

Affordable Housing Plan 2004–2008

Quarterly Progress Report

Quarter ending
March 31, 2004



BuildPreserveLead

Build: *Add to the stock of affordable housing*

Preserve: *Protect Chicago's existing affordable housing*

Lead: *Pursue policies and funding to support affordable housing*



Chicago Department of Housing
John G. Markowski, Commissioner



City of Chicago
Richard M. Daley, Mayor

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LETTER FROM THE COMMISSIONER

I am pleased to submit the first Quarterly Progress Report of 2004 and present the Department of Housing's progress as we commence the first year of the City's third Affordable Housing Plan, 2004-2008.

This current plan has set high goals for preservation and production, to reflect the high stakes of maintaining and creating affordable housing units in Chicago's neighborhoods. Likewise, our annual goals in this first year of the plan are ambitious, to anchor our commitments for the next four years.

We plan to commit over \$204 million in resources to help create or preserve 6,900 low- and moderate-income rental units in 2004 through programs such as the Low-Income Housing Trust Fund and Multi-Family Loan Programs. Our collaboration with the Chicago Housing Authority to transform public housing should result in several more approved projects, joining those already completed or under construction. Through newer programs like the Troubled Buildings Initiative (TBI), we hope to increase the reach of preventive measures to preserve affordable housing assets that exist in communities.

We plan to allocate over \$115 million in resources to promote and support affordable homeownership opportunities for over 1,100 families in 2004 through programs like TaxSmart, the Chicago Partnership for Affordable Neighborhoods (CPAN) and the Neighborhood Lending Program, which will create access to affordable and responsible loan products for low- and moderate-income residents.

We plan to commit over \$23 million to help over 2,400 families improve, repair or modify their homes through programs like the Emergency Housing Assistance Program (EHAP), Home Repairs for Accessible and Independent Living (H-RAIL) and the TIF Neighborhood Improvement Program (TIF-NIP).

As in previous years, 2004 challenges us to be innovative in accessing resources to fulfill the City's goals for creating and preserving affordable housing. In particular, we are seeking ways to maximize the potential of the City's tax-exempt bonding authority through supporting rental developments or assisting first-time homebuyers.

This year we will continue to advocate for policy changes that will support long-term affordable housing strategies, including supporting measures to curb predatory lending practices and the creation of a state-wide rental subsidy program.

We look forward to another year of building on existing, and creating new, partnerships with developers and community-based organizations working on our common goals.



John G. Markowski
Commissioner



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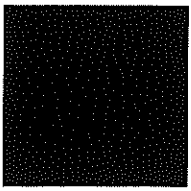
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1. Chicago Metropolitan Area Median Incomes - 2004
2. Fair Market Affordable Rents as Determined by HUD-2004





INTRODUCTION

This document is the First Quarter 2004 report on the progress of the Chicago Department of Housing's third Affordable Housing Plan, 2004-2008.

The Department is projecting an active and productive year, committing over \$360 million in resources to support 11,000 units of housing.

In the first quarter of 2004, the Department committed over \$37 million in funds to support over 3,600 units. This places the Department at the start of the Five Year Plan at 3% of our resource projections and 7% of our Five Year unit goal.



CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

The Department's Multi-Family programs contribute to the 2004-2008 Affordable Housing Plan core strategies of BUILD-PRESERVE-ASSIST HOUSEHOLDS-LEAD by:

- Adding to the stock of affordable housing;
- Protecting Chicago's existing affordable housing; and
- Enhancing affordability and helping residents stay in their neighborhoods.

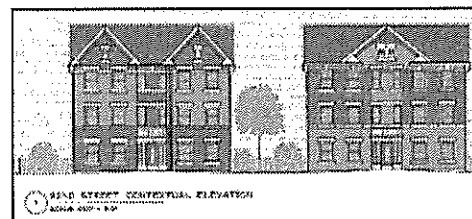
In 2004, the Department expects to support over 6,900 units of multi-family affordable rental housing through loans toward new construction or rehab, through rental subsidies and through property stabilization programs.

In the first quarter of 2004, we committed over \$18.7 million in resources to support over 2,800 units, which puts us on the path of 7% of our Five Year Plan unit goals and 2% of our Five Year Plan resource allocation goals.

Multi-Family Rehab and New Construction

Casa Kirk

Approved by Council this quarter, Casa Kirk is the new construction of 29 two-, three- and four-bedroom units for low-income formerly homeless families, including six units for homeless with special needs, in five six-flats. The development represents a substantial investment in South Chicago, featuring apartments in a range of bedroom mixes, a laundry room and office space, as well as outdoor greenspace and a play lot. The development returns 18 vacant lots to a productive use. Perimeter site improvements to the sidewalks surrounding the site will be replaced and a new alley will be constructed.



*Rendering and elevations for Casa Kirk
in South Chicago.*

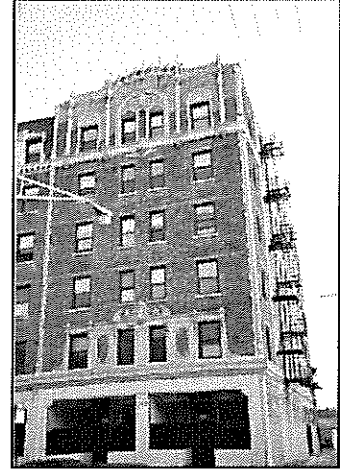
Casa Kirk, Inc. is an Illinois not-for-profit corporation comprised of the Claretian Associates and Interfaith Housing Development Corporation, both Illinois not-for-profit corporations. Claretian Associates and Interfaith Housing Development Corporation have independently worked with the City to successfully complete affordable housing developments.





The Leland Hotel

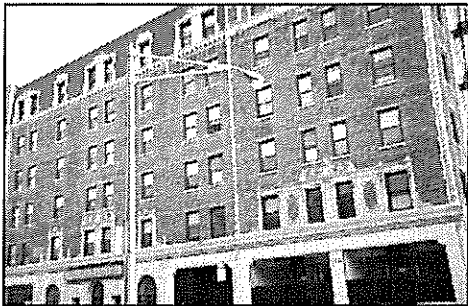
The Leland Hotel at the intersection of Leland and Racine has been a fixture of the Uptown community, with its terra cotta architectural detail. Upon completion of the rehabilitation work approved this quarter through Council, the building will be deconverted to 137 units, with 107 efficiency apartments, 16 large studios and 14 one-bedrooms. Approximately fifty units will be set aside for individuals who are homeless with substance abuse and/or mental health issues, in conjunction with a program operated by Chicago Health Outreach Program, a member of Heartland Alliance for Human Needs and Human Rights. Additional services provided to the tax credit residents of the property—case management, financial literacy, employment linkage and resident leadership services—will be provided by Heartland Human Care Services (HHCS), formerly Chicago Connections.



East corner of Leland Hotel

Additional subsidies for some of the units will be provided through HUD's Supportive Housing Program (SHP) and the Regional Housing Initiative (RHI). A donation from Joseph Freed & Associates, a developer also building in the area and accessing Lawrence/Broadway TIF funds, and a donation from Bank One established the basis for Illinois Affordable Housing Tax Credits, as reported in 2003.

Leland Limited Partnership is comprised of Leland Neighborhood Development Corp. as the General Partner, with nonprofit Heartland Housing/Century Place Development Corp. as the sole member, and National Equity Fund as the Limited Partner investors.



The Leland Hotel

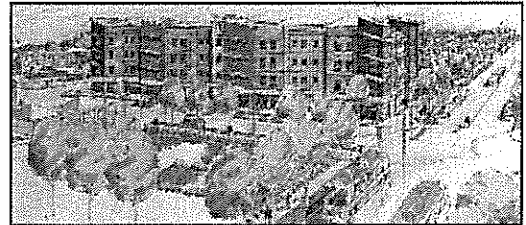
Additional development activity in the immediate vicinity includes the redevelopment of the former Goldblatt department store, which includes eight affordable condominiums (please see the related story under Single Family Rehab and New Construction).



Updates on Previously Reported Developments

Wentworth Commons

Wentworth Commons, the ninth building developed by local not-for-profit Lakefront Supportive Housing with support from the city, closed on its construction financing this quarter. To be located in Roseland, within the 111th/Wentworth Redevelopment Area, the new construction will consist of a total of 51 units of special needs housing for the homeless or those at risk of homelessness, for both individuals (24 SRO units) and families (27 units with two, three or four bedrooms).



Rendering of Wentworth Commons in Roseland.

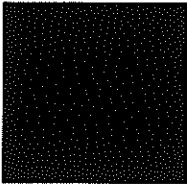
600 S. Wabash Studios

In February, Mayor Richard M. Daley led a group of public officials and community stakeholders in a groundbreaking ceremony for 600 S. Wabash Studios, the third single-room-occupancy (SRO) supportive housing development to be built with City assistance in the South Loop.

The eight-story, 169-unit facility is being constructed on a former parking lot at the corner of Wabash Avenue and Harrison Street by the Chicago Christian Industrial League (CCIL). The 7,200 sq. ft. facility builds on the success of Mayor Daley's commitment to provide SRO developments in neighborhoods like the South Loop, which are undergoing rapid redevelopment and have lost SRO and public housing units. The financing for the project will allow all of the units to be furnished and available to single-person households with incomes below 30% of the area median income.

The development is also an example of the City's commitment to supportive housing, which is the cornerstone of the Mayor's 10-year Plan to End Homelessness, announced in January 2003. The availability of supportive services such as case management, employment referral and job training for tenants is widely recognized as an effective model to assist individuals with special needs gain greater independence.





Renaissance Saint Luke

Construction is now underway on Renaissance St. Luke, a \$13.3 million dollar, assisted-living facility for independent seniors in Lakeview. The planned 90-unit, mixed-income, rental development, located at 1501 W. Belmont Ave., will feature on-site social services for seniors, such as counseling, case management and referral services. Other features will include an indoor/outdoor solarium, laundry facilities and on-site parking. The facility is scheduled for completion in Spring 2005.



Rendering of Renaissance Saint Luke.

Seventy-two units will be made affordable to households earning less than 60% of area median income, including 20 units reserved for households making no more than 30% of the area median. The remaining 18 units will be rented at market rate.

The developer for the 83,000-square-foot facility is Renaissance St. Luke Limited Partnership. Other partners include RRG Development, Inc. and Renaissance Social Services, Inc., a not-for-profit corporation.

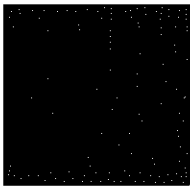
West Ridge Senior Housing

West Ridge Senior Apartments, a \$16 million independent-living facility providing affordable rental housing for seniors, officially opened in the West Ridge community on the Northwest Side.

The 99-unit facility offers 83 one-bedroom and 16 two-bedroom rental units, complete with bathroom and kitchen facilities, at initial monthly rents from \$492 to \$831. Seventeen units in the five-story building are reserved for very low-income seniors and rents range from \$175 to \$350.

The facility also offers assisted living options designed to help seniors maintain ties in their communities that have existed for generations. Options include a full range of supportive services and health care resources. The main floor contains a library, activity rooms and management offices. Other building amenities include a penthouse level with a party room and adjoining rooftop garden, on-site parking and laundry facilities.





Safety and Code Enforcement

Through Heat Receiver, the City responds to tenants in buildings that are receiving inadequate heat or hot water during the winter heating season. When a tenant lodges the complaint with the City, an inspector is dispatched to investigate and, if appropriate, cite the landlord. Fines can be up to \$500 a day for failing to provide adequate heat.

A collaboration between the Departments of Housing, Buildings, and Law, Heat Receiver ensures that landlords of buildings in violation of the basic provision of heat and hot water services are punished and that delinquent heating bills are paid. Through the court-appointed Heat Receiver, repairs to heating and hot water systems are performed.

This quarter alone, 40 buildings, with over 275 households, were serviced by Heat Receiver.

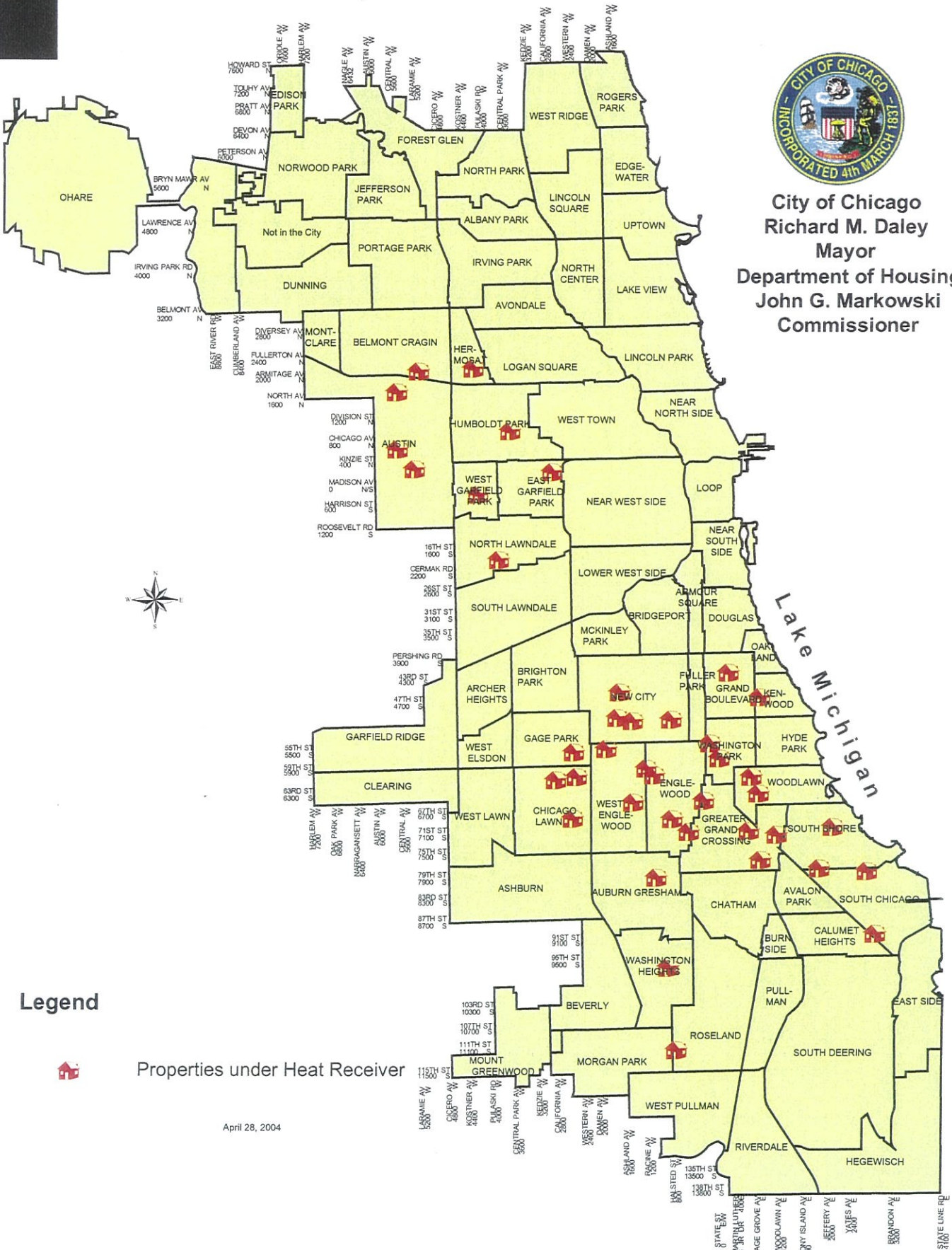
The map on the next page demonstrates this quarter's programmatic activity.



Heat Receiver Program by Community Area January - March 2001



City of Chicago
Richard M. Daley
Mayor
Department of Housing
John G. Markowski
Commissioner



Legend



Properties under Heat Receiver

April 28, 2004



Multi-Family Building Stabilization

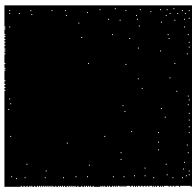
Troubled Buildings Initiative (TBI)

Five buildings under a single owner in the Chatham neighborhood were referred to TBI through their involvement in heat court. The City successfully petitioned for receivership of one building, a known crack house and gang hangout, but stepped aside after the building was purchased by a new owner. The four remaining buildings were part of a preventive program by the Departments of Buildings and Housing to get buildings whose owners had a history of numerous heat court complaints before the start of the 2003-2004 heat season.

Under this initiative, DOB inspected these buildings in the late summer to ensure violators could be brought under the jurisdiction of the court before the beginning of heat season. These cases were referred to the Department of Law as a package so that the individual housing court cases could be heard on the same court calls, facilitating more efficient prosecution. Together the buildings displayed the gamut of violations: no hot water for months, piles of trash in backyards, burst pipes and flooded basements, broken windows and obstructed back porches.

The Law Department further consolidated the cases for the appointment of a general receiver to take control of the buildings and make necessary repairs. Two buildings were sold to a new owner, one still is slated for sale, and the original owner has been given one more opportunity to cure the last building. The members of TBI, Buildings, Law, Housing and CAPS, will continue to monitor the buildings' progress toward compliance and safety.





PROMOTION & SUPPORT OF HOMEOWNERSHIP

The Department's homeownership programs contribute to the four core strategies of BUILD-PRESERVE-ASSIST HOUSEHOLDS-LEAD identified in the 2004-2008 Affordable Housing Plan by:

- Adding to the stock of affordable housing;
- Protecting Chicago's existing affordable housing; and
- Enhancing affordability and helping residents stay in their neighborhoods.

In 2004, DOH expects to commit over \$115 million to over 1,100 households to help them achieve or sustain homeownership.

In the first quarter of 2004, we committed \$14.5 to support 200 units, starting us at 3% of our Five Year Plan unit goals and 2% of our Five Year Plan resource allocation goals.

Single-Family Rehab and New Construction

City Lots for City Living: United Baptist Church

Through City Lots for City Living, City-owned parcels are conveyed to qualified developers at reduced prices for the construction of affordable housing.

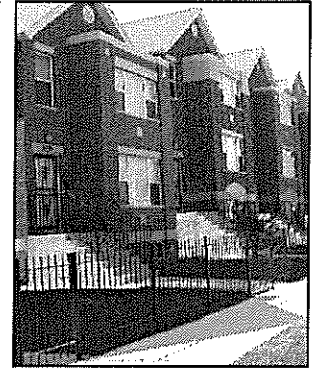
This quarter, City Council authorized the disposition of City-owned parcels for three different for-sale developments. United Baptist Church will construct 47 new affordable single-family homes on 41 lots in the North Lawndale community. The homes are planned for the 4100 and 4200 blocks of West Grenshaw Street and the 1200, 1300 and 1400 blocks of South Tripp Avenue. Deliverance Temple Church of the Apostolic Faith will build 12 homes on 11 parcels on the 1500 block of South Karlov. Nine new homes will be built on nine parcels in East Garfield Park on the 2600 and 2700 blocks of West Adams Street through Living Word Ministries.



Updates on Previously Reported Developments

New Homes for Chicago: Village West

Village West, a 58-unit development including a combination of town homes, single-family homes, and two-flat properties, is a welcome addition to North Lawndale. In its second phase, Village West has recently completed the construction and closing of eight new single-family homes. In fact, it is nearly sold out with many units yet to be built.



The new homes of Village West

Through an agreement between Neighborhood Housing Services (NHS) and the developer, New England Builders, borrowers have been directed to the North Lawndale NHS office for assistance in starting out on the home-buying process. Potential borrowers met one-on-one with a homeownership consultant, attended a Homebuyer's Education course and met with NHS partner lenders for assistance with their financial needs. NHS's Neighborhood Lending Services has also been instrumental in the process, aiding several new homeowners with supplemental financing.

Margaret and Sam Kibaya took advantage of the development subsidies and the IDA program and recently closed on a three-bedroom, two-story single-family home at Village West. Originally from Uganda, Margaret, Sam, and their daughter, Mukisa, had been renting in the Hyde Park area since the late 1970s. They became familiar with the North Lawndale neighborhood when Mukisa enrolled at the Carole Robertson Center for Learning seven years ago. In 2001, Margaret and Sam were introduced to an Individual Development Account (IDA) program through the Steans Family Foundation, began the long process of credit rebuilding, and also began working with the NHS North Lawndale office to learn about homeownership.

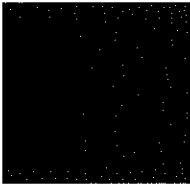
Margaret and Sam became interested in the Village West area for reasons similar to those of other buyers in the development, "We liked the closeness to the mall [at Roosevelt and Homan], the new police station, and the expressway. Also, we have a whole block of new neighbors around us. It's extraordinary."



The Kibaya family in their new home.

Throughout the process, Margaret and Sam stayed focused on their goal of owning a home. "I have two pieces of advice for those people who are now where we were three years ago," Margaret said. "Be patient and don't give up. Buying a home is the most important thing you can do in your life."





Chicago Partnership for Affordable Neighborhoods (CPAN): Phoenix at Uptown Square

The Phoenix at Uptown Square is located at the intersection of Broadway and Lawrence in Chicago. A former Goldblatt's Department Store, The Phoenix is a residential/retail development consisting of 37 loft conversion and new construction condominium residences in the Uptown Square redevelopment. Retail is located on the ground level including a new Border's Books and Music.

Part of the planning process included the incorporation of eight affordable units through participation in CPAN. This quarter saw the first closings on some of the CPAN units, including Mr. Luu, who moved into his first home at the end of March. An Uptown resident, he had been looking for a home in his neighborhood for a few years. The Phoenix was the first affordable opportunity he had seen. "This was the first in a long time where I could afford based on the purchase price. A lot of the other units around here are just too much."



The Phoenix at Uptown Square in Uptown

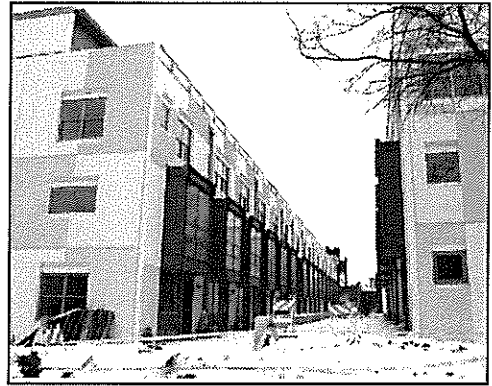




HomeStart: Archer Courts

As part of the comprehensive plan for the redevelopment of Archer Courts into a mixed-income environment in Chinatown, the Chicago Community Development Corporation (CCDC) developed a two-phase plan of redevelopment. Phase I involved the acquisition and \$6.5 million rehabilitation of the two existing structures, 147 apartments, on the site. Construction commenced in June 1999 and was completed in September 2000. Archer Courts Phase I was awarded 2nd place in the prestigious 2002 Driehaus Design Awards.

Phase II envisioned the construction of 43 market rate townhomes at the site, under the HomeStart program, based on the demand for market rate for-sale units in Chinatown. The mix of incomes enhances the quality of life of the residents of the affordable housing in the existing mid-rise properties on the site and security in the area. In return for transferring the land to the City of Chicago, the Chicago Housing Authority received four units to rent to eligible public housing families.



Archer Courts Phase II, townhomes in

As a development under HomeStart, the market-rate housing on the Archer Courts site will provide resources to the City for further affordable housing initiatives.

This quarter, an additional seven units closed in Archer Courts II, bringing the total to 26 completed units with new homeowners.

Homeownership Assistance

TaxSmart

To complement the single-family bond programs, the Department is promoting TaxSmart, a Mortgage Credit Certificate (MCC) program that will entitle first-time homebuyers to a federal income tax credit, a direct reduction of taxes due. Under the program, a homebuyer would receive an MCC to reduce income taxes by 20 percent of the interest paid on a mortgage. The tax credit is available each year the homebuyer continues to live in a home financed under this program.

Mortgage credit certificates are available in connection with any type of mortgage loan (except loans from tax-exempt bond programs), including fixed rate and adjustable rate mortgages. Applications for MCCs and additional information about the program are available from over a dozen participating lenders, available on the





IMPROVEMENT AND PRESERVATION OF HOMES

The Department's improvement programs contribute to the four core strategies of BUILD-PRESERVE-ASSIST HOUSEHOLDS-LEAD identified in the 2004-2008 Affordable Housing Plan by:

- Protecting Chicago's existing affordable housing; and
- Enhancing affordability and helping residents stay in their neighborhoods.

We expect to commit over \$23.7 million to assist over 2,400 households to repair, modify or improve their homes. In the first quarter, we committed \$4.5 in resources to support 580 units.

Emergency Housing Assistance Program (EHAP)

Through the Emergency Housing Assistance Program, the City is able to provide emergency repairs to those homeowners in need. Repairs performed through the program include repair or replacement of heating units or other heat-related repairs-dependent upon connected utility services, outdoor plumbing repairs, roofing repairs, and outdoor electrical and carpentry repairs.

In the first quarter alone, the Department improved dangerous or hazardous conditions on over 325 homes. Please see the map on the next page for detail.





Historic Chicago Bungalow Initiative

A new energy-saver grant, special bungalow mortgages and an increase in purchase-price guidelines will make thousands of more homeowners eligible for assistance in purchasing and restoring Historic Chicago Bungalows. The 2004 incentives and resources offered by the HCBA include funds allowing bungalow owners to make their homes more energy efficient, supported by a \$3.5 million grant from the Illinois Clean Energy Community Foundation. The grant, the largest of its kind ever awarded by the Foundation, will also be used to create more Green Bungalow Blocks and for community outreach and education. The funds, to be distributed over a period of five years, will allow the expansion of the program to also assist bungalow owners to upgrade or add new furnaces, air conditioning units, water heaters and solar technology.

“The Bungalow Association is successfully promoting the purchase and restoration of bungalows throughout the city, ensuring that these distinctly Chicago homes will remain the foundation of strong neighborhoods for another century,” Mayor Daley said at a press conference in Kelvyn Park on the city’s Northwest Side. “Now these homeowners have new resources to make their homes more energy and water efficient, saving themselves money in the long run and helping further improve Chicago’s environment.”

In addition to the energy grant, a significant development this year is the increase in purchase-price limits to become eligible for special bungalow mortgages and a rehab tax credit. The maximum purchase price for a single-family bungalow in a targeted, or lower income, area increased from \$272,800 to \$343,750. In other areas should make hundreds of additional bungalows eligible for HCBA programs.

The upcoming Third Annual Historic Chicago Bungalow Expo will be held on Saturday May 1 from 10 a.m. to 4 p.m. at the Illinois Institute of Technology. This year's event hosts both new and returning vendors who will demonstrate the latest ideas, suggestions, and information on supplies, techniques, people and materials to renovate a bungalow.

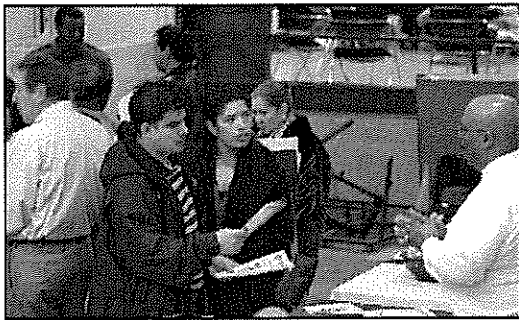


INTRA-CITY COLLABORATION

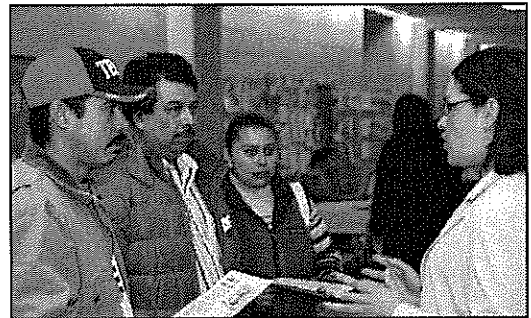
Affordable Housing Expos

Designed to educate residents about home ownership and provide information about affordable housing resources and available programs, the first two Affordable Housing Expos were held this quarter. The first was at the Falconer School in Belmont Cragin and the second was at Benito Juarez High School in the Pilsen community.

The events are free to the public, offering educational seminars and expert advice from more than 50 vendors, including non-profit housing organizations, lenders, realtors and other City of Chicago agencies.



Residents learning about affordable housing at the Expo at Benito Juarez High School in Pilsen



Residents learn about housing programs available through lenders at Falconer School in Belmont Cragin.

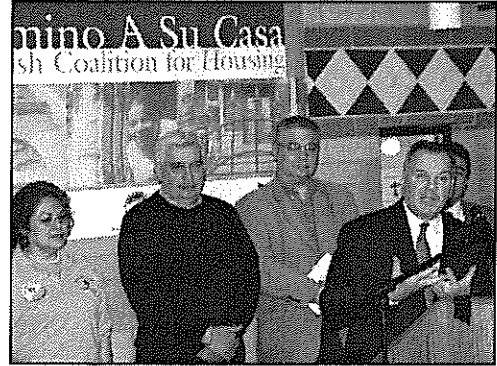




Camino Su Casa

In March, the City celebrated the 10th anniversary of the Camino A Su Casa bilingual affordable housing expo, co-sponsored by the Spanish Coalition for Housing. Camino A Su Casa is targeted to the Latino community but designed to help all Chicagoans navigate the home-buying process.

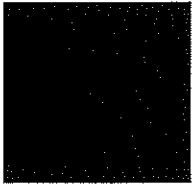
More than 50 vendors, representing banks, City departments and other advocacy and community-based agencies participated in the 10th Camino A Su Casa, providing information and assistance to guide prospective homeowners through the process of purchasing a home. The free event also featured panel discussions in Spanish and English that provided information ranging from credit repair to home inspection.



Camino A Su Casa at the West Side Technical

“The City and its non-profit housing community is very active in helping eligible families purchase their first homes,” Mayor Daley said. “By fostering partnerships between nonprofits, the private sector and local government, we have made affordable housing a reality for thousands of City residents.”





Home Ownership Preservation Initiative and 311

Homeowners threatened with mortgage foreclosure can use the Home Ownership Preservation Initiative, an innovative program that allows residents to call the City's 311 non-emergency number for help at the first sign of delinquency.

Homeowners who call 311 for assistance are immediately referred to financial counselors who assess their situations and work out a plan to avoid foreclosure. The City is partnering with Neighborhood Housing Services of Chicago (NHS), credit counseling agencies and financial institutions to provide assistance with loan refinancing and modification and establish payment plans and other options.

"If we can protect one homeowner today, that is one less foreclosed and abandoned property that we have to confront tomorrow," Housing Commissioner John Markowski said.

The City began an aggressive and targeted marketing campaign in February, initially sending postcards with information about the program to homeowners in neighborhoods with some of the highest foreclosure rates, including Englewood, West Englewood, Chicago Lawn, Auburn Gresham, Roseland and West Pullman. Over 250 homeowners have used the service to date.

The City has expanded the effort to include postcard distribution to 620 Chicago Public Schools and an additional 80,000 homeowners citywide.

The goal of the initiative is to help 1,500 homeowners avoid foreclosure over the next three years and also reclaim 300 vacant, foreclosed properties and sell them to low- and moderate-income families.





ADVOCACY FOR POLICY CHANGE

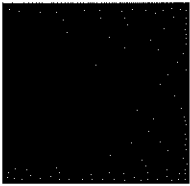
Predatory Lending Hearing

The City Council Committees on Finance and on Housing and Real Estate held a public hearing on the issue of predatory lending practices in March. Commissioner John Markowski was one of a group of individuals who testified at the hearing. The hearing also included testimony from representatives of the Woodstock Institute, National Training and Information Center (NTIC), the Greater Southwest Development Corporation, the City Treasurer's Office and the Department of Consumer Services, among others. The testimonies provided information on recent policy developments and the impact of predatory lending practices.

In 2000, Chicago became the first city to pass an anti-predatory lending ordinance, and this ordinance was used as the basis for the Illinois Anti-Predatory Lending Regulations that were codified by state legislation passed in 2003. However, proposed federal legislation, H.R. 833, threatens to preempt state and local consumer protections. This bill, sponsored by Representative Robert Ney (R-OH), proposes a federal standard that is significantly weaker than many of the state laws it would preempt.

The Ney bill has gained support from many members of the financial industry. However, the City of Chicago strongly opposes any attempt to preempt state or local predatory lending laws, unless the federal legislation provides protections that are at least as strong as the strongest state and local laws that would be preempted.





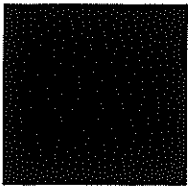
DOH Advocates for Rental Assistance Program in Springfield

In February, Commissioner Markowski advocated for the creation of a statewide rental subsidy program at a press conference in Springfield. The proposed legislation, H.B. 4100, would create a rental subsidy program to help make housing affordable for many very low-income citizens in Illinois. In his remarks, the commissioner emphasized the need for more resources for affordable housing and outlined the success of the Chicago Low Income Housing Trust Fund, which is the model for the proposed statewide program. He also utilized his time in Springfield to discuss the merits of H.B. 4100 with a number of legislators.

City Supports Cook County Resolution on Rental Subsidy Legislation

In March, the Cook County Board of Commissioners passed a resolution to formally support H.B. 4100, the Rental Housing Support Bill. DOH Senior Program Director Ellen Sahli testified in support of a statewide rental subsidy program on behalf of the City. Sahli described the model program, the Chicago Low Income Housing Trust Fund, to the Board, highlighting its efficiency and popularity. If passed, H.B. 4100 would add approximately \$11 million to the Chicago Low Income Housing Trust Fund annually, doubling the number of units it could subsidize.





APPENDICES



Department of Housing
2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level						Total Units	Per-Unit Cost	
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101+ %
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS												
MULTI-FAMILY REHAB & NEW CONSTRUCTION												
Multi-family Loans	\$ 36,567,000		\$ 36,567,000	274	86	259	72	27	22	5	745	\$ 49,100
HOME Multi-family Programs	\$ 26,611,000		\$ 26,611,000									
CDBG Multi-family Programs	\$ 8,756,000		\$ 8,756,000									
Affordable Housing Bond Initiative	\$ 1,200,000		\$ 1,200,000									
EDI Special Purpose Grant (S. Chicago Housing Initiative)	\$ 160,100		\$ 160,100	6	-	23	-	-	-	-	29	\$ 5,500
Affordable Rents for Chicago (ARC)	\$ 2,000,000	\$ 265,100	\$ 2,265,100	22	44	-	-	-	-	-	66	\$ 34,300
CHA Non-Leaseholder Initiative	\$ -	\$ 2,000,000	\$ 2,000,000	137	-	-	-	-	-	-	137	\$ 14,600
TIF Subsidies	\$ 6,000,000		\$ 6,000,000	163	16	27	23	7	24	7	267	\$ 22,500
Tax Credit Equity	\$ 65,000,000		\$ 65,000,000	625	191	323	223	56	4	1	1,423	\$ 45,700
Multi-family Mortgage Revenue Bonds	\$ 75,000,000		\$ 75,000,000	568	242	228	4	46	-	-	1,088	\$ 68,900
City Land (Multi-family)	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	
City Fee Waivers (Multi-family)	\$ 600,000		\$ 600,000	-	-	-	-	-	-	-	-	
Illinois Affordable Housing Tax Credit (value of donations)	\$ 4,400,000		\$ 4,400,000	380	-	208	140	22	-	-	750	\$ 5,900
RENTAL ASSISTANCE												
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 6,500,000		\$ 6,500,000	1,180	820	-	-	-	-	-	2,000	\$ 3,300
SAFETY & CODE ENFORCEMENT												
Heat Receivership	\$ 500,000		\$ 500,000	35	157	363	112	28	-	-	695	\$ 700
MULTI-FAMILY BUILDING STABILIZATION												
SRO Refi Rehab	\$ 500,000		\$ 500,000	-	200	-	-	-	-	-	200	\$ 2,500
Troubled Buildings Initiative	\$ 2,000,000	\$ (112,500)	\$ 1,887,500	-	-	378	378	-	-	-	756	\$ 2,500
HUD Mark to Market	\$ -	\$ -	\$ -	200	200	-	-	-	-	-	400	\$ -
HUD Mark Up to Market/Class S	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	
Property Stabilization Fund	\$ 400,000	\$ (20,000)	\$ 380,000	42	20	100	14	-	-	-	176	\$ 2,200
TIF-NIP (Multi-family)	\$ 2,000,000		\$ 2,000,000	-	-	116	95	99	-	-	310	\$ 6,500
CIC/CDFI Funding	\$ -	\$ 462,500	\$ 462,500	-	-	125	6	-	-	-	131	\$ 3,500
SITE ENHANCEMENT												
Site Improvements	\$ 1,000,000		\$ 1,000,000	170	96	197	112	100	20	5	700	\$ 1,400
Subtotal	\$ 202,627,100	\$ 2,595,100	\$ 205,222,200	3,802	2,072	2,347	1,179	385	70	18	9,873	
Less Multiple Benefits				(1,205)	(431)	(840)	(257)	(161)	(50)	(13)	(2,957)	
Net, Creation and Preservation of Affordable Rental	\$ 202,627,100	\$ 2,595,100	\$ 205,222,200	2,597	1,641	1,507	922	224	20	5	6,916	
Breakdown of income level distribution, % of net total												
				38%	24%	22%	13%	3%	0%	0%		

Department of Housing
2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level						Total Units	Per-Unit Cost	
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101 + %
TO PROMOTE AND SUPPORT HOMEOWNERSHIP												
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>												
New Homes for Chicago	\$ 2,500,000	\$ (125,000)	\$ 2,375,000	-	-	-	18	77	68	17	180	\$ 13,200
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ -	\$ -	\$ -	-	-	-	-	55	45	-	100	\$ -
City Land	\$ 1,240,000	\$ -	\$ 1,240,000	-	-	-	34	73	86	21	214	\$ 9,100
City Fee Waivers (Single-family)	\$ 200,000	\$ -	\$ 200,000	-	-	-	-	-	-	-	-	\$ -
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>												
Troubled Buildings Initiative (Single Family)	\$ 1,000,000	\$ -	\$ 1,000,000	-	-	10	25	25	-	-	60	\$ -
HUD Homes/Preserving Communities Together (PCT)	\$ -	\$ -	\$ -	-	-	8	21	21	-	-	50	\$ -
Asset Control Area	\$ 300,000	\$ -	\$ 300,000	-	-	-	5	5	-	-	10	\$ 30,000
<u>HOMEOWNERSHIP ASSISTANCE</u>												
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ -	\$ 75,000,000	-	-	53	67	90	278	137	625	\$ 120,000
Police Home Buyer Assistance	\$ 300,000	\$ (15,000)	\$ 285,000	-	-	-	-	-	29	28	57	\$ 5,000
Home Purchase Assistance	\$ 2,000,000	\$ 799,700	\$ 2,799,700	-	1	31	35	32	-	-	99	\$ 28,300
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 712,500	\$ 18,701,500	\$ 19,414,000	-	-	13	49	67	43	11	183	\$ 106,100
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 593,750	\$ 11,362,250	\$ 11,956,000	-	11	23	40	45	9	2	130	\$ 92,000
Subtotal	\$ 84,546,250	\$ 30,723,450	\$ 115,269,700	-	12	138	294	490	558	216	1,708	\$ -
Less Multiple Benefits				-	(1)	(48)	(91)	(135)	(178)	(66)	(519)	\$ -
Net, Promotion and Support of Homeownership	\$ 84,546,250	\$ 30,723,450	\$ 115,269,700	-	11	90	203	355	380	150	1,189	\$ -
Breakdown of income level distribution, % of net total												
				0%	1%	8%	17%	30%	32%	13%		\$ -
TO IMPROVE AND PRESERVE HOMES												
<u>Emergency Housing Assistance (EHAP)</u>												
H-RAIL	\$ 6,500,000	\$ -	\$ 6,500,000	94	373	483	-	-	-	-	950	\$ 6,800
Facade Improvements (City Blocks)	\$ 2,735,300	\$ -	\$ 2,735,300	98	286	206	52	15	-	-	657	\$ 4,200
TIF-NIP (Single-family)	\$ 1,200,000	\$ (194,300)	\$ 1,005,700	-	13	23	9	13	10	-	68	\$ 14,800
Neighborhood Lending Program: Home Improvement (NHS)	\$ 2,000,000	\$ -	\$ 2,000,000	18	37	78	26	33	29	29	250	\$ 8,000
Rehab Tax Credit	\$ 593,750	\$ 9,693,750	\$ 10,287,500	-	3	15	21	111	72	18	240	\$ 42,900
Bungalow Initiative	\$ 450,000	\$ -	\$ 450,000	-	-	-	3	14	-	13	30	\$ 15,000
	\$ 800,000	\$ -	\$ 800,000	-	-	63	73	158	101	25	420	\$ 1,900
Subtotal	\$ 14,279,050	\$ 9,499,450	\$ 23,778,500	210	712	868	184	344	212	85	2,615	\$ -
Less Multiple Benefits				-	-	(32)	(37)	(79)	(51)	(13)	(212)	\$ -
Net, Improvement and Preservation of Homes	\$ 14,279,050	\$ 9,499,450	\$ 23,778,500	210	712	836	147	265	161	72	2,403	\$ -
Breakdown of income level distribution, % of net total												
				9%	30%	35%	6%	11%	7%	3%		\$ -

Department of Housing
2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level						Total Units	Per-Unit Cost
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		
PROGRAMMATIC APPLICATION TBD											
GO Bonds	\$ 2,100,000	\$ -	\$ 2,100,000								
RESOURCE CHALLENGE											
Resource Challenge	\$ 20,000,000	\$ -	\$ 20,000,000	108	108	108	108	54	54	540	\$ 37,000
HOUSING PRODUCTION INITIATIVES: NET TOTAL	\$ 323,552,400	\$ 42,818,000	\$ 366,370,400	2,915	2,472	2,541	1,380	898	615	11,048	
Breakdown of income level distribution, % of net total											
OTHER INITIATIVES											
Delegate Agencies (Housing Resources Centers, Homeownership Housing Counseling Centers, Citywide Resource Centers, Capacity Building)	\$ 2,943,000	\$ -	\$ 2,943,000								
Relocation Program	\$ 10,000	\$ -	\$ 10,000								
Community Housing Development Organizations (CHDO)	\$ 800,000	\$ -	\$ 800,000								
Chicago Homeownership Assistance Program	\$ 600,000	\$ -	\$ 600,000								
Subtotal	\$ 4,353,000	\$ -	\$ 4,353,000								
OPERATING EXPENSES											
Administrative	\$ 18,309,050	\$ -	\$ 18,309,100								
GRAND TOTAL			\$ 389,032,500								

Department of Housing
2004 ESTIMATES OF PRODUCTION
 Units Accessing Multiple DOH Programs

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units		
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		101+ %	
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS										
<u>MULTI-FAMILY REHAB & NEW CONSTRUCTION</u>										
Multi-family Loans	100%	274	86	259	72	27	22	5	745	
Affordable Rents for Chicago (ARC)	100%	22	44	-	-	-	-	-	66	
TIF Subsidies	50%	80	8	14	12	4	12	4	134	
Multi-family Mortgage Revenue Bonds	85%	483	206	194	3	39	-	-	925	
Illinois Affordable Housing Tax Credit (value of donations)	50%	190	-	104	70	11	-	-	375	
<u>MULTI-FAMILY BUILDING STABILIZATION</u>										
Property Stabilization Fund	48%	20	10	48	7	-	-	-	85	
CIC/CDFI Funding	50%	-	-	63	3	-	-	-	66	
<u>SITE ENHANCEMENT</u>										
Site Improvements	80%	136	77	158	90	80	16	4	561	
		Subtotal	1,205	431	840	257	161	50	13	2,957
TO PROMOTE AND SUPPORT HOMEOWNERSHIP										
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>										
City Land	100%	-	-	-	34	73	86	21	214	
<u>HOME BUYER ASSISTANCE</u>										
City Mortgage Program (SF Mortgage Revenue Bonds)	33%	-	-	17	22	30	92	45	206	
Home Purchase Assistance	100%	-	1	31	35	32	-	-	99	
		Subtotal	-	1	48	91	135	178	66	519
TO IMPROVE AND PRESERVE HOMES										
<u>Bungalow Initiative</u>										
	50%	-	-	32	37	79	51	13	212	
		-	-	32	37	79	51	13	212	
		Subtotal	-	-	920	385	279	92	3,688	
GRAND TOTAL										

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 31 - March 31, 2004

	Total Funds Anticipated	2004 COMMITMENTS			Projected Units	2004 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS								
<u>MULTI-FAMILY REHAB & NEW CONSTRUCTION</u>								
Multi-family Loans	\$ 36,567,000	\$ 6,661,448	\$ 6,661,448	18%	176	176	24%	
EDI Special Purpose Grant (S. Chicago Housing Initiative)	\$ 160,100	\$ 160,100	\$ 160,100	100%	29	29	100%	
Affordable Rents for Chicago (ARC)	\$ 2,265,100	\$ 700,000	\$ 700,000	31%	28	28	42%	
CHA Non-Leaseholder Initiative	\$ 2,000,000	\$ 1,080,701	\$ 1,080,701	54%	74	74	54%	
TIF Subsidies	\$ 6,000,000	\$ 204,219	\$ 204,219	3%	137	137	51%	
Tax Credit Equity	\$ 65,000,000	\$ -	\$ -	0%	-	-	0%	
Multi-family Mortgage Revenue Bonds	\$ 75,000,000	\$ -	\$ -	0%	-	-	0%	
City Land (Multi-family)	\$ 1,080,000	\$ 1,080,000	\$ 1,080,000		65	65		
City Fee Waivers (Multi-family)	\$ 600,000	\$ 64,240	\$ 64,240	11%	176	176		
Illinois Affordable Housing Tax Credit (value of donations)	\$ 4,400,000	\$ 470,540	\$ 470,540	11%	137	137	18%	
<u>RENTAL ASSISTANCE</u>								
Low-income Housing Trust Fund Rental Subsidy Program	\$ 6,500,000	\$ 7,348,167	\$ 7,348,167	113%	2,018	2,018	101%	
<u>SAFETY & CODE ENFORCEMENT</u>								
Heat Receivership	\$ 500,000	\$ 138,202	\$ 138,202	28%	276	276	40%	
<u>MULTI-FAMILY BUILDING STABILIZATION</u>								
SRO Refi Rehab	\$ 500,000	\$ 100,000	\$ 100,000	20%	40	40	20%	
Troubled Buildings Initiative	\$ 1,887,500	\$ -	\$ -	0%	348	348	46%	
HUD Mark to Market	\$ -	\$ 517,242	\$ 517,242		100	100	25%	
HUD Mark Up to Market/Class S	\$ -	\$ -	\$ -		-	-	0%	
Property Stabilization Fund	\$ 380,000	\$ -	\$ -	0%	176	176	0%	
TIF-NIP (Multi-family)	\$ 2,000,000	\$ 60,000	\$ 60,000	3%	310	6	2%	
CIC/CDFI Funding	\$ 462,500	\$ 153,000	\$ 153,000	33%	131	34	26%	
<u>SITE ENHANCEMENT</u>								
Site Improvements	\$ 1,000,000	\$ 55,000	\$ 55,000	6%	41	41	6%	
Subtotal	\$ 205,222,200	\$ 18,792,859	\$ 18,792,859		9,873	3,685		
(less Multiple Benefits)					(2,957)	(707)		
Net, Creation and Preservation of Affordable Rental	\$ 205,222,200	\$ 18,792,859	\$ 18,792,859	9%	6,916	2,978	43%	

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 31 - March 31, 2004

	Total Funds Anticipated	2004 COMMITMENTS			Projected Units	2004 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
TO PROMOTE AND SUPPORT HOMEOWNERSHIP								
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>								
New Homes for Chicago	\$ 2,375,000	\$ -	\$ -	0%	180	-	-	0%
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 1,940,000	\$ 2,253,332	\$ 2,253,332	43%	100	26	26	26%
City Land	\$ 200,000	\$ 837,300	\$ 837,300	20%	214	68	68	32%
City Fee Waivers (Single Family)		\$ 40,800	\$ 40,800			68	68	
<u>SITE ENHANCEMENT</u>								
Site Improvements	\$ -	\$ 68,000	\$ 68,000			33	33	
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>								
Troubled Buildings Initiative (Single Family)	\$ 1,000,000	\$ -	\$ -	0%	60	-	-	0%
HUD Homes/Preserving Communities Together (PCT)	\$ -	\$ -	\$ -		50	6	6	
Asset Control Area	\$ 300,000	\$ -	\$ -	0%	10	-	-	0%
<u>HOMEOWNERSHIP ASSISTANCE</u>								
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ 3,442,305	\$ 3,442,305	5%	625	28	28	4%
Police Home Buyer Assistance	\$ 285,000	\$ 15,000	\$ 15,000	5%	57	3	3	5%
Home Purchase Assistance	\$ 2,799,700	\$ 240,000	\$ 240,000	9%	99	13	13	13%
Home Purchase Assistance - EZ/EC		\$ 40,000	\$ 40,000			13	13	
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 19,414,000	\$ 6,892,572	\$ 6,892,572	36%	183	65	65	36%
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 11,956,000	\$ 716,772	\$ 716,772	6%	130	26	26	20%
Subtotal	\$ 115,269,700	\$ 14,546,081	\$ 14,546,081		1,708	349	349	
(less Multiple Benefits)					(519)	(145)	(145)	
Net, Promotion and Support of Homeownership	\$ 115,269,700	\$ 14,546,081	\$ 14,546,081	13%	1,189	204	204	17%

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 31 - March 31, 2004

	Total Funds Anticipated	2004 COMMITMENTS			Projected Units	2004 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
TO IMPROVE AND PRESERVE HOMES								
Emergency Housing Assistance (EHAP)	\$ 6,500,000	\$ 1,116,887	\$ 1,116,887	17%	328	328	35%	
H-RAIL	\$ 2,735,300	\$ 121,085	\$ 121,085	4%	40	40	6%	
Facade Improvements (City Blocks)	\$ 1,005,700	\$ 542,917	\$ 542,917	54%	80	80	118%	
EZ Single-family Preservation/Facade		\$ 14,077	\$ 14,077		10	10		
TIF-NIP (Single-family)	\$ 2,000,000	\$ 378,648	\$ 378,648	19%	57	57	23%	
Neighborhood Lending Program: Home Improvement (NHS)	\$ 10,287,500	\$ 1,788,393	\$ 1,788,393	17%	240	25	10%	
Rehab Tax Credit	\$ 450,000	\$ 133,190	\$ 133,190	30%	30	4		
Bungalow Initiative	\$ 800,000	\$ 415,046	\$ 415,046	52%	420	95	23%	
Subtotal	\$ 23,778,500	\$ 4,510,243	\$ 4,510,243		2,615	639		
(less Multiple Benefits)					(212)	(52)		
Net, Improvement and Preservation of Homes	\$ 23,778,500	\$ 4,510,243	\$ 4,510,243	19%	2,403	587	24%	
PROGRAMMATIC APPLICATION TBD								
GO Bonds	\$ 2,100,000	\$ -	\$ -	0%	-	-		
RESOURCE CHALLENGE								
Resource Challenge	\$ 20,000,000	\$ -	\$ -	0%	540	-		
NET GRAND TOTAL	\$ 366,370,400	\$ 37,849,183	\$ 37,849,183	10%	11,048	3,769	34%	

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1, 2004 - March 31, 2004

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS								
MULTI-FAMILY REHAB & NEW CONSTRUCTION								
Multi-family Loans	6	78	92	-	-	-	-	176
EDI Special Purpose Grant (S. Chicago Housing Initiative)	6	-	23	-	-	-	-	29
Affordable Rents for Chicago (ARC)	-	28	-	-	-	-	-	28
CHA Non-Leaseholder Initiative	74	-	-	-	-	-	-	74
TIF Subsidies	-	78	59	-	-	-	-	137
Tax Credit Equity	-	-	-	-	-	-	-	-
Multi-family Mortgage Revenue Bonds	-	-	-	-	-	-	-	-
City Land (Multi-family)	6	-	23	36	-	-	-	65
City Fee Waivers (Multi-family)	6	78	92	-	-	-	-	176
Illinois Affordable Housing Tax Credit (value of donations)	-	78	59	-	-	-	-	137
RENTAL ASSISTANCE								
Low-Income Housing Trust Fund Rental Subsidy Program	1,179	839	-	-	-	-	-	2,018
SAFETY & CODE ENFORCEMENT								
Heat Receivership	15	62	145	44	10	-	-	276
MULTI-FAMILY BUILDING STABILIZATION								
SRO Refi Rehab	-	40	-	-	-	-	-	40
Troubled Buildings Initiative	-	-	348	-	-	-	-	348
HUD Mark to Market	100	-	-	-	-	-	-	100
HUD Mark Up to Market/Class S	-	-	-	-	-	-	-	-
Property Stabilization Fund	-	-	-	-	-	-	-	-
TIF-NIP (Multi-family)	-	-	6	-	-	-	-	6
CIC/CDFI Funding	-	-	34	-	-	-	-	34
SITE ENHANCEMENT								
Site Improvements	10	6	12	7	6	-	-	41
Subtotal	1,402	1,287	893	87	16	-	-	3,685
(less Multiple Benefits)	(26)	(345)	(325)	(6)	(5)	-	-	(707)
Net, Creation and Preservation of Affordable Rental	1,376	942	568	81	11	-	-	2,978
% of category subtotal	46%	32%	19%	3%	0%	0%	0%	

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1, 2004 - March 31, 2004

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP							
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>							
New Homes for Chicago	-	-	-	-	-	-	-
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	14	12	26
City Land	-	-	-	17	17	34	68
City Fee Waivers (Single-family)	-	-	-	17	17	34	68
<u>SITE ENHANCEMENT</u>							
Site Improvements	8	5	9	5	5	1	33
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>							
Troubled Buildings Initiative (Single Family)	-	-	-	-	-	-	-
HUD Homes/Preserving Communities Together (PCT)	-	-	-	3	3	-	6
Asset Control Area	-	-	-	-	-	-	-
<u>HOMEOWNERSHIP ASSISTANCE</u>							
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	1	3	4	10	28
Police Home Buyer Assistance	-	-	-	-	-	-	3
Home Options	-	-	-	-	-	-	-
Home Purchase Assistance	-	-	4	8	1	-	13
Home Purchase Assistance - EZ/EC	-	-	4	8	1	-	13
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	-	-	14	9	22	17	65
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	-	1	6	5	5	5	26
Subtotal	8	6	38	75	89	113	349
(less Multiple Benefits)	(8)	(5)	(18)	(41)	(28)	(41)	(145)
Net, Promotion and Support of Homeownership	-	1	20	34	61	72	204
% of category subtotal	0%	0%	10%	17%	30%	35%	8%

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1, 2004 - March 31, 2004

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
TO IMPROVE AND PRESERVE HOMES								
Emergency Housing Assistance (EHAP)	50	139	139	-	-	-	-	328
H-RAIL	1	13	24	2	-	-	-	40
Facade Improvements (City Blocks)	-	15	27	11	15	12	-	80
EZ Single-family Preservation/Facade	-	3	3	1	1	2	-	10
TIF-NIP (Single-family)	4	8	18	6	7	7	7	57
Neighborhood Lending Program: Home Improvement (NHS)	-	-	2	3	18	-	2	25
Rehab Tax Credit	-	-	-	-	1	2	1	4
Bungalow Initiative	-	-	14	17	36	-	28	95
Subtotal	55	178	227	40	78	23	38	639
(less Multiple Benefits)	-	-	(7)	(10)	(20)	(1)	(14)	(52)
Net, Improvement and Preservation of Homes	55	178	220	30	58	22	24	587
% of category subtotal	9%	30%	37%	5%	10%	4%	4%	
PROGRAMMATIC APPLICATION TBD								
GO Bonds	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-
NET GRAND TOTAL	1,431	1,121	808	145	130	94	40	3,769
	38%	30%	21%	4%	3%	2%	1%	

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS
 January 1, 2004 - March 31, 2004

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units	Funding source under which units were initially counted	
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101+ %
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS										
<u>MULTI-FAMILY REHAB & NEW CONSTRUCTION</u>										
Multi-family Loans	100%	-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
EDJ Special Purpose Grant	100%	6	-	23	-	-	-	-	29	Multi-family Loans
ARC	100%	-	28	-	-	-	-	-	28	IL Affordable Housing Tax Credit (2003)
TIF Subsidies	100%	-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
Illinois Affordable Housing Tax Credit	100%	-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
City Land	100%	6	-	23	-	-	-	-	29	Multi-family Loans
City Fee Waivers	100%	-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
1826 S. Central Park	100%	-	-	10	-	-	-	-	10	Multi-family Loans
<u>SITE ENHANCEMENT</u>										
Site Improvements	80%	8	5	10	6	5	-	-	34	
Subtotal		26	345	325	6	5	-	-	707	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP										
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>										
City Fee Waivers		-	-	-	17	17	34	-	68	City Land (Single-family)
<u>SITE ENHANCEMENT</u>										
Site Improvements	100%	8	5	9	5	5	1	-	33	
<u>HOMEOWNERSHIP ASSISTANCE</u>										
City Mortgage Program / MCC	100%	-	-	1	3	4	6	4	18	Neighborhood Lending Program
Home Purchase Assistance	100%	-	-	4	8	1	-	-	13	
Home Purchase Assistance- EZ/EC	100%	-	-	4	8	1	-	-	13	
Subtotal		8	5	18	41	28	41	4	145	
TO IMPROVE AND PRESERVE HOMES										
<u>Rehab Tax Credit</u>										
NHS	100%	-	-	-	1	2	1	-	4	Neighborhood Lending Program
Bungalow Initiative	50%	-	-	7	9	18	-	14	48	Bungalow Initiative
Subtotal		-	-	7	10	20	1	14	52	
GRAND TOTAL										
		34	350	350	57	53	42	18	904	

CITY OF CHICAGO, DEPARTMENT OF HOUSING
SUMMARIES OF LOANS APPROVED BY CITY COUNCIL
FIRST QUARTER, 2004

ATTACHMENTS

Casa Kirk Apartments

Casa Kirk, Inc. (The Claretian Associates/Interfaith Housing Development Corporation)

9100 block of South Buffalo

Leland Apartments

Leland Limited Partnership (Century Place Development Corp.)

1201-13 West Leland Avenue

**CITY OF CHICAGO, DEPARTMENT OF HOUSING
PROJECT SUMMARY**

FIRST QUARTER, 2004

Name of Borrower / Developer: Casa Kirk, Inc.

For-Profit / Not-for-profit: An Illinois not-for-profit corporation, comprised of The Claretian Associates and Interfaith Housing Development Corporation, both Illinois not-for-profit corporations

Project Name / Address: Casa Kirk Apartments
9100 block of South Buffalo

Ward / Alderman: 10 / Alderman John Pope

Community Area: South Chicago

City Council Approval: March 31, 2004

Type of Project: New construction of a 3-story building with 29 two-, three- and four-bedroom units for low-income and formerly homeless families, including 6 units for homeless with special needs.

DOH LOAN

Amount: up to \$5,000,000
Rate: 0%
Maturity: 30 years
Repayment: Deferred; balloon payment upon sale or refinancing
Security: 2nd mortgage/recourse limited to Developer's Fee

UNIT MIX / RENTS

Type	Number	Monthly Rent	Income Levels Served
2 Bedroom	3	* \$ 800	0-15%
3 Bedroom	23	\$ 825	31-50%
4 Bedroom	3	* \$ 1,050	0-15%
TOTAL	29		

* Under the Shelter Plus Care program, which is in effect initially for five years, a tenant only pays 30% of his/her monthly income. \$333,000 is committed through the Chicago Department of Human Services' 1/2/2002 agreement with IHDC.

Utilities: Owner pays utilities in all Shelter Plus Care special needs units; in all others, tenants pay electric and heating.

Accessible: 2 units

Adaptable: 4 units

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$ 68,000	\$ 2,345	1.04%
Hard Costs	\$ 5,183,982	\$ 178,758	79.28%
Soft Costs	\$ 787,041	\$ 27,139	12.04%
Developer's Fee	\$ 500,025	\$ 17,242	7.65%
TOTAL:	\$ 6,539,048	\$ 225,484	100.00%

PROJECT FINANCING

Sources	Amount	Per Unit	Percent of Project
IHDA	\$ 1,250,000	\$ 43,103	19.12%
DOH	\$ 4,528,948	\$ 156,171	69.26%
FHLB	\$ 500,000	\$ 17,241	7.65%
Allstate	\$ 50,000	\$ 1,724	0.76%
DOH (EDI Special Purpose Grant)	\$ 160,100	\$ 5,521	2.45%
HUD SHP	\$ 50,000	\$ 1,724	0.76%
TOTAL:	\$ 6,539,048	\$ 225,484	100.00%

**CITY OF CHICAGO, DEPARTMENT OF HOUSING
PROJECT SUMMARY**

FIRST QUARTER, 2004

Name of Borrower / Developer: Leland Limited Partnership

For-Profit / Not-for-profit: For-profit. Leland Neighborhood Development Corp., a taxable not-for-profit corporation, will be the General partner. The only member of the General Partner is Heartland Housing, Inc., d/b/a Century Place Development Corp. (HHI), an Illinois not-for-profit corporation, the developer and sponsor. National Equity Fund will provide the limited partner investors.

Project Name / Address: Leland Apartments
1201-13 West Leland Avenue

Ward / Alderman: 46 / Alderman Helen Shiller

Community Area: Uptown

City Council Approval: March 31, 2004

Type of Project: Rehabilitation of an existing SRO building into 137 units of SRO housing for low- and very low-income individuals.

DOH LOAN

Amount: up to \$1,632,500 (CDBG, GO Bonds and/or Program Income)
Rate: 0%
Maturity: 20 years
Repayment: No monthly payment; balloon payment at maturity.
Security: 2nd mortgage

ILLINOIS AFFORDABLE HOUSING TAX CREDITS

Tax Credits: \$456,000 (Year 2003)
Resources Generated: \$912,000 (Note: IHDA's additional credits, \$625,000, leveraged total donations of \$2,175,000)

UNIT MIX / RENTS

Type	Number	Monthly Rent	Income Levels Served
CHO Studios	50	\$ 385	16-30%
Efficiencies (ARC)	28	\$ 279	16-30%
Efficiencies	29	\$ 465	31-50%
Large Studios	16	\$ 556	31-50%
1-br (RHI Section 8)	14	\$ 770	31-50%
TOTAL	137		

Utilities: Owner pays for all utilities.
 Accessible/Adaptable: 45 units

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$ 3,798,242	\$ 27,724	26.06%
Hard Costs	\$ 7,955,816	\$ 58,072	54.59%
Soft Costs	\$ 1,919,336	\$ 14,010	13.17%
Developer's Fee	\$ 900,398	\$ 6,572	6.18%
TOTAL:	\$ 14,573,792	\$ 106,378	100.00%

PROJECT FINANCING

Sources	Amount	Rate	Term / Amort	Per Unit	Percent of Project
Bridgeview Bank	\$ 2,982,840	8%	20/30	\$ 21,773	20.47%
DOH	\$ 1,632,500	0%	20/NA	\$ 11,916	11.20%
IHDA	\$ 750,000	0%	20/NA	\$ 5,474	5.15%
HUD	\$ 667,000		20	\$ 4,869	4.58%
FHLB	\$ 500,000	NA	NA	\$ 3,650	3.43%
TIF	\$ 204,219	NA	23	\$ 1,491	1.40%
CIC/SRO Refi Rehab *	\$ 100,000	NA	NA	\$ 730	0.69%
Cash Donations	\$ 2,175,000	NA	NA	\$ 15,876	14.92%
Equity- National Equity Fund	\$ 5,424,235	NA	NA	\$ 39,593	37.22%
Deferred Developer Fee	\$ 137,898	NA	NA	\$ 1,007	0.95%
General Partner Equity	\$ 100	NA	NA	\$ 1	0.00%
TOTAL:	\$ 14,573,792			\$ 106,378	100.00%

CITY OF CHICAGO, DEPARTMENT OF HOUSING

**LOAN CLOSINGS – FIRST QUARTER
JANUARY 1, 2004 – MARCH 31, 2004**

<u>Project / Developer</u>	<u>City Council Approval Date</u>	<u>Loan Closing Date</u>
Renaissance St. Luke's Senior Housing <i>RRG Development/St. Luke's Lutheran Church</i> 1501-15 W. Belmont Ave.	September 3, 2003	January 22, 2004
Wentworth Commons <i>Lakefront Supportive Housing</i> 11045 S. Wentworth Ave.	November 3, 2003	February 11, 2004
Roosevelt Towers Phase I <i>Roosevelt Towers I, LLC/Boulevard Realty Services Corp.</i> 3440 W. Roosevelt Rd.	November 13, 2002	March 25, 2004
Madden Park Wells 1A (Oakwood Shores Phase 1A) <i>Madden Wells Phase 1A LP/The Community Builders/Granite</i> 38 th and S. Ellis Ave.	April 9, 2003	March 30, 2004

Department of Housing
2004 MULTI-FAMILY LOAN RECIPIENTS
 January 1 - March 31, 2004

Quarter Approved	Development Name	Developer	Primary Project Address	Loan Amount	Total Units	Units by Income Level				
						0-15%	16-30%	31-50%	51-60%	61-80%
1st	Casa Kirk	Casa Kirk, Inc. (Clarelian Associates / Interfaith Housing Development Corp.)	9100 S. Buffalo	\$ 4,528,948	29	6	-	23	-	-
1st	Leland Apartments	Leland Limited Partnership (Hearland Housing, Inc. / Century Place Development Corp.)	1201-13 W. Leland	\$ 1,632,500	137	-	78	59	-	-
1st	1826 South Central Park	Roosevelt and Minnie Harris (Joint Lenders)	1826 S. Central Park	\$ 500,000	10	-	-	10	-	-
TOTAL				\$ 6,661,448	176	6	78	92	-	-

Department of Housing
AFFORDABLE RENTS FOR CHICAGO (ARC) RECIPIENTS
 January 1 - March 31, 2004

Project Name/Organization	Date Approved	Project Address	Amount of ARC Loan	Number of Units Receiving Assistance & Breakdown of Reduced		Income Level Served	
				28 SROs from \$465 tp \$279	0	0-15%	16-30%
Leland Apartments / Heartland Housing, Inc.	02/10/04	1201-13 W. Leland	\$ 700,000	28	0	0	28
TOTAL			\$ 700,000	28	0	0	28

Department of Housing
ILLINOIS AFFORDABLE HOUSING TAX CREDIT RECIPIENTS
 State Fiscal Years 2003 and 2004

Project	Sponsor	Project Address	Tax Credit Year	Tax Credit Reservation	Resources Generated	Units	Units by Income Level					
							0-15%	16-30%	31-50%	61-80%	81-120%	
Leland Apartments	Century Place Development Corp.	1201-13 W. Leland	2003	\$ 235,270	\$ 470,540	137	-	78	59	-	-	
TOTAL APPROVED TAX CREDIT PROJECTS							137	-	78	59	-	-

* Additional credits to those reported in 2003.

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
 January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Belmontes, Maria Isabel 1544 N. Bosworth	\$4,200	1 unit(s) 1 br: 1, \$850 to \$500	1: 0-15%	1	24, West Town
Bickerdike Redevelopment Corporation 1567-1569 N. Hayne	\$38,400	16 unit(s) SROs: 16, \$300 to \$100	16: 0-15%	1	24, West Town
Hernandez, Monserrate 2540 W. Augusta	\$11,760	2 unit(s) 3 br: 1, \$735 to \$325 and 1, \$735 to \$165	1: 0-15% 1: 16-30%	1	24, West Town
Hernandez, Monserrate 2500 W. Thomas	\$12,540	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$700 to \$165	2: 0-15%	1	24, West Town
L.U.C.H.A. 1318 N. Rockwell	\$9,504	6 unit(s) 2 br: 3, \$370 to \$270 and 3, \$410 to \$275	6: 16-30%	1	24, West Town
L.U.C.H.A. 1456 N. Rockwell	\$5,808	4 unit(s) 2 br: 2, \$522-\$533 to \$270-\$427 3 br: 2, \$527-\$604 to \$427-\$469	4: 16-30%	1	24, West Town
L.U.C.H.A. 1414-1418 N. Washtenaw	\$8,292	4 unit(s) 1 br: 1, \$533 to \$433 2 br: 1, \$420-\$588 to \$260-\$428 3 br: 2, \$644 to \$479	4: 16-30%	1	24, West Town
L.U.C.H.A. 1451 N. Washtenaw	\$3,696	2 unit(s) 2 br: 1, \$420 to \$320 and 1, \$485 to \$350	2: 16-30%	1	24, West Town
Wicker Park Place Ltd. Part. C/O Renaissance Realty Group, Inc. 1527-1531 N. Wicker Park	\$78,480	30 unit(s) Studios: 30, \$3 to \$110-\$115	30: 0-15%	1	24, West Town
Rodriguez, Margarita 1019 N. Francisco	\$7,056	1 unit(s) 2 br: 1, \$1000 to \$412	1: 16-30%	1	23, Humboldt Park
Lakefront SRO 1521 S. Wabash	\$79,620	35 unit(s) SROs: 20, \$286 to \$75 and 15, \$286 to \$125	35: 0-15%	2	33, Near South Side
Barnes Real Estate 4749 S. Throop	\$7,380	1 unit(s) 3 br: 1, \$825 to \$210	1: 0-15%	3	61, New City
Barnes Real Estate 929 W. 54th Place	\$8,580	1 unit(s) 3 br: 1, \$980 to \$265	1: 0-15%	3	61, New City
Burton, Stephanie 1709 W. 50th Place	\$4,020	1 unit(s) 2 br: 1, \$500 to \$165	1: 0-15%	3	61, New City
Jackson, Sammie 4945 S. Halsted	\$5,940	1 unit(s) 3 br: 1, \$820 to \$325	1: 16-30%	3	61, New City

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	5 unit(s) 2 br: 3, \$505 to \$140 3 br: 2, \$575 to \$325	3: 0-15% 2: 16-30%	3	38, Grand Boulevard
Barnes Real Estate 4637 S. Prairie	\$9,504	1 unit(s) 2 br: 1, \$900 to \$108	1: 0-15%	3	68, Englewood
Barnes Real Estate 4824 S. Prairie	\$17,520	2 unit(s) 5 br: 2, \$1000 to \$260- \$280	2: 16-30%	3	68, Englewood
Drexel L.P. C/O Realty and Mortgage 4611 S. Drexel	\$53,640	10 unit(s) 2 br: 10, \$597 to \$150	10: 0-15%	4	39, Kenwood
CMHDC 5154 S. King Drive	\$6,120	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	4	38, Grand Boulevard
Holsten Management 4659 S. Drexel	\$83,160	49 unit(s) Studios: 4, \$325 to \$225 and 19, \$425 to \$275 1 br: 26, \$525 to \$375	49: 16-30%	4	39, Kenwood
Kenwood-Oakland Ltd. Part. 4341 S. Greenwood 4358 S. Lake Park	\$19,464	2 unit(s) 4 br: 2, \$996 to \$185	2: 0-15%	4	39, Kenwood
Oates, Beuonna 4340 S. Lake Park	\$10,500	1 unit(s) 4 br: 1, \$887 to \$185	1: 0-15%	4	39, Kenwood
Oates, Beuonna 5658 S. Bishop	\$5,100	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	4	67, West Englewood
SSG Ltd. Part. C/O IMC Property Management 4433-4437 S. Greenwood	\$42,336	10 unit(s) 2 br: 6, \$518 to \$140 3 br: 4, \$640 to \$325	6: 0-15% 4: 16-30%	4	39, Kenwood
Barne Real Estate 3840-2 S. King Drive	\$32,460	5 unit(s) 1 br: 3, \$600 to \$125 2 br: 2, \$725 to \$140	5: 0-15%	4	41, Hyde Park
41st and Ellis LP 4119-29 E. Ellis 1029 E. 41st Place	\$5,280	1 unit(s) 1 br: 1, \$900 to \$460	1: 16-30%	4	38, Garfield Boulevard
South Ingleside LP 4746 S. Ingleside 4737-39 S. Ingleside	\$5,640	1 unit(s) 1 br: 1, \$600 to \$130	1: 0-15%	4	39, Kenwood
EPAX Ltd. Part. C/O IMC Property Management 7024 S. Paxton	\$51,768	8 unit(s) 2 br: 5, \$645 to \$150 3 br: 3, \$763 to \$150	8: 0-15%	5	43, South Shore

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Family Rescue 6820-6830 S. Ridgeland	\$82,710	22 unit(s) 2 br: 22, \$375-\$450 to \$120	22: 0-15%	5	43, South Shore
Brown, L. Chandra 1948 E. 73rd St.	\$5,220	1 unit(s) 3 br: 1, \$770 to \$325	1: 16-30%	5	43, South Shore
LPSS South Shore Manor C/O IMC Property Management 3258 E. 70th Place	\$46,464	11 unit(s) 1 br: 11, \$502 to \$150	11: 0-15%	5	43, South Shore
Wilbour Sandy 6511 S. Blackstone	\$5,724	1 unit(s) 2 br: 1, \$1,000 to \$523	1: 16-30%	5	42, Woodlawn
O'Keefe Courts LP 6936-44 S. Clyde 4737-39 S. Ingleside	\$4,920	1 unit(s) 3 br: 1, \$750 to \$340	1: 16-30%	5	43, South Shore
Barnes Real Estate 7531 S. Eberhart	\$7,896	1 unit(s) 5 br: 1, \$1093 to \$435	1: 0-15%	6	69, Greater Grand Crossing
Criddell, Clarke 7240 S. Sangamon	\$5,700	1 unit(s) 2 br: 1, \$1,000 to \$525	1: 16-30%	6	68, Englewood
Kennedy, Sonia 57 W. 74th St.	\$6,000	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	6	69, Greater Grand Crossing
Payne, Charles 7331 S. Vernon	\$5,160	1 unit(s) 1 br: 1, \$750 to \$320	1: 16-30%	6	69, Greater Grand Crossing
Marsh, Mary Ann & Reginald 7538 S. Rhodes	\$5,832	1 unit(s) 4 br: 1, \$886 to \$400	1: 16-30%	6	69, Greater Grand Crossing
Eggleston C/O IMC Property Management 443 W. 75th 7502-06 S. Eggleston	\$21,000	5 unit(s) 3 br: 5, \$700 to \$250	5: 16-30%	6	69, Greater Grand Crossing
El-Amin, Ayesha 8283 S. Saginaw	\$7,500	1 unit(s) 4 br: 1, \$850 to \$225	1: 16-30%	7	46, South Chicago
Harper, Louise 2668 E. 78th	\$8,208	2 unit(s) 2 br: 1, \$690 to \$446 and 1, \$690 to \$250	1: 0-15% 1: 16-30%	7	43, South Shore
Herron Enterprises 7700 S. Essex	\$22,656	4 unit(s) 2 br: 2, \$675 to \$300 and 2, \$790 to \$365	4: 16-30%	7	43, South Shore
All Properties Real Estate, Inc. 3004 E. 78th St.	\$7,164	1 unit(s) 2 br: 1, \$750 to \$165	1: 0-15%	7	43, South Shore

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
 January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
All Properties Real Estate, Inc. 6800-02 s. Clyde 2047-55 E. 68th	\$7,164	1 unit(s) 1 br: 1, \$762 to \$165	1: 16-30%	7	43, South Shore
King-Essex Apts. C/O IMC Property Management 7600 S. Essex	\$50,820	11 unit(s) 2 br: 9, \$555 to \$140 3 br: 2, \$575 to \$325	9: 0-15% 2: 16-30%	7	43, South Shore
Kingston Apt. C/O IMC Property Management 7436 S. Kingston	\$16,680	6 unit(s) 2 br: 3, \$500 to \$275 and 2, \$490 to \$275 3 br: 1, \$610 to \$325	6: 16-30%	7	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	\$5,700	1 unit(s) 2 br: 1, \$700 to \$225	1: 0-15%	7	43, South Shore
Orebiyi, Samuel & Wanda 7637 S. Essex	\$5,220	1 unit(s) 2 br: 1, \$575 to \$140	1: 0-15%	7	43, South Shore
Nwanah, Patrick 7827 S. Colfax	\$7,164	1 unit(s) 2 br: 1, \$750 to \$190	1: 0-15%	7	43, South Shore
Pugh, Arnold and Perneice Pugh 7838 S. Phillips	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	7	43, South Shore
Soez, Angela 7838 S. Colfax	\$29,100	5 unit(s) 3 br: 5, \$650 to \$165	5: 16-30%	7	43, South Shore
Wright, Marcella 6845 S. Ridgeland	\$5,700	1 unit(s) 3 br: 1, \$1,000 to \$525	1: 16-30%	7	43, South Shore
Monroe, Toni 7337 South Shore Dr.	\$8,160	1 unit(s) 2 br: 1, \$870 to \$190	1: 0-15%	7	43, South Shore
Jean, Hector 2815 E. 76th St.	\$7,020	1 unit(s) 4 br: 1, \$790 to \$205	1: 16-30%	7	43, South Shore
Sutton, Darrin 2801 E. 77th Place	\$7,800	1 unit(s) 3 br: 1, \$1,100 to \$450	1: 16-30%	7	43, South Shore
Barnes, James 8736 S. Crandon	\$4,800	1 unit(s) 3 br: 1, \$800 to \$400	1: 16-30%	8	48, Calumet Heights
Love, Ronald 8112 S. Bennett Ave.	\$8,640	1 unit(s) 4 br: 1, \$1200 to \$480	1: 16-30%	8	45, Avalon Park
Peel, Armel 851 E. 87th Place	\$7,920	1 unit(s) 2 br: 1, \$900 to \$240	1: 0-15%	8	43, South Shore

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
 January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Great American Realty, Inc. 1342 W. 82nd 1504 W. 81st	\$20,700	4 unit(s) 1 br: 1, \$610 to \$290 and 1, \$610 to \$175 2 br: 1, \$750 to \$320 and 1, \$750 to \$190	2: 0-15% 2: 16-30%	8	46, South Chicago
Chester Reason 7955 S. Kenwood	\$4,680	1 unit(s) 3 br: 1, \$650 to \$260	1: 16-30%	8	45, Avalon Park
Harris, Brenda 445 E. 133rd	\$8,580	1 unit(s) 3 br: 1, \$900 to \$185	1: 0-15%	9	54, Riverdale
Thompson, Teresa 729 W. 59th Street	\$8,880	1 unit(s) 4 br: 1, \$950 to \$210	1: 0-15%	9	49, Roseland
Washington, Major 10949-10951 S. Vernon	\$4,800	1 unit(s) 2 br: 1, \$540 to \$140	1: 0-15%	9	49, Roseland
YMCA of Metro Chicago 4 E. 111th St.	\$155,368	50 unit(s) SROs: 21, \$296 to \$30 and 29, \$296 to \$125-\$190	50: 0-15%	9	49, Roseland
Boardman, William & Christina 8707 S. Escanaba	\$9,360	3 unit(s) 2 br: 3, \$5555 -\$465 to \$235-\$180	3: 0-15%	10	46, South Chicago
Rehab South Chicago C/O Clarefians Associates 3251 E. 91st St.	\$8,724	3 unit(s) 3 br: 1, \$477 to \$130 and 1, \$430 to \$330 4 br: 1, \$655 to \$375	1: 0-15% 2: 16-30%	10	46, South Chicago
Patria Partners, LLC 5925 S. Marshfield	\$9,600	1 unit(s) 3 br: 1, \$1170 to \$370	1: 16-30%	10	46, South Chicago
South East Little Village Ltd. Part. U.N.O. 3066 E. 92nd St. 9001 S. Muskegan	\$18,360	6 unit(s) 2 br: 2, \$385 to \$140 3 br: 4, \$425 to \$165	6: 0-15%	10	46, South Chicago
9001 Commercial Building 9001 S. Commercial	\$22,500	4 unit(s) 2 br: 3, \$650 to \$215-\$190 and 1, \$760 to \$215	1: 0-15% 3: 16-30%	10	46, South Chicago
8954-56 Commercial Ave. Building LP	\$18,900	3 unit(s) 3 br: 1, \$600 to \$240 4 br: 2, \$605-\$775 to \$200-\$255	3: 0-15%	10	46, South Chicago
8954 S. Commercial Villa Guadalupe Senior Services, Inc. Clarefian Associates 3201 E. 91st St.	\$145,744	42 unit(s) Studios: 1, \$415 to \$205 1 br: 41, \$480-\$620 to \$240-\$290	42: 16-30%	10	46, South Chicago

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Ellis, James 12023 S. Yale	\$7,650	1 unit(s) 3 br: 1, \$1071 to \$441	1: 16-30%	10	46, South Chicago
Barnes Real Estate 2310 S. Sacramento	\$6,120	1 unit(s) 1 br: 1, \$800 to \$175	1: 0-15%	12	29, North Lawndale
Bakufis, Mary Ann 6323 W. 64th St.	\$6,840	1 unit(s) 2 br: 1, \$660 to \$140	1: 0-15%	13	64, Clearing
Arlandiz, Elizabeth 5550 S. Mozart	\$5,400	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	14	63, Gage Park
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth 6209 S. Paulina	\$148,102	32 unit(s) Studios: 14, \$477 to \$220 1 br: 18, \$571 to \$240	32: 16-30%	15	67, West Englewood
Churchview Manor Apartments C/ O Greater Southwest Dev. Corp. 6250 S. Talman	\$58,380	20 unit(s) 1 br: 19, \$470 to \$230 2 br: 1, \$580 to \$275	20: 16-30%	15	2, West Ridge
Earle, Penny 6730, 6759 S. Wood	\$13,020	3 unit(s) 3 br: 1, \$770 to \$325-\$400 4 br: 2, \$850 to \$210	1: 0-15% 2: 16-30%	15	67, West Englewood
Fefferman, Morris 6319-6325 N. Mozart	\$12,300	3 unit(s) 1 br: 1, \$575 to \$230 and 2, \$570 to \$230	3: 16-30%	15	2, West Ridge
Kilgore, Helen 2416 W. Roosevelt	\$7,680	1 unit(s) 3 br: 1, \$850 to \$210	1: 0-15%	15	67, West Englewood
Park Management & Investments 6307 S. Rockwell	\$5,340	1 unit(s) 2 br: 1, \$585 to \$140	1: 0-15%	15	66, Chicago Lawn
Weisberger, William 6307-6309 N. Mozart	\$11,830	2 unit(s) 2 br: 2, \$695 to \$320	2: 16-30%	15	2, West Ridge
Barnes Real Estate 1715 W. 58th	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	15	68, Englewood
Barnes Real Estate 5226 S. May	\$7,020	1 unit(s) 2 br: 1, \$725 to \$140	1: 0-15%	16	61, New City
Barnes Real Estate 5735 S. Elizabeth	\$8,880	1 unit(s) 5 br: 1, \$950 to \$210	1: 0-15%	16	67, West Englewood
Barnes Real Estate 5529 S. Ada	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	16	67, West Englewood

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Barnes Real Estate 6340 S. Sangamon	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	16	68, Englewood
Barnes Real Estate 2214 W. 51st	\$7,200	1 unit(s) 2 br: 1, \$800 to \$200	1: 16-30%	16	68, Englewood
Davis, Dianna 1107 W. Garfield Blvd.	\$11,220	2 unit(s) 1 br: 1, \$550 to \$125 2 br: 1, \$650 to \$140	1: 0-15% 1: 16-30%	16	61, New City
Elzy, Curtis 5337 S. Carpenter	\$7,500	1 unit(s) 4 br: 1, \$1000 to \$375	1: 16-30%	16	61, New City
Jackson, Sammie 5404 S. Bishop	\$5,280	1 unit(s) 2 br: 1, \$500 to \$60	1: 0-15%	16	61, New City
Jones, Polly A. 5247 S. Marshfield	\$7,740	1 unit(s) 2 br: 1, \$785 to \$140	1: 0-15%	16	61, New City
Miller, Jeanette 5539 S. Sangamon	\$5,700	1 unit(s) 3 br: 1, \$800 to \$325	1: 16-30%	16	68, Englewood
Oates, Beuonna 1411 W. 55th	\$8,424	1 unit(s) 5 br: 1, \$1050 to \$175	1: 0-15%	16	41, Hyde Park
62nd St. Phase II Ltd. Part. 6201 S. King Drive 6155 S. Vernon	\$16,320	4 unit(s) 3 br: 4, \$665 to \$325	4: 16-30%	17	69, Greater Grand Crossing
Barnes Real Estate 6730 S. Morgan	\$8,520	1 unit(s) 3 br: 1, \$875 to \$165	1: 0-15%	17	68, Englewood
Barnes Real Estate 7309 S. May	\$8,400	1 unit(s) 3 br: 1, \$1000 to \$300	1: 16-30%	17	68, Englewood
Goins Management 6643 S. Justine	\$21,840	1 unit(s) 6 br: 1, \$2,100 to \$280	1: 0-15%	17	67, West Englewood
Harris, Brian 7830 S. Sangamon	\$15,480	2 unit(s) 3 br: 2, \$950 to \$250-\$360	1: 0-15% 1: 16-30%	17	67, West Englewood
Silas, Michelle 7800 S. Ada	\$13,380	1 unit(s) 4 br: 1, \$1625 to \$510	1: 16-30%	17	68, Englewood
SSG Ltd. Part. C/O IMC Property Management 7000-7010 S. Sangamon	\$13,920	4 unit(s) 3 br: 4, \$615 to \$325	4: 16-30%	17	68, Englewood
SSG Ltd. Part. C/O IMC Property Management 7640-7656 S. Stewart	\$30,840	7 unit(s) 3 br: 7, \$705 to \$325	7: 16-30%	17	69, Greater Grand Crossing

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Barnes Real Estate 7811 S. Laffin	\$14,340	1 unit(s) 6 br: 1, \$1,500 to \$305	1: 0-15%	17	69, Greater Grand Crossing
Cynthia Jackson 7929 S. Harvard	\$5,220	1 unit(s) 3 br: 1, \$770 to \$325	1: 16-30%	17	44, Chatham
Beverly, Eve 5627-5629 S. Indiana 5532-5534 S. Indiana	\$12,240	3 unit(s) 3 br: 2, \$600 to \$325 4 br: 1, \$700 to \$375	3: 16-30%	20	40, Washington Park
Washington Park, LLC C/O Brinshore Development 5950 S. King Dr. 5951 S. Calumet	\$35,200	7 unit(s) 3 br: 7, \$750 to \$325	7: 16-30%	20	40, Washington Park
Dorchester Way Apts. Ltd. Part./IMC Property Management 6200 S. Dorchester	\$23,592	2 unit(s) 4 br: 2, \$996 to \$185	2: 16-30%	20	40, Washington Park
Drexel Terrace C/O The Habitat Company 6140 S. Drexel	\$33,300	6 unit(s) 2 br: 2, \$670-585 to \$100 3 br: 4, \$725 to \$325	2: 0-15% 4: 16-30%	20	42, Woodlawn
Island Terrace Apartments 6430 S. Stony Island	\$5,700	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	20	42, Woodlawn
LPSS Ltd. Part. Michigan Manor 5751-5759 S. Michigan Ave.	\$20,892	5 unit(s) 3 br: 5, \$666-\$705 to \$325	5: 0-15%	20	40, Washington Park
LPW Ltd. Part. Wabash Court 5606 S. Wabash	\$14,760	3 unit(s) 2 br: 3, \$550 to \$140	3: 0-15%	20	40, Washington Park
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	\$118,164	29 unit(s) 2 br: 16, \$560 to \$276 3 br: 13, \$675 to \$326	29: 16-30%	20	40, Washington Park
Prairie Apts. Ltd. Part. C/O IMC Property Management 6034-6052 S. Prairie	\$31,752	11 unit(s) 2 br: 7, \$525 to \$275 and 4, \$499 to \$275	11: 16-30%	20	40, Washington Park
WECAN 6146 S. Kenwood	\$17,580	4 unit(s) 1 br: 2, \$500 to \$175-\$290 3 br: 2, \$750 to \$180-\$390	2: 0-15% 2: 16-30%	20	42, Woodlawn

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Woodlawn Development Corporation 6224-6226 S. Kimbark	\$11,556	3 unit(s) 1 br: 1, \$523 to \$230 2 br: 1, \$600 to \$275 3 br: 1, \$670 to \$325	3: 16-30%	20	42, Woodlawn
Barnes Real Estate 5719 S. Prairie	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	20	69, Greater Grand Crossing
Thomas, Barbara 5817 S. Wabash	\$3,816	1 unit(s) 3 br: 1, \$850 to \$532	1: 16-30%	20	40, Washington Park
ERA Real Estate 1509 E. Marquette	\$7,200	1 unit(s) 3 br: 1, \$900 to \$300	1: 16-30%	20	67, West Englewood
Bouchee, Mary 9115 S. Ada St.	\$7,895	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	21	73, Washington Heights
Bradley, Patricia 9443 S. Justine	\$5,400	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	21	73, Washington Heights
Key, Lilia 1133 W. 111th St.	\$1,500	1 unit(s) 2 br: 1, \$525 to \$400	1: 16-30%	21	75, Morgan Park
Harper, Louise 1148 W. 111th Place	\$12,720	1 unit(s) 3 br: 1, \$1200 to \$165	1: 0-15%	21	75, Morgan Park
Patterson, Donald 4100 W. Ogden	\$29,280	4 unit(s) 2 br: 4, \$750 to \$140	4: 0-15%	22	29, North Lawndale
Barnes Real Estate 2349 S. Drake	\$9,120	1 unit(s) 3 br: 1, \$975 to \$225	1: 16-30%	22	29, North Lawndale
Dickson, Jerome 1131-35 S. Sacramento	\$6,300	1 unit(s) 3 br: 1, \$925 to \$325	1: 16-30%	24	29, North Lawndale
Douglas, Jay 1523 N. Kedvale	\$13,320	2 unit(s) 3 br: 2, \$880 to \$325	2: 16-30%	24	23, Humboldt Park
Grant, Wanda & Martin 1338 S. Albany	\$22,488	4 unit(s) 3 br: 3, \$753 to \$325 5 br: 1, \$990 to \$400	4: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3710 W. Douglas	\$3,480	1 unit(s) 3 br: 1, \$615 to \$325	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3745 W. Douglas	\$17,220	3 unit(s) 4 br: 3, \$846-61 to \$375	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	\$37,380	7 unit(s) 2 br: 7, \$600 to \$155	7: 0-15%	24	29, North Lawndale

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Song, Keum Sup 1511 S. Drake	\$4,464	1 unit(s) 3 br: 1, \$872 to \$500	1: 16-30%	24	29, North Lawndale
Tenard, Terrace 3946 W. Polk	\$9,420	1 unit(s) 3 br: 1, \$1000 to \$215	1: 0-15%	24	29, North Lawndale
3346 W. Lexington Family LP 3346 W. Lexington	\$12,096	1 unit(s) 3 br: 1, \$1,300 to \$292	1: 0-15%	24	29, North Lawndale
Gonzalez, Gilbert 1841 S. Laflin	\$4,800	1 unit(s) 3 br: 1, \$700 to \$400	1: 16-30%	25	31, Lower West Side
Ibarra, Juan & Elizabeth 1714 W. 17th St.	\$4,320	1 unit(s) 2 br: 1, \$500 to \$140	1: 0-15%	25	31, Lower West Side
Scheck, Deborah 1622 S. Allport	\$6,420	1 unit(s) 3 br: 1, \$700 to \$165	1: 0-15%	25	31, Lower West Side
The Resurrection Project 1712 W. 17th St.	\$4,140	2 unit(s) 2 br: 2, \$380-\$400 to \$275	2: 16-30%	25	31, Lower West Side
The Resurrection Project 1714 W. 19th St.	\$1,236	1 unit(s) 2 br: 1, \$375-93 to \$275	1: 16-30%	25	31, Lower West Side
The Resurrection Project 963 W. Cullerton	\$9,564	6 unit(s) Studios: 2, \$270 to \$200 3 br: 2, \$472-85 to \$325 4 br: 2, \$540 to \$375	6: 16-30%	25	31, Lower West Side
The Resurrection Project 967 W. 19th St.	\$1,080	1 unit(s) 2 br: 1, \$365 to \$275	1: 16-30%	25	31, Lower West Side
Gonzalez, Gilbert 2104 S. May	\$7,092	1 unit(s) 2 br: 1, \$850 to \$259	1: 16-30%	25	31, Lower West Side
The Resurrection Project 1313 W. 19th St.	\$1,380	1 unit(s) 1 br: 1, \$444 to \$329	1: 16-30%	25	31, Lower West Side
Brandon, Sean and Araceli 1921 W. 17th St.	\$5,448	1 unit(s) 3 br: 1, \$760 to \$306	1: 16-30%	25	31, Lower West Side
Hilliard Homes LP 2111 S. Clarke	\$17,340	6 unit(s) 1 br: 6, to \$245-200	6: 16-30%	25	34, Armour Square
Arlandiz, Elizabeth 1859 N. Kimball	\$24,060	4 unit(s) 1 br: 1, \$450 to \$125 2 br: 2, \$650 to \$140 3 br: 1, \$750 to \$165	4: 0-15%	26	22, Logan Square
Arlandiz, Sergio & Elizabeth 1300 N. Homan	\$34,080	10 unit(s) 2 br: 6, \$540 to \$275 3 br: 4, \$660 to \$325	10: 16-30%	26	23, Humboldt Park

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Avelar, Manuel 3306-3308 W. Division	\$42,120	6 unit(s) 3 br: 6, \$750 to \$165	6: 0-15%	26	23, Humboldt Park
Coufin, Georgina 2313 W. Diversey	\$6,120	1 unit(s) 2 br: 1, \$750 to \$325	1: 16-30%	26	22, Logan Square
Humboldt Park Ltd./Hispanic Housing Dev. Corp 3038 W. North Ave.	\$27,504	12 unit(s) Studios: 6, \$313 to \$100 1 br: 2, \$364 to \$125 and 4, \$364 to \$230	8: 0-15% 4: 16-30%	26	24, West Town
Humboldt Ridge II L.P. C/O LR Development 1810-17 N. St. Louis	\$29,400	5 unit(s) 2 br: 1, \$675 to \$190 and 1, \$675 to \$320 3 br: 2, \$800 to \$215 and 1, \$800 to \$360	3: 0-15% 2: 16-30%	26	23, Humboldt Park
L.U.C.H.A. 3339 W. Division	\$39,072	22 unit(s) SROs: 22, \$235 to \$100	22: 0-15%	26	23, Humboldt Park
1152-58 N. Christiana Manzella, Patricia 2511 N. Fairfield	\$7,680	1 unit(s) 3 br: 1, \$1000 to \$360	1: 16-30%	26	21, Avondale
Mercado, Doris 3345 W. Beach	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	26	23, Humboldt Park
Putz, Erica 2856 N. Rockwell	\$15,360	2 unit(s) 2 br: 1, \$830 to \$275 and 1, \$850 to \$125	1: 0-15% 1: 16-30%	26	21, Avondale
Renaissance Realty Group, Inc. 2517 W. Fullerton	\$36,660	13 unit(s) Studios: 10, \$470 to \$225 and 3, \$475 to \$235	13: 16-30%	26	22, Logan Square
Zayas, Carlos 2749 N. Mozart	\$5,196	1 unit(s) 3 br: 1, \$550 to \$165	1: 0-15%	26	21, Avondale
Gomez, Michael 1622 N. Albany	\$4,560	1 unit(s) 2 br: 1, \$700 to \$320	1: 16-30%	26	22, Logan Square
Ninapayta, John 3416 W. Potomac	\$11,520	2 unit(s) 2 br: 2, \$800 to \$320	2: 16-30%	26	22, Logan Square
Ferrar, Frances 2944 N. Rockwell	\$5,028	1 unit(s) 2 br: 1, \$750 to \$331	1: 16-30%	26	5, North Center
Barnes Real Estate 634 N. Avers 7230 S. Yale	\$18,280	2 unit(s) 2 br: 1, \$675 to \$275 6 br: 1, \$1350 to \$210	1: 0-15% 1: 16-30%	27	23, Humboldt Park
Ferguson, Jacqueline 1039 N. Hamlin	\$4,239	1 unit(s) 2 br: 1, \$462 to \$140	1: 0-15%	27	23, Humboldt Park

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Herron Enterprises 116-118 S. California	\$20,484	3 unit(s) 3 br: 3, \$875-\$825 to \$325-\$360	3: 16-30%	27	27, East Garfield Park
McDermitt Foundation 932 W. Washington	\$60,000	10 unit(s) SROs: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
McDermitt Foundation 124 N. Sangamon	\$97,440	20 unit(s) SROs: 20, \$600 to \$30-\$330	10: 0-15% 10: 16-30%	27	25, Near West Side
McDermitt Foundation (Men's Program) 108 N. Sangamon	\$121,800	25 unit(s) Beds: 5, \$600 to \$30 and 10, \$600 to \$140 and 10, \$600 to \$330	15: 0-15% 10: 16-30%	27	28, Near West Side
McDermitt Foundation (Women's Program) 108 N. Sangamon	\$93,120	16 unit(s) SROs: 8, \$600 to \$30 and 8, \$600 to \$200	8: 0-15% 8: 16-30%	27	28, Near West Side
McDermitt Foundation 124 N. Sangamon	\$45,000	15 unit(s) Beds: 15, \$600 to \$350	15: 16-30%	27	28, Near West Side
Austin Shore C/O IMC Property Management 169-85 N. LeClaire 149-51 N. Lavergne	\$8,400	2 unit(s) 2 br: 2, \$545 to \$195	2: 0-15%	28	29, North Lawndale
Austin Square C/O IMC Property Management 4701-09 W. Maypole	\$46,200	13 unit(s) 3 br: 13, \$650 to \$375	13: 16-30%	28	26, West Garfield Park
Barnes Real Estate 2847 W. Congress	\$7,620	1 unit(s) 3 br: 1, \$800 to \$165	1: 0-15%	28	27, East Garfield Park
Barnes Real Estate 3107 W. Monroe	\$6,960	1 unit(s) 3 br: 1, \$900 to \$320	1: 16-30%	28	27, East Garfield Park
Nuestro Pueblo C/O Bickerdike Redevelopment Corporation 901-903 N. Sacramento 909-915 N. Sacramento	\$51,288	22 unit(s) 3 br: 13, \$516 to \$325 4 br: 9, \$574 to \$375	22: 16-30%	28	23, Humboldt Park
Brown, Varinia 2720 W. Warren	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325	1: 16-30%	28	27, East Garfield Park
Gates, Sylvester 507 N. Avers	\$7,200	1 unit(s) 3 br: 1, \$1000 to \$400	1: 16-30%	28	23, Humboldt Park

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Herron Enterprises 122 S. California	\$27,816	6 unit(s) 1 br: 3, \$575 to \$287 2 br: 3, \$625 to \$333	6: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. C/ O IMC Property Management 4900-4910 W. Jackson	\$20,100	6 unit(s) 2 br: 6, \$540 to \$275	6: 16-30%	28	25, Austin
Washington Courts Ltd. Part. /IMC Property Management 5040 W. Washington	\$46,640	8 unit(s) 2 br: 4, \$605 to \$140 and 4, \$631 to \$166	8: 0-15%	28	25, Austin
West Wash. Ltd. Part. C/O IMC Property Management 4200 W. Washington 4400 W. Washington	\$52,560	19 unit(s) 2 br: 18, \$375-\$450 to \$147-\$195 3 br: 1, \$478 to \$173	19: 0-15%	28	26, West Garfield Park
Beithel New Life 4376& 4322 W. West End	\$34,678	6 unit(s) 2 br: 2, \$480 to \$190-\$0 3 br: 4, \$550 to \$215-\$0	6: 0-15%	28	26, West Garfield Park
Barnes Real Estate 2710 W. Jackson	\$37,800	14 unit(s) SROs: 14, \$375 to \$150	14: 0-15%	28	29, North Lawndale
C/O IMC Property Management 5700 W. Washington	\$12,768	4 unit(s) 2 br: 2, \$500 to \$240 and 2, \$550 to \$278	4: 16-30%	29	25, Austin
5837 west Washington LLC 5837 W. Washington	\$13,800	2 unit(s) 3 br: 2, \$900 to \$325	2: 16-30%	29	25, Austin
Austin Mutual C/O IMC Property Management 5501-03 W. Congress 506-08 S. Lotus	\$4,200	1 unit(s) 2 br: 1, \$540 to \$190	1: 0-15%	29	25, Austin
The Fulton Apartments C/O Northridge Holdings, Ltd. 5808 W. Fulton	\$18,928	6 unit(s) 1 br: 1, \$450 to \$217 2 br: 1, \$525 to \$325 3 br: 4, \$525 to \$110-\$325	1: 0-15% 5: 16-30%	29	25, Austin
Columbus Park Limited Partnership 301 S. Central	\$10,860	3 unit(s) 1 br: 1, \$375 to \$230 2 br: 1, \$454 to \$275 3 br: 1, \$617 to \$325	3: 16-30%	29	25, Austin
Congress Court Apts., Inc. 5203 W. Congress	\$12,474	2 unit(s) 2 br: 1, \$407-\$438 to \$77-\$129 3 br: 1, \$950 to \$230	2: 0-15%	29	25, Austin

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Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Courtway Commons LLC 4815-25 W. Monroe	\$125,772	21 unit(s) 1 br: 3, \$450 to \$140 2 br: 11, \$550 to \$200 3 br: 4, \$656 to \$325 4 br: 3, \$1,200-\$850 to \$375-\$125 3 br: 1, \$800 to \$175	17: 0-15% 4: 16-30%	29	25, Austin
Ehresman, Duane 127 N. Central	\$7,680	1 unit(s)	1: 0-15%	29	25, Austin
Forbes, Lindel 5257 W. Congress	\$42,408	6 unit(s)	6: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	\$15,252	4 unit(s)	2: 0-15% 2: 16-30%	29	25, Austin
LR Management 5629-5647 W. Madison	\$4,896	2 unit(s)	2: 16-30%	29	25, Austin
Pine Place Ltd. Part. C/O IMC Property Management 5501 W. Corcoran 330 N. Pine	\$55,164	14 unit(s) 1 br: 1, \$443 to \$230 2 br: 3, \$540 to \$275 3 br: 7, \$656 to \$325 4 br: 3, \$800 to \$375	14: 16-30%	29	25, Austin
Faith Residence LP 5642-52 W. Washington 110-14 N. Parkside	\$8,040	2 unit(s)	2: 16-30%	29	25, Austin
2507 N. LeClaire, LLC. 2507 N. LeClaire	\$8,400	2 unit(s)	2: 0-15%	30	19, Belmont Cragin
Avelar, Manuel 4034 N. Cortland 1904 N. Keystone	\$12,000	2 unit(s)	2: 0-15%	30	16, Irving Park
Pagan, Conrad and Durasno, Carlos 3108 N. Keating	\$6,900	1 unit(s)	1: 0-15%	30	16, Irving Park
Barnes Real Estate 1525 S. Hamlin	\$13,440	2 unit(s)	2: 0-15%	31	29, North Lawndale
Fonseca, Luz 4128 W. George	\$6,300	1 unit(s)	1: 16-30%	31	21, Avondale
Salgado, Baldemar 4300 W. Fullerton 902 N. California	\$32,640	6 unit(s) 1 br: 1, \$475 to \$125 and 1, \$495 to \$125 2 br: 1, \$550 to \$275 and 2, \$540.60 to \$140 3 br: 1, \$650 to \$165	5: 0-15% 1: 16-30%	31 28	20, Hermosa

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
The Resurrection Project 2301-2303 S. Drake	\$2,340	2 unit(s) 3 br: 2, \$420-25 to \$325	2: 16-30%	31	30, South Lawndale
Lewandowski, Bogdan 2429 N. Tripp	\$7,080	1 unit(s) 2 br: 1, \$800 to \$210	1: 16-30%	31	22, Logan Square
Magdaleno, Antonio 3011 N. Kilpatrick	\$6,900	1 unit(s) 2 br: 1, \$850 to \$275	1: 0-15%	31	19, Belmont Cragin
Koiz-Fedorenko, Karyn 1944 W. Henderson	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	32	5, North Center
Koiz-Fedorenko, Karyn 1938 W. School St.	\$3,240	1 unit(s) 1 br: 1, \$395 to \$125	1: 0-15%	32	5, North Center
Meza, Carlos & Judy 2328 W. McLean	\$4,776	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	32	22, Logan Square
YMCA of Metro Chicago 3333 N. Marshfield	\$133,968	67 unit(s) Studios: 54, \$292 to \$30-\$190 and 13, \$339 to \$190	67: 0-15%	32	6, Lake View
Fedoreko- Kotz, Karyn 2944-50 W. Cullom	\$9,600	2 unit(s) 1 br: 1, \$750 to \$175 and 1, \$750 to \$215	2: 0-15%	33	16, Irving Park
Fedorenko-Kotz, Karyn 2846-56 W. Waveland	\$21,900	3 unit(s) 1 br: 2, \$750 to \$175 and 1, \$850 to \$175	3: 0-15%	33	16, Irving Park
Putz, Erica 3518 W. Cullom 4301 N. Drake	\$20,760	3 unit(s) 2 br: 1, \$795 to \$190 3 br: 1, \$700 to \$360 and 1, \$950 to \$165	2: 0-15% 1: 16-30%	33	16, Irving Park
BASS 4500, LLC 4500-02 N. Sawyer	\$5,388	1 unit(s) 3 br: 1, \$1,000 to \$551	1: 16-30%	33	14, Albany park
Barnes Real Estate 6224 S. Morgan	\$12,840	1 unit(s) 4 br: 1, \$1250 to \$180	1: 0-15%	34	75, Morgan Park
Augusta Assoc. Ltd./ Hispanic Housing 3301 W. Palmer	\$41,220	12 unit(s) 1 br: 4, \$490 to \$230 2 br: 1, \$470 to \$140 and 7, \$570 to \$275	1: 0-15% 11: 16-30%	35	22, Logan Square
Avelar, Manuel 2735-2737 W. Chanay	\$16,440	3 unit(s) 1 br: 1, \$525 to \$125 2 br: 2, \$625 to \$140	3: 0-15%	35	22, Logan Square
B & G Properties 2544 N. Avers	\$3,456	1 unit(s) 2 br: 1, \$720 to \$432	1: 16-30%	35	22, Logan Square

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
La Paz C/O Bickerdike Redevelopment Corporation 3600-3606 W. Shakespeare	\$16,692	7 unit(s) 2 br: 4, \$457 to \$275 3 br: 3, \$546 to \$325	7: 16-30%	35	22, Logan Square
Bickerdike Redevelopment Corporation 929 N. Sacramento 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	13 unit(s) 1 br: 2, \$341 to \$125 2 br: 5, \$394 to \$140 3 br: 3, \$472 to \$325 4 br: 3, \$525 to \$375	7: 0-15% 6: 16-30%	35	23, Humboldt Park
Capeles, Jose & Norma 2821 W. Lyndale	\$3,300	1 unit(s) 2 br: 1, \$600 to \$325	1: 16-30%	35	22, Logan Square
Capeles, Jose & Norma 2819 W. Lyndale	\$5,100	1 unit(s) 2 br: 1, \$700 to \$275	1: 16-30%	35	22, Logan Square
Flores, Robert 3008 W. George	\$7,320	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	35	21, Avondale
Fregoso, Joaquin 3402-08 W. Lyndale	\$7,848	1 unit(s) 2 br: 1, \$740 to \$140	1: 0-15%	35	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	\$9,187	1 unit(s) 1 br: 1, \$625 to \$230	1: 16-30%	35	22, Logan Square
Fregoso, Lilia 3702-08 W. Lyndale	\$9,120	2 unit(s) 1 br: 2, \$700 to \$320	2: 16-30%	35	22, Logan Square
Hallot, George & Katharina 2015 N. Humboldt	\$5,676	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	35	22, Logan Square
Ibarra, Lourdes 2901 N. Dawson	\$5,520	1 unit(s) 2 br: 1, \$650 to \$190	1: 0-15%	35	22, Logan Square
Macias, Roberto 3268 W. Fullerton	\$7,020	1 unit(s) 4 br: 1, \$750 to \$185	1: 0-15%	35	22, Logan Square
Mitchell C. Macks 2600 N. Kimball	\$63,997	10 unit(s) Studios: 3, \$650-\$550 to \$100 and 2, \$600-\$550 to \$200 1 br: 3, \$650-\$550 to \$100 and 1, \$700 to \$230 2 br: 1, \$850 to \$140	7: 0-15% 3: 16-30%	35	22, Logan Square
Pagan, Louis Angel 3017 W. Beldon Ave.	\$16,950	2 unit(s) 2 br: 1, \$955 to \$227 3 br: 1, \$900 to \$215	2: 0-15%	35	22, Logan Square
Perez, Idida 3707 W. Wrightwood	\$7,175	1 unit(s) 3 br: 1, \$715 to \$165	1: 0-15%	35	22, Logan Square

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Regalado, Carlos 2944 N. Whipple	\$7,500	1 unit(s) 2 br: 1, \$850 to \$225	1: 0-15%	35	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 unit(s) 2 br: 2, \$385-425 to \$140	2: 0-15%	35	22, Logan Square
Moreno, Isaias and Sofia 2414 N. Lawndale	\$3,720	1 unit(s) 2 br: 1, \$450 to \$140	1: 0-15%	35	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	\$4,080	1 unit(s) 3 br: 1, \$700 to \$360	1: 16-30%	35	22, Logan Square
Kimball C/O IMC Proptry Management 1908-14 N. Kimball 3400-08 W. Cortland	\$8,400	2 unit(s) 3 br: 2, \$700 to \$250	2: 16-30%	35	22, Logan Square
Castro, Maria 2913 N. Kedzie	\$6,120	1 unit(s) 2 br: 1, \$700 to \$190	1: 0-15%	35	22, Logan Square
Kubik, Janina 7140 W. Addison	\$8,760	1 unit(s) 2 br: 1, \$880 to \$150	1: 16-30%	36	17, Dunning
European Development 723-725 N. Central	\$24,840	9 unit(s) 1 br: 9, \$440-\$430 to \$210-\$200	9: 0-15%	37	25, Austin
Barnes Real Estate 5442 W. Augusta	\$11,820	1 unit(s) 4 br: 1, \$1475 to \$490	1: 0-15%	37	25, Austin
Colon, Jose E. 4221 W. Potomac	\$4,920	1 unit(s) 1 br: 1, \$550 to \$140	1: 0-15%	37	23, Humboldt Park
Keeler Apartments Ltd. Partnership 1251-1255 S. Keeler	\$65,700	10 unit(s) 3 br: 9, \$705 to \$165 4 br: 1, \$800 to \$185	10: 0-15%	37	29, North Lawndale
YMCA of Metro Chicago 501 N. Central	\$153,028	57 unit(s) Studios: 36, \$290 to \$30 and 21, \$290 to \$125-\$190	57: 0-15%	37	25, Austin
Broadmoor Apts. Ltd. C/O IMC Property Management 7600 N. Bosworth	\$95,928	36 unit(s) Studios: 20, \$395 to \$170 and 2, \$350 to \$93-\$103 1 br: 4, \$475-\$350 to \$286-\$183 2 br: 10, \$495 to \$275	20: 0-15% 16: 16-30%	40	1, Rogers Park
H.O.M.E. 1537 W. Rosemont	\$10,200	3 unit(s) SROs: 3, \$630 to \$430	3: 16-30%	40	77, Edgewater

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
A.M. Realty Group LLC 6748-50 N. Ashland	\$118,745	29 unit(s) 1 br: 20, \$525 to \$230 and 9, \$600 -\$650 to \$175 -\$230	3: 0-15% 26: 16-30%	40	1, Rogers Park
YMCA of Metro Chicago 30 W. Chicago	\$173,200	58 unit(s) SROs: 58, \$317 to \$100	58: 0-15%	42	8, Near North Side
AidsCare 315 W. Barry	\$14,400	6 unit(s) SROs: 6, \$350 to \$150	6: 0-15%	44	6, Lake View
1325 Wilson LLC C/O Midlakes Management, LLC. 1325 W. Wilson	\$73,312	33 unit(s) SROs: 10, \$275 to \$75 and 10, \$275 to \$175 Studios: 10, \$330 to \$200 and 2, \$475 to \$250 1 br: 1, \$590 to \$290	20: 0-15% 13: 16-30%	46	3, Uptown
4431 Clifton Ltd. Part. LLC C/O IMC Property Management 4431 N. Clifton	\$18,078	5 unit(s) 2 br: 1, \$493 to \$140 and 1, \$519 to \$140 3 br: 3, \$659 to \$365	2: 0-15% 3: 16-30%	46	3, Uptown
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd.	\$89,424	36 unit(s) Studios: 18, \$344 to \$100 and 18, \$370 to \$200	18: 0-15% 18: 16-30%	46	3, Uptown
900 W. Windsor Ltd. Part. 900 W. Windsor	\$21,780	4 unit(s) 2 br: 4, \$450 to \$140	4: 0-15%	46	3, Uptown
Bachelor Properties LLC 1134-40 W. Wilson	\$49,800	16 unit(s) Studios: 16, \$350 to \$100	16: 0-15%	46	3, Uptown
Cornerstone Community Outreach 920 W. Wilson	\$107,640	51 unit(s) SROs: 25, \$271 to \$101 1 br: 6, \$320 to \$100 and 20, \$320 to \$150	51: 0-15%	46	3, Uptown
Cornerstone Community Outreach 1311-1315 W. Leland	\$95,232	18 unit(s) 2 br: 7, \$540 to \$170 3 br: 11, \$686 to \$200	7: 0-15% 11: 16-30%	46	3, Uptown
Kosoh Housing Ltd. Part./IMC Property Management 927 W. Wilson	\$88,158	24 unit(s) Studios: 5, \$325 to \$170 1 br: 5, \$450 to \$200 2 br: 14, \$520-610 to \$164-170	19: 0-15% 5: 16-30%	46	3, Uptown
Lakefront SRO 4727 N. Malden	\$49,200	16 unit(s) SROs: 4, \$460 to \$140 (disabled) Studios: 12, \$295 to \$60	16: 0-15%	46	3, Uptown
Rezmar 825-829 W. Sunnyside 839 W. Sunnyside	\$51,456	13 unit(s) 1 br: 6, \$414 to \$125 2 br: 5, \$518 to \$140 3 br: 2, \$666 to \$325	11: 0-15% 2: 16-30%	46	3, Uptown

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Ruth Shriman House 4040 N. Sheridan Rd.	\$53,100	15 unit(s) 1 br: 15, \$525 to \$230	15: 16-30%	46	3, Uptown
Shea, Tom 831-33 W. Windsor	\$7,620	1 unit(s) 2 br: 1, \$760 to \$125	1: 0-15%	46	3, Uptown
Voice of the People 847 W. Sunnyside 4130 N. Kenmore	\$15,692	3 unit(s) 2 br: 1, \$505 to \$140 3 br: 2, \$588 to \$325	1: 0-15% 2: 16-30%	46	3, Uptown
Wilson Windsor Apartments 915-917 W. Wilson	\$173,523	62 unit(s) Studios: 31, \$400 to \$100 and 31, \$400 to \$200	31: 0-15% 31: 16-30%	46	3, Uptown
Rhoton, Donald G. 1429 W. Irving Park	\$3,828	1 unit(s) 1 br: 1, \$650 to \$331	1: 16-30%	47	3, Uptown
5240 N. Winthrop LLC. 5240 N. Winthrop	\$27,168	8 unit(s) SROs: 8, \$335 to \$100	8: 0-15%	48	77, Edgewater
Hellenic Foundation 5700 N. Sheridan Rd.	\$146,681	49 unit(s) Studios: 37, \$390-\$445 to \$135-\$195 1 br: 12, \$485-\$550 to \$210-\$260	49: 16-30%	48	77, Edgewater
Lakefront SRO 5042 N. Winthrop	\$115,320	45 unit(s) SROs: 20, \$255 to \$135 and 25, \$300 to \$50	45: 0-15%	48	77, Edgewater
Mc Lenighan, Michael 5701 N. Sheridan Rd.	\$6,900	1 unit(s) Studios: 1, \$675 to \$100	1: 0-15%	48	77, Edgewater
Pride Properties 5718 N. Winthrop	\$53,280	17 unit(s) Studios: 14, \$350 to \$100 and 1, \$475 to \$250 1 br: 1, \$580 to \$175 and 1, \$590 to \$290	15: 0-15% 2: 16-30%	48	77, Edgewater
Superior Management LLC 5326 N. Winthrop	\$140,032	41 unit(s) Studios: 41, \$515 to \$275	41: 16-30%	48	77, Edgewater
Blanchard, Brian 5781 N. Sheridan	\$5,496	1 unit(s) Studios: 1, \$650 to \$192	1: 0-15%	48	77, Edgewater
Kass Management Services, Inc 1456 W. Birchwood	\$32,520	8 unit(s) 2 br: 2, \$640 to \$320 and 3, \$595 to \$275 3 br: 3, \$695 to \$325	8: 16-30%	49	1, Rogers Park
6229 Winthrop, Inc. 6229 N. Winthrop	\$155,990	40 unit(s) Studios: 8, \$385 to \$125 1 br: 32, \$485 to \$150	40: 0-15%	49	77, Edgewater
CMHDC 1714-24 W. Jonquil	\$10,836	2 unit(s) 2 br: 1, \$826 to \$270 3 br: 1, \$925 to \$550	1: 0-15% 1: 16-30%	49	1, Rogers Park
Council for Jewish Elderly 1221 W. Sherwin	\$68,400	20 unit(s) 1 br: 20, \$460 to \$175	20: 0-15%	49	1, Rogers Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Entre Nous Ltd. Part. C/O IMC Property Management 1700 W. Juneway	\$32,208	10 unit(s) 1 br: 1, \$445 to \$208 2 br: 5, \$501 to \$275 3 br: 4, \$651 to \$325	10: 16-30%	49	1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd.	\$71,564	30 unit(s) SROs: 6, \$627 to \$460 Studios: 2, \$290 to \$100 and 1, \$290 to \$200 1 br: 9, \$325 to \$125 and 8, \$325 to \$230 2 br: 4, \$550 to \$140 3 br: 1, \$875 to \$240 and 1, \$1100 to \$360	18: 0-15% 12: 16-30%	49	1, Rogers Park
Pedraza Realty, Inc. 7375-79 N. Damen	\$17,340	2 unit(s)	1: 0-15% 1: 16-30%	49	1, Rogers Park
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	\$100,020	41 unit(s) SROs: 3, \$320 to \$75 Studios: 14, \$370 to \$170 and 24, \$395 to \$195	41: 0-15%	49	77, Edgewater
Su Casa Assoc.C/O IMC Property Management 1614 W. Jonquil	\$26,409	8 unit(s) 1 br: 2, \$550 to \$260 3 br: 6, \$500 to \$203	8: 16-30%	49	1, Rogers Park
W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 10, \$300 to \$183 and 30, \$325 to \$183 1 br: 10, \$410 to \$210 1 br: 1, \$480 to \$230 and 1, \$610 to \$275	40: 0-15% 10: 16-30%	49	1, Rogers Park
Filimon, Alexandra 2839-2843 W. Rosemont	\$7,000	2 unit(s) 1 br: 2, \$480-\$530 to \$230	2: 16-30%	50	2, West Ridge
Marsh, Walter 2014-2024 W. Arthur	\$7,200	2 unit(s) 3 br: 1, \$1085 to \$325	2: 16-30%	50	2, West Ridge
Cajamarca, Merci 6326 N. Mozart	\$9,820	1 unit(s)	1: 0-15%	50	2, West Ridge
Wilmette Real Estate and Management 6200-36 N. Hoyne	\$10,980	2 unit(s) 1 br: 1, \$647 to \$244 2 br: 1, \$823 to \$311	2: 16-30%	50	1, Rogers Park
TOTALS:	\$7,348,167	2,018 units Beds 25 SROs 361 Studios 567 1 br 379 2 br 364 3 br 268 4 br and up 54	1,179: 0-15% 839: 16-30%		

Chicago Department of Housing
TROUBLED BUILDINGS INITIATIVE
 January 1 - March 31, 2004

TBI Status	Primary Address	CPD District	Commitment	Number of Residential Units	Ward	Units by Income Level						
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%
Rehab in Process	359-63 E. 55th Place	2	\$	12	20	-	-	12	-	-	-	-
Rehab in Process	1404-16 W. 78th	6	\$	21	17	-	-	21	-	-	-	-
Rehab in Process	8241-43 S. Drexel	6	\$	12	8	-	-	12	-	-	-	-
Rehab in Process	8221-5 S. Ellis	6	\$	15	8	-	-	15	-	-	-	-
Rehab in Process	5050 S. Laflin	7	\$	12	16	-	-	12	-	-	-	-
Rehab in Process	4357 W West End Ave	11	\$	18	28	-	-	18	-	-	-	-
Rehab in Process	3621-29 W Huron St	11	\$	12	27	-	-	12	-	-	-	-
Rehab in Process	4450-58 W Congress Pkwy	11	\$	10	24	-	-	10	-	-	-	-
Rehab in Process	3533-35 W Fullerton Ave	14	\$	16	35	-	-	16	-	-	-	-
Rehab in Process	331-35 N Pine Ave	15	\$	24	37	-	-	24	-	-	-	-
Rehab in Process	5534-46 W. North		\$	86	30	-	-	86	-	-	-	-
Under Receivership	4201-09 S Michigan Ave.	2	\$	24	3	-	-	24	-	-	-	-
Under Receivership	8022 S. Ellis	6	\$	16	8	-	-	16	-	-	-	-
Under Receivership	6356-58 S. Laflin	7	\$	6	16	-	-	6	-	-	-	-
Under Receivership	4720-28 S. Drexel		\$	64	4	-	-	64	-	-	-	-
TOTAL			\$	348				348				

HUD MARK TO MARKET PROGRAM
January 1 - March 31, 2004

Quarter	Project Name	Project Type	Project Address	HUD- funded Rehab	Number of Units	Units by Income Level			
						0-15%	16-30%	31-50%	51-60%
1st	Bryn Mawr Apartments	Mortgage restructure	Scattered sites, South Shore	\$ 517,242	100	-	-	-	-
TOTALS				\$ 517,242	100	-	-	-	-

CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)
Applications Approved
January 1 - March 31, 2004

Quarter Approved	Developer	Project Name	Address	Community Area	Ward	Percent affordable	Affordable Units	Units by Income Level					
								0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
1st	Victor Ayala	Grand West Lofts	2000 W. Grand Avenue 1419 N.	West Town	26	8%	2	-	-	-	-	1	1
1st	Rufino Builder, Inc.	Washtenaw Homes/Artesian Homes	Washtenaw/1333 N. Artesian	West Town	26	43%	3	-	-	-	-	2	1
1st	STM Development, Inc.	STM Development, Inc.	2636-38 W. Potomac	West Town	26	33%	2	-	-	-	-	1	1
1st	834 N. Wood Street Corp.	Corner Condominiums	834-36 N. Wood St./1806 W. Rice St.	West Town	1	7%	1	-	-	-	-	1	0
1st	William Lawless	936 W. Sunnyside	936 W. Sunnyside	Uptown	46	90%	18	-	-	-	-	10	8
TOTAL							26	-	-	-	-	14	12

2004 SUMMARY	
Participating developments	5
Affordable units	26
Average % of affordable units	36%
Total estimated value of developer write-downs	\$ 2,253,332
Average write-down per affordable unit	\$ 86,667



City of Chicago
 Richard M. Daley
 Mayor
 Department of Housing
 John G. Markowski
 Commissioner



HISTORIC CHICAGO BUNGALOW REPORT FORM: Historic Chicago Bungalow Association

Benefits Received

From October 2000 - March 2004

INDICATOR	NUMBER	DOLLARS EXPENDED
Recognition/Marketing of Chicago Bungalows		
Requests for information/general information pieces mailed*	18,693	
# of Historic Chicago Bungalow Members	4,296	
Preservation and Restoration		
# of MCC participants		
# of households who access other rehab bank loans	72 home equity	\$2,667,627 home equity
	106 refinance	\$11,905,040 refinance
	178	\$14,572,667
Subtotal:		\$4,759,293
# of households who utilized their own resources for rehab	806	
# of households who receive appliance vouchers	865	\$821,750
# of households who receive energy efficiency matching dollars	572	\$1,035,067
# of households who receive IHDA grant matching dollars	26	\$89,697
Bungalow Purchase		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	70	\$12,181,364
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	20	\$4,446,964
Actual # of households served, taking into account multiple benefits	798	

* In order to avoid double counting, this represents original requests as opposed to second or third calls. Due to processing times, dollar amounts on vouchers and grants lags behind number of households receiving benefits.

TABLE FOR INCOME LIMITS
(EFFECTIVE JANUARY 28, 2004)

SIZE	30%	50%	60%	80%	100%	120%
1	15,850	26,400	31,700	40,250	52,800	63,350
2	18,100	30,150	36,200	46,000	60,300	72,350
3	20,350	33,950	40,750	51,750	67,900	81,500
4	22,600	37,700	45,250	57,500	75,400	90,500
5	24,450	40,700	48,850	62,100	81,400	97,700
6	26,250	43,750	52,500	66,700	87,500	105,000
7	28,050	46,750	56,100	71,300	93,500	112,200
8	29,850	49,750	59,700	75,900	99,500	119,400

Income limits are based on Chicago PMSA median income of \$75,400 for a family of four (4).
Effective until superseded.

JANUARY 28, 2004

Income limits for 30%, 50% and 80% as published by HUD.

Income limits for 60%, 100%, and 120% extrapolated per HUD methodology
(PDR 2003-02) following HUD protocols of rounding all income limits to the nearest \$50.

**CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2004**

	Number of Bedrooms	10%	20%	30%	40%	50%	60%	80%	120%
MAXIMUM MONTHLY GROSS RENTS	0 (i1)	\$132	\$264	\$396	\$528	\$660	\$792	\$1,006	\$1,584
	1	\$141	\$282	\$424	\$565	\$706	\$848	\$1,078	\$1,696
	2 (i3)	\$169	\$339	\$509	\$679	\$848	\$1,018	\$1,293	\$2,037
	3	\$196	\$392	\$588	\$784	\$980	\$1,176	\$1,495	\$2,352
	4 (i6)	\$218	\$437	\$656	\$875	\$1,093	\$1,312	\$1,667	\$2,625
	5	\$241	\$482	\$723	\$965	\$1,206	\$1,447	\$1,840	\$2,895
MAXIMUM RENTS WHEN TENANTS PAY FOR COOKING GAS AND ELECTRIC FOR ALL PURPOSES	0 (i1)	\$91	\$223	\$355	\$487	\$619	\$751	\$965	\$1,543
	1	\$93	\$234	\$376	\$517	\$658	\$800	\$1,030	\$1,648
	2 (i3)	\$115	\$285	\$455	\$625	\$794	\$964	\$1,239	\$1,983
	3	\$136	\$332	\$528	\$724	\$920	\$1,116	\$1,435	\$2,292
	4 (i6)	\$144	\$363	\$582	\$801	\$1,019	\$1,238	\$1,593	\$2,551
	5	\$161	\$402	\$643	\$885	\$1,126	\$1,367	\$1,760	\$2,815
MAXIMUM RENTS WHEN TENANTS PAY FOR HEAT, COOKING GAS AND ELECTRIC FOR ALL PURPOSES	0 (i1)	\$53	\$185	\$317	\$449	\$581	\$713	\$927	\$1,505
	1	\$41	\$182	\$324	\$465	\$606	\$748	\$978	\$1,596
	2 (i3)	\$49	\$219	\$389	\$559	\$728	\$898	\$1,173	\$1,917
	3	\$57	\$253	\$449	\$645	\$841	\$1,037	\$1,356	\$2,213
	4 (i6)	\$44	\$263	\$482	\$701	\$919	\$1,138	\$1,493	\$2,451
	5	\$48	\$289	\$530	\$772	\$1,013	\$1,254	\$1,647	\$2,702

Number of Bedrooms	Aggregate expenses for cooking gas and electric for all purposes	Aggregate expenses for heat, cooking gas and electric for all purposes
0	\$41	\$79
1	\$48	\$100
2	\$54	\$120
3	\$60	\$139
4	\$74	\$174
5	\$80	\$193

Aggregate expenses per CHA utility schedule 2004

