Analysis of the Fourth Quarter 2016 Housing Report

Bouncing Back: Five Year Housing Plan, 2014-2018

Presented 3/8/2017

INTRODUCTION –Chicago Rehab Network is pleased to present our review of the Department of Planning and Development's 2016 Housing Progress Reports to the members of the Committee on Housing and Real Estate and Chicago City Council at large. 2016 was a notable year for both production and policy by the Department and we wish to acknowledge DPD's leadership as well as the efforts of City Council members. We are encouraged by proactive steps such as the expansion of the ARO, which has recorded a year of impact under the new amendments with $41,283,143 of revenue having been received and deposited since 2015 Q4 through 2016 Q4. This is fully one third of the entire revenue generated at $119,176,936 for the Chicago Affordable Housing Opportunity Fund (AHOF) since its inception in 2003. It is clear that this policy works and directly supports an equitable development agenda for the city by encouraging development in Chicago neighborhoods. In fact, last year's revenues for the AHOF exceed what were anticipated from two significant federal funds for HOME ($14.3 mm) and CDBG ($1.5 mm); both of which were short of budget by 2016 year end. Additionally, the Neighborhood Opportunity Bonus program has been established and city THRIVE zones were announced last week. We recognize and commend aldermen actively supporting affordable developments in environments that have been, in certain instances, downright hostile. CRN would also like to note that 2016 saw the Illinois Affordable Housing Tax Credit renewed at $25 million annually for the next five years.

There remain daunting challenges ahead, and the city's wellbeing requires vibrant neighborhoods that reverse the trend of population loss and provide the necessary foundation established by an affordable place to live. However, it must be acknowledged that locating and keeping an affordable home remains difficult in every ward in the city of Chicago. The National Low Income Housing Coalition's "Out of Reach" repot indicates that the housing wage for Cook County is $22.62; over 2 million jobs in the Chicago region today pay below that rate (Source BLS SOC 2014.) US Census 2015 American Survey indicates that 51 % of renters in Chicago are paying over 30 % of their income for their apartments. While 2016 was in many ways a very successful year, there is still much work to be done.

Analysis of Fourth Quarter 2016 Housing Activities

Since 1994, the Chicago Rehab Network has analyzed the City of Chicago Department of Planning and Development's quarterly housing reports, which are produced in accordance with the City's five year *housing plans and follow the Housing and Community Jobs Ordinance. This report covers the fourth quarter of 2016, and the calendar year as a whole.*

EXECUTIVE SUMMARY

- The ARO has leveraged over $41 million over 2016, representing its highest productivity in a single year and indicating the strength of the market and the measure's poignancy for creating an equitable Chicago. CRN asks if an application processes and guidelines associated with the Affordable Housing Opportunity Fund will be established.
- In 2016, DPD exceeded planned spending goals, reaching 106% of funds intended for this year's housing goals, investing $265 million on affordable rental, home ownership and preservation goals.
- In 2016, City support has helped to add 1,298 new affordable apartment units to the Chicago market through various programs. This is 103% of the annual goal for new income-limited apartments.
- Of the net-new units committed through 2016-Q4, 19% (242 units) are for seniors, 7% (95 units) are for CHA tenants, 12% (153) are SRO units, 16% (212) are allocated for families, and 41% (535) are either 1-bedroom or studio units.
- Of the net-new rental units, the greatest percentage (46%) were for households making 50-60% AMI, or between $38,000 and $45,600 per year for a family of four.

AFFORDABLE RENTAL UNIT PRODUCTION SUMMARY– In 2016, the Department of Planning and Development exceed planned spending goals by 6%, with 86% of the unit production goal ultimately being met. Notable rental housing successes came from multifamily rehab and new construction, wherein 4% tax credit equity generated $40.9 million (512% of the goal), and the Illinois Affordable Housing Tax Credit generated $10.4 million (274% of the goal). Conversely, multi-family TIF Purchase + Rehab funding fell short, only meeting 3% of the 2016 goal.

Table 1 – Affordable Housing Dollar Commitments Compared with Annual Goal, 2016 YTD

	Rental Investments	Ownership Investments	Improvement/ Preservation Investments	Total Investments
First Quarter Commitments	$20,132,747	$5,760,749	$706,405	*$26,599,901*
Second Quarter Commitments	$64,254,487	$6,719,322	$3,610,712	*$74,584.521*
Third Quarter Commitments	$101,034,194	$5,939,696	$3,613,346	*$110,587,236*
Fourth Quarter Commitments	$39,742,957	$8,245,065	$4,829,611	*$52,817,633*
2016 Commitments	**$225,164,385**	**$26,664,832**	**$12,760,074**	***$264,589,291***
Total Funds Anticipated by Year End	$204,645,000	$32,468,008	$13,115,980	*$250,228,988*
Percent of Goal Met through Q4	110%	82.1%	97.3%	*105.7%*

Source: CRN analysis of DPD 2016 Fourth Quarter Progress Reports

The City's unit commitments in 2016 lag behind achievements in resource allocation, with affordable rental programs reaching 87% of the annual goal in 2016 (table 2), as compared to 110% of the resource goals (table 1). This mismatch points to ongoing challenges delivering quality affordable housing due to the escalating cost and complexity of these deals.

Table 2 – Affordable Housing Unit Commitments Compared with Annual Goal, 2016

	Rental Units*	Ownership Units	Improvement/ Preservation Units	Total Units
First Quarter Units	3,166	69	102	*3,337*
Second Quarter Units	295	60	367	*722*
Third Quarter Units	806	125	568	*1,499*
Fourth Quarter Units	606	113	625	*1,344*
2016 Units	**4,873**	**367**	**1,662**	***6,902***
Total Units Projected by Year End	5,610**	432	2,007	*8,049*
Percent of Goal Met	86.9%	85.0%	82.8%	*85.7%*

Source: CRN analysis of DPD 2016 Fourth Quarter Progress Report
* Including units subsidized under CLIHTF
** See Table 4 for net-new units produced in 2016

When looking at the City's unit achievement in 2016, it is important to strip away the approximately 3,000 households receiving subsidies through the Chicago Low Income Housing Trust Fund (CLIHTF). Of the 5,610 low-income units the City supported in 2015, approximately half (2,803) were annual subsidies through the CLIHTF. The many of these subsidies support the same families year to year. Although the CLIHTF is an important, flexible source of public-private housing support for some of the most vulnerable families in our city, counting these units in the same way as new construction or rehabilitation projects receiving City support obscures the number and proportion of new projects moving forward in any quarter or year. To get a clearer look at *new* affordable apartments being made available for individuals and families in need, CRN strips away CLIHTF subsides and two key preservation programs that do not directly add to the available affordable housing stock in Chicago (table 3).

Table 3 – Net-New Affordable Housing Unit Commitments in Comparison with Annual Goal, 2016

	Total Units Planned for 2016	Total Units Committed in 2016
Total Subsidized Rental Units	5,610	4,873
Less Rental Subsidy Units	*3,000*	*2,803*
Less Heat Receivership Units	*600*	*306*
Less MF Troubled Building Initiative Units	*750*	*466*
Net New Rental Units**	1,260	1,298

Source: CRN analysis of DPD 2016 Fourth Quarter Progress Report

How is this table constructed from DPD's progress report? In order to calculate how many units receiving City funds this quarter expand the net availability of income-limited apartments, the Rehab Network starts with the City's projected number of rental units planned to receive subsidy this year (5,610), as well as the City's report of units completed so far to date (4,873). We then subtract the units covered by those housing programs that are not constructing or rehabilitating rental housing, including rental subsidies under the CLIHTF (-2,803). Next, we compare year-to-date units actually funded (1,298) with the number of new construction or rehab units the City planned to fund in 2015 (1,260). Looking at the production numbers in this stripped-down way lets us understand how many new affordable apartments are actually being added in Chicago throughout the year.

From this stripped down analysis, we see that the City has provided resources for 1,298 net-new affordable rental units so far in 2016 (table 3). This is spot on, achieving 103% net-new units planned for 2016. Of these 1,298 units, the vast majority were for households making less than 60% Area Median Income ($45,600 for a family of four; $31,920 for individuals). In addition, 78 of these units (6%) are intended for households making more than the Area Median. While we recognize that market rate housing is intentionally included in the redevelopment of CHA properties under the Plan for Transformation, we continue to maintain that housing that is not income tested should not be counted toward the total affordable housing financed by the City in 2016.

Table 4 – Incomes Served by Net-New Affordable Multifamily Developments, 2015

		Net-New Affordable Rental Units	Share of Total Units Produced Per Income Bracket
income of tenants served	0-15% AMI	-	-
	16-30% AMI	171	13%
	31-50% AMI	419	32%
	51-60% AMI	595	46%
	60-80% AMI	32	2.5%
	81-100% AMI	3	0.5%
	101+% AMI	78	6%
YTD Units Committed		**1,298**	**100%**
Total Units Projected by Year End		1,260	
Percent of Goal Met		103%	

Source: CRN analysis of DPD 2015 Fouth Quarter Progress Report

What is the source of these 1,298 new affordable apartments, and who are they intended to house? Taking a deeper look at the origin of these 1,298 net-new units sheds some light on the different kinds of developments being achieved through City initiatives (table 5). All of these development types are important in our communities. CRN appreciates the Department's commitment to investing in the diverse housing types needed to meet the challenges on the ground in neighborhoods, with a special recognition of increased attention to SRO preservation and senior housing in 2016.

A breakdown of units by population served shows that the most prevalent type of rental housing created was either a studio or 1-bedroom apartment (41%), with a good deal of units also targeting seniors (19%) or falling under the SRO designation (12%). Although these efforts to house often vulnerable individuals are indeed commendable, it is necessary to note that excluding CHA and ARO units, representing a combined 11% of the 2016 total, only 16% (212 units) of units created in the past year are intended to house families (chart 2). This is down from 499 family units created in 2015, which represented 38% of that year's total. **CRN maintains that family units should be incentivized in future planning and development decisions.**

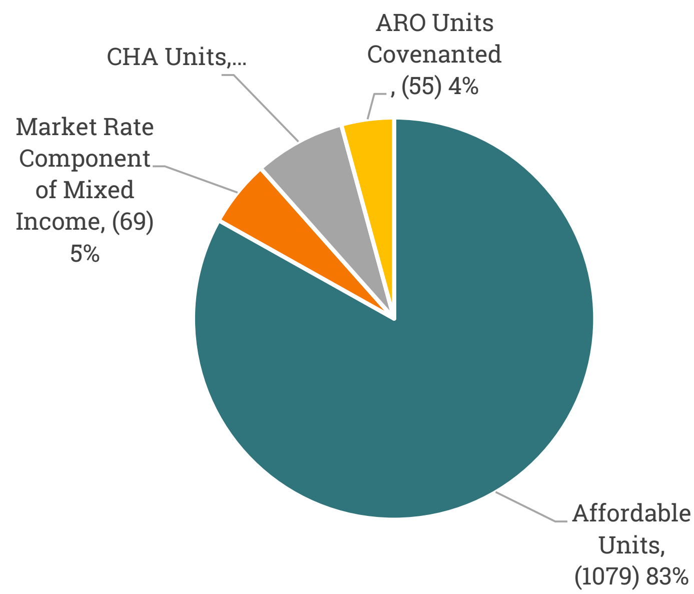
While we are grateful for DPD's reporting of accessible unit creation, and wish to continue to see this information included, CRN found it difficult to interpret the information as presented. Future quarterly reports would benefit from a clearer summary thereof, so that actual new accessible unit production may be better ascertained and analyzed.

Table 5 – Sources of Net-New Affordable Apartments, 2016

Quarter	Source of Units	Units
Q1	ARO Rental Units Covenanted	11
Q1	Magnolia Courts Apartments - Affordable	58
Q1	Magnolia Courts Apartments - Market	2
Q1	Trianon Lofts - Affordable	12
Q1	Trianon Lofts - Market	12
	Subtotal, Q1	95
Q2	Villages of Westhaven - Affordable (95 CHA)	145
Q2	Villages of Westhaven - Market	55
Q2	TIF Purchase+Rehab - Affordable	6
	Subtotal, Q2	206
Q3	ARO Rental Unites Covenanted	14
Q3	Midwest Apartments - Affordable	276
Q3	El Zócalo	30
Q3	Lawn Terrace Preservation	102
Q3	Woodlawn Station	70
Q3	Carling Hotel	80
Q3	Paul G. Stewart Apartments Phase III Tower (Senior)	180
	Subtotal, Q3	752
Q4	ARO Rental Units Covenanted	30
Q4	McCrory Senior Apartments (Senior)	62
Q4	East Park SRO (SRO)	153
	Subtotal, Q4	245
	Total Net-New Units YTD	1,298

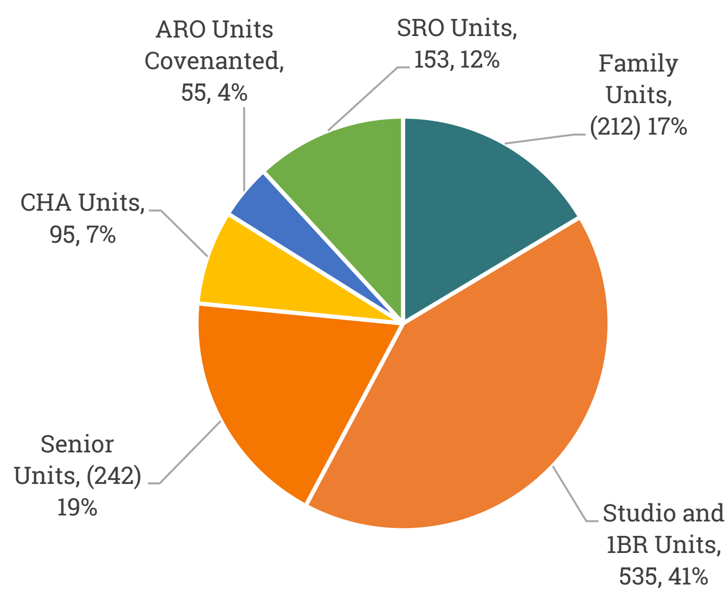
Source: CRN analysis of DPD 2015 Quarter Progress Reports

Chart 1 –Net-New Affordable Apartments by Unit Type, 2016



Source: CRN analysis of DPD 2016 Progress Reports

Chart 2 –Net-New Affordable Apartments by Population Served, 2016



Source: CRN analysis of DPD 2016 Progress Reports
* 6 TIF Purchase + Rehab Units not represented

DEVELOPMENT SUMMARIES - City Council approved funding for two developments during 2016-Q4:

McCrory Senior Apartments

Located on W. Washington Boulevard in the Near West Side, McCrory Senior Apartments is a newly constructed 62-unit development that will offer housing to seniors at or below 60% AMI. The one and two-bedroom units throughout the building's five floors will be accompanied by a community room, theatre space, offices, laundry facilities, and a patio. The project benefitted from $4.1 million in TIF funding, $930,000 in DTCs generating $837,000 in equity, and $1.4 million in IHDA 9% generating $12.2 million in equity.

Income Targets:

- 48 one- and two-bedroom units at or below 30% of AMI
- 14 one- and two-bedroom units at or below 60% of AMI

Total Development Cost: $17 million

Cost Per Unit: $280,615

East Park SRO

The renovation of an East Garfield Park SRO property brings 153 units on line at 3300 W. Maypole Avenue, with all but one resident manager's unit renting at $700 per month. Updates to the units include the installation of new fixtures, furniture, appliances, and accessible bathrooms, with the building itself receiving a new roof, tuck-pointing, floors and carpeting, lighting upgrades, elevator repairs, and a new security camera system. The development benefits from $10 million in tax-exempt bonds, $5.2 million in TIF funds, and $543,923 in 4% Low Income Housing Tax Credits generating $5.8 million in equity.

Income Targets:

- 22 studio units at or below 50% of AMI
- 130 studio units at or below 60% of AMI
- 1 resident manager's unit

Total Development Cost: $16.6 million

Cost Per Unit: $108,398

Fannie Emanuel Apartments Update

While the units scheduled to come on line after the completion of the Fannie Emanuel Apartments development were counted in the 4th quarter of 2015, significant changes to the project's financing occurred in Q4 2016. The discovery of extensive damage to the building's brick façade necessitated the assignment of an additional $8 million in City bonding authority to CHA, increasing total project costs to $74.9 million. The project now utilizes $43 million in tax-exempt bonds, and $2.9 million in 4% Low Income Housing Tax Credits generating $30.7 million in equity.

Income Targets:

- 181 1-bedroom units at or below 60% of AMI

Total Development Cost: $74.9 million   Cost Per Unit: $413,595

Policy Updates

THE READER'S LEAD ARTICLE, "THE HOUSE THAT JIM CROW BUILT" MARCH 2, 2017 DOCUMENTS THE RETURN OF CONTRACT BUYING – This real estate practice warrants further investigation to prevent the repeat of practices that have historically kept communities and households disinvested.

NEIGHBORHOOD OPPORTUNITY FUND ROUND 1 BEGINS – Funded by downtown development, Neighborhood Opportunity Grants are now available for a wide range of neighborhood improvement projects, with first round applications closing on 4/21. To learn more about the program and its requirements, visit the fund's website. CRN recommends that future reporting on the program's implementation could be a compliment to this quarterly process.

CNDA WINNERS– Last week, LISC Chicago celebrated the 23rd Annual Chicago Neighborhood Development Awards honoring the community development leaders who are a vital asset to this city. While there are too many awardees to list here, we wish to congratulate the collaboration and community leadership coming from organizations such as Communities United and CHMDC in Albany Park, SWOP in Chicago Lawn, Teamwork Englewood in Englewood, the Near North Unity Program in the North Loop, and Breakthrough Ministries in East Garfield Park.

BEN CARSON NOMINATION AS HUD SECRETARY IS APPROVED – Last week, the US Senate confirmed Mr. Carson's nomination. CRN looks to collaborate with this committee to preserve and protect all federal resources for community development and affordable housing. In 2015 HUD investment in the state of Illinois exceeded $2 billion, and it is essential to maintain open lines of dialogue going forward.

FUNDING LEVELS FOR HUD AND USDA AFFORDABLE HOUSING PROGRAMS

HUD INVESTMENTS IN AFFORDABLE HOUSING (FY 2015—IN MILLIONS)

ST	VOUCHERS	PUBLIC HOUSING	CHOICE	INDIAN HOUSING BLOCK GRANTS	HOPWA	CDBG	HOME	HOMELESS ASSISTANCE	PBRA	HOUSING FOR THE ELDERLY	HOUSING FOR PERSONS WITH DISABILITIES	HOUSING COUNSELING	FHIP	GRAND TOTAL
AK	$54.9	$11.6	$0	$97.7	$0	$4.1	$3.5	$2.1	$11.3	$1.3	$1.1	$0	$0.3	$187.9
AL	$199.8	$187.8	$0	$2.2	$2.1	$40.0	$12.2	$18.2	$100.4	$6.3	$1.8	$0.3	$0.6	$571.6
AR	$114.6	$54.4	$0	$0	$3.9	$23.1	$7.6	$7.9	$60.2	$3.6	$2.8	$0.1	$0	$278.2
AZ	$187.4	$29.2	$0.8	$132.2	$2.5	$48.9	$14.7	$28.9	$55.6	$6.1	$1.8	$0.0	$1.1	$509.3
CA	$3,508.4	$204.2	$15.0	$48.1	$35.8	$356.9	$120.2	$222.2	$1,039.0	$54.4	$13.9	$1.8	$4.4	$5,624.5
CO	$274.4	$40.8	$0	$2.6	$2.0	$33.8	$12.4	$17.3	$111.6	$4.5	$1.3	$0.4	$0.3	$501.3
CT	$392.1	$88.2	$0	$0.1	$3.5	$35.6	$10.4	$17.8	$235.3	$10.6	$1.8	$0.2	$1.1	$796.7
DC	$194.6	$63.6	$0	$0	$11.2	$13.7	$3.7	$10.6	$136.6	$1.9	$1.0	$7.9	$2.0	$446.8
DE	$48.1	$14.9	$0	$0	$0.9	$6.4	$4.1	$4.1	$38.5	$1.5	$1.3	$0.1	$0.3	$120.2
FL	$937.0	$176.5	$0.3	$1.1	$35.5	$130.2	$43.9	$75.4	$318.5	$29.7	$6.7	$0.5	$2.3	$1,757.5
GA	$523.7	$184.3	$15.0	$0	$21.4	$75.9	$24.0	$37.9	$199.4	$9.4	$2.3	$2.0	$0.7	$1,095.9
HI	$127.0	$34.5	$0	$0	$0.6	$12.2	$5.2	$7.5	$33.8	$2.9	$1.0	$0	$0.4	$225.0
IA	$111.8	$11.1	$0	$0.3	$0.4	$33.0	$7.8	$13.7	$58.4	$1.1	$0.5	$0.1	$0	$238.2
ID	$44.1	$2.4	$0	$3.8	$0	$11.3	$3.8	$3.8	$21.8	$0.8	$0.3	$0.2	$0.3	$92.5
IL	$843.0	$365.5	$0	$0	$10.4	$149.3	$39.1	$93.2	$562.6	$40.5	$11.1	$0.6	$2.6	$2,117.9
IN	$225.5	$68.9	$0	$0	$3.2	$60.4	$17.7	$30.0	$178.7	$6.6	$2.2	$0.1	$0.5	$593.8
KS	$73.3	$31.1	$0	$1.7	$1.5	$23.7	$7.2	$10.8	$58.6	$1.5	$0.9	$0	$0	$210.3
KY	$217.3	$90.0	$0.5	$0	$1.8	$39.0	$12.6	$19.3	$127.0	$4.0	$2.1	$0.3	$0.3	$514.2
LA	$396.4	$102.4	$0.5	$0.5	$7.8	$43.9	$12.4	$23.7	$95.6	$6.0	$4.1	$0.5	$1.1	$694.9
MA	$981.4	$214.9	$0	$1.2	$5.8	$91.2	$23.0	$50.4	$730.1	$21.3	$5.8	$2.6	$1.3	$2,129.0
MD	$573.8	$132.1	$0	$0	$21.1	$44.3	$12.4	$29.0	$208.9	$13.0	$5.5	$1.5	$0.3	$1,041.8
ME	$91.0	$20.1	$0	$4.0	$0	$16.5	$4.2	$6.4	$67.6	$3.2	$1.0	$0.2	$0.3	$214.5
MI	$386.4	$99.8	$0	$14.2	$4.1	$111.2	$27.3	$65.2	$326.5	$11.2	$2.3	$1.8	$1.6	$1,051.6
MN	$258.0	$78.5	$0	$18.2	$1.2	$48.0	$12.8	$27.3	$182.3	$6.5	$2.9	$3.1	$0.3	$639.1
MO	$261.3	$68.5	$15.0	$0.1	$3.0	$57.2	$16.4	$32.4	$145.0	$9.2	$5.4	$0.1	$0.3	$613.8
MS	$163.3	$43.8	$0	$3.1	$5.5	$26.5	$7.8	$9.7	$113.4	$3.4	$1.6	$0.6	$-	$378.7
MT	$36.2	$8.0	$0	$25.9	$0	$7.5	$3.8	$2.6	$20.1	$1.2	$0.5	$0.3	$0.2	$106.3
NC	$384.4	$172.1	$0	$18.6	$6.2	$70.2	$24.3	$29.2	$150.3	$7.2	$4.1	$1.2	$0.3	$868.2
ND	$39.6	$5.6	$0	$20.4	$0	$4.9	$3.3	$1.7	$10.9	$0.1	$0.4	$0.1	$0.1	$87.3
NE	$75.7	$22.9	$0	$5.5	$0.4	$15.7	$5.2	$8.4	$27.7	$1.4	$0.9	$0.1	$0.3	$164.3
NH	$89.9	$16.7	$0	$0	$0	$11.3	$3.7	$4.5	$50.5	$5.2	$0.2	$0.2	$0.3	$182.5
NJ	$734.3	$226.4	$0.3	$0	$59.1	$79.5	$22.4	$49.4	$497.8	$18.9	$6.0	$0.9	$0.3	$1,695.3

ST	VOUCHERS	PUBLIC HOUSING	CHOICE	INDIAN HOUSING BLOCK GRANTS	HOPWA	CDBG	HOME	HOMELESS ASSISTANCE	PBRA	HOUSING FOR THE ELDERLY	HOUSING FOR PERSONS WITH DISABILITIES	HOUSING COUNSELING	FHIP	GRAND TOTAL
NM	$81.4	$17.1	$0	$16.4	$0.6	$16.1	$5.1	$6.7	$29.6	$2.1	$1.0	$0.0	$0	$176.2
NV	$148.0	$21.2	$0	$15.3	$1.4	$19.9	$8.5	$12.7	$21.8	$1.3	$1.6	$0.0	$0.3	$252.0
NY	$2,426.9	$1,404.5	$0	$6.1	$52.9	$286.6	$88.9	$191.9	$1,330.3	$72.2	$9.1	$2.7	$3.6	$5,875.7
OH	$600.7	$254.9	$0.8	$0	$3.7	$137.2	$36.5	$78.5	$479.4	$24.7	$8.1	$0.1	$1.9	$1,626.5
OK	$152.5	$51.6	$0	$97.4	$1.1	$24.4	$9.5	$11.7	$72.7	$2.1	$1.7	$0.1	$0.3	$425.0
OR	$245.2	$29.1	$0	$15.9	$1.5	$31.3	$12.4	$15.6	$58.3	$3.5	$1.7	$0.1	$0.7	$415.4
PA	$627.9	$411.2	$0.3	$0	$16.6	$168.3	$38.6	$106.2	$416.9	$23.7	$7.9	$2.2	$1.1	$1,820.9
RI	$84.6	$47.6	$0	$0.5	$0.9	$15.3	$4.7	$8.7	$149.9	$6.7	$3.9	$0.0	$0	$322.7
SC	$168.1	$71.4	$0	$1.5	$6.4	$34.3	$11.3	$14.5	$125.0	$4.3	$3.5	$0.1	$0.4	$440.8
SD	$35.0	$5.1	$0	$34.8	$0	$6.4	$3.3	$2.2	$24.4	$0.5	$0.3	$0.2	$0	$112.1
TN	$236.4	$161.7	$15.1	$0	$4.9	$45.1	$16.4	$21.5	$168.4	$6.4	$2.5	$0.7	$0.6	$679.8
TX	$1,139.5	$242.4	$0.3	$2.2	$22.6	$215.6	$60.5	$126.4	$326.8	$20.6	$5.7	$2.4	$1.8	$2,166.8
UT	$84.6	$6.5	$0	$4.2	$0.5	$19.3	$6.3	$9.4	$26.6	$1.6	$0.6	$0.0	$0.2	$159.9
VA	$392.6	$101.7	$0.3	$0.1	$13.9	$50.5	$17.4	$27.2	$222.6	$5.8	$2.1	$2.3	$0.3	$836.6
VT	$56.2	$6.1	$0	$0	$0	$7.1	$3.4	$2.4	$27.0	$1.1	$0.3	$0.0	$0.3	$103.9
WA	$494.9	$72.5	$0	$40.0	$3.6	$50.8	$17.9	$27.1	$92.6	$8.3	$2.8	$0.3	$1.7	$812.3
WI	$160.2	$36.6	$15.0	$20.7	$2.1	$48.9	$17.3	$27.1	$159.2	$4.4	$1.9	$0.1	$0.8	$494.3
WV	$86.3	$24.9	$0	$0	$11.5	$18.7	$5.2	$7.7	$61.9	$1.1	$1.2	$0.1	$0.3	$218.9
WY	$15.7	$2.7	$0	$3.8	$0	$3.5	$3.5	$1.1	$11.9	$0.5	$0.2	$0	$0	$42.9
Total	**$19,785.7**	**$5,839.6**	**$78.9**	**$660.3**	**$395.0**	**$2,924.6**	**$896.0**	**$1,659.3**	**$9,778.9**	**$485.5**	**$150.6**	**$39.1**	**$38.4**	**$42,731.8**