

Solutions for Working Families: Midwestern Perspectives on Foreclosure Prevention & Neighborhood Stabilization

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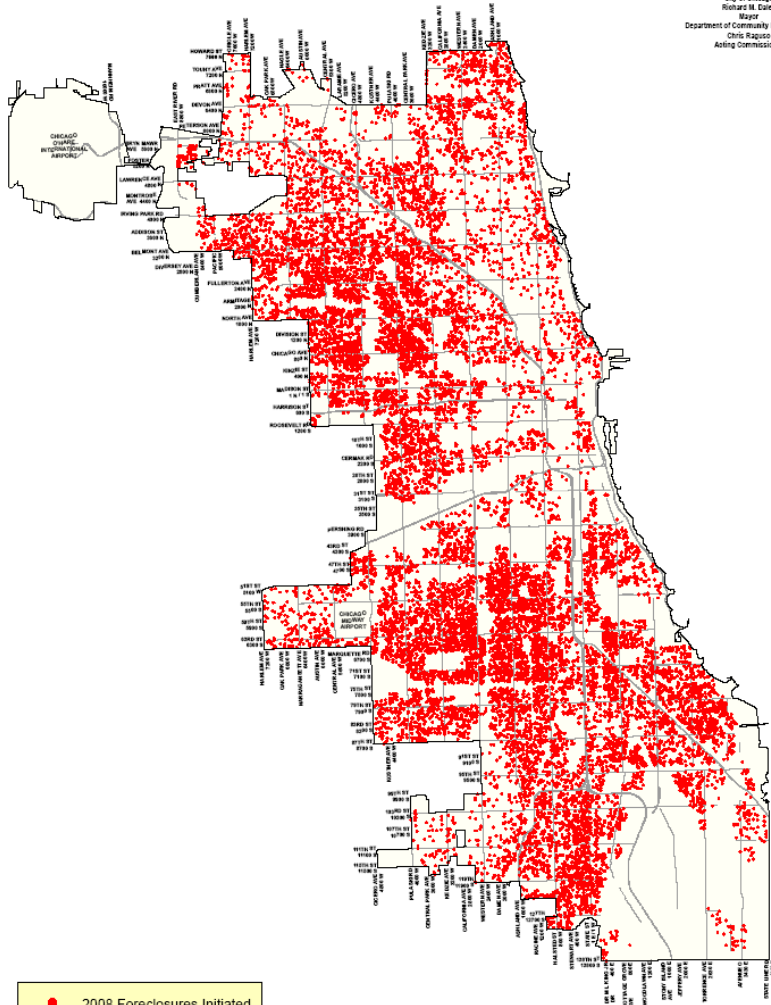
Chicago Foreclosure Statistics

- Foreclosures initiated in Chicago:
 - 2008: 20,592 filings, a 48% increase from 2007
 - 2007: 13,872 filings
- Foreclosures completed in Chicago:
 - 2008: 9,948, 98% reverted to the lender at auction
 - 2007: 6,104, 96% reverted to the lender at auction
 - In 2005, about 64% of completed foreclosures reverted to the lender at auction
- In 2007 and 2008, approximately 1/3 of all foreclosures filed in Chicago were 2-6 unit buildings.

2008 Single Family Foreclosures Initiated



City of Chicago
Richard M. Daley
Mayor
Department of Community Development
Chris Raposo
Acting Commissioner

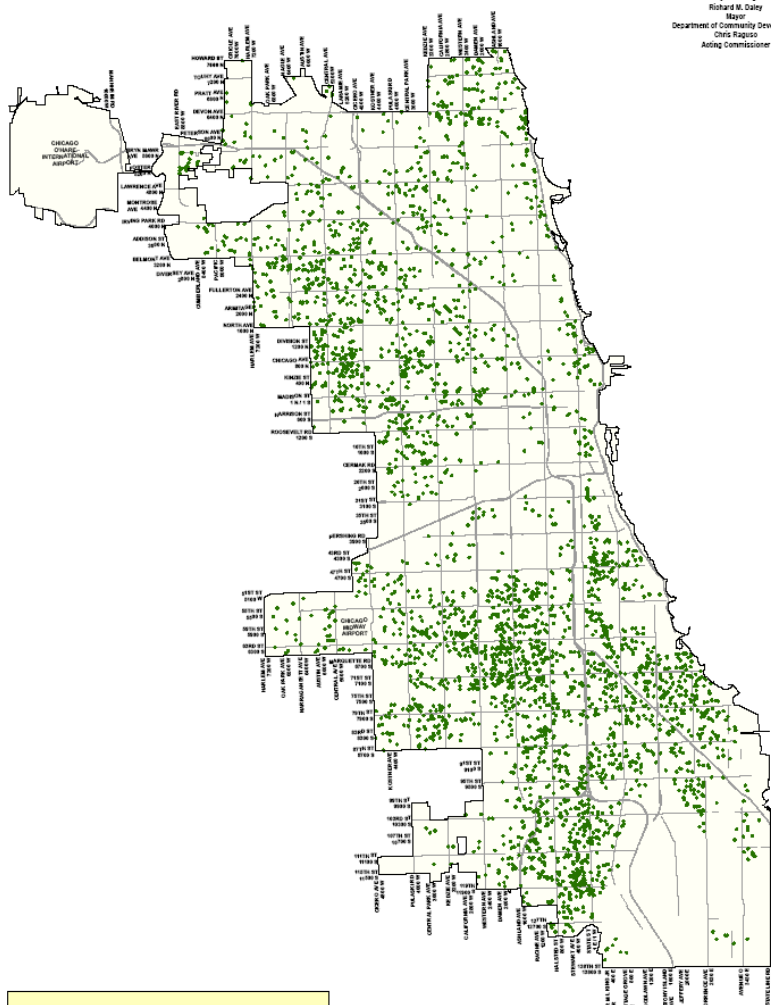


- 2008 Foreclosures Initiated
- Major Streets
- City Boundary

2008 Single Family Foreclosures Completed



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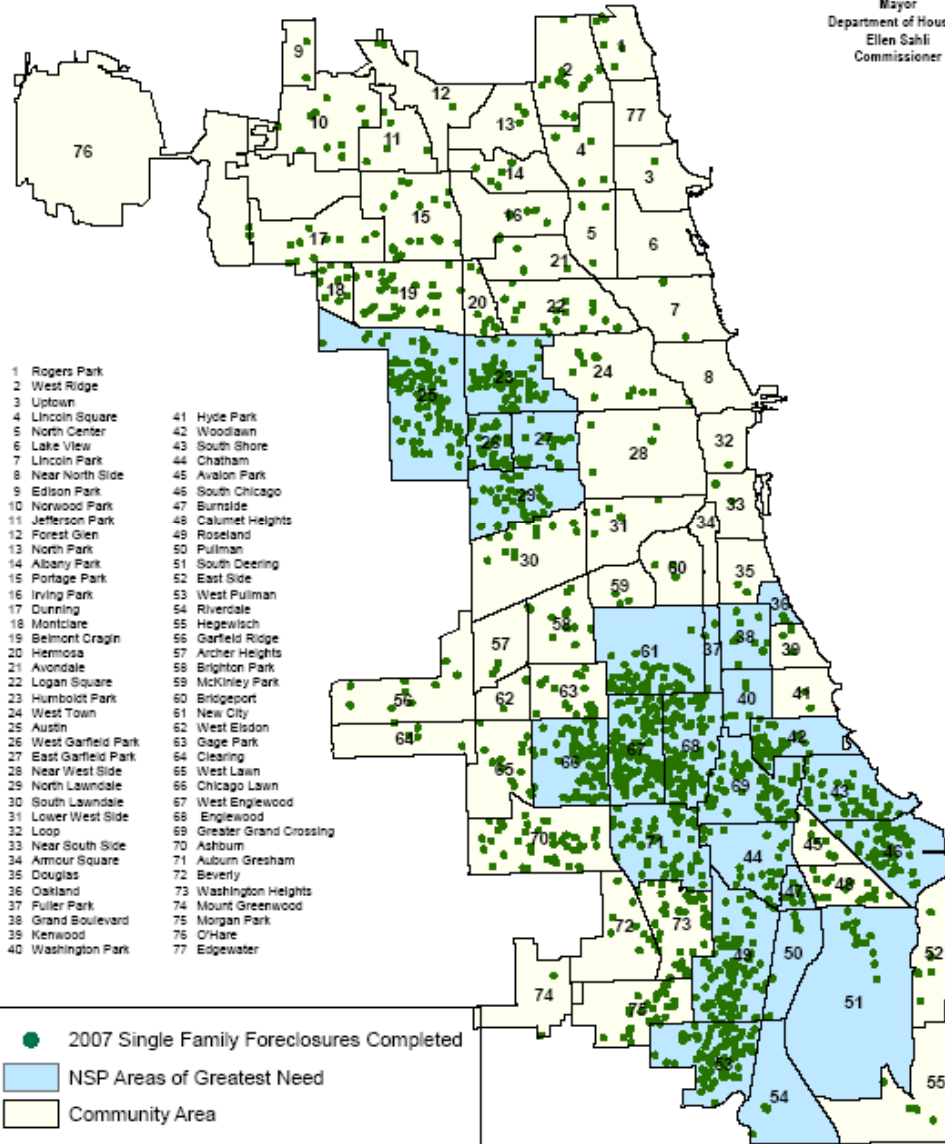


- 2008 Single Family Foreclosures Completed
- Major Streets
- City Boundary

2007 Single Family Foreclosures Completed NSP Areas of Greatest Need



City of Chicago
Richard M. Daley
Mayor
Department of Housing
Ellen Sahli
Commissioner



- | | |
|-----------------------|---------------------------|
| 1 Rogers Park | 41 Hyde Park |
| 2 West Ridge | 42 Woodlawn |
| 3 Uptown | 43 South Shore |
| 4 Lincoln Square | 44 Chatham |
| 5 North Center | 45 Avastin Park |
| 6 Lake View | 46 South Chicago |
| 7 Lincoln Park | 47 Burnside |
| 8 Near North Side | 48 Calumet Heights |
| 9 Edison Park | 49 Roseland |
| 10 Norwood Park | 50 Pullman |
| 11 Jefferson Park | 51 South Deering |
| 12 Forest Glen | 52 East Side |
| 13 North Park | 53 West Pullman |
| 14 Albany Park | 54 Riverdale |
| 15 Portage Park | 55 Hegewisch |
| 16 Irving Park | 56 Garfield Ridge |
| 17 Dunning | 57 Archer Heights |
| 18 Montclare | 58 Brighton Park |
| 19 Belmont Cragin | 59 McKinley Park |
| 20 Hermosa | 60 Bridgeport |
| 21 Avondale | 61 New City |
| 22 Logan Square | 62 West Elsdon |
| 23 Humboldt Park | 63 Gage Park |
| 24 West Town | 64 Clearing |
| 25 Austin | 65 West Lawn |
| 26 West Garfield Park | 66 Chicago Lawn |
| 27 East Garfield Park | 67 West Englewood |
| 28 Near West Side | 68 Englewood |
| 29 North Lawndale | 69 Greater Grand Crossing |
| 30 South Lawndale | 70 Ashburn |
| 31 Lower West Side | 71 Auburn Gresham |
| 32 Loop | 72 Beverly |
| 33 Near South Side | 73 Washington Heights |
| 34 Armour Square | 74 Mount Greenwood |
| 35 Douglas | 75 Morgan Park |
| 36 Oakland | 76 O'Hare |
| 37 Fuller Park | 77 Edgewater |
| 38 Grand Boulevard | |
| 39 Kenwood | |
| 40 Washington Park | |

- 2007 Single Family Foreclosures Completed
- NSP Areas of Greatest Need
- Community Area

Source: NTIC data

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City of Chicago's NSP Strategy

- Goal is to assist 2,000-2,500 units in targeted neighborhoods over 3-4 years.
- Acquisition of discounted REO properties
- Determine most appropriate disposition option:
 - Demolition
 - Homeownership
 - Lease-purchase
 - Rental
- Mercy Portfolio Services (MPS) will serve as the umbrella organization to manage the City's NSP efforts

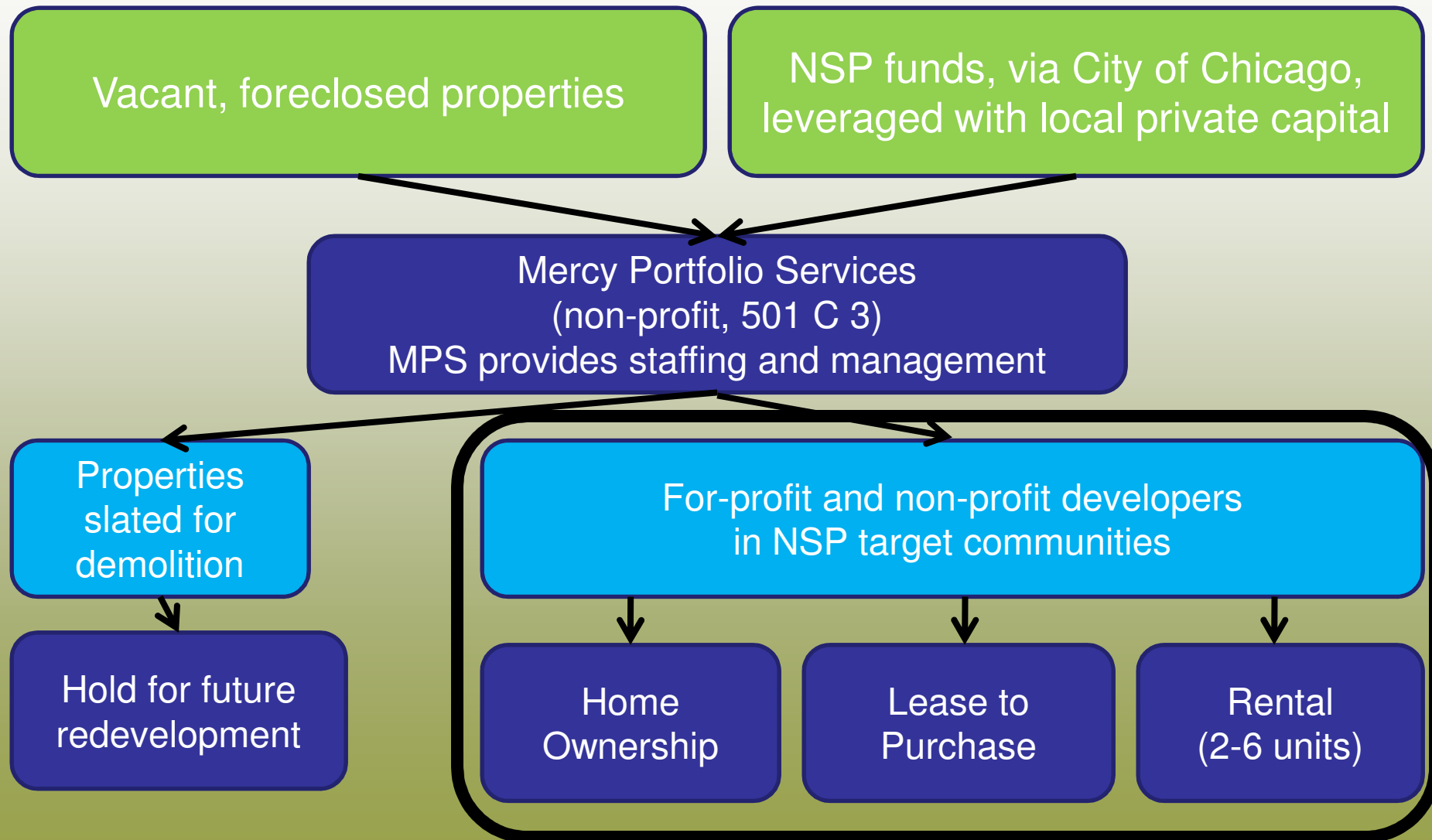
Targeting NSP Investments

- Foreclosures are threatening investments that have been made over the past two decades.
- Interventions must be strategic and targeted to protect these investments and make an measurable impact.
- Target blocks within areas of greatest need will be identified based on proximity to recent public and private investments (e.g., schools, police stations, retail development) and other community anchors and job centers (e.g., universities, hospitals, commercial corridors, etc.)

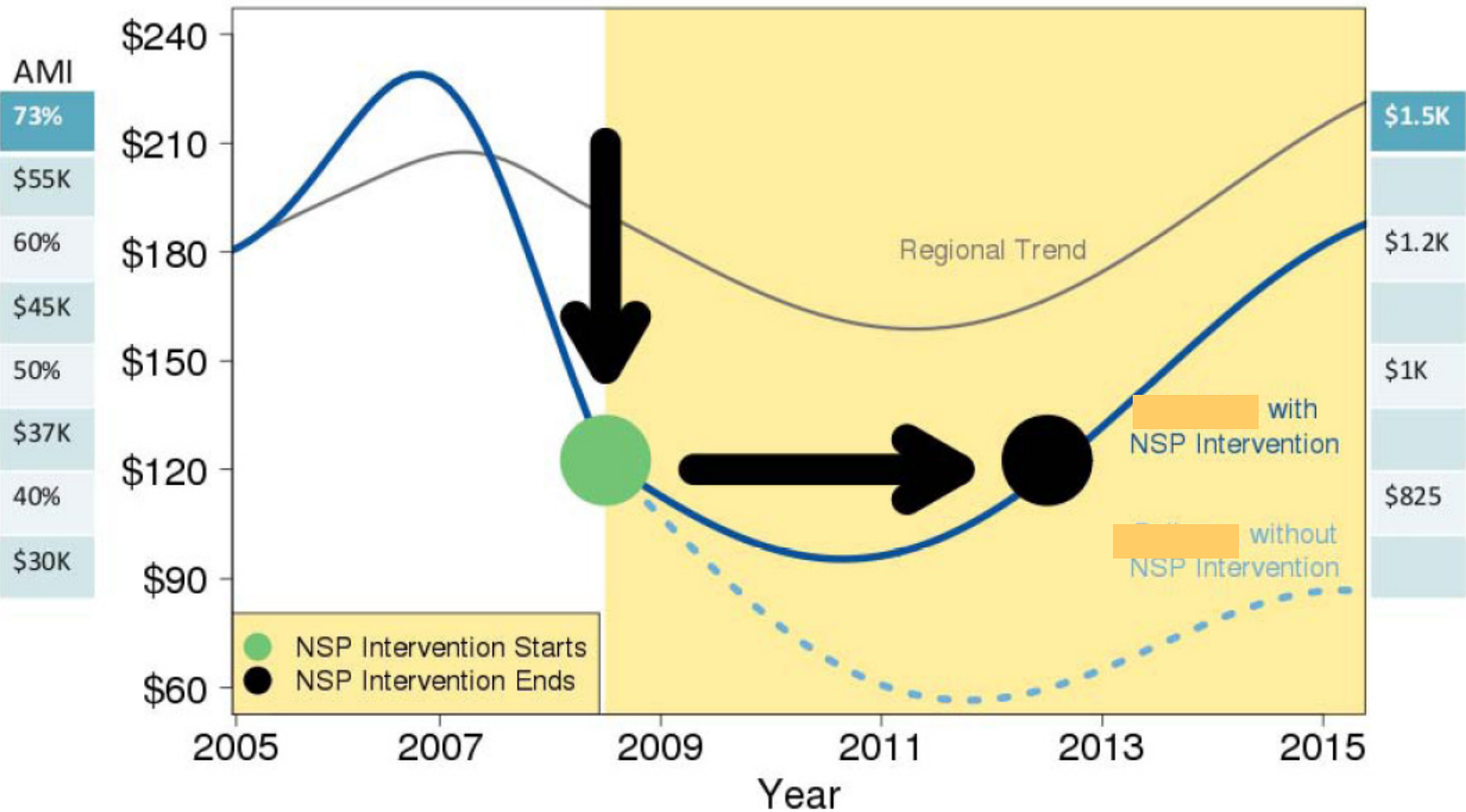
Implementing the City's NSP Strategy

- MPS will be responsible for:
 - Negotiating bulk acquisitions with lending institutions
 - Developing rehab specifications for properties
 - Holding and maintaining properties
 - Overseeing disposition, working with large network of pre-approved development partners
- “All hands on deck”
 - MPS and the City are working with a broad network of developers, both large and small, for-profit and non-profit
 - RFQ process underway to identify developers using performance-based criteria, including development experience, property management, financial feasibility

Implementing the City's NSP Strategy



Impact of NSP Intervention on Home Value Trends



RW Ventures, LLC