



Total Commitment Allocation Process for 2026

Anticipated 2026
Income from TC

Base - \$763,631

Bonus - \$61,090

METROPOLIS	2025		2026	
ARCH. DISTRICT	\$	3,488,638	14%	\$ 3,524,177 14%
NEW JERSEY		2,823,201	12%	3,001,286 12%
CHICAGO		3,003,328	12%	3,054,526 12%
BOSTON		1,963,175	8%	1,970,430 8%
SAN FRANCISCO		3,828,390	16%	3,915,105 16%
ATLANTA		3,583,287	15%	3,702,355 15%
PITTSBURGH		1,935,634	8%	1,988,793 8%
DETROIT		1,794,234	7%	1,844,614 7%
DENVER		2,022,550	8%	2,125,539 8%
Total	\$	24,442,436		\$ 25,126,825



METROPOLIS OF CHICAGO
2026 PRELIMINARY BUDGET MEETING

Total Commitment Allocation Process for 2026

TC Cushion Rates

	2020	2021	2022	2023	2024	2025
ARCH. DISTRICT	7.30%	7.30%	8.10%	8.80%	7.90%	9.40%
NEW JERSEY	4.80%	4.80%	4.80%	4.40%	4.60%	4.90%
CHICAGO	7.70%	7.70%	5.00%	4.80%	1.80%	0.00%
BOSTON	10.80%	9.40%	12.40%	12.60%	13.50%	14.90%
SAN FRANCISCO	6.00%	6.00%	5.50%	3.10%	5.20%	2.40%
ATLANTA	5.00%	5.00%	5.00%	6.00%	5.60%	5.50%
PITTSBURGH	10.40%	10.00%	10.10%	10.10%	9.40%	10.20%
DETROIT	5.60%	5.60%	5.10%	4.50%	5.90%	4.20%
DENVER	4.10%	4.10%	5.00%	4.30%	5.10%	6.30%

2025 (Excluding Chicago)

Average Cushion – 7.23%

Average Cushion Return -
\$135,746