.15				
23 Various (Reimburse RRG Development)					63,594.65	IDTC-63,594.65	
Applegate & Thome-Thomsen					200,000.00	IDTC-200,000	
Speerling & Slater, P.C.					48,592.50	IDTC-48,592.50	
Legal Fees: Syndicator (3)	33,000.00		33,000.00				
National Equity Fund Inc.					33,000.00	LPE-33,000	
Marketing and Leasing	100,000.00		100,000.00		4,550.00	IDTC-4,550	95,450.00
Various (Reimburse RRG Development)	8,598.23		8,598.23				
Market Study							
281 Vogt, Williams, & Bowen (Reimburse RRG Development)					8,598.23	IDTC-8,598.23	
Medicaid Budget Reserve	594,712.00		594,712.00				594,712.00
Harris Bank							
Medicaid Payment Delay Reserve	420,000.00		420,000.00				420,000.00
Harris Bank							
Permits / Reimbursables	94,874.00		94,874.00				9,596.20
29 Various (Reimburse RRG Development)					83,847.80	IDTC-83,847.80	
Starling-Renaissance North, LLC					1,430.00	IDTC-1,430	
Project Management	250,000.00		250,000.00				250,000.00
RRG Development, Inc.							
Real Estate Tax Escrow	200,000.00		200,000.00				200,000.00
Harris Bank							
Lease-Up/Rent-Up Reserve	410,000.00		410,000.00				410,000.00
Various							
Reserve including FR&E Fund	48,150.00		48,150.00				48,150.00
Harris Bank							
Security During Construction	50,000.00		50,000.00				50,000.00
TBD							



Saint Luke Renaissance- Greenview Place
CHICAGO ILLINOIS

OWNER'S SWORN STATEMENT

ESCROW #

DRAW #1
State of Illinois
Cook County

The affiant, Renaissance Saint Luke SLP, L.P., owner, by RRG Renaissance Saint Luke SLP, L.L.C., General Partner, being duly sworn on oath deposes and says that she is the owner/lessor of the following described premises in Cook County, Illinois, to wit: 1501 West Melrose, Chicago, Illinois

1. That she is thoroughly familiar with all the facts and circumstances concerning the premises described above.
2. That the only work done or materials furnished in connection with the mentioned premises during the last 6 months are listed below.
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are listed below.
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due, if any.
5. The Syndicator's legal fees will be paid outside of the escrow/draws.
6. The remainder of the Developer's Fee will be paid outside of escrow. This includes \$971,645 that is being deferred. The Project Management Fee will be the last item paid if funds are available.
7. This reserve is comprised of a Replacement Reserve totaling \$26,750 and an FF&E Reserve totaling \$21,400.

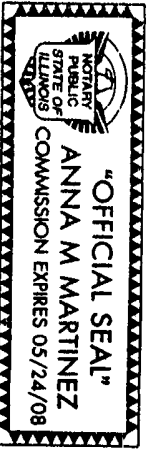
Legend:
 RL: Bridge Loan
 COH: Chicago Dept of Housing
 FLB: Federal Home Loan Bank
 HTCE: Historic Credits Equity
 IDTC: Illinois Donation Credit Equity
 LPE: Limited Partner Equity
 GPE: Gen Pmr Equity
 MORT: Harris Mortgage

	ORIGINAL BUDGET	ADJUSTMENTS	ADJUSTED BUDGET	PARTIALLY PAID PREVIOUSLY	THIS DRAW REQUEST	SOURCE OF PAYMENT	BALANCE REMAINING
Survey	8,955.00		8,955.00		7,555.00	IDTC-7,555	5,160,387.40
31 Reimburs RRG Development					1,400.00	IDTC-1,400	22,791,536.15
Edward J. Molloy & Associates					3,300.00	IDTC-3,300	22,788,996.15
Tax Credit Fee's, Applications, Etc	5,840.00		5,840.00		2,540.00	IDTC-2,223, BL-317	
33 Various (Reimburs RRG Development)					27,814.00	IDTC-27,814	
34 HDA Title and Recording	27,814.00		27,814.00				
Greater IL Title Company							
TOTAL SOFT COSTS	7,258,446.56		7,258,446.56		2,100,699.16		
TOTAL USE OF FUNDS	25,114,247.56		25,114,247.56		2,325,251.41		

Signed: _____ day of _____, 2008.
 Address: 1501 W Melrose, Chicago, IL

Subscribed and sworn to me before this _____ day of _____, 2008.

 Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Renaissance Saint Luke SLF LP

DRAW DETAIL

Draw #1

Doc	Chk #	Name	Amount	Payment
		Construction: Residential		224,652.25
1		Sterling Renaissance North, L.L.C	25,000.00	Direct Pay Sterling Renaissance North, L.L.C
		Revcon Construction Corp.	5,580.00	Direct Pay Revcon Construction Corp.
		Guagilardo Drywall Company	14,564.70	Direct Pay Guagilardo Drywall Company
		Active Concrete, Inc.	27,012.60	Direct Pay Active Concrete, Inc.
		City Lights, Ltd.	8,055.00	Direct Pay City Lights, Ltd.
		Alliance Fire Protection, Inc.	6,159.60	Direct Pay Alliance Fire Protection, Inc.
		Sanfratello Masonry	11,250.00	Direct Pay Sanfratello Masonry
		MW Powell Company	9,132.75	Direct Pay MW Powell Company
		Best Built Fabricating	17,256.60	Direct Pay Best Built Fabricating
		RRG Development, Inc.	100,641.00	Direct Pay RRG Development, Inc.
		Accounting		1,150.00
2		RSM McGladrey	1,150.00	Direct Pay RSM McGladrey
		Appraisal		7,000.00
3	1785	Urban Real Estate Research, Inc.	6,000.00	Reimburse RRG Development Inc.
	1867	Urban Real Estate Research, Inc.	1,000.00	Reimburse RRG Development Inc.
		Appraisal		6,500.00
4		Harris N.A.	6,500.00	Direct Pay Harris N.A.
		Architect: Design		339,000.26
5	1550	Worn Jerabek Architects, P.C.	4,800.00	Reimburse RRG Development Inc.
	1561	Worn Jerabek Architects, P.C.	4,898.50	Reimburse RRG Development Inc.
	1701	Worn Jerabek Architects, P.C.	1,297.33	Reimburse RRG Development Inc.
	1709	Worn Jerabek Architects, P.C.	738.57	Reimburse RRG Development Inc.
	1724	Worn Jerabek Architects, P.C.	275.47	Reimburse RRG Development Inc.
	1730	Worn Jerabek Architects, P.C.	30,000.00	Reimburse RRG Development Inc.
	1787	Worn Jerabek Architects, P.C.	36,060.57	Reimburse RRG Development Inc.
	1809	Worn Jerabek Architects, P.C.	20,162.26	Reimburse RRG Development Inc.
	1814	Worn Jerabek Architects, P.C.	2,339.63	Reimburse RRG Development Inc.
	1814	Worn Jerabek Architects, P.C.	7,660.37	Reimburse RRG Development Inc.
	1819	Worn Jerabek Architects, P.C.	17,660.37	Reimburse RRG Development Inc.
	1819	Worn Jerabek Architects, P.C.	2,319.63	Reimburse RRG Development Inc.
	1847	Worn Jerabek Architects, P.C.	100,000.00	Reimburse RRG Development Inc.
	1866	Worn Jerabek Architects, P.C.	15,160.37	Reimburse RRG Development Inc.
	1866	Worn Jerabek Architects, P.C.	36,141.33	Reimburse RRG Development Inc.
	1866	Worn Jerabek Architects, P.C.	48,698.30	Reimburse RRG Development Inc.
	1905	Worn Jerabek Architects, P.C.	591.91	Reimburse RRG Development Inc.
	1563	Worn Jerabek Architects, P.C.	175.65	Reimburse RRG Development Inc.
		Architect: Design		178,999.74
6		Worn Jerabek Architects, P.C.	178,999.74	Direct Pay Worn Jerabek Architects, P.C.
		Bond Costs		65,000.00
7		Pugh, Jones, Johnson & Quandt, P.C.	65,000.00	Direct Pay Pugh, Jones, Johnson & Quandt, P.C.
		Bond Costs		45,000.00
8		Greene and Letts	45,000.00	Direct Pay Greene and Letts
		Bond Costs		6,000.00
9		Amalgamated Bank of Chicago	6,000.00	Direct Pay Amalgamated Bank of Chicago
		Bond Costs		114,971.18
10		Harris N.A.	114,971.18	Direct Pay Harris N.A.
		Bond Costs		15,000.00
11		Peralta Garcia Solutions	15,000.00	Direct Pay Peralta Garcia Solutions
		Bridge Bond Issuer Fee		208,500.00
12		City of Chicago Department of Housing	208,500.00	Direct Pay City of Chicago Department of Housing
		Construction Period Insurance		80,229.00
13		Rummel & Beaugard Risk Services, Inc.	80,229.00	Direct Pay Rummel & Beaugard Risk Services, Inc.
		Bond Credit Enhancement		109,147.80
14		Harris N.A.	109,147.80	Direct Pay Harris N.A.
		B Bond Cap Interest		57,914.00
15		Harris N.A.	57,914.00	Direct Pay Harris N.A.
		A Bond Cap Interest		117,086.00
16		Harris N.A.	117,086.00	Direct Pay Harris N.A.
		AHP Discount Fee		1,250.00

UNOFFICIAL COPY

Renaissance Saint Luke SLF LP DRAWDETAIL

Draw #1

Doc	Chk #	Name	Amount	Payment
17		Cole Taylor Bank	1,250.00	Direct Pay Cole Taylor Bank
		Developer's Fee (2)		198,799.00
18		RRG Development, Inc.	198,799.00	Direct Pay RRG Development, Inc.
		Environmental Reports / Soil Testing		20,190.00
19	1702	ARC Environmental	1,240.00	Reimburse RRG Development Inc.
	1820	ARC Environmental	800.00	Reimburse RRG Development Inc.
	1896	Environmental Group Services, Ltd.	3,500.00	Reimburse RRG Development Inc.
	1822	Testing Service Corporation	11,650.00	Reimburse RRG Development Inc.
	1552	Arc Environmental	2,700.00	Reimburse RRG Development Inc.
	2020	Testing Service Corporation	300.00	Reimburse RRG Development Inc.
		Environmental Reports / Soil Testing		3,140.00
20		ARC Environmental	3,140.00	Direct Pay ARC Environmental
		Legal Fees: Lender		37,500.00
21		Charity & Associates	37,500.00	Direct Pay Charity & Associates
		Legal Fees: Lender		2,000.00
22		Albert, Whitehead, P.C.	2,000.00	Direct Pay Albert, Whitehead, P.C.
		Legal Fees: Owner		63,594.65
23	1719	Applegate & Thorne-Thomsen	1,005.92	Reimburse RRG Development Inc.
	1802	Sperling & Slater, P.C.	2,125.00	Reimburse RRG Development Inc.
	1812	Sperling & Slater, P.C.	445.00	Reimburse RRG Development Inc.
	1826	Sperling & Slater, P.C.	10,130.73	Reimburse RRG Development Inc.
	1885	Sperling & Slater, P.C.	7,483.25	Reimburse RRG Development Inc.
	1885	Sperling & Slater, P.C.	2,516.75	Reimburse RRG Development Inc.
	1898	Sperling & Slater, P.C.	9,879.96	Reimburse RRG Development Inc.
	1930	Sperling & Slater, P.C.	1,446.80	Reimburse RRG Development Inc.
	1930	Sperling & Slater, P.C.	4,069.94	Reimburse RRG Development Inc.
	2006	Sperling & Slater, P.C.	3,947.75	Reimburse RRG Development Inc.
	2017	Sperling & Slater, P.C.	5,000.00	Reimburse RRG Development Inc.
	2019	Sperling & Slater, P.C.	3,871.21	Reimburse RRG Development Inc.
	1786	Wigoda & Wigoda	529.61	Reimburse RRG Development Inc.
	1788	Wigoda & Wigoda	10,000.00	Reimburse RRG Development Inc.
	1887	Wigoda & Wigoda	1,131.69	Reimburse RRG Development Inc.
		Legal Fees: Owner		200,000.00
24		Applegate & Thorne-Thomsen	200,000.00	Direct Pay Applegate & Thorne-Thomsen
		Legal Fees: Owner		48,592.50
25		Sperling & Slater, P.C.	48,592.50	Direct Pay Sperling & Slater, P.C.
		Legal Fees: Syndicator		33,000.00
26		National Equity Fund, Inc.	33,000.00	Direct Pay National Equity Fund, Inc.
		Marketing and Leasing		4,550.00
27	1705	Winnigreen LLC	2,000.00	Reimburse RRG Development Inc.
	1794	Affordable Assisted Living Coa	1,050.00	Reimburse RRG Development Inc.
	1739	Henry Gould	1,500.00	Reimburse RRG Development Inc.
		Market Study		8,598.23
28	1540	Vogt Williams & Bowen LLC	2,300.00	Reimburse RRG Development Inc.
	1695	Vogt Williams & Bowen LLC	3,200.00	Reimburse RRG Development Inc.
	2011	Vogt Williams & Bowen LLC	500.00	Reimburse RRG Development Inc.
	1562	Vogt Williams & Bowen LLC	1,600.00	Reimburse RRG Development Inc.
	17C3	Blair Minton & Associates, Inc.	998.23	Reimburse RRG Development Inc.
		Permits / Reimbursables		83,847.80
29	1716	DSTM, Inc.	53.02	Reimburse RRG Development Inc.
	1718	DSTM, Inc.	12.22	Reimburse RRG Development Inc.
	1754	DSTM, Inc.	12.23	Reimburse RRG Development Inc.
	1797	DSTM, Inc.	5.99	Reimburse RRG Development Inc.
	1797	DSTM, Inc.	11.97	Reimburse RRG Development Inc.
	1797	DSTM, Inc.	6.09	Reimburse RRG Development Inc.
	1809	DSTM, Inc.	12.15	Reimburse RRG Development Inc.
	1811	DSTM, Inc.	12.15	Reimburse RRG Development Inc.
	1816	DSTM, Inc.	12.15	Reimburse RRG Development Inc.
	1823	DSTM, Inc.	12.15	Reimburse RRG Development Inc.
	1829	DSTM, Inc.	12.28	Reimburse RRG Development Inc.
	1839	DSTM, Inc.	18.40	Reimburse RRG Development Inc.
	1849	DSTM, Inc.	12.50	Reimburse RRG Development Inc.
	1873	DSTM, Inc.	14.14	Reimburse RRG Development Inc.

UNOFFICIAL COPY

Renaissance Saint Luke SLF LP DRAW DETAIL

Doc	Chk # Name	Amount	Payment
	1893 DSTM, Inc.	13.51	Reimburse RRG Development Inc.
	1917 DSTM, Inc.	14.14	Reimburse RRG Development Inc.
	1926 DSTM, Inc.	13.51	Reimburse RRG Development Inc.
	1926 DSTM, Inc.	12.93	Reimburse RRG Development Inc.
	1926 DSTM, Inc.	12.93	Reimburse RRG Development Inc.
	1936 DSTM, Inc.	13.88	Reimburse RRG Development Inc.
	1936 DSTM, Inc.	6.94	Reimburse RRG Development Inc.
	1936 DSTM, Inc.	12.79	Reimburse RRG Development Inc.
	1950 DSTM, Inc.	13.36	Reimburse RRG Development Inc.
	1950 DSTM, Inc.	13.88	Reimburse RRG Development Inc.
	1958 DSTM, Inc.	14.06	Reimburse RRG Development Inc.
	1997 DSTM, Inc.	13.77	Reimburse RRG Development Inc.
	861 American Express	15.00	Reimburse RRG Development Inc.
	861 American Express	198.00	Reimburse RRG Development Inc.
	810 American Express	19.00	Reimburse RRG Development Inc.
	878 American Express	(99.00)	Reimburse RRG Development Inc.
	1970 American Express	19.00	Reimburse RRG Development Inc.
	1962 American Express	87.49	Reimburse RRG Development Inc.
	1962 American Express	76.96	Reimburse RRG Development Inc.
	1962 American Express	166.18	Reimburse RRG Development Inc.
	1991 American Express	198.00	Reimburse RRG Development Inc.
	1825 American Express	314.53	Reimburse RRG Development Inc.
	1908 American Express	31.00	Reimburse RRG Development Inc.
	1931 American Express	38.85	Reimburse RRG Development Inc.
	1931 American Express	11.00	Reimburse RRG Development Inc.
	1931 American Express	25.00	Reimburse RRG Development Inc.
	1935 Citibusiness Card	480.00	Reimburse RRG Development Inc.
	1944 Jack Medor	21.48	Reimburse RRG Development Inc.
	2022 Lyndale Place	223.75	Reimburse RRG Development Inc.
	2023 North Larabee LP	223.75	Reimburse RRG Development Inc.
	2030 Reilly Excavating	5,800.00	Reimburse RRG Development Inc.
	2025 Renaissance West Ltd	223.75	Reimburse RRG Development Inc.
	2024 Renaissance Saint Luke	223.75	Reimburse RRG Development Inc.
	1925 Carol Medor	407.50	Reimburse RRG Development Inc.
	1912 City of Chicago DCAP	34,786.00	Reimburse RRG Development Inc.
	1310 City of Chicago	50.50	Reimburse RRG Development Inc.
	1332 City of Chicago	150.00	Reimburse RRG Development Inc.
	1355 Chicago Dept of Revenue	1,525.00	Reimburse RRG Development Inc.
	1795 Illinois Secretary of State	250.00	Reimburse RRG Development Inc.
	1798 Illinois Secretary of State	100.00	Reimburse RRG Development Inc.
	1867 LoVerde Reporting Service	60.00	Reimburse RRG Development Inc.
	1821 LoVerde Reporting Service	172.50	Reimburse RRG Development Inc.
	8792 DSTM, Inc.	12.22	Reimburse RRG Development Inc.
	8809 FedEx Kinko's	255.42	Reimburse RRG Development Inc.
	Cole Taylor Bank	37,218.55	Reimburse RRG Development Inc.
	Permits/Reimbursables	1,430.00	
30	Sterling-Renaissance North, L.L.C.	1,430.00	Direct Pay Sterling-Renaissance North, L.L.C.
	Survey	7,555.00	
31	1693 Edward J. Molloy & Associates	4,800.00	Reimburse RRG Development Inc.
	1717 Edward J. Molloy & Associates	290.00	Reimburse RRG Development Inc.
	1842 Edward J. Molloy & Associates	1,500.00	Reimburse RRG Development Inc.
	1878 Edward J. Molloy & Associates	485.00	Reimburse RRG Development Inc.
	1902 Edward J. Molloy & Associates	190.00	Reimburse RRG Development Inc.
	1819 Edward J. Molloy & Associates	100.00	Reimburse RRG Development Inc.
	1945 Edward J. Molloy & Associates	190.00	Reimburse RRG Development Inc.
	Survey	1,400.00	
32	Edward J. Molloy & Associates	1,400.00	Direct Pay Edward J. Molloy & Associates
	Tax Credit Fees/Applications/Misc.	3,300.00	
33	1707 Illinois Housing Development Autho	2,800.00	Reimburse RRG Development Inc.
	1713 City of Chicago	500.00	Reimburse RRG Development Inc.
	Tax Credit Fee's, Applications, Etc	2,540.00	
34	Illinois Housing Development Authority	300.00	Direct Pay Illinois Housing Development Authority
	Illinois Housing Development Authority	2,240.00	Direct Pay Illinois Housing Development Authority
	Title and Recording	27,814.00	
35	Greater IL Title Company	27,814.00	Direct Pay Greater IL Title Company
	Total Draw	2,325,251.41	

UNOFFICIAL COPY

Renaissance Saint Luke SLF LP
PAYEE LISTING
Draw #1

Payee	Line Item	TOTAL
WIRE FUNDS		
RRG Development Cole Taylor Bank Broadview, IL 60153 ABA #: 071000343 Account #: 0690-79773	Appraisal Architect/Design Environmental Report/Soils Testing Legal Fees: Owner Market Study Permits/Reimbursables Survey Tax Credit Fees/Applications/Misc. Marketing and Leasing Developer Fee Construction: Residential	\$ 837,076.84 7,000.00 339,000.26 20,190.00 63,594.65 8,598.23 83,847.80 7,555.00 3,300.00 4,550.00 198,799.00 100,641.00
PLEASE MAIL		
Edward J. Molloy & Associates 1230 Mark Street Bensenville, IL 60106-1022 <i>Please enclose invoice.</i>	Survey	\$ 1,400.00 1,400.00
HOLD FOR PICKUP		
Applegate & Thomsen 322 South Green Street #412 Chicago, IL 60607	Legal Fees: Owner	\$ 200,000.00 200,000.00
PLEASE MAIL		
Sperling & Slater, P.C. 56 West Monroe Street, Suite 3200 Chicago, IL 60603 <i>Please enclose invoice.</i>	Legal Fees: Owner	\$ 48,582.60 48,582.60
PLEASE MAIL		
ARC Environmental Consulting & Engineering, Inc. 1 Trans Am Plaza, Suite 800 Oak Brook Terrace, IL 60181 <i>Please enclose invoice.</i>	Environmental Reports/Soil Testing	\$ 3,140.00 3,140.00
HOLD FOR PICKUP		
Charly & Associates 20 N. Clark Street, Suite 1150 Chicago, IL 60602 <i>Please enclose invoice.</i>	Legal Fees: Lenders	\$ 37,500.00 37,500.00
Direct Pay		
Greater Illinois Title and Trust 120 N. LaSalle St., Suite 900 Chicago, IL 60602		\$ 27,814.00 27,814.00
HOLD FOR PICKUP		
Harris N.A. 111 West Monroe, Floor 2E Chicago, IL 60606	Bond Credit Enhancement A Bond Cap Interest B Bond Cap Interest Appraisal	\$ 290,847.80 109,147.80 117,500.00 57,910.00 6,500.00
Paid Outside of Escrow		
National Equity Fund, Inc. 120 S. Riverside Plaza, Suite 1500 Chicago, IL 60606 <i>Please enclose invoice.</i>	Legal - Syndication	\$ 33,000.00 33,000.00
HOLD FOR PICKUP		
Worn Jerabek Architects, P.C. 212 W. Superior Street Chicago, IL 60610 <i>Please enclose invoice.</i>	Architect: Design	\$ 178,999.74 178,999.74
HOLD FOR PICKUP		
City of Chicago Department of Housing 33 North LaSalle Street, Room 1100 Chicago, IL 60602 <i>Please enclose invoice.</i>	Bridge Bond Issuer Fee	\$ 208,500.00 208,500.00
Mail		
Rummel Associates, Inc. 180 N. LaSalle Street, Suite 3100 Chicago, IL 60601 <i>Please enclose invoice.</i>	Construction Period Insurance	\$ 80,229.00 80,229.00
Mail		
Sterling-Renaissance North, LLC and Others per Contractors Statement 13 Sequoia Road Hawthorn, IL 60047	Construction: Residential Permits/Reimbursables	\$ 26,430.00 25,000.00 1,430.00
Mail		
RSM McGladrey One South Wacker Drive, Suite 800 Chicago, IL 60606	Accounting	\$ 1,160.00 1,160.00

UNOFFICIAL COPY

Albert, Whithead, P.C. 10 North Dearborn Street, Suite 400 Chicago, IL 60602	Mail Legal Fees: Lender	2,000.00	\$ 2,000.00
Cole Taylor Bank 4801 W. Golf Road Skokie, IL 60077	Mail AHP Discount Fee	1,250.00	\$ 1,250.00
Pugh, Jones, Johnson & Quandt, P.C. 180 N. LaSalle Street, Suite 3400 Chicago, IL 60601	Mail Bond Costs	65,000.00	\$ 66,000.00
Green and Letts 11 West Washington Street, Suite 1650 Chicago, IL 60602	Mail Bond Costs	45,000.00	\$ 45,000.00
Amalgamated Bank of Chicago One West Monroe Street, Third Floor Chicago, IL 60603	Mail Bond Costs	6,000.00	\$ 6,000.00
Harris Bank Capital Markets Please wire \$4,971,180 to: Attn: Nick Knorr, (312) 461-780 ABA #071000288 Account #109-528-0 Please wire \$4,971,180 to: Attn: Terry Kimber, (312) 461-2736 Credit Investment Services Division ABA #071000288 Account #109212-1	Wire Funds Bond Costs	114,971.18	\$ 114,971.18
Peralta Garcia Solutions 1000 West Monroe Street Chicago, IL 60607	Mail Bond Costs	15,000.00	\$ 15,000.00
Illinois Housing Development Authority 401 North Michigan Avenue, Suite 700 Chicago, IL 60611 Attn: Ellie Konopasek	Mail Tax Credit Fees, Applications, Etc	2,540.00	\$ 2,540.00
Revcon Construction Corporation 500 Industrial Lane Prairie View, IL 60069	Mail Construction: Residential	5,580.00	\$ 5,580.00
Guagliardo Drywall Company, Inc. 252 Chaddick Drive Wheeling, IL 60090-6037	Mail Construction: Residential	14,564.70	\$ 14,564.70
Active Concrete, Inc. 1090 Carolina Drive West Chicago, IL 60185	Mail Construction: Residential	27,012.60	\$ 27,012.60
City Lights, Ltd. 8993 Virginia Avenue Chicago Ridge, IL 60415	Mail Construction: Residential	8,066.00	\$ 8,066.00
Alliance Fire Protection, Inc. 998 Forest Edge Drive Vernon Hills, IL 60061	Mail Construction: Residential	6,159.80	\$ 6,159.80
Sanfratello Masonry, Inc. 7408 N. Milwaukee Avenue, Suite B Niles, IL 60714	Mail Construction: Residential	11,250.00	\$ 11,250.00
MW Powell Company 3445 South Lawndale Avenue Chicago, IL 60623	Mail Construction: Residential	9,132.75	\$ 9,132.75
Best Built Fabricating Co. 13650 S. Vincennes Avenue South Holland, IL 60473	Mail Construction: Residential	17,268.60	\$ 17,268.60

Total Draw \$ 2,326,261.41

UNOFFICIAL COPY

Case No.	Case Name	Case Type	Case Status	Case Date	Case Amount	Case Description
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT D

ANNUAL REPORT FOR PROJECT RECEIVING HOME FUNDS AND LOW-INCOME HOUSING TAX CREDITS FROM THE CITY OF CHICAGO, DEPARTMENT OF HOUSING

Borrower: _____

Project Name: _____

Project Number: _____

Borrower Federal Employer Identification Number: _____

The City of Chicago, Illinois, acting by and through its Department of Housing (the "City"), has entered into a Housing Loan Agreement dated as of _____ with the Borrower pursuant to which the City has loaned HOME Funds to the Borrower for the Project. The City has also reserved and/or allocated low-income housing tax credits (the "Tax Credits") to the Borrower for the Project. Pursuant to Section 42 of the Internal Revenue Code of 1986 (the "Code"), the Borrower is required to maintain certain records concerning the Project and the City is required to monitor the Project's compliance with the HOME Regulations and the Code and the agreements executed by the City and the Borrower in connection with the Project. The Borrower further agreed, in the Regulatory Agreement dated as of _____ between the City and the Borrower (the "Regulatory Agreement"), to maintain certain records and prepare and deliver certain reports to the City. This Annual Report must be completed in its entirety and must be executed by the Borrower, notarized and returned to the City by October 1 of each year for the period commencing on the earlier of (a) October 1 of the first year of the Compliance Period, or (b) the first October 1 following completion of the construction or rehabilitation of the Project, and ending on the later of (1) the first October 1 following the end of the Compliance Period, or (2) the first October 1 following the Termination Date. In addition, a copy of Schedule I must be completed for each building which comprises a part of the Project. No changes may be made to the language contained herein without the prior approval of the City. Except as otherwise specifically indicated, capitalized terms contained herein shall have the meanings ascribed to them in the Regulatory Agreement.

UNOFFICIAL COPY

A. INFORMATION

1. Please list the building identification numbers and address for each building included in the Project: (If there are additional buildings in the Project, please provide the requested information on a separate sheet and attach to this document.)

Building Identification Number

Building Address

2. Complete Schedule I for each building included in the Project.
3. Has any change occurred, either directly or indirectly, (a) in the identity of the Borrower, (b) in the identity of any general partner(s), if any, of the Borrower, (c) in the ownership of any interests in any general partner of the Borrower or in any shareholder, trustee or beneficiary of the Borrower, or (d) which would otherwise cause a change in the identity of the individuals who possess the power to direct the management and policies of the Borrower since the date of the Regulatory Agreement or the most recent Annual Report?

Yes _____ No _____

If Yes, provide all the appropriate documents.

4. Have the Borrower's organizational documents been amended or otherwise modified since they were submitted to the City?

Yes _____ No _____

If Yes, provide all amendments and modifications of the Borrower's organizational documents.

5. Provide the City with independently audited financial statements for the Project for the most recent fiscal year, including an income and expense statement, a balance sheet listing assets

UNOFFICIAL COPY

and liabilities, a detailed schedule of operating, maintenance and administrative expenses and a cash flow statement.

6. Has the Borrower been a recipient of a federal grant during this year, as defined in Section 42 of the Code, or has there been any other event, either of which would cause a reduction in the Eligible Basis (as hereinafter defined) of any building in the Project?

Yes _____

No _____

If Yes, provide the details.

7. If the date of this Annual Report is not later than the first October 1 following the Termination Date, the following certifications apply:
- (a) The Borrower hereby certifies to the City that (1) the Project is in full compliance with all currently applicable provisions of the HOME Regulations, (2) the Project shall continue to comply with the HOME Regulations during the Project Term as required by the HOME Regulations, and (3) no change shall occur in the Borrower or any general partner, if any, of the Borrower without the prior written consent of the City, except as may be permitted pursuant to Section 8 of the Mortgage.
 - (b) Provide to the City copies of each lease and each Tenant Certification executed in connection with the Low-Income Project since the later of the execution of the Regulatory Agreement or the last Annual Owner's Certification submitted to the City. For each such unit in the Low-Income Project, provide to the City the data with respect to tenant characteristics as required by Section 2.22 of the Regulatory Agreement.
 - (c) Provide the City with evidence of compliance with Section 2.30 of the Regulatory Agreement since the later of the execution of the Regulatory Agreement or the last Annual Owner's Certification, including copies of any required notices given to prospective tenants regarding lead-based paint with the signature of each tenant in the Low-Income Project. [24 C.F.R. §35.5(b)(1)]
 - (d) Did the Project cause the displacement of any People?

Yes _____

No _____

If Yes, provide evidence to the City of compliance with Section 2.28 of the Regulatory Agreement, including the information required under 24 C.F.R. Section 92.508(a)(7)(iv). (The information required by this question need only be supplied to the City once.)

- (e) If the Low-Income Project has 12 or more units, provide to the City payroll records of

UNOFFICIAL COPY

the General Contractor indicating compliance with the Davis-Bacon Act and the Contract Work Hours and Safety Standards Act.

- (f) Provide to the City evidence of compliance with the affirmative marketing requirements of Section 2.24 of the Regulatory Agreement.

B. REPRESENTATIONS, WARRANTIES AND COVENANTS

The Borrower hereby represents and warrants to the City that each of the following statements is true and accurate and covenants as follows:

1. The Borrower is [check as applicable]:
 - (a) an individual.
 - (b) a group of individuals.
 - (c) a corporation incorporated and in good standing in the State of _____.
 - (d) a general partnership organized under the laws of the State of _____.
 - (e) a limited partnership organized under the laws of the State of _____.
 - (f) other [please describe]: _____.

2. The Borrower is [check as applicable] (a) _____ the owner of fee simple title to, or (b) _____ the owner of 100 percent of the beneficial interest in, the hereinafter described Project. The Borrower received an allocation of low-income housing tax credits from the City in the amount of \$ _____ on _____, pursuant to Section 42 of the Code.

3. The Project consists of _____ building(s) containing a total of _____ residential unit(s).

4. If the date of this Annual Report is (a) not prior to the start of the Compliance Period and (b) not later than the first October 1 following the end of the Compliance Period, the following subparagraphs apply:
 - (a) _____ of the residential unit(s) (the "Tax Credit Eligible Units") in the Project is/are occupied by Qualifying Tenants (as hereinafter defined).

 - (b) For the 12-month period preceding the date hereof (the "Year"):
 1. [check as applicable] (i) _____ 20 percent or more of the residential units in the Project were both rent-restricted (within the meaning of Section 42(g)(2) of the Code) and occupied by individuals (the "Qualifying Tenants") whose income as of the first date of initial occupancy was 50 percent or less of area median income, or (ii) _____ 40 percent or more of the residential units in the Project were both rent-restricted (within the meaning of Section 42(g)(2) of the Code) and occupied by individuals (the "Qualifying Tenants") whose income as of the first date of initial occupancy was 60 percent or less

UNOFFICIAL COPY

- of area median income, or (iii) _____ 40 percent or more of the residential units in each building in the Project were both rent-restricted (within the meaning of Section 42(g)(2) of the Code) and occupied by individuals whose income as of the first date of initial occupancy was 50 percent or less of area median income;
2. there was no change in the applicable fraction (as defined in Section 42(c)(1)(B) of the Code) of any building in the Project, or if there were any such changes, attached hereto as Schedule II is a true and complete description of all such changes;
 3. the Borrower has received an annual income certification from each Qualifying Tenant in substantially the form attached hereto as Schedule III or in such other form as shall have been approved by the City (a "Tenant Certification") and documentation to support that Tenant Certification (for a Qualifying Tenant receiving Section 8 housing assistance payments, such documentation may be a statement from the Chicago Housing Authority to the Borrower declaring that the Qualifying Tenant's income does not exceed the applicable income limit under Section 42(g) of the Code), and the Borrower assisted each of the Qualifying Tenants in completing the Tenant Certifications if necessary;
 4. each Tax Credit Eligible Unit in the Project was rent-restricted (within the meaning of Section 42(g)(2) of the Code);
 5. all of the units in the Project were for use by the general public and used on a nontransient basis (except for units used for transitional housing for the homeless provided under Section 42(i)(3)(B)(iii) of the Code, all of which units complied with the applicable requirements of Section 42 of the Code and the hereinafter defined Tax Credit Regulations);
 6. each building in the Project was suitable for occupancy, taking into account the health, safety and building codes of the City;
 7. there was no change in the "eligible basis" as defined in Section 42(d) of the Code (the "Eligible Basis") of any building in the Project, or if there were any such changes, attached hereto as Schedule IV is a true and complete description of the nature of all such changes;
 8. all tenant facilities included in the Eligible Basis of any building in the Project, such as swimming pools, other recreational facilities and parking areas, were provided on a comparable basis to all tenants in such building;
 9. if a Tax Credit Eligible Unit became vacant during the Year, reasonable attempts were or are being made to rent such Tax Credit Eligible Unit or the next available residential unit in the Project of a comparable or smaller size to one or more Qualifying Tenants

UNOFFICIAL COPY

before any residential units in the Project were or will be rented to tenants who are not Qualifying Tenants;

10. if after the first date of initial occupancy the income of any Qualifying Tenant increased above 140 percent of the applicable income limit described in (1) above, the next available residential unit in the Project of a comparable or smaller size was or will be rented to one or more Qualifying Tenants; and
 11. the Regulatory Agreement constitutes an "extended low-income housing commitment" as defined in Section 42(h)(6) of the Code and was in effect.
- (c) Any savings realized in a construction line item of the Project were either dedicated to the benefit of the Project through enhancement of the Project, or resulted in a decrease of the Project's Eligible Basis for purposes of calculating the Tax Credits for which the Project qualifies, and except as disclosed to and approved by the City, no amounts paid or payable to the Borrower as developer fees exceeded the amount set forth in the Borrower's original application for the Tax Credits and such fees will not be increased without the consent of the City.
 - (d) The Project constitutes a "qualified low-income housing project" as defined in Section 42 of the Code and the Tax Credit Regulations.
 - (e) All of the Schedule Is attached hereto constitute a true, correct and complete schedule showing, for the Year, the rent charged for each Tax Credit Eligible Unit in the Project and the income of the Qualifying Tenants in each Tax Credit Eligible Unit.
 - (f) None of the incomes of the Qualifying Tenants exceeds the applicable limits under Section 42(g) of the Code.
5. The Project is in compliance with all of the currently applicable requirements of the National Affordable Housing Act, the HOME Regulations, the Regulatory Agreement, Section 42 of the Code, the applicable Treasury regulations under Section 42 of the Code (the "Tax Credit Regulations"), the terms of the City's letter reserving Tax Credits for the Project (the "Reservation Letter"), and, if applicable, the City's Housing Tax Credit Plan for the year in which the Project received its allocation of Tax Credits (the "Plan"). The Borrower will take whatever action is required to ensure that the Project complies with all requirements imposed by the National Affordable Housing Act, the HOME Regulations, the Regulatory Agreement, Section 42 of the Code, the Tax Credit Regulations, the terms of the Reservation Letter and, if applicable, the Plan during the periods required thereby.

The Borrower shall retain all tenant selection documents, which include but are not limited to: income verification, employment verification, credit reports, leases and low-income computation forms, to be available for periodic inspections by the City or its representative.

UNOFFICIAL COPY

The City, at its option, can periodically inspect the Project, and all tenancy-related documents to determine continued compliance of the Project with all applicable requirements.

6. No litigation or proceedings are pending or, to the Borrower's knowledge, threatened, which may affect the interest of the Borrower in the Project or the ability of the Borrower to perform its obligations with respect thereto, except as disclosed on Schedule _____ attached hereto.
7. The Borrower has taken affirmative action to ensure that women- and minority-owned businesses have had the maximum opportunity to compete for and perform as contractors for supplies and/or services, and will continue to do so with future contracts and awards as provided in Sections 2-92-420 through 2-92-570, inclusive, of the Municipal Code of Chicago, as from time to time supplemented, amended and restated.
8. All units in each building included in the Project are affirmatively marketed and available for occupancy by all persons regardless of race, national origin, religion, creed, sex, age or handicap.
9. The Borrower has not demolished any part of the Project or substantially subtracted from any real or personal property of the Project or permitted the use of any residential rental unit for any purpose other than rental housing. The Borrower has used its best efforts to repair and restore the Project to substantially the same condition as existed prior to the occurrence of any event causing damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of the Regulatory Agreement.
10. The Borrower is in possession of all records which it is required to maintain pursuant to the terms of the National Affordable Housing Act, the HOME Regulations, the Regulatory Agreement, Section 42 of the Code, the Tax Credit Regulations and, if applicable, the Plan, as well as any additional records which the City has determined to be necessary to the compliance and administration of the Project.
11. The Borrower has not executed any agreement with provisions contradictory to or in opposition to, the provisions of the Regulatory Agreement and in any event the requirements of the Regulatory Agreement are paramount and controlling as to the rights and obligations therein set forth and supersede any other requirements in conflict therewith. The Borrower shall continue to cooperate with the City and furnish such documents, reports, exhibits or showings as are required by the National Affordable Housing Act, the HOME Regulations, the Regulatory Agreement, Section 42 of the Code, the Tax Credit Regulations, the Plan (if applicable) and the City or the City's counsel.

If the Borrower is unable to make any representation or warranty set forth above, the Borrower must immediately contact the City and inform the City of the reason that the Borrower is unable to make such representation or warranty; provided, however, that the foregoing shall not be

UNOFFICIAL COPY

deemed to negate any notice and/or cure periods available to the Borrower under the Loan Documents (as defined in the Regulatory Agreement).

Under penalties of perjury, the Borrower declares that, to the best of its knowledge and belief, each response, representation, warranty and document delivered by the Borrower in connection herewith is true, correct and complete and will continue to be true, correct and complete.

C. INDEMNIFICATION

The Borrower hereby agrees to fully and unconditionally indemnify, defend and hold harmless the City from and against any judgments, losses, liabilities, damages (including consequential damages), costs and expenses of whatsoever kind or nature, including, without limitation, attorneys' fees, expert witness fees, and any other professional fees and litigation expenses or other obligations, incurred by the City that may arise in any manner out of or in connection with actions or omissions which result from the Borrower's responses or documents provided pursuant to the terms of this Annual Report, including breaches of the representations and warranties herein contained, other than those judgments, losses, liabilities, damages, costs and expenses arising out of the City's gross negligence or willful misconduct following the City's acquisition of title to or control of the Project, unless such act is taken in response to (1) any willful misconduct or negligent act or omission of the Borrower, the General Partner, if any, or the Owner, if any (as the last two terms are defined in the Loan Agreement), or (2) any breach (other than failure to repay the Loan) by the Borrower, the General Partner, if any, or the Owner, if any, of any provisions of the instruments executed by the Borrower, the General Partner, if any, or the Owner, if any, in connection with the Loan.

IN WITNESS WHEREOF, the Borrower has executed this Annual Report this _____ day of _____, _____.

BORROWER: _____

By: _____

Its: _____

Subscribed and sworn to before me this _____ day of _____, _____.

Notary Public
(SEAL)

UNOFFICIAL COPY**SCHEDULE I**

Borrower: _____

Mailing Address: _____

Date of Regulatory Agreement: _____

Project Name and No.: _____

Building Address: _____

Building Identification Number: _____

1. Is the date of the attached Annual Report prior to the start of the Compliance Period for this Building?

Yes No [check one]. If "Yes," do not complete (2) or (3) but go directly to (4). If "No," proceed to (2).

2. Is the date of the attached Annual Report later than the first October 1 following the end of the Compliance Period for this Building? Yes No [check one]. If "Yes," do not complete (3) but go directly to (4). If "No," proceed to (3).

3. (a) Tax Credits Allocated to this Project: _____

(b) Number of Residential Rental Units in this Building:

Studios _____ 1 Br _____ 2 Br _____
3 Br _____ 4 Br _____ 5 or more Br _____

(c) Total Square Feet of space contained in Residential Rental Units in this Building: _____

(d) Total Number of Residential Rental Units rented to Tax Credit Eligible Families:

Studios _____ 1 Br _____ 2 Br _____
3 Br _____ 4 Br _____ 5 or more Br _____

(e) Total Eligible Basis of this Building: _____

(f) Amount reduced due to receiving a federal grant or for any other reason: (If applicable)

UNOFFICIAL COPY

(g) Total Qualified Basis of this Building: _____

4. (a) Note utilities paid by tenants:

(b) Note utilities paid by Borrower for which tenants reimburse Borrower:

(c) For each Residential Rental Unit in the Project, provide the following:

TAX CREDIT ELIGIBLE UNITS:

<u>Unit</u>	<u>Br</u>	<u>Rent</u>	<u>Family's Income</u>	<u>Family Size</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

UNOFFICIAL COPY

HOME-ASSISTED UNITS RENTED TO VERY LOW-INCOME FAMILIES:

<u>Unit</u>	<u>Br</u>	<u>Rent</u>	<u>Family's Income</u>	<u>Family Size</u>

OTHER HOME-ASSISTED UNITS:

<u>Unit</u>	<u>Br</u>	<u>Rent</u>	<u>Family's Income</u>	<u>Family Size</u>

UNOFFICIAL COPY

OTHER UNITS:

<u>Unit</u>	<u>Br</u>	<u>Rent</u>	<u>Family's Income</u>	<u>Family Size</u>

5. Has the rent in any Low-Income Unit or Tax Credit Eligible Unit in the building identified above increased since the filing of the previous Annual Report, or, if this Annual Report is the first Annual Report filed with respect to such building, has the rent been increased from the amounts projected during the construction period?

Yes _____ No _____

If Yes, please provide details.

6. How many Low-Income Units or Tax Credit Eligible Units in this building are now occupied by tenants that did not occupy such units at the time of the last Annual Report filed for this building?

7. What steps did the Borrower take to insure that the new tenants qualified as Low-Income Families or Tax Credit Eligible Families, as applicable?

UNOFFICIAL COPY

8. Have any Low-Income Families or Tax Credit Eligible Families been evicted since the time of the last Annual Report or if this report is the first Annual Report filed with respect to this building, since the initial rent-up of this building?

Yes ____ No ____

If Yes, please provide details.

9. Has any legal or administrative action been instituted by any Low-Income Family or Tax Credit Eligible Family against the Borrower?

Yes ____ No ____

If Yes, please provide details.

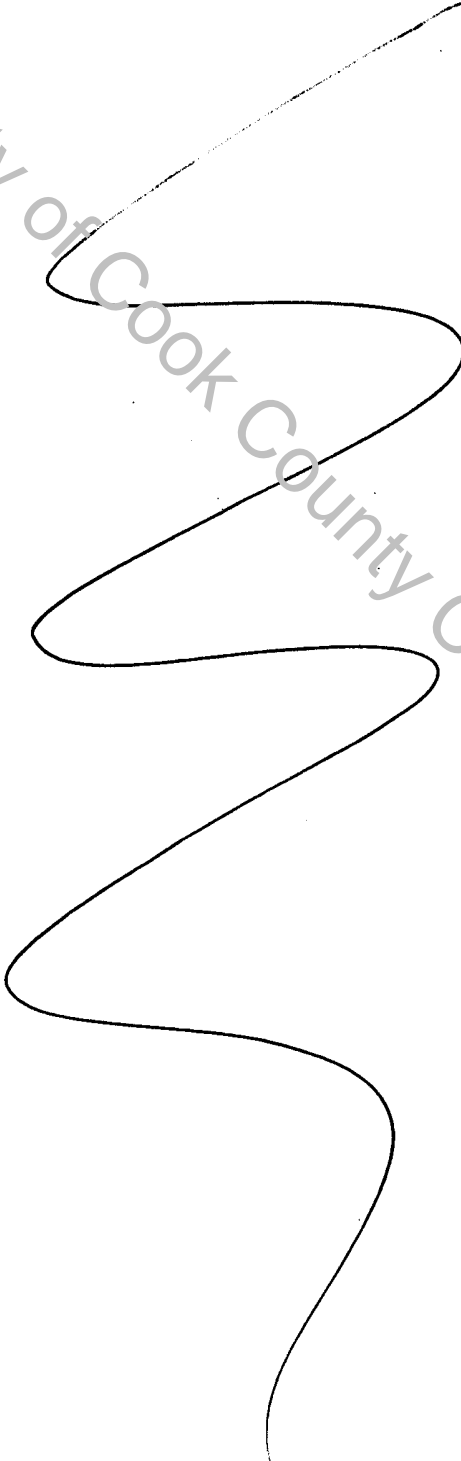
Property of Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE II

CHANGES IN APPLICABLE FRACTION

Property of Cook County Clerk's Office



UNOFFICIAL COPY

SCHEDULE III

TENANT CERTIFICATION

RE: _____

Chicago, Illinois

Name of Tenant (i.e., person(s))

whose name appears on the lease): _____

Address of Apartment: _____

Apartment Number: _____

Some or all of the cost of the apartment development in which you are to lease an apartment was financed by a loan made by the City of Chicago, Illinois (the "City") to the owner of the apartment development, through a U.S. Department of Housing and Urban Development program and by the use of low-income housing tax credits provided by the City for the development. In order for the development to continue to qualify for this loan and these tax credits, there are certain requirements which must be met with respect to the apartment development and its tenants. To satisfy one of those requirements it is necessary for you to provide the information requested in this Tenant Certification at the time you sign your lease and annually thereafter so long as you remain a tenant in the apartment development.

CERTIFICATION

I, the undersigned, state that I have read and answered fully, frankly and personally each of the following questions for all persons who are to occupy the unit in the above apartment development for which application is made, all of whom are listed on the following page:

UNOFFICIAL COPY

Income Computation (Anticipated Incomes)

Name of Members of the <u>Household</u>	Relation- ship to Head of <u>Household</u>	Age (if 18 or <u>under</u>)	Social Security <u>Number</u>	Place of
	HEAD			
	SPOUSE			

Property of Cook County Clerk's Office

UNOFFICIAL COPY

1. On the lines below, indicate the anticipated income from all sources received by the family head and spouse (even if temporarily absent) and by each additional member of the family over the age of 18 during the 12-month period beginning this date:

<u>Name</u>	<u>Annual Wages/</u>	<u>Other</u>	<u>Total</u>	<u>Income</u>
		<u>Salary</u>	<u>Income</u>	<u>Income</u>

(Capital Assets)

2. If any of the persons described above (or whose income or contributions were included in item (1)) has any real property, savings, stocks, bonds or other forms of capital investment, excluding interest in Indian Trust land and equity in a housing cooperative unit or in a manufactured home in which the family resides and except for necessary items of personal property such as furniture and automobiles, provide:

UNOFFICIAL COPY

- a. the total value of all such assets owned by all such persons: \$ _____,
- b. the amount of income expected to be derived from such assets in the 12-month period commencing this date:
\$ _____, and
- c. the amount of such income which is included in item (1):
\$ _____.

(Students)

3. a. Will all of the persons listed in column 1 above be or have they been full-time students during five calendar months of this calendar year at an educational institution (other than a correspondence school) with regular faculty and students?
Yes _____ No _____
- b. Is any such person (other than nonresident aliens) married and eligible to file a joint federal income tax return?
Yes _____ No _____

I acknowledge that all of the above information is or may be the basis of my qualifying as a tenant and further is relevant to the status of the tax credits provided by the City and of the funds provided through the U.S. Department of Housing and Urban Development to finance construction or rehabilitation of the apartment for which application is being made. I agree to provide upon request source documents evidencing the income and other information disclosed above, except as provided below. I consent to and authorize the disclosure of such information and any such source documents to the City and HUD and any agent acting on their behalf. If I am accepted as a tenant or my lease is renewed, and if any of the foregoing information is inaccurate or misleading, I understand that it will constitute a material breach of my lease. I understand that the submission of this information is one of the requirements for tenancy and does not constitute an approval of my application, or my acceptance as a tenant.

If this is the first Tenant Certification submitted by me for the apartment building described on the first page, I have attached to this Tenant Certification copies of source documentation (e.g., wage statements, interest statements and unemployment compensation statements) with respect to the income of the persons described on the preceding pages.

I declare under penalty of perjury that the foregoing is true, correct, complete and accurate.
Executed this ____ day of _____, _____ at Chicago, Illinois.

Tenant _____

UNOFFICIAL COPY

Applicant for an apartment _____
or residing in Apt. No. _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On the ____ day of _____, _____ personally appeared before me _____, the
signer of the above certification, who duly acknowledged to me that he/she executed the same.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

Property of Cook County Clerk's Office

UNOFFICIAL COPY

FOR COMPLETION BY BORROWER ONLY:

1. Calculation of eligible income:

a. Total amount entered for entire household in 1 above: _____

b. If the amount entered in 2.a above exceeds \$5,000, enter the greater of
 (i) the amount entered in 2.b less the amount entered in 2.c and (ii) the passbook savings rate as designated by HUD multiplied by the amount entered in 2.a: _____

c. TOTAL ELIGIBLE INCOME
 (Line 1.a plus line 1.b): _____

2. For each Tax Credit Eligible Unit, complete the following:

a. The amount entered in 1.c is: (place "x" on appropriate line)

____ Less than \$_____ which is the maximum income at which a household of _____ persons may be determined to be a Qualifying Tenant (as defined in the Annual Report).
 ____ More than the above-mentioned amount.

b. Number of apartment unit assigned: _____

Applicant:

____ Qualifies as a Qualifying Tenant.
 ____ Does not qualify as a Qualifying Tenant.

3. For each Low-Income Unit, complete the following:

a. The amount entered in 1.c is: (place "x" on appropriate line)

(i) ____ Less than \$_____ which is the maximum income at which a household of _____ persons may be determined to be a Low-Income Family as that term is defined in the Regulatory Agreement dated as of _____, between the City of Chicago, Illinois and _____ (the "Regulatory Agreement").

UNOFFICIAL COPY

- (ii) ___ Less than \$___ which is the maximum income at which a household of ___ persons may be determined to be a Very Low-Income Family as that term is defined in the Regulatory Agreement.
- (iii) ___ Less than \$___ which is 60 percent of the median Family income for the Chicago area as adjusted for a household of ___ persons.
- (iv) ___ More than the amount mentioned in line a.

b. Applicant:

- ___ Qualifies as Low-Income Family.
- ___ Qualifies as a Very Low-Income Family.
- ___ Qualifies as a Family whose Family Income is no more than 60 percent of the median Family Income for the Chicago area.
- ___ Does not qualify as a Low-Income Family.

BORROWER:

By: _____

Its: _____

UNOFFICIAL COPY

SCHEDULE IV

CHANGES IN ELIGIBLE BASIS

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT E

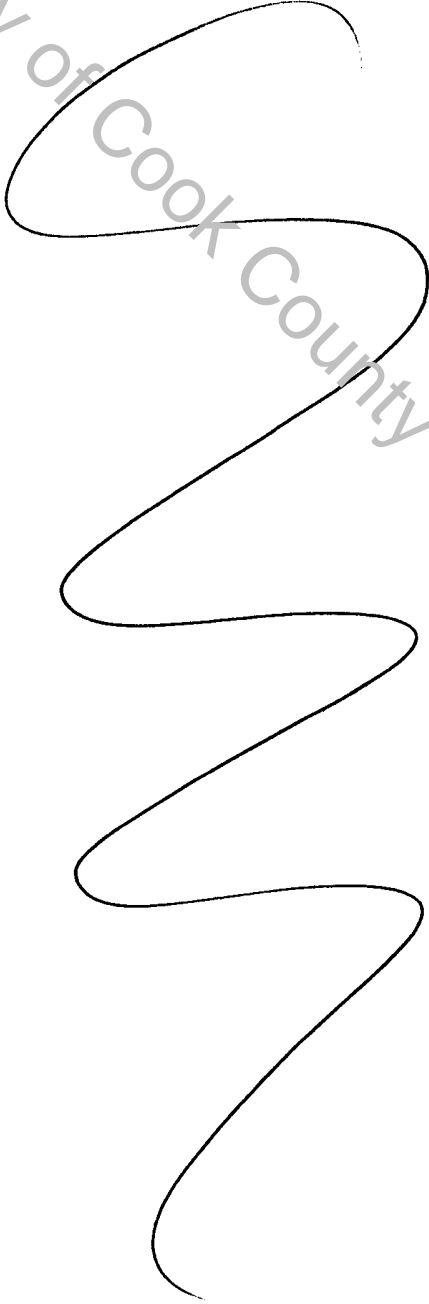
HOME-ASSISTED UNITS

Number of Bedrooms
Studio

Number of Units
50

Rent
\$547

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT F

Form HUD-4010

See attached.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Federal Labor Standards Provisions

U.S. Department of Housing
and Urban Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

- (1)** The work to be performed by the classification requested is not performed by a classification in the wage determination; and
- (2)** The classification is utilized in the area by the construction industry; and
- (3)** The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where

appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(ii) (i) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part

UNOFFICIAL COPY

of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section I(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section I(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i). This information may be submitted in any form desired. Optional Form WH-347 is available for this purpose and may be purchased from the Superintendent of Documents (Federal Stock Number 029-005-00014-1), U.S. Government Printing Office, Washington, DC 20402. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be maintained under 29 CFR 5.5 (a)(3)(i) and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll

period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the

UNOFFICIAL COPY

journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 of this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of... influencing in any way the action of such Administration... makes, utters or publishes any statement knowing the same to be false... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subpara-

UNOFFICIAL COPY

graph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable only where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.

(3) The Contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The Contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

UNOFFICIAL COPY
Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT G

Applicable Wage Determination

Property of Cook County Clerk's Office

UNOFFICIAL COPY

General Decision Number: IL080009 03/21/2008 IL9

Superseded General Decision Number: IL20070009

State: Illinois

Construction Types: Building, Heavy, Highway and Residential

Ccounty: Cook County in Illinois.

BUILDING, RESIDENTIAL, HEAVY, AND HIGHWAY PROJECTS (does not include landscape projects).

Modification Number	Publication Date
0	02/08/2008
1	02/22/2008
2	03/21/2008

ASBE0017-001 06/01/2007

	Rates	Fringes
HAZARDOUS MATERIAL HANDLER		
includes preparation, wetting, stripping removal, scrapping, vacuuming, bagging and disposal of all insulation materials, whether they contain asbestos or not, from mechanical systems.....		
	\$ 26.00	15.48
Insulator/asbestos worker		
Includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems.....		
	\$ 37.15	19.18

BOIL0001-001 07/01/2004

	Rates	Fringes
BOILERMAKER.....	\$ 35.07	16.26

BRIL0021-001 06/01/2007

	Rates	Fringes
BRICKLAYER.....	\$ 36.43	16.72

BRIL0021-004 06/01/2007

	Rates	Fringes
--	-------	---------

UNOFFICIAL COPY

Marble Mason.....	\$ 36.43	16.72
-------------------	----------	-------

BRIL0052-001 06/01/2007

	Rates	Fringes
--	-------	---------

Pointer, cleaner and caulker.....	\$ 36.90	14.66
-----------------------------------	----------	-------

CARP0555-001 06/01/2004

	Rates	Fringes
--	-------	---------

CARPENTER

CARPENTERS, LATHERS, MLWRIGHTS, PILEDRIVER, & SOFT FLOOR LAYERS.....	\$ 34.32	10.93
--	----------	-------

CARP0555-002 10/01/2004

	Rates	Fringes
--	-------	---------

CARPENTER (Excluding structures with elevators and structures over 3 1/2 stories)...	\$ 34.32	10.91
--	----------	-------

ELEC0009-003 05/28/2007

	Rates	Fringes
--	-------	---------

Line Construction		
Groundman.....	\$ 29.09	18.63
Lineman and Equipment		
Operator.....	\$ 37.30	23.89

ELEC0134-001 06/04/2007

	Rates	Fringes
--	-------	---------

ELECTRICIAN

Building.....	\$ 37.80	18.63
Residential.....	\$ 37.80	18.23

ELEC0134-002 04/01/1998

	Rates	Fringes
--	-------	---------

ELECTRICIAN ((CLASS B)
(Install magnetic or
electronic replacement
ballasts either singly or in
groups including necessary
wiring within fixture;
Install replacement lamp
holders and/or sockets
including necessary wiring
within fixture including
relocating sockets within

UNOFFICIAL COPY

fixture; Install replacement
 lighting circuit breakers
 where necessary; Install
 replacement lighting switches
 where necessary; Repair
 lighting fixtures other than
 ballast or socket
 replacements; Rewire
 chandeliers or incandescent
 fixtures only within fixtures
 themselves.).....\$ 20.71 2.975+a+b

FOOTNOTES:

a-Paid Vacation- Employees who have been employed for one
 year but less than three years receive 1 week of paid
 vacation; employees who have been employed three years but
 less than ten years receive 2 weeks of paid vacation;
 Employees who have been employed ten years but less than
 twenty years receive 3 weeks of paid vacation; and
 employees who have worked twenty or more years receive 4
 weeks of paid vacation.

b-Funeral Leave-In the instance of the death of a mother,
 other-in-law-; father, father-in-law, sister, brother,
 husband, wife, or a child of an employee shall receive up
 to three days of paid funeral leave.

ELEC0134-003 06/07/2004

Rates Fringes

ELECTRICIAN

ELECTRICAL TECHNICIAN.....\$ 30.89 12.59

The work shall consist of the installation, operation,
 inspection, maintenance, repair and service of radio,
 television, recording, voice sound vision production and
 reproduction, telephone and telephone interconnect,
 facsimile, data apparatus, coaxial, fibre optic and
 wireless equipment, appliances and systems used for the
 transmission and reception of signals of any nature,
 business, domestic, commercial, education, entertainment
 and residential purposes, including but not limited to
 communication and telephone, electronic and sound
 equipment, fibre optic and data communication systems, and
 the performance of any task directly related to such
 installation or service whether at new or existing sites,
 such tasks to include the placing of wire and cable and
 electrical power conduit or other raceway work within the
 equipment room and pulling wire and/or cable through
 conduit and the installation of any incidental conduit.

ELEV002-003 01/01/2008

Rates Fringes

UNOFFICIAL COPY

ELEVATOR MECHANIC.....\$ 43.93 16.285+A+B

FOOTNOTES:

A. Eight paid holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Day after Thanksgiving; Veterans' Day and Christmas Day.

B. Employer contributes 8% of regular basic hourly rate as vacation pay credit for employees with more than 5 years of service; and 6% for 6 months to 5 years of service.

* ENGI 150-006 06/01/2006

	Rates	Fringes
Power equipment operators:		
GROUP 1.....	\$ 41.55	15.05
GROUP 2.....	\$ 40.25	15.05
GROUP 3.....	\$ 37.70	15.05
GROUP 4.....	\$ 35.95	15.05

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Mechanic; Asphalt Plant*; Asphalt Spreader; Autograde*; Backhoes with Caisson attachment*; Batch Plant*; Benoto (Requires two Engineers); Boiler and Throttle Valve; Caisson Rigs*; Central Redi-Mix Plant*; Combination Backhoe Front Endloader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted)*; Concrete Conveyor; Concrete Conveyor, Truck Mounted; Concrete Paver over 27E cu. ft.*; Concrete Paver 27E cu ft and Under*; Concrete Placer*; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes*; Cranes, Hammerhead*; Cranes, (GCI and similar type Requires two operators only); Creter Crane; Crusher, Stone, etc; Derricks; Derricks Traveling*; Formless Curb and Gutter Machine*; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2 1/4 yd. and over; Hoists, Elevators, Outside Type Rack and pinion and similar Machines; Hoists, One, Two, and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes*; Hydraulic Boom Trucks; Hydraulic Vac (and similar equipment); Locomotives; Motor Patrol*; Pile Drivers and Skid Rig*; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram (Requiring frequent Lubrication and Water); Pump Cretes; Squeeze Cretes-Screw Type Pumps Gypsum Bulker and Pump; Raised and Blind Hole Drill*; Roto Mill Grinder (36" and Over)*; Roto Mill Grinder (Less Than 36")*; Scoops-Tractor Drawn; Slip-Form Paver*; Straddle Buggies; Tournapull; Tractor with Boom, and Side Boom; and Trenching Machines*.

GROUP 2: Bobcat (over 3/4 cu yd); Boilers; Broom, Power Propelled; Bulldozers; Concrete Mixer (Two Bag and over); Conveyor, Portable; Forklift Trucks; Greaser Engineer; Highlift Shovels or Front End loaders under 2 1/4 cu yd; Automatic Hoists, Hoists, Inside Elevators; Hoists, Sewer

UNOFFICIAL COPY

Dragging Machine; Hoists, Tugger Single Drum; Laser Screed;
 Rock Drill (Self-Propelled); Rock Drill (Truck Mounted)*;
 Rollers; Steam Generators; Tractors; Tractor Drawn
 Vibratory Roller (Receives an additional \$.50 per hour);
 Winch Trucks with "A" Frame.

GROUP 3: Air Compressor-Small 250 and Under (1 to 5 not to
 exceed a total of 300 ft); Air Compressor-Large over 250;
 Combination-Small Equipment Operator; Generator- Small 50
 kw and under; Generator-Large over 50 kw; Heaters,
 Mechanical; Hoists, Inside Elevators (Remodeling or
 Rencvatin work); Hydrualic Power Units (Pile Driving,
 Extracting, and Drilling); Low Boys; Pumps Over 3" (1 To 3
 not to exceed a total of 300 ft); Pumps, Well Points;
 Welding Machines (2 through 5); Winches, 4 Small Electric
 Drill winches; Bobcat (up to and including 3/4 cu yd)

GROUP 4 - Bobcats and/or other Skid Steer Loaders; Brick
 Forklifts; Oilers

*-Requires Oiler

 * ENGI0150-025 06/01/2007

	Rates	Fringes
Power equipment operators:		
GROUP 1.....	\$ 40.75	17.75
GROUP 2.....	\$ 40.20	17.75
GROUP 3.....	\$ 38.15	17.75
GROUP 4.....	\$ 36.75	17.75
GROUP 5.....	\$ 35.55	17.75

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Asphalt Plant*; Asphalt Heater and Planer
 combination; Asphalt Heater Scarfire*, Asphalt Spreader;
 Autograder/ GOMACO or similar; ABG Paver*, Backhoes with
 Caisson attachment*, Ballast Regulator, Belt Loader*;
 Caisson Rigs*Car Dumper, Central Redi-Mix Plant*,
 Combination Backhoe; Front End Loader Machine (1 cu yd or
 over Backhoe bucket or with attachments); Concrete Breaker
 (truck mounted); Concrete Conveyor; Concrete Paver over 27E
 cu ft*; Concrete Placer*; Concrete Tube Float; Cranes, all
 attachments*; Cranes, Hammerhead, Linden, Peco and machines
 of a like nature*; Creter Crane; Crusher, stone; All
 Derricks; Derrick Boats; Derricks, traveling*; Dowell
 Machine with Air Compressor (\$1.00 above Class 1);
 Dredges*; Field Mechanic Welder; Formless Curb and Gutter
 Machine*; Gradall and machines of a like nature*; Grader,
 Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol,
 Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver
 mounted*; Hoists, one, two, and three Drum; Hydraulic
 Backhoes*; Backhoes with Shear attachments*; Mucking
 Machine; Pile Drivers and Skid Rig*; Pre-Stress Machine;
 Pump Cretes Dual Ram (requires frequent lubrication and
 water)*; Rock Drill- Crawler or Skid Rig*; Rock Drill truck

UNOFFICIAL COPY

mounted*; Rock/ Track Tamper; Roto Mill Grinder, (36" and over)*; Slip-Form Paver*; Soil Test Drill Rig, truck mounted*; Straddle Buggies; Hydraulic Telescoping Form (tunnel); Tractor Drawn Belt Loader*; Tractor Drawn Belt Loader with attached Pusher (two engineers); Tractor with boom; Tractaire with attachment; Traffic Barrier Transfer Machine*; Trenching Machine; Truck Mounted Concrete Pump with boom*; Underground Boring and/or Mining Machines 5 ft in diameter and over tunnel, etc.*; Wheel Excavator* & Widener (Apsco); Raised or Blind Hoe Drill, Tunnel & Shaft*

GROUP 2: Batch Plant*; Bituminous Mixer; Boiler and Throttle Valve; Bulldozer; Car Loader Trailing Conveyors; Combination Backhoe Front End Loader Machine, (less than 1 cu yd Backhoe Bucket with attachments); Compressor and Throttle Valve; Compressor, common receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S series to and including 27 cu ft; Concrete Spreader; Concrete Curing Machine; Burlap Machine; Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor; Muck Cars (Haglund or similar type); Drills (all); Finishing Machine-Concrete; Greaser Engineer; Highlift Shovels or Front End Loader; Hoist- Sewer Dragging Machine; Hydraulic Boom Trucks, all attachments; Hydro-Blaster (requires two operators); Laser Screed*; Locomotives, Dinky; Off-Road Hauling Units (including articulating); Pump Cretes; Squeeze Cretes-Screw Type pumps, Gypsum Bulker and Pump; Roller Asphalt; Rotary Snow Plows; Rototiller, Seaman, self-Propelled; Scoops-Tractor Drawn; Self-propelled Compactor; Spreader-Chip-Stone; Scraper; Scraper-Prime Mover in Tandem regardless of size (add \$1.00 to Group 2 hourly rate for each hour and for each machine attached thereto add \$1.00 to Group 2 hourly rate for each hour); Tank Car Heater; Tractors, Push, pulling Sheeps Foot, Disc, or Compactor, etc; Tug Boats

GROUP 3: Boilers; Brooms, all power propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer, two bag and over; Conveyor, Portable; Farm type Tractors used for mowing, seeding, etc; Fireman on Boilers; Forklift Trucks; Grouting Machines; Hoists, Automatic; Hoists, all Elevators; Hoists, Tugger single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-hole Digger; Power Saw, Concrete, Power Driven; Pug Mills; Rollers, other than asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with A-Frame; Work Boats; Tamper-Form motor driven

GROUP 4: Air compressor - Small 250 and under (1 to 5 not to exceed a total of 300 ft); Air Compressor - Large over 250; Combination - Small Equipment Operator; Directional Boring Machine; Generators - Small 50 kw and under; Generators - Large, over 50 kw; Heaters, Mechanical; Hydraulic power unit Pile Driving, Extracting or Drilling); Light Plants (1 to 5); Pumps, over 3" (1 to 3, not to exceed a total of 300 ft); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 small electric drill winches;

UNOFFICIAL COPY

GROUP 5: Bobcats (All); Brick Forklifts; Oilers; Directional
Boring

*Requires Oiler

IRON0001-026 06/01/2007

	Rates	Fringes
IRONWORKER (Structural and Reinforcing).....	\$ 39.25	22.99

IRON0063-001 06/01/2007

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 37.35	12.90

IRON0063-002 06/01/2007

	Rates	Fringes
IRONWORKER		
Fence Erector.....	\$ 28.64	12.75
Metal Fence Erector.....	\$ 22.54	12.04

* IRON0136-001 07/01/2006

	Rates	Fringes
IRONWORKER		
Machinery Movers & Riggers..	\$ 30.24	19.87
Master Riggers.....	\$ 32.74	19.87

LABO0002-006 06/01/2007

	Rates	Fringes
Laborers:		
GROUP 1.....	\$ 33.15	13.87
GROUP 2.....	\$ 33.15	13.87
GROUP 3.....	\$ 33.225	13.87
GROUP 4.....	\$ 33.25	13.87
GROUP 5.....	\$ 33.30	13.87
GROUP 6.....	\$ 33.35	13.87
GROUP 7.....	\$ 33.375	13.87
GROUP 8.....	\$ 33.375	13.87
GROUP 9.....	\$ 33.475	13.87
GROUP 10.....	\$ 33.60	13.87
GROUP 11.....	\$ 33.425	13.87
GROUP 12.....	\$ 34.15	13.87

LABORER CLASSIFICATIONS

GROUP 1: Building Laborers; Plasterer Tenders; Pumps for
Dewatering; and other unclassified laborers.

UNOFFICIAL COPY

GROUP 2: Fireproofing and Fire Shop laborers.

GROUP 3: Cement Gun.

GROUP 4: Chimney over 40 ft.; Scaffold Laborers.

GROUP 5: Cement Gun Nozzle Laborers (Gunite); Windlass and capstan person.

GROUP 6: Stone Derrickmen & Handlers.

GROUP 7: Jackhammermen; Power driven concrete saws; and other power tools.

GROUP 8: Firebrick & Boiler Laborers.

GROUP 9: Chimney on fire brick; Caisson diggers; & Well Point System men.

GROUP 10: Boiler Setter Plastic Laborers.

GROUP 11: Jackhammermen on fire brick work only.

GROUP 12: Dosimeter use (any device) monitoring nuclear exposure); Asbestos Abatement Laborer; Toxic and Hazardous Waste Removal Laborers.

LABO0002-007 06/01/2007

	Rates	Fringes
Laborers:		
GROUP 1.....	\$ 33.15	13.87
GROUP 2.....	\$ 33.425	13.87
GROUP 3.....	\$ 33.30	13.87
GROUP 4.....	\$ 33.425	13.87
GROUP 5.....	\$ 34.15	13.87

LABORER CLASSIFICATIONS

GROUP 1: Common laborer; Tenders; Material expeditor (asphalt plant); Street paving, Grade separation, sidewalk, curb & gutter, strippers & All laborers not otherwise mentioned

GROUP 2: Asphalt tampers & smoothers; Cement gun laborers

GROUP 3: Cement Gun Nozzle (laborers), Gunite

GROUP 4: Rakers, Lutemen; Machine-Screwmen; Kettlemen; Mixermen; Drun-men; Jackhammermen (asphalt); Paintmen; Mitre box spreaders; Laborers on birch, overman and similar spreader equipment; Laborers on APSCO; Laborers on air compressor; Paving Form Setter; Jackhammermen (concrete); Power drive concrete saws; other power tools.

UNOFFICIAL COPY

GROUP 5: Asbestos Abatement Laborers; Toxic and Hazardous Waste Removal Laborers, Dosimeter (any device) monitoring nuclear exposure

LABO0002-008 06/01/2007

	Rates	Fringes
Laborers: (Compressed Air)		
0 - 15 POUNDS.....	\$ 34.15	13.87
15 - 20 POUNDS.....	\$ 34.65	13.87
21 - 26 POUNDS.....	\$ 35.15	13.87
27 - 33 POUNDS.....	\$ 36.15	13.87
34 - AND OVER.....	\$ 37.15	13.87
Laborers: (Tunnel and Sewer)		
GROUP 1.....	\$ 33.15	13.87
GROUP 2.....	\$ 33.275	13.87
GROUP 3.....	\$ 33.375	13.87
GROUP 4.....	\$ 33.50	13.87
GROUP 5.....	\$ 34.15	13.87

LABORER CLASSIFICATIONS (TUNNEL)

GROUP 1: Cage tenders; Dumpmen; Flagmen; Signalmen; Top laborers

GROUP 2: Air hoist operator; Key board operator; concrete laborer; Grout; Lock tenders (Free Air Side); Steel setters; Tuggers; Switchmen; Car pusher

GROUP 3: Concrete repairmen; Lock tenders (pressure side); Mortar men; Muckers; Grout machine operators; Track layers

GROUP 4: Air trac drill operator; Miner; Bricklayer tenders; Concrete blower operator; Drillers; Dynamiters; Erector operator; Form men; Jackhammermen; Powerpac; Mining machine operators; Mucking machine operator; Laser beam operator; Liner plate and ring setters; Shield drivers; Power knife operator; Welder-burners; Pipe jacking machine operator; skimmers; Maintenance technician

GROUP 5: Asbestos abatement laborer; Toxic and hazardous waste removal laborer; Dosimeter (any device) monitoring nuclear exposure

LABORER CLASSIFICATIONS (SEWER)

GROUP 1: Signalmen; Top laborers and All other laborers

GROUP 2: Concrete laborers and Steel setters

GROUP 3: Cement carriers; Cement mixers; Concrete repairmen; Mortar men; Scaffold men; Second Bottom men

GROUP 4: Air trac drill operator; Bottom men; Bracers-bracing; Bricklayer tenders; Catch basin diggers; Drainlayers; dynamiters; Form men; Jackhammermen; Powerpac;

UNOFFICIAL COPY

Pipelayers; Rodders; Welder-burners; Well point systems men

GROUP 5: Asbestos abatement laborer, Toxic and hazardous waste removal laborer; Dosimeter (any device) monitoring nuclear exposure

LABO0225-001 06/01/2007

	Rates	Fringes
Laborers:		
(DEMOLITION/WRECKING)		
Group 1.....	\$ 26.85	13.87
Group 2.....	\$ 32.40	13.87
Group 3.....	\$ 33.15	13.87

LABORER CLASSIFICATIONS

GROUP 1 - Complete Demolition

GROUP 2 - Interior Wrecking and Strip Out Work

GROUP 3 - Asbestos Work with Complete Demolition/Wrecking or Strip Out Work

MARB0067-001 06/01/2007

	Rates	Fringes
TERRAZZO WORKER/SETTER.....	\$ 35.39	16.02
TILE FINISHER.....	\$ 30.15	12.55
TILE SETTER.....	\$ 36.63	13.88

MARB0037-001 06/01/2006

	Rates	Fringes
MARBLE FINISHER.....	\$ 26.73	14.86

PAIN0014-001 06/01/2007

	Rates	Fringes
PAINTER		
Drywall Taper.....	\$ 34.40	14.49
Painter, Brush, Decorator, and Paperhanger.....	\$ 34.40	14.52

PAIN0027-001 06/01/2007

	Rates	Fringes
GLAZIER.....	\$ 35.00	18.78

PLAS0005-002 07/01/2007

	Rates	Fringes
--	-------	---------

UNOFFICIAL COPY

PLASTERER.....\$ 36.10 15.15

PLAS0502-001 06/01/2007

Rates Fringes

CEMENT MASON/CONCRETE FINISHER...\$ 39.85 14.18

PLUM0130-001 06/01/2007

Rates Fringes

PLUMBER.....\$ 41.00 16.93

PLUM0597-002 06/01/2007

Rates Fringes

PIPEFITTER.....\$ 40.00 17.33

ROCOF0011-001 12/01/2007

Rates Fringes

ROOFER.....\$ 35.00 11.00

SFIL0281-001 01/01/2008

Rates Fringes

SPRINKLER FITTER.....\$ 40.50 16.00

SHEE0073-001 01/01/2007

Rates Fringes

Sheet Metal Worker.....\$ 36.96 17.42

SHEE0073-002 01/01/2007

Rates Fringes

Sheet Metal Worker
ALUMINUM GUTTER WORK.....\$ 24.03 17.42

TEAM0731-001 06/01/2004

Rates Fringes

TRUCK DRIVER

2 & 3 Axles.....\$ 28.05 7.81 +A+B

4 Axles.....\$ 28.30 7.81 +A+B

5 Axles.....\$ 28.50 7.81 +A+B

6 Axles.....\$ 28.70 7.81 +A+B

FOOTNOTES FOR TRUCK DRIVERS (HEAVY & HIGHWAY):

UNOFFICIAL COPY

A. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

B. 900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

TEAM0731-002 06/01/2002

	Rates	Fringes
TRUCK DRIVER (DEMOLITION)		
2 OR 3 Axles.....	\$ 25.90	7.00
4 Axles.....	\$ 26.15	7.00
5 Axles.....	\$ 26.35	7.00
6 Axles.....	\$ 26.55	7.00

TEAM0731-003 05/01/1997

	Rates	Fringes
Traffic Control Device Monitor		
TRAFFIC SAFETY WORKERS:		
Traffic Safety Worker		
primary duties include but		
are not limited to the		
delivery, maintenance and		
pick-up of traffic control		
devices, the set-up and		
installation of traffic		
signs, pavement markings,		
barricades, crash barrels		
and glare screens, and		
traffic control		
surveillance, the repair		
and maintenance of the		
company's trucks, cars,		
arrow boards, message		
signs, barricade and sign		
fabrication equipment.....	\$ 16.15	108.75/wk+a

FOOTNOTE a:

1. The following paid holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; and Christmas Day provided the employee has earned a vacation the previous year or have worked thirty-one days in the current year before the holiday, or have seniority as stated herein; work the scheduled work day before and the scheduled day after the holiday; work one day in the holiday week; and work one scheduled work day after the holiday.

2. Paid vacation is earned the first year of employment, but

UNOFFICIAL COPY

may not be taken until after their first anniversary date. One and two years of employment receive 40 hours of paid vacation; Three thru nine years of employment receive 80 hours of paid vacation; Ten thru nineteen years of employment receive 120 hours of paid vacation; and Twenty years and over receive 160 hours of paid vacation.

3. Personal time (floating holidays) will be earned on a per hour worked basis. New employees will earn personal time during the first year of employment, but may not be take personal time until after their first anniversary date. Personal time is earned in the following way: One and two years receive 8 hours of personal time; Three thru nine years receive sixteen hours of personal time; and ten years and over receive twenty-four hours of personal time.

TEAM0786-001 06/01/2004

	Rates	Fringes
TRUCK DRIVER		
2 & 3 Axles.....	\$ 27.625	d, e, f
4 Axles.....	\$ 27.875	d, e, f
5 Axles.....	\$ 28.075	d, e, f
6 Axles.....	\$ 28.625	d, e, f

FOOTNOTES FOR TRUCK DRIVERS (BUILDING & RESIDENTIAL):

d. \$327.00 per week.

e. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

f. 900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.
=====

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates listed under the identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

UNOFFICIAL COPY

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
J.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

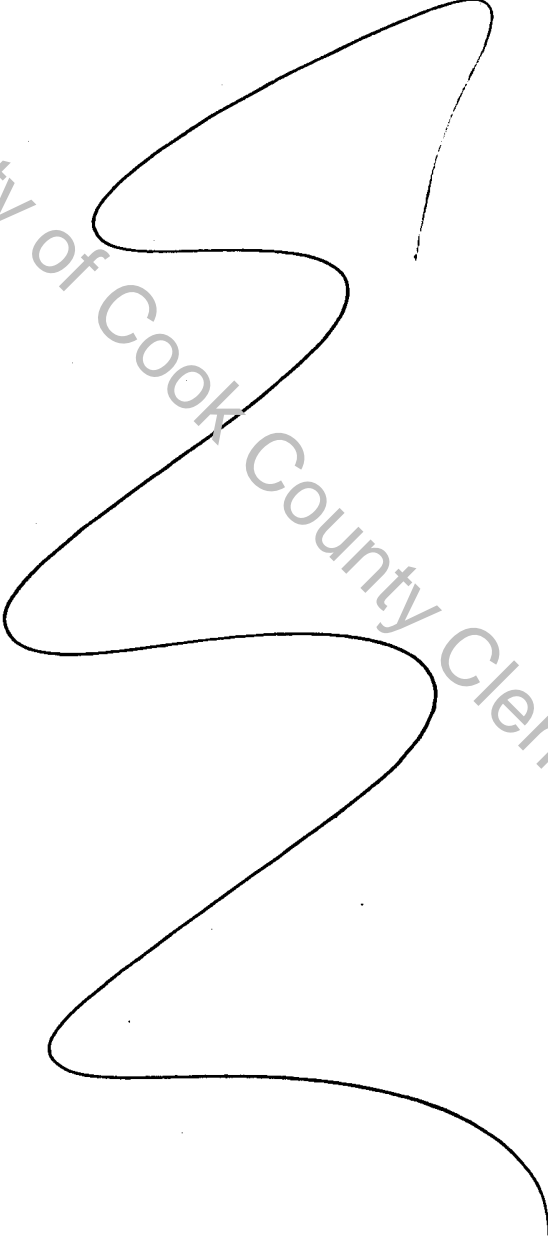
4.) All decisions by the Administrative Review Board are final.

UNOFFICIAL COPY

=====

END OF GENERAL DECISION

Property of Cook County Clerk's Office



UNOFFICIAL COPY

General Decision Number: IL080020 02/08/2008 IL20

Superseded General Decision Number: IL20070020

State: Illinois

Construction Types: Building Landscape, Heavy Landscape,
Highway Landscape and Residential Landscape

BUILDING CONSTRUCTION (LANDSCAPE WORK):

Counties: Boone, Cook, De Kalb, Du Page, Grundy, Henry, Kane,
Kankakee, Kendall, Lake, McHenry, McLean, Ogle, Peoria, Rock
Island, Tazewell, Will, Winnebago and Woodford Counties in
Illinois.

LANDSCAPING WORK ON BUILDING, RESIDENTIAL, HEAVY AND HIGHWAY
CONSTRUCTION PROJECTS.

Modification Number	Publication Date
0	02/08/2008

* ENGI0150-013 01/01/2008

BUILDING AND HIGHWAY CONSTRUCTION (LANDSCAPE WORK): The
landscape work for the Landscape Equipment Operator excludes
the preparation of sub-grade prior to application of finish
landscape materials and the utilization of any equipment over
one cubic yard.

BOONE, COOK, DUPAGE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY, AND
WILL COUNTIES

Rates

Fringes

Landscape Worker (Includes
Angle Dozer, Small; Bobcat
and other similar type
machines, 1 cu yd or less;
Chipping Machine; Combination
Backhoe and Front End Loader
1 cu yd or less; Fork Lift
Truck; Hi-Reach and
High-Ranger; Hydraulic Boom
with Clam; Log Skidder; Straw
Blower and Seeder; Stump
Machine; Tractors, Crawlers,
Rubber Tire Tractors,
Highlift Shovels or Front End
Loaders 1 cu yd or less; Tree
Spades, all; Utility Tractor
and attachments, and Rubber
Tire Front End loader or

UNOFFICIAL COPY

similar machine of 1 to 1.5 cu yd solely used for placement of large decorative boulders, trees with balled soil, and other decorative landscape material too large to be accommodated in a 1 cu yd bucket. All other equipment utilized for performing landscape work, tree trimming or removal of stees, and to install plants; transport trees; excavate plant pits; place soil and other landscape materials; and apply finish landscape material on subgrade prepared by others).....\$ 23.00 1.65+A+B+C

FOOTNOTE:

A. Health and Welfare contribution is \$810.00 per month effective January 1, 2007 and \$895.00 per month effective January 1, 2008.

B. Paid Holidays: New Year's Day; Memorial Day; Fourth of July; Labor Day; Thanksgiving Day; and Christmas Day are provided the employee if they work their regularly scheduled work day immediately preceding and the regularly work day immediately succeeding the occurrence of the holiday.

C. Paid Vacation: All employees who have been in the employ of the Employer for a full season of work shall be entitled to one (1) week of vacation with pay. Employees who have been paid for not less than twelve hundred (1200) straight time hours since their most recent anniversary date of hire at vacation time will be deemed to have worked one full season. All employees who have been in the employ of their Employer for three(3) or more consecutive full seasons of work shall at the conclusion of their current season be entitled to two (2) weeks of paid vacation. All employees who have been in the employ of their employer for nine (9) or more consecutive full seasons of work shall be entitled to three (3) weeks of paid vacation.

 ENGI0150-023 01/01/2006

HIGHWAY CONSTRUCTION (LANDSCAPE WORK): The landscape work for the Landscape Equipment Operator excludes the preparation of sub-grade prior to application of finish landscape materials and the utilization of any equipment over one cubic yard.

HENRY, MCLEAN, OGLE, PEORIA, ROCK ISLAND, TAZEWELL, WINNEBAGO & WOODFORD COUNTIES:

UNOFFICIAL COPY

Rates Fringes

Laborer: Landscape Equipment Operator

Includes the following:

Angle Dozer, Small; Bobcat and other similar type machines, 1 cu yd or less; Chipping Machine; Combination Backhoe and Front End Loader 1 cu yd or less; Fork Lift Truck; Hi-Reach and High-Range; Hydraulic Boom with Clam; Log Skidder; Straw Blower and Sceder; Stump Machine; Tractors, Crawlers, Rubber Tire Tractors, Highlift Shovels or Front End Loaders 1 cu yd or less; Tree Spades, all; Utility Tractor and attachments, and Rubber Tire Front End loader or similar machine of 1 to 1.5 cu yd solely used for placement of large decorative boulders, trees with balled soil, and other decorative landscape material too large to be accommodated in a 1 cu yd bucket. All other equipment utilized for performing landscape work, tree trimming or removal of stees, and to install plants; transport trees; excavate plant pits; place soil and other landscape materials; and apply finish landscape material on subgrade prepared by others.....\$ 20.55

1.35+A+B+C

FOOTNOTE:

A. Health and Welfare contribution of 735.00 per month

B. Paid Holidays: New Year's Day; Memorial Day; Fourth of July; Labor Day; Thanksgiving Day; and Christmas Day are provided the employee if they work their regularly scheduled work day immediately preceding and the regularly work day immediately succeeding the occurrence of the holiday.

UNOFFICIAL COPY

C. Paid Vacation: All employees who have been in the employ of the Employer for a full season of work shall be entitled to one (1) week of vacation with pay. Employees who have been paid for not less than twelve hundred (1200) straight time hours since their most recent anniversary date of hire at vacation time will be deemed to have worked one full season. All employees who have been in the employ of their employer for three (3) or more consecutive full seasons of work shall at the conclusion of their current season be entitled to two (2) weeks of paid vacation. All employees who have been in the employ of their employer for nine (9) or more consecutive full seasons of work shall be entitled to three (3) weeks of paid vacation.

LABO0032-004 05/01/2007

HIGHWAY CONSTRUCTION:

OGLE and WINNEBAGO COUNTIES

	Rates	Fringes
Landscape Laborer.....	\$ 24.34	16.65

LABO0362-003 09/01/2007

HIGHWAY CONSTRUCTION

MCLEAN COUNTY

	Rates	Fringes
Landscape Laborer.....	\$ 26.00	12.47

LABO0751-004 05/01/2007

HIGHWAY CONSTRUCTION

KANKAKEE COUNTY

	Rates	Fringes
Landscape Laborer.....	\$ 25.94	15.21

LABO0352-004 05/01/2006

HIGHWAY CONSTRUCTION

ROCK ISLAND AND HENRY COUNTIES:

	Rates	Fringes
Landscape Laborer.....	\$ 21.94	12.79

LABO0996-004 09/01/2007

UNOFFICIAL COPY

HIGHWAY CONSTRUCTION

PEORIA, TAZEWELL, AND WOODFORD COUNTIES

	Rates	Fringes
Landscape Laborer.....	\$ 25.92	12.55

SUIL993-001 01/19/1993

BUILDING CONSTRUCTION (LANDSCAPE WORK):

	Rates	Fringes
Laborers:		
BOONE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY, & WILL COUNTIES		
LANDSCAPE LABORERS.....	\$ 7.14	
COOK COUNTY		
LANDSCAPE LABORERS.....	\$ 7.19	
LANDSCAPE PLANTSMAN.....	\$ 9.80	1.82
DE KALB COUNTY		
LANDSCAPE LABORERS.....	\$ 5.85	
LANDSCAPE OPERATORS.....	\$ 6.50	
LANDSCAPE PLANTSMAN.....	\$ 9.66	.26
DU PAGE COUNTY		
LANDSCAPE LABORERS.....	\$ 6.49	
LANDSCAPE PLANTSMAN.....	\$ 9.04	1.16
GRUNDY, LAKE & WILL COUNTIES		
LANDSCAPE DRIVER 2 & 3 Axles.....		
	\$ 11.86	2.81
LANDSCAPE PLANTSMAN.....	\$ 12.00	3.32

SUIL993-002 01/19/1993

HEAVY CONSTRUCTION (LANDSCAPE WORK)

	Rates	Fringes
Laborers:		
BOONE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY & WILL COUNTIES:		
LANDSCAPE DRIVER, 2 & 3 AXLES.....		
	\$ 11.94	2.42
LANDSCAPE LABORERS.....	\$ 6.96	
LANDSCAPE OPERATORS.....	\$ 13.11	3.01
LANDSCAPE PLANTSMAN.....	\$ 9.73	2.05
COOK COUNTY:		
LANDSCAPE DRIVER, 2 & 3 AXLES.....		
	\$ 9.93	1.89
LANDSCAPE LABORERS.....	\$ 6.41	
LANDSCAPE OPERATORS.....	\$ 10.98	2.12
LANDSCAPE PLANTSMAN.....	\$ 10.08	2.06
DE KALB COUNTY:		

UNOFFICIAL COPY

LANDSCAPE LABORERS.....	\$ 5.85	
LANDSCAPE OPERATORS.....	\$ 6.50	
LANDSCAPE PLANTSMAN.....	\$ 9.66	.26
DU PAGE COUNTY:		
LANDSCAPE DRIVER, 2 & 3		
AXLES.....	\$ 8.32	1.02
LANDSCAPE LABORERS.....	\$ 6.01	
LANDSCAPE OPERATORS.....	\$ 10.75	
LANDSCAPE PLANTSMAN.....	\$ 10.65	

SUIL:993-003 01/19/1993

HIGHWAY CONSTRUCTION (LANDSCAPE WORK):

	Rates	Fringes
Laborers:		
DE KALB COUNTY		
LANDSCAPE LABORERS.....	\$ 5.85	
LANDSCAPE OPERATORS.....	\$ 6.50	
LANDSCAPE PLANTSMAN.....	\$ 9.66	.26
KANKAKEE COUNTY:		
LANDSCAPE DRIVER.....	\$ 8.75	.17
LANDSCAPE OPERATOR.....	\$ 16.57	3.56
PEORIA, TAZEWELL, &		
WOODFORD COUNTIES:		
TRUCK DRIVERS 2 & 3 AXLES.	\$ 17.58	5.88

TEAM0179-003 06/01/2002

HIGHWAY CONSTRUCTION:

MCLEAN COUNTY:

	Rates	Fringes
TRUCK DRIVER		
2-3 AXLES.....	\$ 27.55	a
4 AXLES.....	\$ 27.70	a
5 AXLES.....	\$ 27.90	a
6 AXLES.....	\$ 28.10	a

FOOTNOTE: a. \$296.00 per week

TEAM0179-004 06/01/2002

HIGHWAY CONSTRUCTION:

OGLE & WINNEBAGO COUNTIES

	Rates	Fringes
TRUCK DRIVER		
2-3 AXLES.....	\$ 27.55	a
4 AXLES.....	\$ 27.70	a
5 AXLES.....	\$ 27.90	a
6 AXLES.....	\$ 28.10	a

UNOFFICIAL COPY

FOOTNOTE: a-\$296.00 per week.

TEAM0703-001 12/01/1993

HIGHWAY CONSTRUCTION (LANDSCAPE WORK):

	Rates	Fringes
Laborers:		
BOOKE, KANE, KENDALL & MCHENRY COUNTIES		
BUILDING CONSTRUCTION (LANDSCAPE WORK):		
Landscape Plantsman.....	\$ 10.38	
BOONE, COOK, DUPAGE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY, & WILCOX COUNTIES		
HIGHWAY CONSTRUCTION (LANDSCAPE WORK):		
Landscape Laborers.....	\$ 6.00	
Landscape Plantsman.....	\$ 10.38	
Landscape Truck Driver-2 Axle.....	\$ 11.43	A
Landscape Truck Driver-3 Axle.....	\$ 11.88	A
COOK & DUPAGE COUNTIES		
BUILDING CONSTRUCTION (LANDSCAPE WORK):		
Landscape Truck Driver-2 Axle.....	\$ 11.43	A
COOK & DUPAGE COUNTIES		
BUILDING CONSTRUCTION (LANDSCAPE WORK):		
Landscape Truck Driver-3 Axle.....	\$ 11.88	A

FOOTNOTE

A. Health and Welfare contribution of \$264.35 per month. All employees who have been employed 30 days or more shall receive the following paid holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. All employees who have been employed

UNOFFICIAL COPY

for a full season and who have not worked less than 1200 hours shall be entitled to one week of vacation pay. Employees who have worked 3 or more consecutive full seasons and worked at least 1200 hours per season, shall be entitled to 2 weeks of vacation pay.

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates listed under the identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
 Wage and Hour Division
 U.S. Department of Labor
 200 Constitution Avenue, N.W.
 Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request

UNOFFICIAL COPY

review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISION

Property of Cook County Clerk's Office