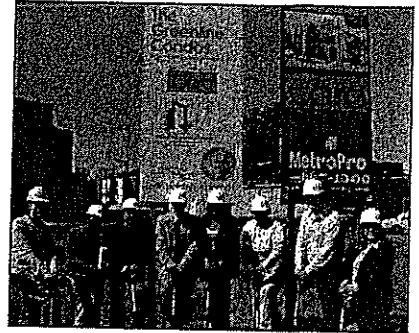
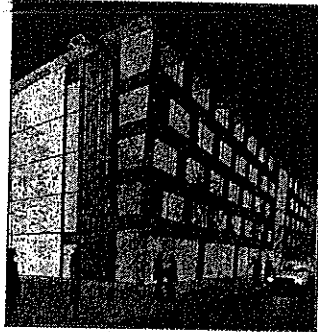
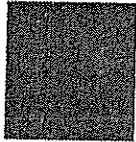
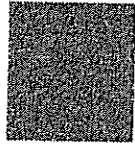
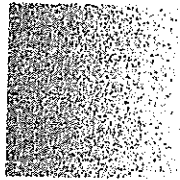
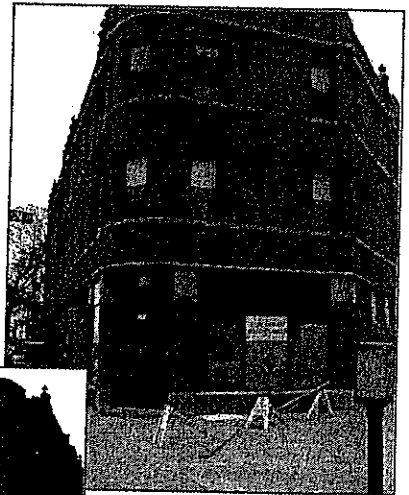


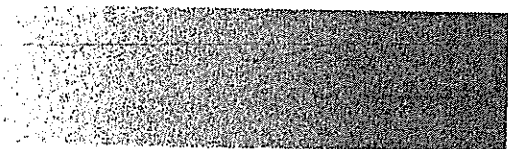
# AFFORDABLE HOUSING PLAN 2004-2008



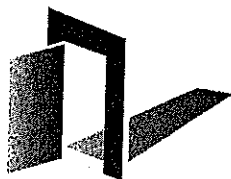
## Quarterly Progress Report April-June 2005



Keeping Chicago's  
neighborhoods affordable.



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 second Quarterly Progress Report of 2005, which presents the Department of Housing's progress on the goals set forth in the City's third Affordable Housing Plan, 2004–2008.

We are happy to report that Governor Blagojevich has signed the legislation to create a statewide rental subsidy program. This is wonderful news for the City of Chicago because we expect that this legislation will generate as much as \$11 million per year for the Chicago Low Income Housing Trust Fund—enough to more than double the number of people it serves. Mayor Daley has pledged that half of these additional subsidies will be dedicated to the Ten-Year Plan to End Homelessness, which seeks to move the city's homeless population into permanent housing and provide them with supportive services.

DOH is now working with IHDA to develop rules for the statewide rental subsidy program, drawing on its experience with the Chicago Low Income Housing Trust Fund.

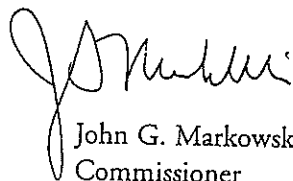
DOH is also pleased to report that the Donations Tax Credit program has been renewed for another five years. This program is a great way to leverage private resources for the creation of affordable housing throughout Illinois.

We would like to thank all our partners who helped get both of these important pieces of legislation passed.

In addition to this legislative progress, DOH also made significant progress on its 2005 goals this quarter. Thus far, we have achieved 67% of our unit goal and 64% of our resource allocation goal. We believe we will meet and possibly exceed 2005 goals in all three program areas.

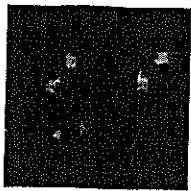
DOH also sponsored six expos this quarter, including the Historic Chicago Bungalow Expo, the Teacher Expo, and the Artist Space and Housing Expo. We estimate that more than 14,000 people attended these events to learn more about the programs that the City offers to assist renters, homebuyers, and homeowners. We would like to thank our co-sponsors, including the Historic Chicago Bungalow Association, the Chicago Public Schools Teacher Housing Resource Center, the Department of Cultural Affairs, Spanish Coalition for Housing, and the offices of Alderman Carothers and Alderman Reboyras.

Finally, this quarter, HUD presented DOH with the 2005 Robert L. Woodson, Jr. award for our Chicago Partnership for Affordable Neighborhoods (CPAN) program. This award recognizes extraordinary achievement in reducing regulatory barriers to affordable housing. We are honored that the City of Chicago was recognized for its efforts in this area. To date, the CPAN program has generated commitments for the construction of more than 400 affordable units in market rate developments.



John G. Markowski  
Commissioner





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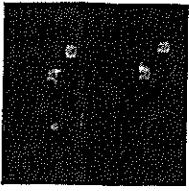
## REFERENCE

1. Chicago Metropolitan Area Median Incomes 2005
2. City of Chicago Maximum Affordable Monthly Rents 2005



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## INTRODUCTION

This document is the Second Quarter 2005 report on the progress of the Chicago Department of Housing's third Affordable Housing Plan, 2004–2008.

DOH is projecting an active and productive year, committing over \$381 million in resources to support 10,107 units of housing.

Through the second quarter of 2005, the Department committed over \$243 million in funds to support over 6,700 units, which represents 67% of the 2005 unit goal and 64% of the 2005 resource allocation goal.





# CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2005, the Department expects to support more than 5,600 units of multi-family affordable rental housing through loans for new construction or rehab, through rental subsidies and through property stabilization programs.

Through the second quarter of 2005, the Department of Housing committed over \$163 million in resources to support over 3,800 units. These numbers represent 72% of the 2005 multi-family unit goal and 78% of the 2005 multi-family resource allocation goal.

## Multi-Family Rehab and New Construction

### **Lawndale Christian Development Corp. to Rehab 32 Affordable Units**

This quarter, the City Council approved an ordinance for the rehabilitation of three buildings into 32 units of affordable multifamily rental housing in the North Lawndale community, a \$4.8 million project.

Located at 3622 W. Cermak, 4123-25 W. Cermak and 1836 S. Hamlin in the City's 22nd and 24th Wards, the proposed Praise Apartments will offer 15 studios, seven one-bedroom, three two-bedroom and seven three-bedroom units at initial monthly rents ranging from \$385 to \$750. Sizes of the units will range from 420 to 1,038 square feet.

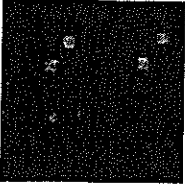
Features will include laundry facilities, on-site parking, an outdoor play area and two ground floor commercial spaces.

The rehab will be undertaken by Lawndale Christian Development Corporation, a faith-based developer. The City will convey two City-owned parcels, issue \$335,000 in tax credits, generating \$2.8 million in equity for the project, and provide \$862,698 in loans.

### **LaEstancia to Provide 57 Affordable Units**

City Council also approved an ordinance approving DOH support for La Estancia, a development consisting of three four-story buildings with a total of 57 affordable apartments to be located in the City's Humboldt Park and West Town communities.





Under the ordinance, the City will convey eight parcels to Bickerdike Redevelopment Corporation, which will build the mixed-use project on 11 scattered lots along Division Street between Western and Kimball avenues. The one- to four-bedroom apartments will range from 618 to 1,400 square feet in size with monthly rents projected to be between \$455 and \$705, making them affordable to families earning 50% or less than the area median income. One of the goals for this development is to provide a means for the community's most at-risk residents to stay in the neighborhood and have control over their housing.

In addition to the affordable multifamily units, La Estancia will also provide 12,585 square feet of affordable commercial space.

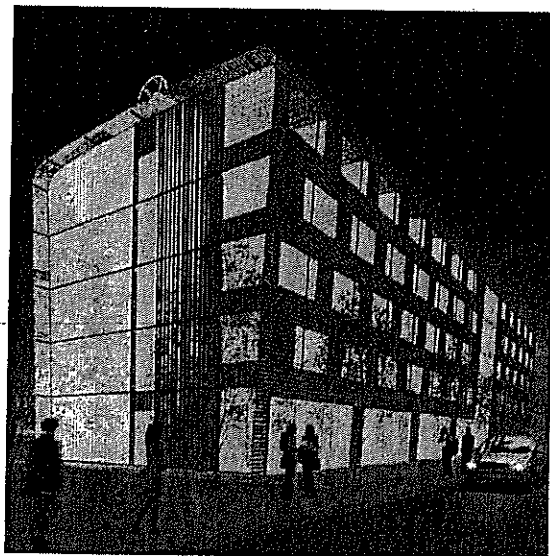
The City will invest \$6.2 million in loans and over \$1.5 million in tax increment financing (TIF) assistance, and will provide \$876,000 in low-income tax credits, generating over \$7.5 million in equity. The Illinois Housing Development Authority will provide \$750,000 through its Housing Trust Fund and \$853,000 in Illinois Donations Tax Credits will also provide major funding capital for the \$17 million project.

### **City Approves Funding for 96-Unit Near North SRO**

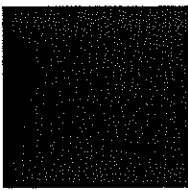
In June, the City Council approved funding for Lakefront Supportive Housing to construct a five story mixed-use 96-unit SRO development to be located at 1234-54 N Clybourn. Renowned architect Helmut Jahn, who also designed the Thompson Center (State of Illinois Building) and the new dorms at the Illinois Institute of Technology, designed the building.

The total cost of the project is \$13.8 million. The City will contribute \$1 million in TIF funds from the Near North TIF district and \$690,000 of Low Income Housing Tax Credits that will generate \$6,486,000 for the project.

Forty-six of the units will receive project-based Section 8 for CHA leaseholders. This subsidy contract will be for 10 years subject to annual appropriations by Congress and can be renewed for an additional 10-year term. The other 50 units will be subsidized through the Shelter Plus Care program. Under the Shelter Plus Care capital grant program, tenants in these units pay only 30% of their income in rent. The Shelter Plus Care subsidy contract will be for a five-year term plus two additional renewal years.



*The Near North SRO will provide 96 affordable units for formerly homeless and very-low-income individuals.*



Lakefront Supportive Housing plans to serve individuals who have been homeless and have very low incomes. Additionally, adults with a variety of special needs including mental illness, substance abuse histories, and AIDS will be targeted as residents for the proposed project.

The building will include first floor office space for on-site property management, case managers, central laundry facilities and a multi-purpose room for socializing and community forums. Each unit will be between 270 and 366 square feet and will include a functional kitchen, private bathroom and living/sleeping area.

## **Solid Ground to Provide Transitional Housing**

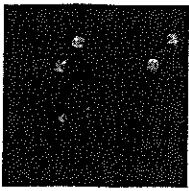
This quarter, DOH approved a grant of up to \$383,917 for La Casa Norte, a non-profit homeless organization, to develop Solid Ground Supportive Housing Program at 3507 W. North Ave. This grant was made using funds from the sale of the Skyway that have been directed to the Plan to End Homelessness.

With this grant, La Casa Norte will rehab an existing three-flat masonry building with approximately 4,544 square feet of gross building space to convert it into a 16-room transitional residence. The development will create housing for 16 homeless male youths from the ages of 16 to 21 years. The youths will be permanently housed for a period of up to two years depending on their individual service needs and goals.

The first floor will contain four administrative offices, a conference room, reception area, kitchen, and dining room. The basement will include a computer room, a community multi-purpose room, storage space, and a laundry facility. The second and third floors will each contain eight single bedrooms and two shared baths.

La Casa Norte is a not-for-profit 501(c)(3) organization founded in 2002 by Keith Decker and Peter McQueen. The organization is committed to providing a safe and nurturing environment for homeless and abandoned people, where they will benefit from a comprehensive program of education, guidance, and counseling in a community setting. Since its founding, La Casa Norte has provided crisis intervention services to more than 500 families. Services include, but are not limited to, identifying housing, employment opportunities, case management, and counseling services.

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## Multi-family Building Stabilization

### Troubled Buildings Initiative Returns Units to Productive Use

Through the second quarter, more than 465 multi-family units are in receivership or under rehab and on their way back to productive use thanks to the Troubled Buildings Initiative (TBI). Due to the success of the multi-family TBI program, last year DOH expanded the program to include single-family units. So far this year, more than 86 units have been recovered or are in receivership or under rehab through the single-family component of the program.

TBI brings together the expertise of senior staff at eight city departments—Housing, Buildings, Law, Administrative Hearings, Water, Planning, Police (CAPS), and Streets and Sanitation. Both the multi-family and single-family components have non-profit partners: Community Investment Corporation (CIC) assists with the multi-family program, and Neighborhoods Housing Services (NHS) assists with the single-family program.

Under the Trouble Buildings Initiative, rundown buildings are reported by City departments, aldermen, community organizations and concerned citizens. If owners fail to bring their properties into compliance with the Building Code, the City tries to find new owners through a variety of strategies, including court appointed receivers, foreclosure and purchasing of delinquent taxes.

See the following page for a map of all buildings, both multi-family and single-family, that are either in receivership or under rehab or that have been recovered through the Troubled Buildings Initiative since 2003.

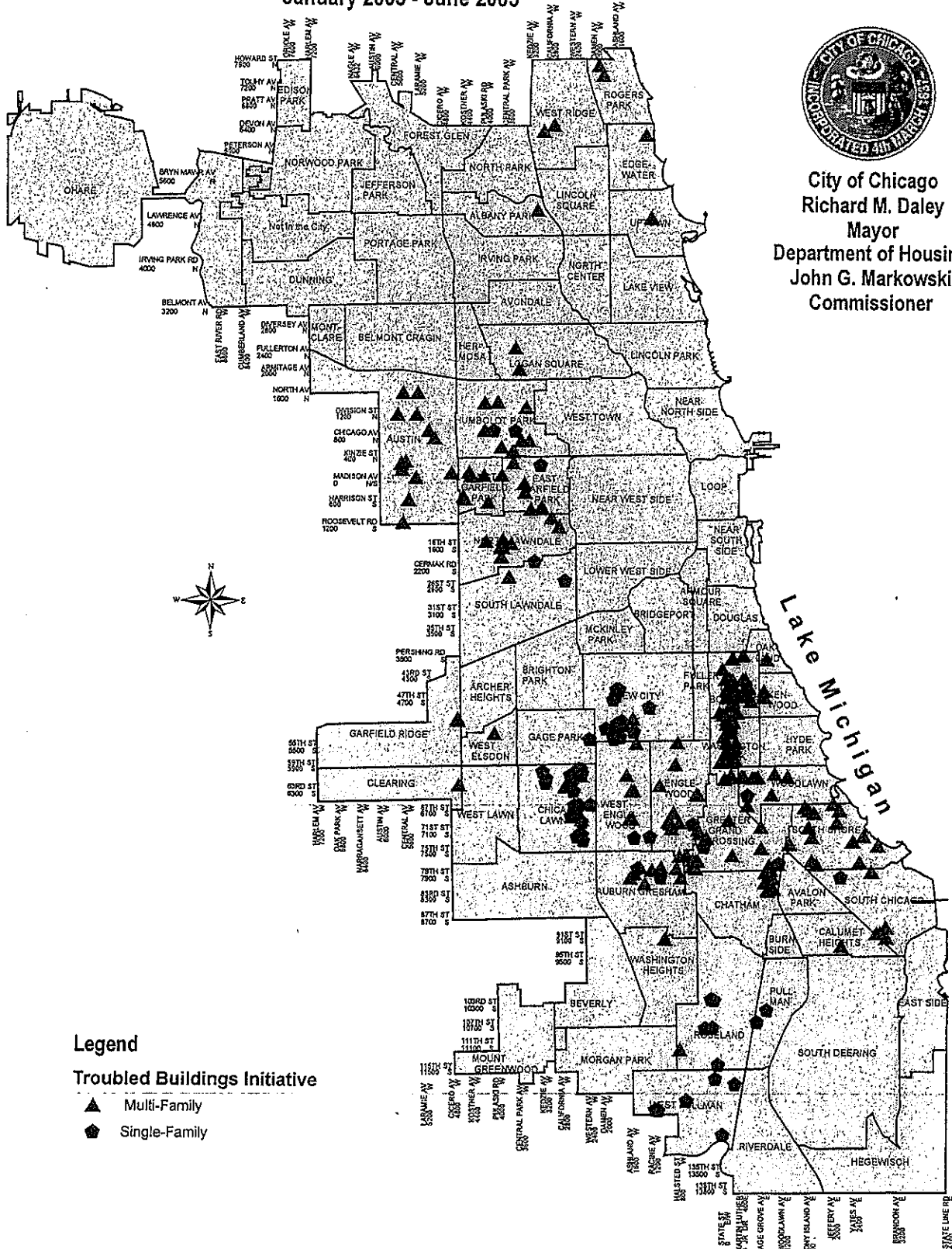




**Multi-Family and Single Family Buildings Assisted Through the  
 Troubled Buildings Initiative  
 Units in Receivership, Under Rehab, or Recovered  
 January 2003 - June 2005**



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



**Legend**

**Troubled Buildings Initiative**

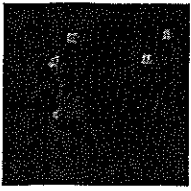
- ▲ Multi-Family
- ◆ Single-Family

July 25, 2005

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## Updates on Previously Reported Developments

### Affordable Senior Development Opens in Lakeview

Renaissance Saint Luke, an affordable senior housing development financed by the Department of Housing, celebrated its grand opening this quarter. Located at 1501 W. Belmont Ave. in the Lakeview community, the development officially opened its doors at a ceremony attended by members of the development team, Department of Housing officials, Ald. Ted Matlak (32nd), and residents.

The \$13.3 million project received much of its support from the DOH. The Department issued \$7 million in bonds that generated \$2.8 million in equity; provided a \$4.3 million HOME loan and \$1 million from the Affordable Rents for Chicago program; issued \$1.1 million in donations tax credits; generated \$900,000 in equity and provided \$2.4 million worth of city land. Other funding came from Harris Bank, the Illinois Housing Development Authority, and the National Equity Fund.

“This is another successful collaboration between city agencies and a for-profit developer interested in preserving affordable housing options in the city of Chicago,” said Jeanmarie Kapp, Executive Vice President of RRG Development Inc., a member of the Renaissance Companies, the project’s developer.

Renaissance Saint Luke is a 90-unit independent living building that provides affordable apartments for senior citizens. The project consists of studios, one- and two-bedroom units and features an outdoor terrace adjacent to a large clubroom that is also available for reserved community activities. The building also features on-site management with live-in staff.

Eighty percent of the units are made available at affordable rents with 20 percent renting at market rates. Rents will range from \$325 per month for units for very low-income tenants and \$620 per month for affordable units to \$1,750 for the largest market rate apartments.

In May, the Chicago Association of Realtors honored the project with a Good Neighbor Award. The award cited the contribution the new building will make to the community, both for its aesthetics and the services it will provide.

*Ald. Ted Matlak (32nd), Housing Commissioner Jack Markowski, and Jeanmarie Kapp of RRG Development, Inc. meet with one of the residents of Renaissance Saint Luke in her new apartment.*



## SRO Wins Good Neighbor Award

On May 16, Dave Schonback of D & D Development received a Good Neighbor Award from the Chicago Association of Realtors for the SRO located at 13536-42 S. Brandon. Schonback received a \$100,000 grant through the SRO Refi-Rehab program for this property in the first quarter of 2004. Other financing for the \$435,000 project came from the Community Investment Corporation (CIC).

The building, located at the intersection of Brainard and Brandon avenues in Hegewisch on the Far Southeast Side of the City, is an older three-story walk-up that features 36 SRO units on the upper floors and four commercial ground units. The building has excellent commercial exposure, located directly across the street from a remodeled Metra station and its parking lot, which handles as many as 600-700 cars each weekday.

The building was in need of major repairs and upgrades at the time Schonback purchased it. All of the building's four storefronts were boarded up and were either vacant or underutilized and in need of major rehab. The storefronts have since been fully rehabbed and have had new windows and doors installed. The broken and cracked sidewalks abutting the building have been completely redone. All new double-hung windows have been installed, and the face brick has been tuck-pointed and cleaned.

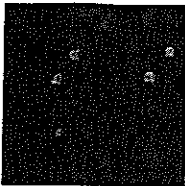
In the basement, Schonback installed a new boiler, water heater, and water lines, along with giving the basement a good cleaning and fresh paint job. On the upper floors, where the SRO units are located, all six bathrooms were remodeled, and new shower stalls were installed (previously, the bathrooms only had claw-foot tubs with no shower capability). The common area floors were repaired, sanded, and sealed. Each unit received minor upgrading, patching, and painting. New ceiling fans with light fixtures were installed in all the units as well.

While the work was being performed, the building's long-time SRO tenants were excited to see an owner taking pride in the building and performing these much-needed improvements. Management communicated with the tenants throughout all phases of the rehab and transferred tenants to other floors as work proceeded throughout the building.



*These pictures show the SRO at 1546-42 S. Brandon before Dave Schonback rehabbed it (left) and after the rehab was substantially complete (right).*





## PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2005, DOH expects to commit nearly \$130 million to more than 1,600 households to help them achieve or sustain homeownership. DOH supports the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties, and financing programs for home purchase and rehabilitation.

Through the second quarter of 2005, the Department committed nearly \$70 million to support more than 1,300 units, achieving 82% of the annual homeownership unit goal and 54% of the annual homeownership resource allocation goal.

### Single Family Rehab and New Construction

#### The Beloved Community

This quarter, City Council approved an ordinance supporting the construction of seven new, affordable single-family homes in the Englewood community through the New Homes for Chicago program.

The ordinance authorizes the disposition of four City-owned parcels for the construction of the Beloved Community development in the 17th Ward. The developer will also receive \$70,000 in development subsidies from DOH.

Westwood Community Development Corp. plans to build the homes on the 7200 and 7300 blocks of South Harvard. The 1,500-square-foot single-family homes will have two levels plus an unfinished basement, three bedrooms, two baths, and rear-access parking.

#### Hunter's Haven

City Council also approved an ordinance supporting the construction of up to 30 new, affordable single-family homes and 19 two-flats in the North Lawndale community.

The ordinance authorizes the disposition of 23 City-owned parcels for the construction of the Hunter's Haven development in the 24th Ward. The developer will also receive up to \$870,000 in development subsidies.



New Jerusalem Christian Development Corp. plans to build the homes in the 1300, 1400 and 1500 blocks of South Kedvale. The single-family homes will have two levels featuring three bedrooms and two baths with 1,300 square feet of space and rear-access parking. The two-flats will offer unfinished basements and two parking spaces with separate two- and three-bedroom units each with two baths. The homes will offer 2,250 square feet of living space.

## **Monsignor John Egan Westside Housing Development**

In June, City Council approved an ordinance supporting the construction of up to 57 new, affordable single-family homes and 14 two-flats in the North Lawndale community.

The ordinance authorizes the disposition of up to 71 City-owned parcels for the construction of the Monsignor John Egan Westside Housing Development in the 24th Ward. The developer will also receive up to \$990,000 in City subsidies.

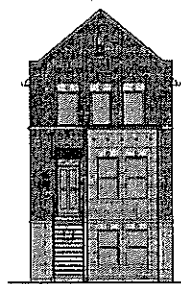
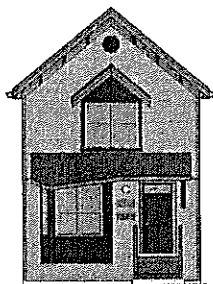
Breaking Ground, Inc. plans to build the homes in the blocks bounded by Congress Parkway, 15th Street, Kedvale and Kedzie avenues. The single-family homes will have two levels, three or four bedrooms, two baths and rear-access parking. Purchase price assistance may further reduce the purchase price of each of the 57 single-family homes by up to \$30,000 for qualified buyers. The two-flats will offer separate two- and three- or four-bedroom units each with two baths.

## **Roseland New Homes Phase II**

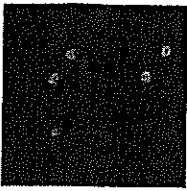
In June, the City Council also passed was an ordinance to build 58 new, affordable homes in the City's Roseland community on the South Side.

The ordinance authorizes \$790,000 in City assistance to NHS Development Corporation, the conveyance of nine parcels, and up to \$750,000 for infrastructure work.

New Homes for Roseland Phase II will provide 16 single-family and 21 two-flats on scattered sites along Michigan Avenue south of East 105th Street in the 9th Ward. The single-family homes will feature three bedrooms, two baths, 1,360 square feet and two parking spaces. The two-flat design will have two separate units, featuring one with three bedrooms, two baths and 2,244 square feet of living space and a separate one-bedroom unit:



*Phase II of the Roseland New Homes development will provide 58 new affordable homes in the Roseland community.*



## HUD Recognizes Chicago for CPAN Program

In June, the City of Chicago and the Department of Housing were awarded the 2005 Robert L. Woodson, Jr. award by the U.S. Department of Housing and Urban Development (HUD) during an awards ceremony in Washington, DC. This award, which recognized 14 local communities nationwide, recognizes extraordinary achievement in reducing regulatory barriers to affordable housing.

The award, in its inaugural year, recognized the City's Chicago Partnership for Affordable Neighborhoods (CPAN) program for its work in reducing cumbersome, excessive or exclusionary regulatory requirements that discourage the construction of affordable housing. First Deputy Housing Commissioner Richard Monocchio traveled to Washington to receive the award on behalf of the City.

CPAN, a partnership between the development community and the City of Chicago, supports the creation and preservation of affordable housing by encouraging developers of market-rate housing to include affordable units in their developments. The program began in 2001.

CPAN enables homebuyers to purchase an affordable condominium or townhouse in a market-rate development. Many of the developments are located near downtown or Chicago's lakefront. The City assists the developer with the permit process, waives permit fees and helps identify eligible homebuyers for the units. Condominium units in the program range in size from one to three bedrooms in developments citywide. Factors including size, style and amenities affect the sales price of each unit.

Since CPAN's inception in 2002, DOH has worked with developers to achieve commitments from developers to include over 400 affordable condominiums or townhouses in more than 50 market rate developments in higher cost neighborhoods.



## Updates on Previously Reported Developments

### Greenline Development Breaks Ground for Affordable Condos

In May, Department of Housing officials joined officials from Greenline Development in breaking ground for an affordable condominium project in the Woodlawn community.

Greenline will build a 53-unit condominium development consisting of eight buildings. Forty-six of the units will be affordable, to be sold at \$165,000, and seven duplexes will be sold at the market rate price of \$265,000.

The development was made possible thanks to the donation of land under the City Lots for City Living initiative through which developers receive City-owned lots for a dollar apiece to develop affordable housing.

Developer Benjamin Van Horne said affordable housing “is the focus of my company. I am committed to affordable housing.”

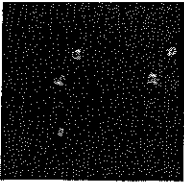


*Greenline Development broke ground on a 53-unit condo development in May. Forty-six of the 53 units will be affordable, to be sold for \$165,000.*

## Homeownership Assistance

### Partnership for New Communities Pledges Funding for Teacher Homebuyer Program

This quarter, the Department of Housing and the Chicago Public Schools finalized an agreement with the Partnership for New Communities. Under the agreement, the Partnership for New Communities will provide \$250,000 for the Teacher Homebuyer Assistance Program, which will be used by eligible Chicago Public School teachers who purchase homes in CHA redevelopment areas that are a part of the Plan for Transformation for mortgage related expenses.



DOH and CPS are also providing \$250,000 each, for a total of \$750,000 for the Teacher Homebuyer Assistance Program. In March, the City Council approved an ordinance authorizing the Teacher Homebuyer Program. The initiative offers grants of \$7,500 to help buy a home in a mixed-income redevelopment area that is part of the Chicago Housing Authority's Plan for Transformation and \$3,000 to buy a home elsewhere in Chicago.

“Partnering with CPS and the City to provide an additional incentive for teachers to choose the CHA’s mixed-income developments clearly supports The Partnership’s objective of attracting a broad range of homebuyers to transformation communities,” Executive Director of the Partnership for New Communities Maria Hibbs said. “These new developments greatly expand housing choices for CPS teachers. At the same time, CPS teacher homeowners can be significant contributors to building community, particularly during the early phases of the new developments.”

For specific information about the Teacher Homebuyer Program, eligibility and housing assistance, visit <http://www.teacherhousing.cps.k12.il.us>.



## IMPROVEMENT AND PRESERVATION OF HOMES

In 2005, the Department of Housing expects to commit over \$21 million to assist over 2,400 households to repair, modify or improve their homes. In the second quarter, DOH committed more than \$10 million in resources to support over 1,500 units.

### Bungalow Expo Draws Thousands

The Historic Chicago Bungalow Association and the Department of Housing welcomed more than 7,000 people to the fourth annual Historic Chicago Bungalow Expo on April 30 at the Illinois Institute of Technology's Hermann Union Building.

Designed as a one-stop shop for bungalow owners and enthusiasts, the Expo featured more than 100 artisans, architects, designers, banks, and suppliers of everything from doors to furnaces and solar tiles to Arts and Crafts wallpaper. The Expo offered owners and would-be owners everything they need to know about owning and restoring one of Chicago's 80,000 historic bungalows.

In addition to learning about bungalow financing and rehab, bungalow owners were also able to certify their home within minutes. Certification is required to take advantage of the numerous grants and special financing available.

This quarter, DOH also partnered with Bank One to sponsor Bungalow Days at the Bank One branch at 6650 S. Stony Island Ave. DOH staff members were on hand at the bank to explain the various grants and vouchers available to owners of certified Chicago bungalows, and Bank One staff were available to discuss special mortgages available to homeowners. The Historic Chicago Bungalow Association was also on hand to certify bungalows.

Mayor Richard M. Daley launched the Bungalow Initiative in 2000 to celebrate and ensure the longevity of Chicago's historic bungalows. Offering bungalow owners financial and technical resources to aid in the preservation and acquisition of Chicago bungalows, the program has helped more than 6,000 homeowners throughout the city to purchase, restore and modernize bungalows for today's lifestyles and energy needs.

So far in 2005, DOH has assisted more than 400 units through the Historic Chicago Bungalow Initiative, providing grants to bungalow owners to make energy-efficient improvements to their homes.



*More than 7,000 people attended the fourth annual Historic Chicago Bungalow Expo to learn about this quintessential Chicago housing type.*



# INTRA-CITY COLLABORATION

## Rebuilding Together

On April 30, as part of National Rebuilding Day, DOH volunteers successfully joined forces to help a West Garfield Park couple revitalize their home. DOH helped rehab the home of Everse and Leola Pullen in the 4100 block of West Congress Pkwy. The couple, both 71, has lived in the home for 42 years. More than 15 DOH volunteers offered a helping hand.

The scope of work included replacing two furnaces, upgrading and repairing the bathroom, installing a new kitchen floor, bringing a back porch up to code, painting, landscaping, and other basic home repairs. The day wrapped up a project that included skilled labor performed during the weeks prior to April 30.

The Chicago chapter of Rebuilding Together and its team of volunteers from the City joined more than 4,000 others from business and government agencies to help paint; repair roofs, porches and windows; remodel kitchens and bathrooms; and, add accessibility features such as railings and grab bars to over 50 homes in the West Garfield Park community. In addition, the volunteers cleaned vacant lots and provided landscaping and yard maintenance.

Nationwide, over 275,000 volunteers, representing 250 Rebuilding Together chapters, helped to rebuild homes for more than 8,700 low income homeowners.

The properties selected are owned by low income residents who cannot afford to fix what is wrong and, in the case of the elderly or disabled, make their homes more accessible to meet their changing physical needs. The overall mission of Rebuilding Together is to help rebuild communities and to help make homes safe and secure.

Rebuilding Together is a non-profit organization that works in partnership with local businesses and organizations by providing financial assistance and skilled labor to help low income, elderly or physically disabled homeowners repair their homes.

Rebuilding Together has provided repairs to the homes of low-income Chicagoland residents since 1991. Repairs and improvements were made possible through corporate sponsors and public grants, as well as labor from skilled and unskilled volunteers. The initiative builds on the City's mission of supporting the rehabilitation and new construction of needed safe, affordable housing for low- and moderate-income individuals and families throughout Chicago.



*On April 30, employees from the Department of Housing participated in National Rebuilding Day by helping a West Garfield Park couple rehab their home.*

## DOH Sponsors Five Additional Housing Expos

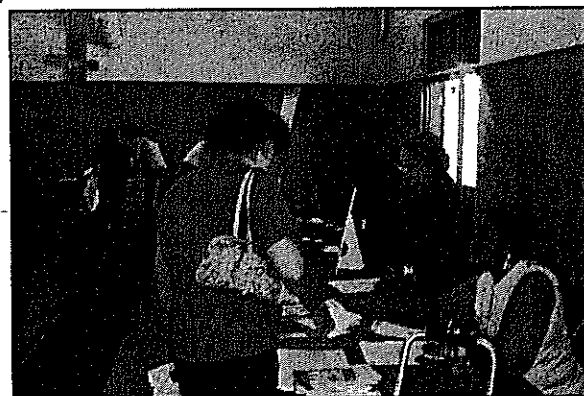
In addition to the Bungalow Expo, DOH sponsored five other housing expos this quarter. These included:

- The second annual Artist Space and Housing Expo, held in conjunction with the Department of Cultural Affairs
- Camino a Su Casa, co-sponsored with Spanish Coalition for Housing
- The Teacher Housing Expo, in conjunction with Chicago Public Schools' Teacher Housing Resource Center
- Affordable Housing Expos in the 29th and 30th wards, in conjunction with the offices of Ald. Carothers and Ald. Reboyras, respectively

The goal of the expos is to familiarize consumers with the homebuying process. Vendors, including lenders, realtors, non-profit housing organizations, and other City of Chicago agencies, were in attendance. The event, free to the public, also offered seminars on various topics, including the homebuying process, predatory lending and reverse mortgages. All together, DOH estimates nearly 7,000 individuals attended these events.



*DOH and the Department of Cultural Affairs co-sponsored the second annual Artist Space and Housing Expo to provide artists with information on topics such as finding affordable live, work, and performance space and rebuilding your financial health.*



*At the 30th Ward Affordable Housing Expo, individuals had the opportunity to speak with DOH staff about various rental and homeownership assistance programs.*





# ADVOCACY FOR POLICY CHANGE

## Governor Signs Statewide Rental Subsidy Bill

The City of Chicago joined affordable housing advocates statewide in celebrating a victory when Governor Blagojevich signed SB 75 on July 3, 2005. The legislation creates a statewide rental subsidy program for some of the state's poorest residents. Mayor Richard M. Daley pushed for support of the legislation, which passed with bipartisan support in both the House and the Senate, and the Chicago City Council passed a resolution on June 8 urging the governor's signature on this important new statewide resource for affordable housing.

SB 75 will generate as much as \$34 million per year to help provide affordable rental housing for more than 5,500 low income families across Illinois. In Chicago, the state program will generate as much as \$11 million per year for the Chicago Low Income Housing Trust Fund—enough to more than double the number of people it serves. Mayor Daley has pledged that half of these additional subsidies will be dedicated to the Ten-Year Plan to End Homelessness, which seeks to move the city's homeless population into permanent housing and provide them with supportive services.

The program will be financed through a \$10 surcharge on the recording fee for real estate transactions. The Illinois Department of Revenue has sent out an information bulletin announcing that as of August 1, 2005, all Illinois County Recorders must collect the surcharge.

Now that the legislation has been signed into law, the Department of Housing is working with the Illinois Housing Development Authority to establish rules for the rental subsidy program. DOH is lending its experience and expertise to ensure that the rules incorporate lessons learned through administration of the Chicago Low Income Housing Trust Fund, which served as a model for the statewide legislation.



*On April 26, 2005, DOH Commissioner John G. Markowski joined Representative Julie Hamos to testify in front of the Illinois House Housing and Urban Development Committee in support of SB 75, the statewide rental subsidy program.*



## **Donations Tax Credit Extended for Additional Five Years**

On June 17, 2005, Governor Blagojevich signed HB 603, which extends the Donations Tax Credit for another five years. An innovative strategy for leveraging private sector dollars for affordable housing, the Donations Tax Credit extension was strongly backed by the City of Chicago, affordable housing advocates, and elected officials statewide.

The Donations Tax Credit program leverages private sector funds by providing state tax relief to individuals or corporations who make specific donations to affordable housing developments. The program provides a \$.50 state income tax credit for each \$1 contributed to an approved development. In its first five years, the program leveraged \$112,063,250 in resources and supported the development of 5,641 affordable housing units statewide.

As a program administrator, the Chicago Department of Housing allocates one quarter of the credits available statewide. With that allocation, the Department of Housing has utilized \$10 million in tax credits and created nearly 1,200 units through the program since 2001.

## **Mayor Leads City in Advocating for Maintaining CDBG Funding**

Over the past several months, Mayor Richard M. Daley has led the City of Chicago in advocating for the preservation of the Community Development Block Grant (CDBG) program, a critical resource for affordable housing and community development in Chicago neighborhoods.

The City of Chicago has opposed the Bush Administration's FY2006 budget proposal, which planned to cut funding for CDBG, merge it with 17 other programs, and move the programs to the U.S. Department of Commerce as part of the President's proposed Strengthening America's Communities Initiative.

The City uses CDBG to fund a variety of critical programs and services, including support of more than 2,500 units of affordable housing, as well as economic development and job training programs, human and health care services, and support for services for seniors and people with disabilities. During the second quarter, the City of Chicago engaged in a number of CDBG advocacy activities:

- On April 25, 2005, the Mayor held a press conference at Neighborhood Housing Services of Chicago, Inc., with aldermen, commissioners, and community leaders to express grave concern about the significant proposed cuts in CDBG funding. The event was covered by a number of major national and local media outlets.

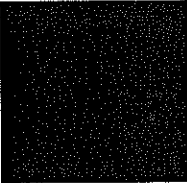
- Following the press conference, the Mayor led a lobbying trip to Washington, D.C. After joining Governor Blagojevich in presenting the City's joint city-state agenda to the Illinois Congressional Delegation, the top priority of the trip was to stop the proposed cuts in CDBG.
- On May 24–25, 2005, the City of Chicago held a second CDBG lobbying trip to Washington D.C., during which DOH Commissioner Markowski joined Children and Youth Services Commissioner Mary Ellen Caron, approximately nine aldermen, and representatives from the Office of Budget and Management to meet with Senators Durbin, Obama, and Clinton; House Minority Whip Steny Hoyer; Congressman Jesse Jackson, Jr., as well as other members of the Chicago Congressional delegation.
- Mayor Daley sent letters to members of the Metropolitan Mayors Caucus, urging them to reach out to their congressmen to emphasize the need to restore CDBG funding to its FY2005 funding level and keep administration of this vital program at HUD.
- The Department of Housing also worked with PBS for a segment on CDBG for the April 7, 2005 edition of "The NewsHour with Jim Lehrer."

On June 29 and 30, the U.S. House of Representatives restored CDBG in the appropriations bill, which also resulted in a rejection of the proposed Strengthening America's Communities Initiative. Although the funding level set in the House is a decrease from FY2005, preservation of the program is a significant victory for the affordable housing industry. The appropriations bill now shifts to the U.S. Senate for consideration.

### **City of Chicago Hosts the U.S. Conference of Mayors**

On June 10–14, 2005, the City of Chicago hosted the 73rd Annual Meeting of the U.S. Conference of Mayors, where nearly 300 mayors from across the country, administration officials, congressional leaders, and leaders in the business and nonprofit sectors, came together to discuss a variety of issues directly affecting America's cities.

During the conference, the Department of Housing and Chicago Housing Authority hosted one of three tours offered to conference participants. Mayor Richard M. Daley joined Commissioner John G. Markowski to show approximately 50 participants 14 affordable developments through several Chicago neighborhoods. During the tour, Commissioner Markowski described how the Department of Housing's efforts have focused on creating and maintaining affordable housing opportunities in neighborhoods where housing costs are rising.



Also during the conference, the mayors adopted a number of resolutions in support of affordable housing. Some of the adopted resolutions included affirming strong support for maintaining full CDBG funding and preserving it as a HUD program; opposing proposals that would weaken the Community Reinvestment Act; and supporting increased investment in strategies to end chronic homelessness, such as endorsing the Services for Ending Long-Term Homelessness Act, asking for re-authorization of the McKinney-Vento Act with provisions for regulatory relief, and requesting a demonstration grant program for communities implementing ten-year plans to end homelessness. The adopted resolutions can be found online at <http://www.usmayors.org>.

## **DOH Holds First Meeting of Community Land Trust Advisory Group**

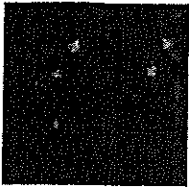
The Department of Housing is working to establish a citywide community land trust (CLT) to ensure the long-term affordability of homeownership opportunities for low- and moderate-income households in Chicago. As a first step, the Department convened an advisory group to begin laying the groundwork for a Chicago citywide CLT and hosted the group's first meeting on June 28, 2005.

CLTs provide access to land and housing for people who are otherwise priced out of the housing market. Right now, DOH provides subsidies to create new for-sale units, sometimes in appreciating or high-priced markets. But when the first family who bought the unit moves out, it is unlikely that the next family moving in will be a moderate-income household.

To address this concern, the primary function of a Chicago citywide CLT would be to ensure that houses, townhouses, duplexes, and condominiums that are made affordable for low- and moderate-income homebuyers, primarily those that utilize public subsidies, remain affordable in perpetuity, one homebuyer after another. The main reason for establishing a CLT on a citywide basis is to standardize the ways in which CLT housing will be assessed, subsidized, mortgaged, marketed, enforced, and managed throughout Chicago.

The unique concept of CLTs is attracting national attention as housing prices are increasing and as cities seek ways to encourage markets without displacing residents. Although many CLTs have been used across the United States, Chicago would be the first big city in the country to create a citywide CLT.





# APPENDICES





Department of Housing  
**2005 ESTIMATES OF PRODUCTION BY INCOME LEVEL**

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level							Total Units	Per-Unit Cost
				101+%								
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%		
<b>TO-CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>												
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>												
Multi-family Loans												
HOME Multi-family Programs \$	\$ 27,475,476		\$ 39,683,009	42	157	393	327	15	16	16	966	\$ 41,100
CDBG Multi-family Programs \$	8,581,733											
HODAG Repayment \$	1,000,000											
Affordable Housing Bond Initiative \$	1,105,800											
Corporate Fund \$	1,520,000											
Affordable Rents for Chicago (ARC)												
TIF Subsidies		\$ (266,300)	\$ 1,733,700	13	13	-	-	-	-	-	26	\$ 66,700
Tax Credit Equity			\$ 4,973,000	-	86	205	209	15	16	16	547	\$ 9,100
Multi-family Mortgage Revenue Bonds			\$ 77,024,291	433	204	229	149	-	-	-	1,015	\$ 75,900
City Land (Multi-family)			\$ 67,620,758	344	146	106	362	-	-	-	958	\$ 66,600
City Fee Waivers (Multi-family)			\$ 2,080,000	-	-	58	-	-	-	-	58	\$ 35,900
Illinois Affordable Housing Tax Credit (value of donations)			\$ 665,000	42	157	393	327	15	16	16	966	\$ 700
<b>RENTAL ASSISTANCE</b>			\$ 2,100,000	-	100	57	-	-	-	-	157	\$ 13,400
Low-income Housing Trust Fund Rental Subsidy Program			\$ 7,500,000	1,275	925	-	-	-	-	-	2,200	\$ 3,400
<b>SAFETY &amp; CODE ENFORCEMENT</b>												
Heat Receivership			\$ 500,000	35	157	363	112	28	-	-	695	\$ 700
<b>MULTI-FAMILY BUILDING STABILIZATION</b>												
SRO Refi Rehab			\$ 343,258	-	114	-	-	-	-	-	114	\$ 3,000
Troubled Buildings Initiative			\$ 2,000,000	-	-	378	378	-	-	-	756	\$ 2,600
HUD Mark to Market			\$ -	100	100	-	-	-	-	-	200	\$ -
TIF-NIP (Multi-family)			\$ 1,000,000	-	6	119	63	62	-	-	250	\$ 4,000
CIC/CDFI Funding			\$ -	-	5	25	-	-	-	-	30	\$ 3,500
<b>SITE ENHANCEMENT</b>			\$ 153,500	-	-	-	-	-	-	-	-	
Site Improvements (Multi-family)			\$ 500,000	143	81	167	95	84	15	5	590	\$ 800
Subtotal	\$ 207,989,316	\$ (112,800)	\$ 207,876,516	2,427	2,251	2,493	2,022	219	63	53	9,528	
Less Multiple Benefits				(555)	(727)	(1,449)	(1,145)	(112)	(60)	(52)	(4,100)	
Net, Creation and Preservation of Affordable Rental	\$ 207,989,316	\$ (112,800)	\$ 207,876,516	1,872	1,524	1,044	877	107	3	1	5,428	
Breakdown of income level distribution, % of net total				34%	28%	19%	16%	2%	0%	0%		

Department of Housing  
**2005 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+%
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>												
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>												
New Homes for Chicago	\$ 1,425,000		\$ 1,425,000	-	-	-	12	52	45	11	120	\$ 11,900
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ -	\$ -	\$ -	-	-	-	-	83	67	-	150	\$ -
TIF Subsidies	\$ 12,039,066		\$ 12,039,066	-	-	-	-	-	72	139	211	\$ 57,100
City Land	\$ 1,000,000		\$ 1,000,000	-	-	-	27	116	102	25	270	\$ 3,700
Illinois Affordable Housing Tax Credit (value of donations)	\$ 2,000,000		\$ 2,000,000	-	-	-	7	-	-	-	7	\$ 285,700
City Fee Waivers (Single Family)	\$ 250,000		\$ 250,000	-	-	-	27	199	169	25	420	\$ 600
<b>SITE ENHANCEMENT</b>												
Site Improvements (Single Family)	\$ 500,000		\$ 500,000	-	-	-	13	53	47	12	125	\$ 4,000
<b>ABANDONED PROPERTY TRANSFER PROGRAMS</b>												
Troubled Buildings Initiative (Single Family)	\$ 2,000,000		\$ 2,000,000	-	-	20	50	50	-	-	120	\$ 16,700
Chicago Rehab Initiative (HUD Homes, PCT, ACA)	\$ -		\$ -	-	-	4	11	10	-	-	25	\$ -
<b>HOMEOWNERSHIP ASSISTANCE</b>												
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	\$ 276,450		\$ 276,450	-	-	-	-	-	26	27	53	\$ 5,200
Teacher Home Buyer Assistance	\$ 500,000		\$ 500,000	-	-	-	-	-	47	48	95	\$ 5,300
Home Purchase Assistance	\$ 2,750,000		\$ 2,750,000	-	-	20	43	-32	25	-	120	\$ 22,900
Employer Assisted Housing Program	\$ 250,000		\$ 250,000	-	-	-	-	-	25	25	50	\$ 5,000
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 21,458,000		\$ 21,458,000	-	2	29	36	78	63	48	256	\$ 83,800
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 10,534,000		\$ 10,534,000	4	16	29	24	25	16	12	126	\$ 83,600
Subtotal	\$ 129,982,516	\$ -	\$ 129,982,516	4	18	155	317	788	982	509	2,773	
Less Multiple Benefits				-	-	(37)	(136)	(419)	(426)	(105)	(1,123)	
Net, Promotion and Support of Homeownership	\$ 129,982,516	\$ -	\$ 129,982,516	4	18	118	181	369	556	404	1,650	
Breakdown of income level distribution, % of net total												
				0%	1%	7%	11%	22%	34%	25%		
<b>TO IMPROVE AND PRESERVE HOMES</b>												
Emergency Housing Assistance Program (EHAP)	\$ 6,620,000	\$ -	\$ 6,620,000	107	398	475	-	-	-	-	980	\$ 6,800
H-RAIL	\$ 2,392,330	\$ -	\$ 2,392,330	72	223	190	38	16	-	-	539	\$ 4,400
Facade Improvements	\$ 1,124,000		\$ 1,124,000	-	35	49	31	36	14	-	165	\$ 6,800
TIF-NIP (Single-family)	\$ 2,500,000		\$ 2,500,000	20	41	86	28	36	32	32	275	\$ 9,100
Neighborhood Lending Program: Home Improvement (NHS)	\$ 8,008,000		\$ 8,008,000	1	25	40	26	34	19	5	150	\$ 53,400
Rehab Tax Credit	\$ 450,000		\$ 450,000	-	-	-	3	14	-	13	30	\$ 15,000
Bungalow Initiative	\$ 800,000		\$ 800,000	-	-	105	122	263	168	42	700	\$ 1,100
Subtotal	\$ 21,894,330	\$ -	\$ 21,894,330	200	722	945	248	399	233	92	2,839	
Less Multiple Benefits				-	-	(53)	(61)	(132)	(84)	(21)	(350)	
Net, Improvement and Preservation of Homes	\$ 21,894,330	\$ -	\$ 21,894,330	200	722	893	187	268	149	71	2,489	
Breakdown of income level distribution, % of net total												
				8%	29%	36%	8%	11%	6%	3%		



Department of Housing  
2005 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level						Total Units	Part/Unit Costs
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%+ %		
<b>PROGRAMMATIC APPLICATION TBD</b>											
GO Bonds	\$ 2,000,000	\$ -	\$ 2,000,000								
<b>RESOURCE CHALLENGE</b>											
Resource Challenge	\$ 20,000,000	\$ -	\$ 20,000,000	108	108	108	108	54	54	540	\$ 37,000
<b>HOUSING PRODUCTION INITIATIVES: NET TOTAL</b>	\$381,866,162	\$ (112,800)	\$ 381,753,362	2,184	2,372	2,163	1,353	797	762	10,107	
<b>OTHER INITIATIVES</b>	Breakdown of income level distribution, % of net total										
Delegate Agencies				22%	23%	21%	13%	8%	8%	5%	
Housing Resource Centers	\$1,210,821		\$ 2,630,821								
Citywide Resource Centers	\$408,600										
Homeownership Housing Counseling Centers	\$332,500										
Professional & Technical Services	\$678,900										
Community Housing Development Organizations (CHDO)											
Subtotal	\$ 735,000	\$ -	\$ 735,000								
<b>OPERATING EXPENSES</b>											
Administrative	\$ 3,365,821	\$ -	\$ 3,365,821								
Subtotal	\$ 17,769,448	\$ -	\$ 17,769,400								
<b>GRAND TOTAL</b>			\$402,888,583								

Department of Housing  
**2005 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%
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>								
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>								
Multi-family Loans	100%	42	157	393	327	15	16	966
Affordable Rents for Chicago (ARC)		13	13	-	-	-	-	26
TIF Subsidies		-	86	205	209	15	16	547
Tax Credit Equity		-	-	90	31	-	-	121
Multi-family Mortgage Revenue Bonds		344	146	106	175	-	-	771
City Land (Multi-family)	100%	-	-	58	-	-	-	58
City Fee Waivers (Multi-family)	100%	42	157	393	327	15	16	966
Illinois Affordable Housing Tax Credit (value of donations)	100%	-	100	57	-	-	-	157
<b>MULTI-FAMILY BUILDING STABILIZATION</b>								
CIC/CDFI Funding	50%	-	3	13	-	-	-	16
<b>SITE ENHANCEMENT</b>								
Site Improvements	80%	114	65	134	76	67	12	472
Subtotal		555	727	1,449	1,145	112	60	4,100
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>								
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>								
City Land	100%	-	-	-	27	116	102	270
City Fee Waivers (Single Family)	100%	-	-	-	27	199	169	420
Illinois Affordable Housing Tax Credit (value of donations)	100%	-	-	-	7	-	-	7
<b>HOME BUYER ASSISTANCE</b>								
City Mortgage Program (SF Mortgage Revenue Bonds)	33%	-	-	17	22	30	92	206
Home Purchase Assistance	100%	-	-	20	43	32	25	120
<b>SITE ENHANCEMENT</b>								
Site Improvements	80%	-	-	-	10	42	38	100
Subtotal		-	-	37	136	419	426	1,123
<b>TO IMPROVE AND PRESERVE HOMES</b>								
Bungalow Initiative	50%	-	-	53	61	132	84	350
Subtotal		-	-	53	61	132	84	350
<b>PROGRAMMATIC APPLICATION TBD</b>								
GO Bonds		-	-	-	-	-	-	-
<b>GRAND TOTAL</b>		555	727	1,539	1,342	663	570	5,573

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - June 30, 2005

	Total Funds Anticipated	2005 COMMITMENTS			Projected Units	2005 UNITS SERVED		
		First Quarter	Second Quarter	Year to Date		First Quarter	Second Quarter	Year to Date
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>								
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>								
Multi-family Loans	\$ 39,683,009	\$ 17,135,905	\$ 7,482,463	\$ 24,618,368	966	105	684	70.81%
Affordable Rents for Chicago (ARC)	\$ 1,733,700	\$ 833,001	\$ 271,799	\$ 1,104,800	26	6	22	84.62%
TIF Subsidies	\$ 4,973,000	\$ 1,900,000	\$ 2,554,000	\$ 4,454,000	547	153	315	57.59%
Tax Credit Equity	\$ 77,024,291	\$ 17,563,832	\$ 36,885,801	\$ 54,449,633	1,015	529	804	79.21%
Multi-family Mortgage Revenue Bonds	\$ 67,620,758	\$ 22,620,758	\$ 35,000,000	\$ 57,620,758	958	344	771	80.48%
City Land (Multi-family)	\$ 2,080,000	\$ 985,000	\$ 5,680,000	\$ 6,615,000	58	153	168	289.66%
City Fee Waivers (Multi-family)	\$ 665,000	\$ 252,863	\$ 127,465	\$ 380,328	966	185	552	57.14%
Illinois Affordable Housing Tax Credit (value of donations)	\$ 2,100,000	\$ 1,260,000	\$ 853,000	\$ 2,113,000	157	57	157	100.00%
Affordable Requirements Ordinance (Multi-family)	\$ -	\$ -	\$ 2,946,000	\$ 2,946,000	-	12	12	-
<b>RENTAL ASSISTANCE</b>								
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 7,500,000	\$ 7,474,682	\$ (300)	\$ 7,474,382	2,200	(2)	2,036	92.55%
<b>SAFETY &amp; CODE ENFORCEMENT</b>								
Heat Receivership	\$ 500,000	\$ -	\$ -	\$ -	695	-	102	14.68%
<b>MULTI-FAMILY BUILDING STABILIZATION</b>								
SRO Ref Rehab	\$ 343,258	\$ 186,427	\$ -	\$ 186,427	114	-	104	91.23%
Troubled Buildings Initiative	\$ 2,000,000	\$ -	\$ -	\$ -	756	192	465	61.51%
HUD Mark to Market	\$ -	\$ -	\$ -	\$ -	200	96	188	94.00%
Property Stabilization Fund	\$ -	\$ -	\$ 650,793	\$ 650,793	-	158	158	0.00%
TIF-NIP (Multi-family)	\$ 1,000,000	\$ -	\$ -	\$ -	250	-	-	0.00%
CIC/CDFI Funding	\$ 153,500	\$ 231,000	\$ -	\$ 231,000	30	-	51	170.00%
<b>SITE ENHANCEMENT</b>								
Site Improvements (Multi-family)	\$ 500,000	\$ -	\$ 232,000	\$ 232,000	590	292	292	49.49%
<b>Subtotal</b>	\$ 207,876,516	\$ 70,393,468	\$ 92,683,021	\$ 163,076,489	9,528	2,280	6,881	
<b>Less Multiple Benefits</b>					(4,100)	(1,482)	(2,983)	
<b>Net, Creation and Preservation of Affordable Rental</b>	\$ 207,876,516	\$ 70,393,468	\$ 92,683,021	\$ 163,076,489	5,428	798	3,898	71.82%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - June 30, 2005

	Total Funds Anticipated	2005 COMMITMENTS			Projected Units	2005 UNITS SERVED			% of Goal
		First Quarter	Second Quarter	Year to Date		First Quarter	Second Quarter	Year to Date	
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>									
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>									
New Homes for Chicago	\$ 1,425,000	\$ 180,000	\$ 3,080,000	\$ 3,260,000	120	18	254	272	226.67%
HomeStart II	-	\$ 988,000	\$ 628,000	\$ 1,616,000	150	22	-	22	24.67%
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 12,039,066	\$ 15,539,066	\$ 11,457,000	\$ 26,996,066	211	340	121	461	218.48%
TIF Subsidies	\$ 1,000,000	\$ 349,000	\$ 2,840,000	\$ 3,189,000	270	67	368	435	161.11%
City Land	\$ 2,000,000	-	\$ 834,000	\$ 834,000	7	-	7	7	100.00%
Illinois Affordable Housing Tax Credit (value of donations)		\$ 10,300,000	\$ 6,300,000	\$ 16,600,000	420	28	41	69	118.33%
Affordable Requirements Ordinance (Single Family)	\$ 250,000	\$ 76,312	\$ 227,328	\$ 303,640	420	106	391	497	118.33%
City Fee Waivers (Single Family)									
<b>SITE ENHANCEMENT</b>									
Site Improvements (Single Family)	\$ 500,000	\$ -	\$ 141,000	\$ 141,000	125	-	70	70	56.00%
<b>ABANDONED PROPERTY TRANSFER PROGRAMS</b>									
Troubled Buildings Initiative (Single Family)	\$ 2,000,000	\$ -	\$ -	\$ -	120	55	31	86	71.67%
Chicago Rehab Initiative (HUD Homes, PCT, ACA)	\$ -	\$ 44,376	\$ 290,000	\$ 334,376	25	3	9	12	48.00%
<b>HOMEOWNERSHIP ASSISTANCE</b>									
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ 1,589,247	\$ 3,775,603	\$ 5,364,850	625	10	24	34	5.44%
Police Home Buyer Assistance	\$ 276,450	\$ 25,000	\$ 74,000	\$ 99,000	53	5	21	26	49.06%
Teacher Home Buyer Assistance	\$ 500,000	\$ -	\$ 87,350	\$ 87,350	95	-	26	26	27.37%
Home Options	\$ -	\$ 12,000	\$ 48,000	\$ 60,000	-	1	4	5	25.83%
Home Purchase Assistance	\$ 2,750,000	\$ 279,701	\$ 478,552	\$ 758,253	120	18	13	31	0.00%
Employer Assisted Housing Program	\$ 250,000	\$ -	\$ -	\$ -	50	-	50	-	39.84%
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 21,458,000	\$ 4,469,626	\$ 3,836,584	\$ 8,306,210	256	52	50	102	15.87%
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 10,534,000	\$ 733,498	\$ 865,684	\$ 1,599,182	126	7	13	20	
Subtotal	\$ 129,982,516	\$ 34,585,826	\$ 34,963,101	\$ 69,548,927	2,773	753	1,459	2,212	
Less Multiple Benefits					(1,123)	(150)	(714)	(864)	
<b>Net, Promotion and Support of Homeownership</b>	\$ 129,982,516	\$ 34,585,826	\$ 34,963,101	\$ 69,548,927	1,650	603	745	1,348	81.68%

**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**

January 1 - June 30, 2005

	Total Funds Anticipated	2005 COMMITMENTS			Year to Date	No. of Goal	2005 UNITS SERVED			
		First Quarter	Second Quarter	Third Quarter			Fourth Quarter	Year to Date	% of Goal	
<b>TO IMPROVE AND PRESERVE HOMES</b>										
Emergency Housing Assistance Program (EHAP)	\$ 6,620,000	\$ 2,138,704	\$ 2,532,895	\$ 4,671,599	70.57%	980	430	344	774	78.98%
H-RAIL	\$ 2,392,330	\$ 118,170	\$ 342,693	\$ 460,863	19.26%	539	40	116	156	28.94%
Facade Improvements	\$ 1,124,000	\$ 380,000	\$ 345,000	\$ 725,000	64.50%	165	73	63	136	82.42%
TIF-NIP (Single-family)	\$ 2,500,000	\$ 288,238	\$ 986,883	\$ 1,275,121	51.00%	275	38	123	161	58.55%
Neighborhood Lending Program: Home Improvement (NHS)	\$ 8,008,000	\$ 1,365,685	\$ 1,101,203	\$ 2,466,888	30.81%	150	22	27	49	32.67%
Rehab Tax Credit	\$ 450,000	\$ -	\$ -	\$ -	0.00%	30	-	-	-	0.00%
Bungalow Initiative	\$ 800,000	\$ 308,406	\$ 308,106	\$ 616,512	77.06%	700	217	237	454	64.86%
Subtotal	\$ 21,894,330	\$ 4,599,203	\$ 5,616,780	\$ 10,215,983		2,839	820	910	1,730	
Less Multiple Benefits						(350)	(109)	(118)	(227)	
Net, Improvement and Preservation of Homes	\$ 21,894,330	\$ 4,599,203	\$ 5,616,780	\$ 10,215,983	46.66%	2,489	711	792	1,503	60.39%
<b>PROGRAMMATIC APPLICATION TBD</b>										
GO Bonds	\$ 2,000,000	\$ -	\$ 750,000	\$ 750,000		-	-	58	58	
Less Multiple Benefits						-	-	(58)	(58)	
Net, Programmatic Application TBD	\$ 2,000,000	\$ -	\$ 750,000	\$ 750,000	37.50%	-	-	-	-	
<b>RESOURCE CHALLENGE</b>										
Resource Challenge	\$ 20,000,000					540				
<b>NET GRAND TOTAL</b>	\$ 38,753,362	\$ 109,578,497	\$ 134,012,902	\$ 243,591,395	63.61%	10,107	2,014	2,333	6,749	66.78%

\* First quarter amount adjusted due to a reporting error.

\*\* First quarter amount adjusted downward to correct for the inadvertent counting of some second quarter units in the first quarter.

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - June 30, 2005

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%	
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>								
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>								
Multi-family Loans	28	222	176	258	-	-	-	684
Affordable Rents for Chicago (ARC)	9	13	-	-	-	-	-	22
TIF Subsidies	6	153	109	47	-	-	-	315
Tax Credit Equity	379	180	178	67	-	-	-	804
Multi-family Mortgage Revenue Bonds	373	223	-	175	-	-	-	771
City Land (Multi-family)	-	111	57	-	-	-	-	168
City Fee Waivers (Multi-family)	41	252	176	83	-	-	-	552
Illinois Affordable Housing Tax Credit (value of donations)	29	71	57	-	-	-	-	157
Affordable Requirements Ordinance (Multi-family)	-	-	-	-	12	-	-	12
<b>RENTAL ASSISTANCE</b>								
Low-Income Housing Trust Fund Rental Subsidy Program	1,197	839	-	-	-	-	-	2,036
<b>SAFETY &amp; CODE ENFORCEMENT</b>								
Heat Receivership	5	23	53	17	4	-	-	102
<b>MULTI-FAMILY BUILDING STABILIZATION</b>								
SRO Refi Rehab	-	104	-	-	-	-	-	104
Troubled Buildings Initiative	-	-	465	-	-	-	-	465
HUD Mark to Market	188	-	-	-	-	-	-	188
Property Stabilization Fund	1	6	122	29	-	-	-	158
TIF-NIP (Multi-family)	-	-	-	-	-	-	-	-
CIC/CDFI Funding	-	22	23	6	-	-	-	51
<b>SITE ENHANCEMENT</b>								
Site Improvements	70	40	83	47	42	8	2	292
<b>Subtotal</b>	2,326	2,259	1,499	729	58	8	2	6,881
(less Multiple Benefits)	(526)	(1,073)	(707)	(635)	(34)	(6)	(2)	(2,983)
<b>Net, Creation and Preservation of Affordable Rental</b>	1,800	1,186	792	94	24	(6)	(2)	3,898
<b>% of category subtotal</b>	46%	30%	20%	2%	1%	-7%	0%	

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - June 30, 2005

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
<b><u>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</u></b>							
<b><u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u></b>							
New Homes for Chicago	-	-	-	7	82	106	272
HomeStart II	-	-	-	-	-	4	22
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	9	19	9	37
TIF Subsidies	-	-	-	-	19	127	461
City Land	-	-	-	30	114	145	435
Illinois Affordable Housing Tax Credit (value of donations)	-	-	-	7	-	-	7
Affordable Requirements Ordinance (Single Family)	-	-	-	37	4	28	69
City Fee Waivers (Single-family)	-	-	-	37	144	170	497
<b><u>SITE ENHANCEMENT</u></b>							
Site Improvements	-	-	-	7	30	26	70
<b><u>ABANDONED PROPERTY TRANSFER PROGRAMS</u></b>							
Troubled Buildings Initiative (Single Family)*	-	2	5	3	23	2	86
Chicago Rehab Initiative (HUD Homes, PCT, ACA)	-	-	5	2	5	-	12
<b><u>HOMEOWNERSHIP ASSISTANCE</u></b>							
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	4	3	6	12	34
Police Homebuyer Assistance	-	-	-	-	-	9	26
Teacher Homebuyer Assistance	-	-	-	-	9	6	26
Home Options	-	-	3	2	-	-	5
Home Purchase Assistance	4	2	7	8	10	-	31
Employer Assisted Housing Program	-	-	-	-	-	-	-
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	-	2	10	9	36	18	102
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	2	4	2	1	7	2	20
Subtotal	6	10	36	162	508	664	2,212
(less Multiple Benefits)	(4)	(2)	(8)	(52)	(262)	(305)	(864)
Net, Promotion and Support of Homeownership	2	8	28	110	246	359	1,348
% of category subtotal	0%	1%	2%	8%	18%	27%	40%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - June 30, 2005

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%	
<b>TO IMPROVE AND PRESERVE HOMES</b>								
Emergency Housing Assistance (EHAP)	60	303	411	-	-	-	-	774
H-RAIL	25	70	47	10	4	-	-	156
Facade Improvements	4	37	43	11	13	27	1	136
TIF-NIP (Single-family)	5	23	37	31	23	34	8	161
Neighborhood Lending Program: Home Improvement (NHS)	2	7	6	8	17	2	7	49
Rehab Tax Credit	-	-	-	-	-	-	-	-
Bungalow Initiative	-	-	69	79	170	109	27	454
Subtotal	96	440	613	139	227	172	43	1,730
(less Multiple Benefits)	-	-	(35)	(40)	(85)	(55)	(14)	(227)
Net, Improvement and Preservation of Homes	96	440	579	100	142	118	30	1,503
% of category subtotal	6%	29%	38%	7%	9%	8%	2%	
<b>PROGRAMMATIC APPLICATION TBD</b>								
GO Bonds	-	-	-	-	16	42	-	58
(less Multiple Benefits)	-	-	-	-	(16)	(42)	-	(58)
Net, Programmatic Application TBD	-	-	-	-	-	-	-	-
% of category subtotal	-	-	-	-	28%	72%	-	58
<b>NET GRAND TOTAL</b>	1,898	1,634	11,998	304	412	470	57	6,749
	28%	24%	21%	5%	6%	7%	8%	

\* Includes 51 units for which the income group served is not yet determined.



Department of Housing  
**2005 ESTIMATES OF PRODUCTION**  
 Units Accessing Multiple DOH Programs

	% 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%+				
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>											
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>											
Multi-family Loans											
Hilliard Homes Phase II		152		175							2001 Tax Credit Equity
Senior Suites of Chatham	6	13	38	33							2005 Tax Credit Equity
Oakwood Shores Apartments	6	57	52	47							2004 Tax Credit Equity
Prairie Apartments			29	3							2005 Tax Credit Equity
La Estancia				57							2005 Tax Credit Equity
Affordable Rents for Chicago (ARC)		13									2005 Tax Credit Equity
TIF Subsidies											
Oakwood Shores Apartments	6	57	52	47							2004 Tax Credit Equity
Near North SRO		96									2005 Tax Credit Equity
La Estancia			57								2005 Tax Credit Equity
Tax Credit Equity											
Senior Suites of Bridgeport			54	31							2004 Tax Credit Equity
Multi-family Mortgage Revenue Bonds											
Stateway Phase 1B											
Hilliard Homes Phase II	29	71									2005 Tax Credit Equity
Chicago Housing Authority/Harrison Courts, Lathrop Elderly, and Loomis Courts		152		175							2001 Tax Credit Equity
City Land (Multi-family)	344										2005 Tax Credit Equity
Near North SRO		96									2005 Tax Credit Equity
La Estancia			57								2005 Tax Credit Equity
City Fee Waivers (Multi-family)	41	252	176	83							2005 Tax Credit Equity
Illinois Affordable Housing Tax Credit (value of donations)	29	71	57								2005 Tax Credit Equity
<b>MULTI-FAMILY BUILDING STABILIZATION</b>											
CIC/CDFI Funding		11	12	3							
SITE ENHANCEMENT											
Site Improvements	56	32	66	38	34	6					
Subtotal	526	1,073	707	635	34	6	2				
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>											
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>											
City Land											
City Fee Waivers (Single Family)					82	110	77				269
HOMEOWNERSHIP ASSISTANCE				37	144	170	146				497
City Mortgage Program (SF Mortgage Revenue Bonds)			1	1	2	4	3				11
Home Purchase Assistance	4	2	7	8	10						31
SITE ENHANCEMENT											
Site Improvements				6	24	21	6				56
Subtotal	4	2	8	52	262	305	232				864
<b>TO IMPROVE AND PRESERVE HOMES</b>											
Bungalow Initiative											
Subtotal			35	40	85	55	14				227
<b>PROGRAMMATIC APPLICATION TBD</b>											
GO Bonds			35	40	85	55	14				227
<b>GRAND TOTAL</b>											
	580	1,105	750	726	381	366	247				4,074

**CITY OF CHICAGO DEPARTMENT OF HOUSING**  
**SUMMARIES OF APPROVED DEVELOPMENTS**  
**SECOND QUARTER 2005**

**ATTACHMENTS**

**Praise Apartments**

Lawndale Christian Development Corporation  
3622 W. Cermak, 4123-25 W. Cermak, & 1836 S. Hamlin

**La Estancia**

Bickerdike Redevelopment Corporation  
Division St., between Western Ave. & Homan Ave.

**Solid Ground Supportive Housing Program**

La Casa Norte, Inc.  
3507 W. North Ave.

**Near North SRO**

Lakefront Supportive Housing  
1234-54 N. Clybourn

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

**SECOND QUARTER 2005**

**BORROWER/DEVELOPER:** Praise, L.P., an Illinois Limited Partnership to be formed by the general partner, Lawndale Christian Development Corporation

**FOR PROFIT/NOT-FOR-PROFIT:** Not-for-profit

**PROJECT NAME AND ADDRESS:** Praise Apartments  
3622 W. Cermak, 4123-25 W. Cermak, and 1836 S. Hamlin

**WARD/ALDERMAN:** 22<sup>nd</sup>/Ricardo Munoz & 24<sup>th</sup>/Michael Chandler

**COMMUNITY AREA:** North Lawndale

**CITY COUNCIL APPROVAL:** June 8, 2005

**TYPE OF PROJECT:** Rehab of three buildings into 32 multi-family rental apartment units.

**DOH LOAN:** \$862,698 in CDBG funds  
**Rate:** 0% interest  
**Term:** 30 years  
**Repayment:** No repayment is due during the term of the loan; a balloon payment of principal at end of term, sale, or refinancing of the subject properties.

**Security:** Second mortgage

**DOH TAX CREDITS:** Reservation: \$ 335,000  
 Syndication Price: \$.84 /\$1.00  
 Syndicator: National Equity Fund  
 Equity: \$2,820,841

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
Studio	12	\$385-\$450	31-50 % AMI
Studio	3	\$500	51-60 % AMI
1-bedroom	7	\$450-\$525	31-50 % AMI
2-bedroom	3	\$600-\$625	31-50 % AMI
3-bedroom	7	\$725-\$750	31-50 % AMI
<b>Total</b>	<b>32</b>		

Utilities: The tenants will pay cooking gas and other electric. Accessibility: This development will have one handicapped accessible unit and four handicapped adaptable units.

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$899,087	\$26,444	19%
Construction	\$2,720,743	\$80,022	56%
Soft Costs	\$813,809	\$23,935	17%
Developer's Fee	\$400,000	\$11,765	8%
<b>Total</b>	<b>\$4,833,639</b>	<b>\$142,166</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source of Funds</b>	<b>Amount</b>	<b>Position</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
IHDA	\$1,150,000	1 <sup>st</sup>	.15%	30/30	\$33,824	24%
DOH Loan	\$862,698	2 <sup>nd</sup>	0%	30	\$25,373	18%
Tax Credit Equity	\$2,820,841	Equity	NA	NA	\$82,966	58%
Praise L.P.	\$100	Equity	NA	NA	\$3	0%
<b>TOTAL</b>	<b>\$4,833,639</b>				<b>\$142,166</b>	<b>100%</b>

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

**SECOND QUARTER 2005**

**BORROWER/DEVELOPER:** La Estancia Limited Partnership, an Illinois limited partnership formed by Bickerdike Redevelopment Corporation, the developer and sponsor.

**FOR PROFIT/NOT-FOR-PROFIT:** Not-for-profit

**PROJECT NAME AND ADDRESS:** La Estancia  
Division St., between Western Ave. and Homan Ave.

**WARD/ALDERMAN:** 26<sup>th</sup>/Billy Ocasio

**COMMUNITY AREA:** West Town and Humboldt Park

**CITY COUNCIL APPROVAL:** June 8, 2005

**TYPE OF PROJECT:** New construction of a mixed-use development that will feature 57 units of affordable multi-family housing and 12,585 square feet of commercial space in three buildings.

**DOH LOAN:** Two loans (Loan 1 and Loan 2) Not to Exceed: \$6,235,848 in HOME, CDBG, Corporate, Funds, and/or Program Income.  
Loan 1: \$5,613,184 and Loan 2: \$622,664

**Rate for DOH Loan 1:** 0% interest

**Term:** 32 years

**Repayment:** No payments during term; repayment at maturity, sale, or refinance

**Security:** Mortgage on the property junior to a Northern Trust TIF bridge loan during construction, thereafter senior to the lien of the Northern Trust TIF bridge loan.

**Rate for DOH Loan 2:** 3% interest

**Term:** 17 years

**Repayment:** Monthly payments of \$4,300, fully amortizing

**Security:** Mortgage on the property junior to a lien of the Northern Trust TIF bridge loan during construction, thereafter senior to the lien of the Northern Trust TIF Bridge loan.

**DOH TAX CREDITS:**

Reservation:	\$876,219
Syndication Price:	\$0.849/\$1.00 (net)
Equity:	\$7,578,960
Syndicator:	National Equity Fund (NEF)

**TIF ASSISTANCE:** \$1,554,000 from the Humboldt Park Commercial and Division/Homan TIF districts.

**Project Summary**  
**La Estancia**  
**Page Two**

**DONATIONS TAX CREDITS:** Credit Amount: \$1,040,000, which will generate \$853,000 in equity for the project.

**CITY LAND:** Sale of 8 vacant City-owned lots for \$1. Value of City land is \$2,080,000.

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
1-Bedroom	9	\$455	31-50 % AMI
2-Bedroom	21	\$547	31-50 % AMI
3-Bedroom	21	\$642	31-50 % AMI
4-Bedroom	6	\$705	31-50 % AMI
<b>Total</b>	<b>57</b>		

**Utilities:** Tenants will pay for all utilities except cold water. **Accessibility:** The buildings will have elevators. There will be 4 accessible units; the other 53 units will be adaptable. There will be 5 accessible parking spaces.

**PROJECT COSTS**

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$ 1,200,000	\$21,053	7.1%
Hard Costs	\$13,640,609	\$ 239,309	80.4%
Developer's Fee	\$ 1,000,000	\$ 17,544	5.9%
Other Soft Costs	\$ 1,131,299	\$ 19,847	6.7%
<b>Total</b>	<b>\$16,971,908</b>	<b>\$297,753</b>	<b>100%</b>

**PROJECT FINANCING**

Source of Funds	Amount	Position	Rate	Term/ Amort	Per Unit	Percent of Project
DOH Loan 1*	\$5,613,184	See below	0%	32	\$92,978	33%
DOH Loan 2	\$622,664		3%	17/17	\$10,924	4%
Northern Trust** TIF	\$1,554,000	See below	6.04 Fixed	6/6	\$27,263	9%
Donations Tax Credits	\$853,000	NA	NA	NA	\$14,965	5%
NEF (Syndicator)	\$7,578,960	NA	NA	NA	\$132,964	45%
IHDA Trust Fund***	\$750,000		0%		\$13,158	4%
General Partner	\$100				\$1.75	0%
<b>TOTAL</b>	<b>\$16,971,908</b>				<b>\$297,753</b>	<b>100%</b>

\*Bickerdike has applied to the Federal Home Loan Bank for a grant. If the grant is approved, the DOH loan will be reduced by the amount of the grant.

\*\*The Northern Trust Loan will be in first position until construction is complete, at which point the loan will be subordinated to the DOH loans.

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

**SECOND QUARTER 2005**

**BORROWER/DEVELOPER:** La Casa Norte, Inc.

**FOR PROFIT/NOT-FOR-PROFIT:** Not-for-profit

**PROJECT NAME AND ADDRESS:** Solid Ground Supportive Housing Program  
3507 W. North Avenue

**WARD/ALDERMAN:** 26<sup>th</sup> /Billy Ocasio

**COMMUNITY AREA:** Humboldt Park

**CITY COUNCIL APPROVAL:** NA; DOH Loan Committee Approval: June 24, 2005

**TYPE OF PROJECT:** Rehabilitation of an existing 3 flat masonry building with approximately 4,544 square feet of gross building space, converted into a 16- room transitional residence upon completion.

**DOH LOAN:** Up to \*\$383,917 (Grant from Skyway funds). Grant Term: 20 years. Grant will be recoverable in the event of a programmatic default during the 20-year term.

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
1-bedroom	16	\$480	16-30 % AMI
<b>Total</b>	<b>16</b>		

Utilities: Tenants will not pay for any utilities.

**PROJECT COSTS**

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$127,500	\$7,969	10%
Construction	\$1,004,615	\$62,788	79%
Soft Costs	\$139,652	\$8,728	11%
<b>Total</b>	<b>\$1,271,767</b>	<b>\$79,484</b>	<b>100%</b>

**Project Summary**  
**Solid Ground Supportive Housing Program**  
**Page Two**

**PROJECT FINANCING**

<b>Source of Funds</b>	<b>Amount</b>	<b>Position</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
HUD SHP	\$200,000	NA	Grant	NA	\$12,500	16%
State Member Initiative Grant	\$150,000	NA	Grant	NA	\$9,375	12%
Energy Grant - DCEO	\$11,800	NA	Grant	NA	\$738	1%
Com Ed	\$4,290	NA	Grant	NA	\$268	0%
FHLB	\$128,000	NA	Grant	NA	\$8,000	10%
IHDA Donation TC	\$131,184	NA	Equity	NA	\$13,479	10%
City of Chicago	\$383,917	NA	Grant	NA	\$21,553	30%
Owner Equity Donation	\$262,576	NA	Equity	NA	\$12,916	21%
<b>TOTAL</b>	<b>\$1,271,767</b>				<b>\$79,485</b>	<b>100%</b>



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

**SECOND QUARTER 2005**

**BORROWER/DEVELOPER:** Near North Limited Partnership, an Illinois limited partnership formed by Lakefront Supportive Housing, the developer.

**FOR PROFIT/NOT-FOR-PROFIT:** Not-for-profit

**PROJECT NAME AND ADDRESS:** Near North SRO  
1234-54 North Clybourn

**WARD/ALDERMAN:** 27<sup>th</sup>/ Walter Burnett

**COMMUNITY AREA:** Near North

**CITY COUNCIL APPROVAL:** June 29, 2005

**TYPE OF PROJECT:** New construction of a five story mixed-use 96-unit SRO development.

**DOH TAX CREDITS:**

Reservation:	\$690,000
Syndication Price:	\$0.94/\$1.00 (net)
Equity:	\$6,486,000
Syndicator:	National Equity Fund (NEF)

**TIF ASSISTANCE:** \$1,000,000 from the Near North TIF District

**CITY LAND:** Sale of vacant City-owned lot for \$1. Value of City land is \$3,600,000.

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
Studio	96	\$560*	16-30% AMI
<b>Total</b>	<b>96</b>		

\* Fifty units assume HUD Shelter Plus Care subsidy, and 46 units assume CHA Section 8 rental subsidy.

Utilities: Tenants will not pay for utilities.

**PROJECT COSTS**

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$1	\$0	0%
Hard Costs	\$11,268,921	\$117,385	81.3%
Soft Costs	\$1,696,792	\$17,675	12.2%
Developer's Fee	\$898,286	\$9,357	6.5%
<b>Total</b>	<b>\$13,864,000</b>	<b>\$144,417</b>	<b>100%</b>

**PROJECT FINANCING**

Source of Funds	Amount	Position	Rate	Term/ Amort	Per Unit	Percent of Project
IHDA HOME	\$2,500,000	1 <sup>st</sup>	1%	20/20	\$26,042	18%
IHDA Trust Fund	\$750,000	2 <sup>nd</sup>	1%	20/20	\$7,812	5%
Federal Home Loan Bank	\$750,000	3 <sup>rd</sup>	3%	20/20	\$7,812	5%
HUD SHP	\$400,000	NA	0%	NA	\$4,167	3%
IHDA Donations TC	\$1,548,000	NA	0%	NA	\$16,125	11%
Other Private Sources*	\$230,000	NA	NA	NA	\$2,396	2%
Supplier Donations**	\$200,000	NA	NA	NA	\$2,083	2%
TIF Financing	\$1,000,000	NA	0%	NA	\$10,417	7%
Tax Credit Equity (NEF)	\$6,486,000	NA	NA	NA	\$67,563	47%
<b>TOTAL</b>	<b>\$13,864,000</b>				<b>\$144,417</b>	<b>100%</b>

\*Other private sources will be cash donations coming from various non-profit entities.

\*\*Supplier donations will be materials donated to help build the project.

**CITY OF CHICAGO  
DEPARTMENT OF HOUSING**

**LOAN CLOSINGS  
JANUARY 1 – JUNE 30, 2005**

<u>Project/Developer</u>	<u>City Council Approval Date</u>	<u>Closing Date</u>
Mount Vernon Manor Mount Vernon Community Development Corporation 30 N. Waller Street	November 3, 2004	February 24, 2005
The Spaulding Apartments G & A Development LLC 1750 N. Spaulding	November 3, 2004	March 3, 2005
Senior Suites Chatham Senior Lifestyle Corporation 8300 S. Cottage Grove	January 11, 2005	March 17, 2005
Michael & Danuta Stepkowski (Joint Lender Program) 1752-54 W. Garfield	NA	April 21, 2005
Eden Green Apartments The Habitat Company 301 E. 132 <sup>nd</sup> Place	November 3, 2004	May 4, 2005
Hilliard Homes Phase II Holsten Real Estate Development Corp. 2030 S. State/30 W. Cermak	March 9, 2005	May 16, 2005

Department of Housing  
**2005 MULTI-FAMILY LOAN RECIPIENTS**  
 January 1 - June 30, 2005

Quarter Approved	Development Name	Developer	Primary Project Address	Loan Amount	Total Units	Units by Income Level					51-100%
						0-15%	16-30%	31-50%	51-60%	61-80%	
1st	Senior Suites Chatham	Senior Lifestyle Corporation	8300 S. Cottage Grove	\$ 5,135,905	90	6	13	38	33	-	-
1st	Oakwood Shores Apartments (Madden Wells 1B Rental)	The Community Builders, Inc.	Area roughly bounded by Langley on the west, 38 <sup>th</sup> St. on the north, Ellis Ave. on the east, and Pershing Rd. on the south	\$ 9,400,000	162	6	57	52	47	-	-
1st	Hilliard Homes II	Hilliard Homes II Limited Partnership	2030 S. State Street, 30 W. Cermak Road	\$ 2,600,000	327	-	152	-	175	-	-
2nd	Praise Apartments	Lawndale Christian Development Corporation	3622 W. Cermak, 4123-25 W. Cermak & 1836 S. Hamlin	\$ 862,698	32	-	-	29	3	-	-
2nd	La Estancia	Bickerdike Redevelopment Corporation	Division St. between Western & Homan Avenues	\$ 6,235,848	57	-	-	57	-	-	-
2nd	Solid Ground Supportive Housing Program	La Casa Norte Development Corporation	3507 W. North Ave.	\$ 383,917	16	-	16	-	-	-	-
<b>TOTAL \$</b>				<b>21,618,368</b>	<b>684</b>	<b>12</b>	<b>238</b>	<b>176</b>	<b>258</b>	<b>-</b>	<b>-</b>

Department of Housing  
**MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS**  
 January 1 - June 30, 2005

Quarter Approved	Development/Developer	Primary Project Address	Bond Allocation	Total Units	Units by Income Level						
					0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%
1st	Park Boulevard/Stateway Associates LLC	35th St. & State St.	\$ 12,500,000	100	29	71	-	-	-	-	-
1st	Hilliard Homes Phase II/Hilliard Homes II Limited Partnership	2030 S. State St. & 30 W. Cermak Rd.	\$ 10,120,758	327	-	152	-	175	-	-	-
2nd	Chicago Housing Authority/Harrison Courts, Lathrop Elderly, and Loomis Courts	2390 W. Harrison, 2717 N. Leavitt, & 1314 W. 15th St.	\$ 35,000,000	344	344	-	-	-	-	-	-
<b>TOTAL \$ 57,620,758</b>				<b>771</b>	<b>376</b>	<b>273</b>	<b>175</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Department of Housing  
**AFFORDABLE RENTS FOR CHICAGO (ARC) RECIPIENTS**  
 January 1 - June 30, 2005

Project Name/Organization	Date Approved	Project Address	Amount of ARC Loan	Number of Units Receiving Assistance & Breakdown of Reduced Rents	Income Level Served	
					0-15%	16-30%
Senior Suites Chicago Chatham/ Senior Lifestyle Corporation.	1/11/2005	8300 S. Cottage Grove	\$ 833,001	4 Studios from \$192 to \$625	6	10
				7 Studios from \$225 to \$695		
				2 1-bedrooms from \$225 to \$640		
				3 1-bedrooms from \$398 to \$750		
Madres Unidas L.P./ Latin United Community Housing Association	4/12/2005	Scattered Sites	\$ 271,799	2 2-bedrooms from \$220 to \$652	3	3
				1 2-bedroom from \$417 to \$652		
				1 3-bedroom from \$260 to \$733		
				2 3-bedrooms from \$450 to \$733		
<b>TOTAL \$ 1,104,800</b>				<b>22</b>	<b>9</b>	<b>13</b>

Department of Housing  
2005 LOW INCOME HOUSING TAX CREDIT RECIPIENTS

Quarter Approved	Project/Developer	Primary Project Address	Tax Credit Allocation	Equity Generated	Total Units	Units by Income Level							Funding Source	
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	Other %		
1st	Park Boulevard/Stateway Associates	35th St. & State St.	\$ 894,505	\$ 7,607,420	100	29	71	-	-	-	-	-	-	National Equity Fund
2nd	Chicago Housing Authority/Harrison Courts, Lathrop Elderly, and Loomis Courts	2390 W. Harrison, 2717 N. Leavitt, & 1314 W. 15th St.	\$ 2,376,739	\$ 20,000,000	344	344	-	0	-	-	-	-	-	MMA Financial
1st	Senior Suites of Bridgeport/Senior Lifestyle Corporation	2825 S. Halsted	\$ 373,619	\$ 3,011,369	85	-	-	54	31	-	-	-	-	Alliant
1st	Senior Suites of Chatham/Senior Lifestyle Corporation	8300 S. Cottage Grove	\$ 858,271	\$ 6,945,043	90	6	13	38	33	-	-	-	-	Boston Capital Partners
2nd	Praise Apartments/Lawndale Christian Development Corporation	3622 W. Cermak, 4123-25 W. Cermak & 1836 S. Hamlin	\$ 335,000	\$ 2,820,841	32	-	-	29	3	-	-	-	-	National Equity Fund
2nd	Near North SRO/Lakefront Supportive Housing	1234-54 N. Clybourn	\$ 690,000	\$ 6,486,000	96	-	96	-	-	-	-	-	-	National Equity Fund
2nd	La Estancia/ Bickerdike Redevelopment Corporation	Division St. between Western & Homan Avenues	\$ 876,219	\$ 7,578,960	57	-	-	57	-	-	-	-	-	National Equity Fund
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>					<b>804</b>	<b>379</b>	<b>180</b>	<b>178</b>	<b>67</b>	<b>57</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	

LOW INCOME HOUSING TAX CREDITS GENERATED BY BOND FINANCING

2005 DOH ANNUAL ALLOCATION

Department of Housing  
**ILLINOIS AFFORDABLE HOUSING TAX CREDIT RECIPIENTS**  
 State Fiscal Years 2005 and 2006

Quarter Approved	Project	Sponsor	Project Address	Tax Credit Year	Tax Credit Reservation	Resources Generated	Units	Units by Income Level						
								0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
1st	Park Boulevard	Staleyway Associates, LLC	35th St. & State St.	2005	\$ 1,500,000	\$ 1,260,000	100	29	71	-	-	-	-	-
2nd	La Estancia	Bickerdike Redevelopment Corporation	Division St. between Western & Homan Avenues	2005	\$ 1,040,000	\$ 853,000	57	-	-	57	-	-	-	-
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>							<b>\$ 2,540,000</b>	<b>\$ 2,113,000</b>	<b>157</b>	<b>29</b>	<b>71</b>	<b>57</b>	<b>-</b>	<b>-</b>



Department of Housing  
**TAX INCREMENT FINANCING (TIF) RECIPIENTS**  
 January 1 - June 30, 2005

Type of Development	Developer/Developer	Address	Ward	Community Area	City Council Approval Date	Amount of TIF Assistance	TOTAL UNITS	Unit: By Income Level								
								0-5%	6-10%	11-20%	21-30%	31-50%	51-60%	61-80%	81-100%	101-150%
Multi-family	Oakwood Shores Apartments/Madden Wells Phase IB Associates LP	Area bounded by Langley, 38th St., Ellis, & Pershing	4	Oakland	2/9/2005	\$ 1,900,000	162	6	57	52	47	-	-	-	-	
Single-family	Park Boulevard/Stateway Associates	35th St. & State St.	3	Douglas	1/11/2005	\$ 12,039,666	211	-	-	-	-	-	72	139	-	
Single-family	Oakwood Shores For-Sale/Madden Wells Phase IB Associates LP	Area bounded by Langley, 38th St., Ellis, & Pershing	4	Oakland	3/9/2005	\$ 3,500,000	129	-	-	-	-	12	15	102	-	
Single-family	Roosevelt Square Phase I For Sale	Roosevelt & Racine	25	Near West Side	5/11/2005	\$11,457,000	121	-	-	-	-	7	40	74	-	
Multi-family	La Estancia	Division St. between Western & Horman Avenues	26	West Town & Humboldt Park	6/8/2005	\$ 1,554,000	57	-	-	57	-	-	-	-	-	
Multi-family	Near North SRO	1234-54 N. Clybourn	27	Near North	6/29/2005	\$ 1,000,000	96	-	96	-	-	-	-	-	-	
TOTAL							\$ 31,450,666	776	6	158	109	47	19	127	115	815

Department of Housing  
**CITY LAND RECIPIENTS**  
 January 1 - June 30, 2005

Quarter Approved	Type of Development	Development Name	Developer	Primary Project Address	Value of Land Written Down	Total Units	Units by Income Level						
							0-15%	15-30%	31-50%	51-80%	81-100%		
1st	Single Family	Greenline Condos	Benjamin Van Horne	6600 S. Kimbark	\$ 279,000	45	-	-	-	-	5	40	
1st	Single Family	Lake and Waller	Waller Development	420 N. Waller	\$ 70,000	22	-	-	-	-	4	18	
1st	Multi-family	Anixter Village	Anixter Village	2045-59 W. Washburne Ave. & 2044-18 W. 13th St.	\$ 935,000	15	-	15	-	-	-	-	
2nd	Single Family	Monsignor John Egan Housing Development	Breaking Ground, Inc.	Scattered	\$990,000.00	85	-	-	-	28	28	29	
2nd	Single Family	Roseland New Homes Phase II	NHS Redevelopment Corporation	Scattered sites in area bounded by S. Michigan Ave., S. Edbrooke Ave, 104th Pl., and 107th St.	\$790,000.00	58	-	-	-	16	42	-	
2nd	Single Family	Westwood Community Development Corporation	Westwood Community Development Corporation	7226, 7241, 7253-57, and 7314 S. Harvard	\$70,000.00	7	-	-	-	7	-	-	
2nd	Single Family	New Homes for Englewood	Rebirth of Englewood CDC	6601 S. Normal	\$290,000.00	29	-	-	-	5	15	9	
2nd	Single Family	Hunter's Haven	New Jerusalem CDC	1400 S. Kedvale	\$870,000.00	68	-	-	-	26	21	21	
2nd	Single Family	Spathies Master Redevelopment	Spathies Construction Company	Scattered	\$ 1,190,000	119	-	-	-	30	30	29	
2nd	Single Family	1307-09 S. Keeler	Windy City Habitat for Humanity	1307-09 S. Keeler	\$ 20,000	2	-	-	-	2	-	-	
2nd	Multi-family	Near North SRO	Lakefront Supportive Housing	1234-54 N. Clybourn	\$ 3,600,000	96	-	96	-	-	-	-	
2nd	Multi-family	La Estancia	Bickerdike Redevelopment Corporation	Division St. between Western & Homan Avenues	\$ 2,080,000	57	-	57	-	-	-	-	
<b>TOTAL</b>						<b>\$ 11,184,000</b>	<b>503</b>	<b>177</b>	<b>57</b>	<b>30</b>	<b>114</b>	<b>145</b>	<b>146</b>

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - June 30, 2005

	Total Funds Anticipated	2005 COMMITMENTS				2005 UNITS SERVED			
		First Quarter	Second Quarter	Year to Date	Year to Date	First Quarter	Second Quarter	Year to Date	% of Goal
					Year to Date	Quarter	Quarter	Date	
<b>TO IMPROVE AND PRESERVE HOMES</b>									
Emergency Housing Assistance Program (EHAP)	\$ 6,620,000	\$ 2,138,704	\$ 2,532,895	\$ 4,671,599	430	344	774	78.98%	
HI-RAIL	\$ 2,392,330	\$ 118,170	\$ 342,693	\$ 460,863	40	116	156	28.94%	
Facade Improvements	\$ 1,124,000	\$ 380,000	\$ 345,000	\$ 725,000	73	63	136	82.42%	
TIF-NIP (Single-family)	\$ 2,500,000	\$ 288,238	\$ 986,883	\$ 1,275,121	38	123	161	58.55%	
Neighborhood Lending Program: Home Improvement (NHS)	\$ 8,008,000	\$ 1,365,685	\$ 1,101,203	\$ 2,466,888	22	27	49	32.67%	
Rehab Tax Credit	\$ 450,000	\$ -	\$ -	\$ -	-	-	-	0.00%	
Bungalow Initiative	\$ 800,000	\$ 308,406	\$ 308,106	\$ 616,512	217	237	454	64.86%	
Subtotal	\$ 21,894,330	\$ 4,599,203	\$ 5,616,780	\$ 10,215,983	820	910	1,730		
Less Multiple Benefits					(109)	(118)	(227)		
Net, Improvement and Preservation of Homes	\$ 21,894,330	\$ 4,599,203	\$ 5,616,780	\$ 10,215,983	711	792	1,503	60.39%	
<b>PROGRAMMATIC APPLICATION TBD</b>									
GO Bonds	\$ 2,000,000	\$ -	\$ 750,000	\$ 750,000	-	58	58		
Less Multiple Benefits					-	(58)	(58)		
Net, Programmatic Application TBD	\$ 2,000,000	\$ -	\$ 750,000	\$ 750,000	-	-	-		
<b>RESOURCE CHALLENGE</b>									
Resource Challenge	\$ 20,000,000								
<b>NET GRAND TOTAL</b>	\$ 381,753,352	\$ 109,578,497	\$ 134,012,907	\$ 243,591,399	1,114	2,335	6,749	66.78%	

\* First quarter amount adjusted due to a reporting error.

\*\* First quarter amount adjusted downward to correct for the inadvertent counting of some second quarter units in the first quarter.

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
**January 1 - December 31, 2005**

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
Jackson, Sammie 4945 S. Halsted	\$5,940	1 unit(s) 3 br: 1, \$820 to \$325	1: 16-30%	3	61, New City
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	5 unit(s) 2 br: 3, \$575-\$500 to \$290-\$185 3 br: 2, \$700 to \$335-\$450	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	38, Grand Boulevard
Barnes Real Estate 4824 S. Prairie	\$17,520	2 unit(s) 5 br: 2, \$1000 to \$260- \$280	2: 16-30%	3	38, Grand Boulevard
CMHDC 5154 S. King Drive	\$6,120	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	3	40, Washington Park
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%	3	35, Douglas
Redevelopment Services Corp. 4331 S. King Drive	\$7,650	1 unit(s) 4 br: 1, \$1,100 to \$465	1: 16-30%	3	38, Grand Boulevard
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	\$118,164	29 unit(s) 2 br: 16, \$801-\$706 to \$397 3 br: 13, \$833 to \$463	29: 16-30%	3	40, Washington Park
Hilliard Homes LP C/O Holsten Management 2111 S. Clarke	\$17,340	6 unit(s) 1 br: 6, \$695-\$650 to \$450-\$495	6: 16-30%	3	33, Near South Side
Preferred Hyde Park 4544 S. Indiana	\$12,000	1 unit(s) 4 br: 1, \$1,200 to \$200	1: 0-15%	3	40, Washington Park
4611 S. Drexel L.P. C/O Realty and Mortgage 4611 S. Drexel	\$53,640	10 unit(s) 2 br: 10, \$597-\$800 to \$150-\$400	10: 0-15%	4	39, Kenwood
Heartland Housing 4659 S. Drexel	\$100,500	49 unit(s) Studios: 4, \$295-\$445 to \$120-\$270 and 19, \$465-\$500 to \$290-\$395 1 br: 26, \$525-\$615 to \$350-\$510	49: 16-30%	4	39, Kenwood
Kenwood-Oakland Ltd. Part. C/O IMC Property Management 4341 S. Greenwood 4358 S. Lake Park	\$19,464	2 unit(s) 4 br: 2, \$996 to \$185	2: 0-15%	4	39, Kenwood

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM  
January 1- December 31, 2005

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
Oates, Beutonna 4340 S. Lake Park	\$10,500	1 unit(s) 4 br: 1, \$887 to \$185	1: 0-15%	4	39, Kenwood
SSG Ltd. Part. C/O IMC Property Management 4433-4437 S. Greenwood	\$42,336	10 unit(s) 2 br: 6, \$515-\$675 to \$155-\$350 3 br: 4, \$700-\$725 to \$340-\$406	6: 0-15% 4: 16-30%	4	39, Kenwood
South Ingleside LP C/O Urban Property Advisors 4746 S. Ingleside 4737-39 S. Ingleside	\$5,640	1 unit(s) 1 br: 1, \$600 to \$130	1: 0-15%	4	39, Kenwood
Mayberry, Gary and Senorities 4356 S. Berkeley	\$3,816	1 unit(s) 3 br: 1, \$950 to \$632	1: 16-30%	4	39, Kenwood
EPAX Ltd. Part. C/O IMC Property Management 7024 S. Paxton	\$51,768	8 unit(s) 2 br: 5, \$562-\$675 to \$150-\$300 3 br: 3, \$775-\$805 to \$250-\$254	8: 0-15%	5	43, South Shore
Family Rescue Development Corp. 6820-6830 S. Ridgeland	\$82,710	22 unit(s) 1 br: 6, \$380 to \$52-\$356 2 br: 6, \$475 to \$65-\$219 3 br: 10, \$530 to \$41-\$385 3 br: 1, \$925 to \$490	22: 0-15%	5	43, South Shore
Brown, L. Chandrea 1948 E. 73rd St.	\$5,220	1 unit(s) 3 br: 1, \$925 to \$490		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-\$615 to \$150-\$263	1: 16-30% 11: 0-15%	5	43, South Shore
Wilbourn, Sandy 6511 S. Blackstone	\$5,724	1 unit(s) 2 br: 1, \$1,000 to \$523		5	42, Woodlawn
O'Keefe Courts LP C/O Urban Property Advisors 6936-44 S. Clyde 4737-39 S. Ingleside	\$4,620	1 unit(s) 3 br: 1, \$750 to \$365	1: 16-30%	5	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	\$5,700	1 unit(s) 2 br: 1, \$700 to \$225	1: 0-15%	5	43, South Shore
Wright, Marcella 6845 S. Ridgeland	\$5,700	1 unit(s) 3 br: 1, \$1,000 to \$525	1: 16-30%	5	43, South Shore

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
**January 1 - December 31, 2005**

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Word	Community Area
Island Terrace Apartments 6430 S. Stony Island	\$5,700	1 unit(s) 1 br: 1, \$749 to \$274	1: 0-15%	5	42, Woodlawn
ERA Real Estate 1509 E. Marquette	\$7,200	1 unit(s) 3 br: 1, \$900 to \$300	1: 16-30%	5	42, Woodlawn
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
Kennedy, Sonia 57 W. 74th St.	\$6,000	1 unit(s) 2 br: 1, \$750 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, \$1100 to \$614	1: 16-30%	6	69, Greater Grand Crossing
Ekong, Eno 6712 S. Emerald	\$7,740	1 unit(s) 3 br: 1, \$900 to \$255	1: 0-15%	6	68, Englewood
All Properties Real Estate, Inc. 7210 S. Yates	\$7,164	1 unit(s) 1 br: 1, \$765 to \$163	1: 16-30%	7	43, South Shore
El-Amin, Ayesha 6613 S. Langley	\$7,500	1 unit(s) 3 br: 1, \$1025 to \$400	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
Synovation Development LLC 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 \$175	1: 0-15%	7	43, South Shore
King-Essex Apts. C/O IMC Property Management 7600 S. Essex	\$50,820	11 unit(s) 2 br: 9, \$560-\$650 to \$145-\$280 3 br: 2, \$700-\$850 to \$300-\$435	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-\$550 to \$300-\$325 and 2, \$725-\$650 to \$500-\$450 3 br: 1, \$790 to \$500	6: 16-30%	7	43, South Shore
Curry, Lea 7637 S. Essex	\$7,320	1 unit(s) 2 br: 1, \$754 to \$140	1: 0-15%	7	43, South Shore
Nwanah, Patrick 7827 S. Calfax	\$7,164	1 unit(s) 2 br: 1, \$775 to \$178	1: 0-15%	7	43, South Shore

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Pugh, Arnold 7838 S. Phillips	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	7	43, South Shore
Saez, Angela 7838 S. Colfax	\$29,100	5 unit(s) 3 br: 5, \$650-\$715 to \$165-\$230	5: 16-30%	7	43, South Shore
Monroe, Antoinette 7337 South Shore Dr.	\$9,240	1 unit(s) 2 br: 1, \$960 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
Love, Ronald 8112 S. Bennett Ave.	\$8,640	1 unit(s) 4 br: 1, \$1200 to \$480	1: 16-30%	8	46, South Chicago
Peel, Arnel 851 E. 87th Place	\$7,800	1 unit(s) 2 br: 1, \$900 to \$250	1: 0-15%	8	44, Chatham
Reason, Chester 7955 S. Kenwood	\$4,680	1 unit(s) 3 br: 1, \$650 to \$260	1: 16-30%	8	45, Avalon Park
Calhoun, Martha 11318 S. Champlain	\$8,580	1 unit(s) 3 br: 1, \$900 to \$185	1: 0-15%	9	50, Pullman
Washington, Major 10949-10951 S. Vernon	\$4,800	1 unit(s) 2 br: 1, \$525 to \$125	1: 0-15%	9	49, Roseland
YMCA of Metro Chicago 4 E. 111th St.	\$155,368	58 unit(s) SROs: 15, \$310 to \$136 and 43, \$310 to \$103-30	58: 0-15%	9	49, Roseland
Brown, Allen 30 E. 118th	\$14,640	1 unit(s) 6 br: 1, \$1,650 to \$430	1: 16-30%	9	53, West Pullman
Dunkle, Raymond Barry 11572 S. Front	\$8,400	1 unit(s) 2 br: 1, \$825 to \$125	1: 0-15%	9	53, West Pullman
Hurst, Kenneth & Francesca 554 W. 103rd	\$5,700	1 unit(s) 2 br: 1, \$750 to \$250	1: 0-15%	9	73, Washington Heights
Boardman, William & Christina 8707 S. Escanaba	\$9,360	3 unit(s) 2 br: 3, \$630 - \$515 to \$255-\$370	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, \$490 to \$143 and 1, \$430 to \$330 4 br: 1, \$655 to \$375	1: 0-15% 2: 16-30%	10	46, South Chicago

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South East Little Village Ltd. Part. U.N.O. (East Lake Management) 3066 E. 92nd St. 9001 S. Muskegan	\$18,360	6 unit(s) 2 br: 4, \$410 to \$165-\$185 3 br: 2, \$450 to \$190	6: 0-15%	10	46, South Chicago
9001 Commercial Building C/O Southeast Chicago Dev. Comm.	\$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
9001 S. Commercial 8954-56 Commercial Ave. Building LP	\$18,900	3 unit(s) 3 br: 1, \$655 to \$250 4 br: 2, \$725-\$995 to \$265-\$285	3: 0-15%	10	46, South Chicago
8954 S. Commercial Villa Guadalupe Senior Services, Inc. Claretian Associates	\$145,744	42 unit(s) Studios: 1, \$447-\$468 to \$240-\$275 1 br: 41, \$447-\$832 to \$240-\$390	42: 16-30%	10	46, South Chicago
3201 E. 91st St. Barnes Real Estate	\$6,120	1 unit(s) 1 br: 1, \$800 to \$175	1: 0-15%	12	30, South Lawndale
2310 S. Sacramento Patricia Partners, LLC	\$9,600	1 unit(s) 3 br: 1, \$1230 to \$430	1: 16-30%	15	67, West Englewood
5925 S. Marshfield Churchview Manor Apartments C/ O Greater Southwest Dev. Corp.	\$58,380	20 unit(s) 1 br: 19, \$549 to \$299 2 br: 1, \$679 to \$358	20: 16-30%	15	66, Chicago Lawn
2626 W. 63rd St. Earle, Penny	\$13,020	3 unit(s) 3 br: 2, \$770 to \$325-\$580 4 br: 1, \$850 to \$400	1: 0-15% 2: 16-30%	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
Barnes Real Estate 1715 W. 58th	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	15	67, West Englewood
Oates, Beutonna 5658 S. Bishop	\$5,100	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	16	67, West Englewood
Arlandiz, Elizabeth 5550 S. Mozart	\$5,400	1 unit(s) 2 br: 1, \$750 to \$300	1: 16-30%	16	63, Gage Park



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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
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	\$6,780	1 unit(s) 2 br: 1, \$800 to \$235	1: 16-30%	16	63, Gage Park
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	68, 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
Miller, Jeanette 5539 S. Sangamon	\$5,700	1 unit(s) 3 br: 1, \$825 to \$350		16	68, Englewood
Oates, Beutonna 1411 W. 55th	\$8,424	1 unit(s) 5 br: 1, \$1050 to \$175	1: 16-30% 1: 0-15%	16	67, West Englewood
Barnes Real Estate 6224 S. Morgan	\$17,604	2 unit(s) 1 br: 1, \$550 to \$153 4 br: 1, \$1250 to \$180	2: 0-15%	16	68, Englewood
Eggleston C/O IMC Property Management 443 W. 75th 7502-06 S. Eggleston	\$21,000	5 unit(s) 3 br: 5, \$850-\$865 to \$500-\$515	5: 16-30%	17	69, Greater Grand Crossing
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth 6209 S. Paulina	\$148,102	32 unit(s) Studios: 14, \$527 to \$260-\$270 1 br: 18, \$621 to \$240-\$300	32: 16-30%	17	67, West Englewood
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	\$9,372	1 unit(s) 3 br: 1, \$1000 to \$219	1: 16-30%	17	68, Englewood

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Harris, Brian 7830 S. Sangamon	\$15,480	2 unit(s) 3 br: 2, \$1000 to \$300-\$410	1: 0-15% 1: 16-30%	17	71, Auburn Gresham
Silas, Michelle 7800 S. Ada	\$13,380	1 unit(s) 4 br: 1, \$1625 to \$510	1: 16-30%	17	71, Auburn Gresham
SSG Ltd. Part. C/O IMC Property Management 7000-7010 S. Sangamon	\$13,920	4 unit(s) 3 br: 4, \$615-\$800 to \$325-\$435	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, \$650-\$850 to \$292.50-\$550	7: 16-30%	17	69, Greater Grand Crossing
Cynthia Jackson 7929 S. Harvard	\$5,220	1 unit(s) 3 br: 1, \$835 to \$400	1: 16-30%	17	44, Chatham
Busch, John P. 7209 S. Harvard	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325	1: 0-15%	17	69, Greater Grand Crossing
Page, Bobbie 8434 S. Paulina	\$4,500	1 unit(s) 1 br: 1, \$575 to \$125	1: 0-15%	18	71, Auburn Gresham
Barnes Real Estate 929 W. 54th Place	\$8,580	1 unit(s) 3 br: 1, \$980 to \$265	1: 0-15%	20	61, New City
Thompson Real Estate 729 W. 50th Street	\$8,880	1 unit(s) 4 br: 1, \$1173 to \$433	1: 0-15%	20	68, Englewood
62nd St. Phase II Ltd. Part. 6201 S. King Drive 6155 S. Vernon	\$18,240	4 unit(s) 3 br: 4, \$685-\$700 to \$325-\$420	4: 16-30%	20	42, Woodlawn
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, \$874-\$735 to \$449-\$251	7: 16-30%	20	40, Washington Park
Dorchester Way Apts. Ltd. Part. C /OIMC Property Management 6200 S. Dorchester	\$23,592	4 unit(s) 4 br: 4, \$900-\$1,032 to \$221-\$515	1: 0-15% 3: 16-30%	20	42, Woodlawn

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Drexel Terrace C/O The Habitat Company 6140 S. Drexel	\$33,300	6 unit(s) 2 br: 2, \$670-\$855 to \$100 3 br: 4, \$725 to \$325	2: 0-15% 4: 16-30%	20	42, Woodlawn
LPSS Ltd. Part. Michigan Manor C/O IMC Property Management 5751-5759 S. Michigan Ave.	\$20,892	5 unit(s) 3 br: 5, \$579-\$705 to \$238-\$325	5: 0-15%	20	40, Washington Park
LPW Ltd. Part. Wabash Court C/O IMC Property Management 5606 S. Wabash	\$14,760	3 unit(s) 2 br: 3, \$563-\$850 to \$153-\$440	3: 0-15%	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, \$550-\$700 to \$372-\$425 and 4, \$740-\$850 to \$425-\$600	11: 16-30%	20	40, Washington Park
WECAN 6146 S. Kenwood	\$17,580	2 unit(s) 1 br: 1, \$500 to \$175-\$290 3 br: 1, \$735 to \$525	1: 0-15% 1: 16-30%	20	42, Woodlawn
Woodlawn Development Associates 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	40, Washington Park
Woodlawn Properties 909 W. 50th St.	\$14,640	1 unit(s) 5 br: 1, \$1,500 to \$280	1: 0-15%	20	61, New City
St. Edmunds Place C/O JW Stewart 6109-6119 S. Indiana	\$18,720	3 unit(s) 2 br: 1, \$650 to \$150 and 1, \$650 to \$100 3 br: 1, \$750 to \$240	3: 0-15%	20	40, Washington Park
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%	21	71, Auburn Gresham
Bouchee, Mary 9115 S. Ada St.	\$7,895	1 unit(s) 2 br: 1, \$823 to \$165	1: 0-15%	21	73, Washington Heights
Bradley, Latricia 9443 S. Justine	\$5,400	1 unit(s) 2 br: 1, \$800 to \$350	1: 16-30%	21	73, Washington Heights

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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	30, South Lawndale
Grant, Wanda & Martin 1338 S. Albany 1246 S. Lawndale	\$22,488	4 unit(s) 3 br: 3, \$850-\$630 to \$400-\$275 5 br: 1, \$1050 to \$400	4: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3710 W. Douglas	\$3,480	1 unit(s) 3 br: 1, \$800 to \$510	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3745 W. Douglas	\$17,220	3 unit(s) 4 br: 3, \$861-\$776 to \$405-\$320	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	\$37,380	7 unit(s) 2 br: 7, \$651 to \$206	7: 0-15%	24	29, North Lawndale
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, Terrance 3946 W. Polk	\$9,420	1 unit(s) 3 br: 1, \$1000 to \$215	1: 0-15%	24	26, West Garfield Park
3346 W. Lexington Family LP 3346 W. Lexington	\$12,096	1 unit(s) 3 br: 1, \$1,300 to \$292	1: 0-15%	24	27, East Garfield Park
Barnes Real Estate 1525 S. Hamlin	\$13,440	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$725 to \$165	2: 0-15%	24	29, North Lawndale
Keeler Apartments Ltd. Partnership 1251-1255 S. Keeler	\$65,700	10 unit(s) 3 br: 9, \$746 to \$206 4 br: 1, \$846 to \$231	10: 0-15%	24	29, North Lawndale
Gonzalez, Gilbert 1841 S. Laflin	\$4,800	1 unit(s) 3 br: 1, \$850 to \$450	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, \$775 to \$240	1: 0-15%	25	31, Lower West Side
The Resurrection Project 1712 W. 17th St.	\$4,140	2 unit(s) 2 br: 2, \$473-\$525 to \$358-\$410	2: 16-30%	25	31, Lower West Side
The Resurrection Project 1714 W. 19th St.	\$1,236	1 unit(s) 2 br: 1, \$519 to \$301	1: 16-30%	25	31, Lower West Side

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The Resurrection Project 963 W. Cullerton	\$11,904	7 unit(s) Studios: 3, \$336-\$349 to \$136-\$269 3 br: 2, \$639-\$700 to \$474-\$505 4 br: 2, \$540 to \$320-\$491	7: 16-30%	25	31, Lower West Side
The Resurrection Project 967 W. 19th St.	\$1,080	1 unit(s) 2 br: 1, \$475 to \$385	1: 16-30%	25	31, Lower West Side
Gonzalez, Gilbert 2104 S. May	\$7,092	1 unit(s) 2 br: 1, \$850 to \$450	1: 16-30%	25	31, Lower West Side
The Resurrection Project 1313 W. 19th St.	\$1,380	1 unit(s) 1 br: 1, \$466 to \$351	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
Hernandez, Monserrate 2500 W. Thomas	\$12,540	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$700 to \$165	1: 16-30%	26	24, West Town
L.U.C.H.A. 1318 N. Rockwell	\$9,504	6 unit(s) 2 br: 3, \$370 to \$270 and 3, \$622-\$641 to \$468-\$487	6: 16-30%	26	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%	26	24, West Town
L.U.C.H.A. 1414-1418 N. Washtenaw	\$8,292	4 unit(s) 1 br: 1, \$583 to \$438 2 br: 1, \$420-\$588 to \$260-\$428 3 br: 2, \$726 to \$526	4: 16-30%	26	24, West Town
L.U.C.H.A. 1451 N. Washtenaw	\$3,696	2 unit(s) 2 br: 1, \$420 to \$320 and 1, \$660 to \$506	2: 16-30%	26	24, West Town
Rodriguez, Margarita 1019 N. Francisco	\$7,056	1 unit(s) 2 br: 1, \$1000 to \$412	2: 16-30%	26	24, West Town
Arlandiz, Elizabeth 1859 N. Kimball	\$24,060	4 unit(s) 1 br: 1, \$585 to \$125 2 br: 2, \$750-\$960 to \$425-\$450 3 br: 1, \$1,135 to \$550	1: 16-30% 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
Avelar, Manuel 3306-3308 W. Division	\$42,120	6 unit(s) 3 br: 6, \$750 to \$165	6: 0-15%	26	23, Humboldt Park
Humboldt Park Ltd C/O Hispanic Housing Dev. Corp 3038 W. North Ave.	\$27,504	12 unit(s) Studios: 6, \$457-\$504 to \$265-\$346 1 br: 6, \$413 to \$200	8: 0-15% 4: 16-30%	26	23, Humboldt Park

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Humboldt Ridge II L.P. C/O LR Development 1810-16 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	22, Logan Square
L.U.C.H.A. 3339 W. Division 1152-58 N. Christiana	\$39,072	22 unit(s) SROs: 22, \$298-\$307 to \$150-\$159	22: 0-15%	26	23, Humboldt Park
Mercado, Doris 3345 W. Beach	\$8,220	1 unit(s) 3 br: 1, \$1050 to \$365	1: 0-15%	26	23, Humboldt Park
Gomez, Michael 1622 N. Albany	\$4,560	1 unit(s) 2 br: 1, \$700 to \$320	1: 16-30%	26	23, Humboldt Park
Olson, Matt 3416 W. Potomac	\$11,520	2 unit(s) 2 br: 2, \$980 to \$500	2: 16-30%	26	23, Humboldt 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%	26	23, Humboldt Park
Augusta Assoc. Ltd. C/O Hispanic Housing 3301 W. Palmer	\$41,220	12 unit(s) 1 br: 2, \$589 to \$230-\$423 2 br: 2, \$618 to \$288-\$423 and 8, \$646-\$751 to \$386-\$456	1: 0-15% 11: 16-30%	26	22, Logan Square
La Paz C/O Bickerdike Redevelopment Corporation 3600-3606 W. Shakespeare	\$16,692	7 unit(s) 2 br: 4, \$526-\$545 to \$344-\$363 3 br: 3, \$629 to \$408	7: 16-30%	26	22, Logan Square
Bickerdike Redevelopment Corporation 929 N. Sacramento 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	12 unit(s) 1 br: 3, \$422-\$433 to \$240-\$290 2 br: 3, \$486-\$498 to \$230-\$344 3 br: 3, \$584-\$599 to \$247-\$395 4 br: 3, \$633-\$665 to \$434-\$452	7: 0-15% 5: 16-30%	26	23, Humboldt Park
Fregoso, Joaquin and Leticia 3402-08 W. Lyndale	\$7,848	1 unit(s) 2 br: 1, \$1100 to \$500	1: 0-15%	26	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 unit(s) 2 br: 2, \$385-425 to \$140	2: 0-15%	26	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	\$4,080	1 unit(s) 3 br: 1, \$750 to \$385	1: 16-30%	26	22, Logan Square

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
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Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidy Recipients	Income Level	Years	Community Area
Barnes Real Estate 634 N. Avers 7230 S. Yale	\$18,280	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	2 br: 1, \$743.25 to \$390	1: 16-30%	27	23, Humboldt Park
McDermott Foundation 932 W. Washington	\$60,000	Beds: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
McDermott Foundation 124 N. Sangamon	\$97,440	Beds: 20, \$600 to \$330-\$330	10: 0-15% 10: 16-30%	27	28, Near West Side
McDermott Foundation (Men's Program) 108 N. Sangamon	\$121,800	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
McDermott Foundation (Women's Program) 108 N. Sangamon	\$93,120	Beds: 16, \$600 to \$200-3	8: 0-15% 8: 16-30%	27	28, Near West Side
McDermott Foundation 124 N. Sangamon	\$45,000	Beds: 15, \$600 to \$350	15: 16-30%	27	28, Near West Side
Gates, Sylvester 507 N. Avers	\$7,200	3 br: 1, \$1000 to \$400	1: 16-30%	27	23, Humboldt Park
Kilgore, Helen 2416 W. Roosevelt	\$7,680	2 br: 1, \$850 to \$210	1: 0-15%	28	28, Near West Side
Dickson, Jerome 1131-35 S. Sacramento	\$6,300	2 br: 1, \$700 to \$425 and 1, \$271 to \$171	2: 0-15%	28	29, North Lawndale
Austin Shore C/O IMC Property Management 169-85 N. LeClaire 149-51 N. Lavergne	\$8,400	2 br: 2, \$562-\$700 to \$212-\$350	2: 0-15%	28	25, Austin
Austin Square C/O IMC Property Management 4701-09 W. Maypole	\$46,200	3 br: 13, \$309-\$779 to \$109-\$450	13: 16-30%	28	25, Austin
Barnes Real Estate 3107 W. Monroe	\$6,960	3 br: 1, \$900 to \$320	1: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. C/ O IMC Property Management 4900-4910 W. Jackson	\$20,100	2 br: 6, \$54-\$700 to \$196-\$435	6: 16-30%	28	25, Austin

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Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units, Resolving Assistance and Breakdown of Subsidized Rent	Income Level Served	Year	Community Area
Washington Courts Ltd. Part. C/O IMC Property Management 5040 W. Washington	\$46,640	8 unit(s) 2 br: 4, \$595-\$670 to \$160-\$212 and 4, \$676-\$750 to \$352-\$376	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, \$398-\$700 to \$196-\$465 3 br: 1, \$746 to \$446	19: 0-15%	28	26, West Garfield Park
Bethel 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
Congress Commons LLC 4815-25 W. Monroe 5203 W. Congress	\$153,030	25 unit(s) 1 br: 3, \$450 to \$140 2 br: 12, \$550-\$407 to \$200-\$77 3 br: 6, \$950-\$656 to \$325-\$230 and 1, \$950 to \$200	21: 0-15% 4: 16-30%	28 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, \$500 to \$215 2 br: 3, \$535-\$630 to \$312-\$350 3 br: 7, \$725-\$850 to \$366-\$500 4 br: 3, \$1,000-\$916 to \$674-\$639	14: 16-30%	28	25, Austin
Pine Lotus LP C/O J W Stewart 5449 W. Westend	\$12,000	2 unit(s) 2 br: 1, \$525 to \$240 4 br: 1, \$1,200 to \$440	2: 0-15%	28	25, Austin
Homan Apt. Rental 357 S. Homan	\$9,972	1 Unit(s) 2 br: 1, \$1,191 to \$360	1: 16-30%	28	27, East Garfield Park
5700 W. Washington Assoc. C/O IMC Property Management 5700 W. Washington	\$12,768	4 unit(s) 2 br: 2, \$528-\$584 to \$268-\$312 and 2, \$594-\$635 to \$322-\$375	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, \$567 to \$217	1: 0-15%	29	25, Austin



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January 1 - December 31, 2005

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rent	Income Level	Ward	Community Area
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 C/O Mercy Housing Services Corporation 301 S. Central	\$10,860	3 unit(s) 1 br: 1, \$550 to \$275 2 br: 1, \$643 to \$400 3 br: 1, \$675 to \$325	3: 16-30%	29	25, Austin
Ehresman, Duane 127 N. Central	\$7,500	1 unit(s) 3 br: 1, \$800 to \$175	1: 0-15%	29	25, Austin
Forbes, Lindel 5257 W. Congress	\$42,408	6 unit(s) 2 br: 6, \$711.58-\$736.08 to \$101-\$214	6: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	\$15,252	4 unit(s) 2 br: 3, \$800-\$900 to \$441-\$444 3 br: 1, \$900 to \$444	2: 0-15% 2: 16-30%	29	25, Austin
Madison Renaissance Apts. 5629-5647 W. Madison	\$4,896	2 unit(s) 1 br: 2, \$545-\$471 to \$312-\$296	0: 0-15% 2: 16-30%	29	25, Austin
Faith Residence LP C/O J W Stewart 5642-52 W. Washington 110-14 N. Parkside	\$4,320	1 unit(s) 2 br: 1, \$775-\$650 to \$415 to \$340	1: 16-30%	29	25, Austin
Douglas, Jay 1523 N. Kedvale	\$13,320	2 unit(s) 3 br: 2, \$880 to \$325		30	23, Humboldt Park
Avelar, Manuel 4034 N. Cortland 1904 N. Keystone	\$12,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 16-30% 2: 0-15%	30	20, Hermosa
Paredes, Jose 2544 N. Avers	\$3,456	1 unit(s) 2 br: 1, \$720 to \$432	1: 16-30%	30	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	\$9,187	2 unit(s) 1 br: 2, \$775-\$925 to \$350-\$500	2: 16-30%	30	22, Logan Square
2507 N. LeClaire, LLC. C/O John Sarris 2507 N. LeClaire	\$8,400	2 unit(s) 1 br: 1, \$465 to \$125 and 1, \$486 to \$125	2: 0-15%	31	19, Belmont Cragin
Fonseca, Luz 4128 W. George	\$6,300	1 unit(s) 3 br: 1, \$695 to \$170	1: 0-15%	31	21, Avondale

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January 1 - December 31, 2005

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Units	Income Level by Year	Ward	Community Area
Salgado, Baldemar 4300 W. Fullerton 902 N. California	\$32,640	6 unit(s) 1 br: 1, \$535 to \$125 and 1, \$550 to \$125 2 br: 1, \$605 to \$275 and 2, \$705-615 to \$165-\$140 3 br: 1, \$705 to \$165	5: 0-15% 1: 16-30%	31 28	20, Hermosa
Lewandowski, Bogdan 2429 N. Tripp	\$7,080	1 unit(s) 2 br: 1, \$800 to \$210	1: 16-30%	31	20, Hermosa
Magdaleno, Antonio 3011 N. Kilpatrick	\$6,900	1 unit(s) 2 br: 1, \$850 to \$275	1: 0-15%	31	19, Belmont Cragin
Kotz-Fedorenko, Karyn 1944 W. Henderson	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	32	5, North Center
Kotz-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, \$673 to \$275	1: 16-30%	32	22, Logan Square
Fedoreko- Kotz, Karyn 2944-50 W. Cullom	\$16,350	3 unit(s) 1 br: 1, \$750 to \$175 and 2, \$750 to \$240	3: 0-15%	33	16, Irving Park
2846-56 W. Waveland Building C/O Wald Management Inc. 2846-56 W. Waveland	\$15,000	2 unit(s) 1 br: 1, \$750 to \$175 and 1, \$850 to \$175	2: 0-15%	33	16, Irving Park
Putz, Erica 3518 W. Cullom 4301 N. Drake	\$13,270	2 unit(s) 2 br: 1, \$795 to \$190 and 1, \$950 to \$299	1: 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
Key, Lillia 1133 W. 111th St.	\$1,500	1 unit(s) 2 br: 1, \$525 to \$400	1: 16-30%	34	75, Morgan Park
Harper, Louise 1148 W. 111th Place	\$12,720	1 unit(s) 3 br: 1, \$1200 to \$165	1: 0-15%	34	75, Morgan Park
Manzella, Patricia 2511 N. Fairfield	\$7,680	1 unit(s) 3 br: 1, \$1000 to \$360	1: 16-30%	35	22, Logan Square
Zayas, Carlos 2749 N. Mozart	\$5,196	1 unit(s) 3 br: 1, \$650 to \$217	1: 0-15%	35	22, Logan Square
Capeles, Jose & Norma 2821 W. Lyndale	\$3,300	1 unit(s) 2 br: 1, \$600 to \$325	1: 16-30%	35	22, Logan Square

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January 1 - December 31, 2005

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rent	Income Level Served	Vote	Community Area
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, Lilia 3702-08 W. Lyndale	\$9,120	2 unit(s) 1 br: 2, \$725-\$850 to \$400-\$550	2: 16-30%	35	22, Logan Square
Hallof, George & Katharina 2015 N. Humboldt	\$5,676	1 unit(s) 3 br: 1, \$930 to \$457	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	21, Avondale
Macias, Roberto 3268 W. Fullerton	\$7,020	1 unit(s) 4 br: 1, \$850 to \$265	1: 0-15%	35	22, Logan Square
Mitchell C. Macks 2600 N. Kimball	\$63,997	11 unit(s) Studios: 6, \$725-\$625 to \$400-\$125 1 br: 3, \$775 to \$200-\$300 & 1, \$750 to \$325 2 br: 1, \$878 to \$140	8: 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 \$270 3 br: 1, \$985 to \$300	2: 0-15%	35	22, Logan Square
Perez, Idida 3707 W. Wrightwood	\$7,175	1 unit(s) 3 br: 1, \$795 to \$200	1: 0-15%	35	22, Logan Square
Regalado, Solidade 2944 N. Whipple	\$7,500	1 unit(s) 3 br: 1, \$1200 to \$575	1: 0-15%	35	21, Avondale
Moreno, Isaias and Sofia 2414 N. Lawndale	\$3,720	1 unit(s) 2 br: 1, \$540 to \$230	1: 0-15%	35	22, Logan Square
Kimball C/O IMC Property Management 1908-14 N. Kimball 3400-08 W. Cortland	\$8,400	2 unit(s) 3 br: 2, \$750 to \$400	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	21, Avondale
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 to \$210	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

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**January 1 - December 31, 2005**

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level	Ward	Community Area
Colon, Jose E. 4221 W. Potomac	\$4,920	1 unit(s) 1 br: 1, \$560 to \$150	1: 0-15%	37	23, Humboldt Park
YMCA of Metro Chicago 501 N. Central	\$153,028	57 unit(s) SROs: 30, \$310 to \$220-145 and 27, \$310 to \$50	57: 0-15%	37	25, Austin
Pine Central L.P. 745 N. Central	\$4,452	1 unit(s) 1 br: 1, \$536 to \$165	1: 0-15%	37	25, Austin
Nelson, Betty 4740 W. Grace	\$3,900	1 unit(s) 2 br: 1, \$775 to \$400	1: 16-30%	38	15, Portage Park
H.O.M.E. 1537 W. Rosemont	\$10,200	3 unit(s) SROs: 3, \$917 to \$467-\$509	3: 16-30%	40	77, Edgewater
YMCA of Metro Chicago 30 W. Chicago	\$192,823	58 unit(s) SROs: 58, \$405 to \$128	58: 0-15%	42	8, Near North Side
YMCA of Metro Chicago 3333 N. Marshfield	\$133,968	67 unit(s) SROs: 15, \$405 to \$210-50 and 52, \$305 to \$210-32	67: 0-15%	44	6, Lake View
AidsCare 315 W. Barry	\$14,400	6 unit(s) SROs: 6, \$200-671 to \$0-\$471	6: 0-15%	44	6, Lake View
The Norman Apts. C/O Circle Mgmt. Group, LLC 1325 W. Wilson	\$73,312	33 unit(s) SROs: 20, \$340-\$395 to \$185-\$245 Studios: 12, \$435-\$510 to \$185-\$285 1 br: 1, \$600 to \$333	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, \$664 to \$162 and 1, \$844 to \$304 3 br: 3, \$929 to \$465	2: 0-15% 3: 16-30%	46	3, Uptown
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd. 900 W. Windsor Ltd. Part. C/O IMC Property Management 900 W. Windsor	\$89,424 \$21,780	36 unit(s) 4 unit(s) Studios: 18, \$575 to \$331-\$431 and 18, \$615-\$600 to \$456-\$471 2 br: 4, \$687.50-\$808 to \$185-\$394	18: 0-15% 18: 16-30% 4: 0-15%	46 46	3, Uptown 3, Uptown
Bachelor Properties LLC 1134-40 W. Wilson	\$49,800	16 unit(s) Studios: 15, \$410 to \$160 1 br: 1, \$560 to \$160	16: 0-15%	46	3, Uptown
Cornerstone Community Outreach 920 W. Wilson	\$119,820	51 unit(s) SROs: 25, \$271 to \$101 1 br: 6, \$385 to \$195-\$290 and 20, \$385 to \$85-\$175	51: 0-15%	46	3, Uptown

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Cornerstone Community Outreach 1311-1315 W. Leland	\$95,232	18 unit(s) 2 br: 7, \$530 to \$10-\$30 3 br: 11, \$676 to \$10-\$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, \$350-\$364 to \$200-\$250 1 br: 5, \$489-\$612 to \$209-\$265 2 br: 14, \$678-710 to \$259-\$382	19: 0-15% 5: 16-30%	46	3, Uptown
Lakefront Supportive Housing 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
Wolcott Real Property, LLC 825-845 W. Sunnyside 820 W. Agatite	\$51,456	14 unit(s) 1 br: 6, \$905-\$650 to \$259-\$419 2 br: 5, \$525-\$575 to \$175-\$332 3 br: 3, \$600-\$713 to \$318-\$500	12: 0-15% 2: 16-30%	46	3, Uptown
Ruth Shriman House 4040 N. Sheridan Rd.	\$53,100	15 unit(s) 1 br: 15, \$598-\$557 to \$373-\$230	15: 16-30%	46	3, Uptown
Shea, Tom 831-33 W. Windsor	\$7,320	1 unit(s) 2 br: 1, \$760 to \$150	1: 0-15%	46	3, Uptown
Voice of the People 847 W. Sunnyside 4130 N. Kenmore	\$15,692	3 unit(s) 2 br: 1, \$650 to \$259 3 br: 2, \$799-\$905 to \$336-\$419	1: 0-15% 2: 16-30%	46	3, Uptown
Wilson Windsor Apartments 915-917 W. Wilson	\$173,523	62 unit(s) Studios: 31, \$385-\$495 to \$190-\$320 and 31, \$500-\$610 to \$225-\$390 1 br: 1, \$650 to \$331	31: 0-15% 31: 16-30%	46	3, Uptown
Rhoton, Donald G. 1429 W. Irving Park	\$3,828	1 unit(s)		47	6, Lake View
5240 N. Winthrop LLC. 5240 N. Winthrop	\$27,168	8 unit(s) SROs: 8, \$438 to \$155	1: 16-30% 8: 0-15%	48	77, Edgewater
Hellenic Foundation 5700 N. Sheridan Rd.	\$146,681	49 unit(s) Studios: 37, \$491-\$550 to \$160-\$405 1 br: 12, \$611-\$791 to \$281-\$616	49: 16-30% 45: 0-15%	48	77, Edgewater
Lakefront Supportive Housing 5042 N. Winthrop	\$115,320	45 unit(s) SROs: 20, \$255 to \$135 and 25, \$300 to \$50		48	3, Uptown
Mc Lenighan, Michael 5701 N. Sheridan Rd.	\$6,900	1 unit(s) Studios: 1, \$675 to \$100	1: 0-15%	48	77, Edgewater
5718 Winthrop Apts. C/O Circle Mgmt Group, LLC 5718 N. Winthrop	\$53,280	17 unit(s) Studios: 15, \$450-\$610 to \$95-\$435 1 br: 1, \$635 to \$200 and 1, \$665 to \$395	15: 0-15% 2: 16-30%	48	77, Edgewater

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MSS Enterprises 5326 N. Winthrop	\$140,032	30 unit(s)	30: 16-30%	48	77, Edgewater
Blanchard, Brian and June 5701 N. Sheridan Rd.	\$5,496	1 unit(s)	1: 0-15%	48	77, Edgewater
6229 Winthrop, Inc. C/O Vranas and Chitoras Associates, Inc. 6229 N. Winthrop	\$157,598	40 unit(s)	40: 0-15%	48	77, Edgewater
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	\$82,680	35 unit(s)	35: 0-15%	48	77, Edgewater
Broadmoor Apts. Ltd. C/O IMC Property Management 7600 N. Bosworth	\$95,928	36 unit(s)	20: 0-15% 16: 16-30%	49	1, Rogers Park
A.M. Realty Group LLC 6748-50 N. Ashland	\$118,745	29 unit(s)	3: 0-15% 26: 16-30%	49	1, Rogers Park
Kass Management Services, Inc 1456 W. Birchwood	\$32,520	8 unit(s)	8: 16-30%	49	1, Rogers Park
CMHDC 1714-24 W. Jonquil	\$7,836	1 unit(s)	1: 0-15%	49	1, Rogers Park
Council for Jewish Elderly 1221 W. Sherwin	\$74,400	20 unit(s)	20: 0-15%	49	1, Rogers Park
Entre Nous Ltd. Part. C/O IMC Property Management 1700 W. Juneway	\$32,208	10 unit(s)	10: 16-30%	49	1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd.	\$71,564	30 unit(s)	18: 0-15% 12: 16-30%	49	1, Rogers Park
Pedraza Realty, Inc. 7375-79 N. Damen	\$15,912	2 unit(s)	2: 0-15%	49	1, Rogers Park

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January 1 - December 31, 2005

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Units	Income Level Served	Wage	Community Area
Su Casa Assoc./O IMC Property Management 1614 W. Jonquil	\$26,409	8 unit(s) 1 br: 2, \$417-\$596 to \$222-\$300 3 br: 6, \$600-\$739 to \$370-\$412	8: 16-30%	49	1, Rogers Park
W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 2, \$415 to \$233-\$248 and 38, \$430 to \$248 1 br: 10, \$530 to \$290	40: 0-15% 10: 16-30%	49	1, Rogers Park
Fetterman, Morris 6319-6325 N. Mozart	\$12,300	3 unit(s) 1 br: 1, \$575 to \$230 and 2, \$570 to \$230	3: 16-30%	50	2, West Ridge
Weisberger, William 6307-6309 N. Mozart	\$11,830	2 unit(s) 2 br: 2, \$900 to \$407	2: 16-30%	50	2, West Ridge
Marsh, Walter 2014-2024 W. Arthur 7333 N. Ridge	\$10,560	2 unit(s) 1 br: 2, \$600-\$770 to \$270-\$160	2: 0-15%	50	2, West Ridge
Cajamarca, Merci 6326 N. Mozart	\$9,820	1 unit(s) 3 br: 1, \$1200 to \$382	1: 0-15%	50	2, West Ridge
Wilmette Real Estate and Management 6200-36 N. Hayne	\$10,980	2 unit(s) 1 br: 1, \$647 to \$244 2 br: 1, \$823 to \$311	2: 16-30%	50	2, West Ridge
Totals	\$7,474,382	2,036 Beds: 86 SRO's: 447 Studios: 427 1-bedrooms: 389 2-bedrooms: 355 3-bedrooms: 275 4-bedrooms and up: 58	1197: 0-15% 839: 16-30%		

CITY OF CHICAGO  
DEPARTMENT OF HOUSING  
CHICAGO LOW INCOME HOUSING TRUST FUND - RENTAL SUBSIDY PROGRAM  
PROJECTED CHANGE IN FUND BALANCE  
(FORECAST FOR 2005)

	REVISED FORECAST JAN. 1 - DEC. 31, 2005	ACTUAL ACTIVITY MARCH 31, 2005
<b>YR 2005 CHANGE IN FUND BALANCE:</b>		
Year 2005 City of Chicago Appropriation	\$7,500,000.00	\$7,500,000.00
Retention by City	-\$525,000.00 @5%	-\$375,000.00
NET YEAR 2005 City of Chicago Appropriation	\$6,975,000.00	\$7,125,000.00
Projected Earnings for Year 2005	\$30,000.00	\$10,344.65
Total Projected Resources Available	\$7,005,000.00	\$7,135,344.65
Year 2005 Awarded Contracts - Projected	-\$7,432,658.00	-\$7,474,682.00
Calculated Recaptured Funds from Awarded Contracts for 2005	\$298,750.00	\$50,562.80
Funding for Staff Position	-\$60,000.00	-\$60,000.00
<b>PROJECTED NET CHANGE IN 2005 FUND BALANCE</b>	<b>-\$188,908.00</b>	<b>-\$348,774.55</b>
<b>FUND BALANCE</b>		
Projected Unrestricted Fund Balance at 12-31-2004	\$3,601,966.00	\$3,601,966.00 *
Projected Change in Fund Balance for 2005	-\$188,908.00	-\$348,774.55
<b>PROJECTED UNRESTRICTED FUND BALANCE - Projected at 12-31-05</b>	<b>\$3,413,058.00</b>	<b>\$3,253,191.45</b>

\* Based on Projected Unrestricted Fund Balance at 12-31-04.



Department of Housing  
**TROUBLED BUILDINGS INITIATIVE**  
 January 1 -June 30, 2005

Quarter Bundled	TBI Status	Primary Address	Ward	CPD District	Commitment	Number of Residential Units	Units by Income Level						
							0- 15%	16- 30%	31- 50%	51- 60%	61- 80%	81- 100%	101+ %
2005,1	Rehab in process	745-47 N. Lavergne	37	15	-	6	-	-	6	-	-	-	-
2005,1	Rehab in process	7550-58 S. Parnell	17	6	-	13	-	-	13	-	-	-	-
2005,1	Rehab in process	6300 S. Fairfield Ave	14	8	-	14	-	-	14	-	-	-	-
2005,1	Rehab in process	4501-07 S. Calumet	3	2	-	15	-	-	15	-	-	-	-
2005,1	Rehab in process	4601 S. Indiana	3	2	-	18	-	-	18	-	-	-	-
2005,1	Rehab in process	108-110 N. Hamlin	28	11	-	6	-	-	6	-	-	-	-
2005,1	Rehab in process	1523-27 W. 69th St.	17	7	-	12	-	-	12	-	-	-	-
2005,1	Rehab in process	6811 S. Paxton	5	3	-	30	-	-	30	-	-	-	-
2005,1	Rehab in process	6502 S. Harvard	20	7	-	6	-	-	6	-	-	-	-
2005,1	Rehab in process	7931-33 S. Manistee	7	4	-	6	-	-	6	-	-	-	-
2005,1	Rehab in process	5300 S. Prairie	3	2	-	12	-	-	12	-	-	-	-
2005,1	Rehab in process	4348-56 S. Prairie	3	2	-	27	-	-	27	-	-	-	-
2005,1	Under Receivership	5038-50 S. King Dr.	3	2	-	28	-	-	28	-	-	-	-
2005,1	Under Receivership	3101 W. Lexington	24	11	-	9	-	-	9	-	-	-	-
2005,1	Under Receivership	3302-08 W. Huron	27	11	-	8	-	-	8	-	-	-	-
2005,1	Under Receivership	2539-47 W. Marquette Rd.	15	8	-	7	-	-	7	-	-	-	-
2005,1	Under Receivership	7650 S. Eggleston	17	6	-	8	-	-	8	-	-	-	-
2005,1	Under Receivership	6145-47 S. Vernon	20	3	-	6	-	-	6	-	-	-	-
2005,1	Under Receivership	4541-43 S. Prairie	3	2	-	6	-	-	6	-	-	-	-
2005,1	Under Receivership	3732 W. Huron	27	11	-	12	-	-	12	-	-	-	-
2005,1	Under Receivership	6120-22 S. Greenwood	20	3	-	8	-	-	8	-	-	-	-
2005,1	Under Receivership	701 W. Garfield	3	7	-	16	-	-	16	-	-	-	-
2005,2	Rehab in process	7452-58 S. Cottage Grove Ave.	6	3	-	26	-	-	26	-	-	-	-
2005,2	Rehab in process	7812-14 S. Emerald	17	6	-	12	-	-	12	-	-	-	-
2005,2	Rehab in process	4610 S. Drexel	4	21	-	16	-	-	16	-	-	-	-
2005,2	Rehab in process	2200 E. 93rd St.	7	4	-	6	-	-	6	-	-	-	-
2005,2	Rehab in process	2437 W. Lithuanian Court	15	8	-	5	-	-	5	-	-	-	-
2005,2	Rehab in process	534-44 E. 44th St.	4	2	-	21	-	-	21	-	-	-	-
2005,2	Rehab in process	2860 E. 76th St.	7	4	-	25	-	-	25	-	-	-	-
2005,2	Rehab in process	8944 S. Commercial	7	4	-	5	-	-	5	-	-	-	-
2005,2	Rehab in process	1019 W. 63rd St.	16	7	-	12	-	-	12	-	-	-	-
2005,2	Rehab in process	3328-34 W. Potomac	26	14	-	24	-	-	24	-	-	-	-
2005,2	Under Receivership	1452-54 S. Hamlin	24	10	-	10	-	-	10	-	-	-	-
2005,2	Under Receivership	4553-59 S. Indiana	3	2	-	18	-	-	18	-	-	-	-
2005,2	Under Receivership	314-24 W. 72nd St.	6	7	-	12	-	-	12	-	-	-	-
TOTAL					\$0.00	465	-	-	465	-	-	-	-

Department of Housing

HUD MARK TO MARKET PROGRAM

January 1 - June 30, 2005

Quarter Approved	Project Name	Project Address	HUDs funded Rehab.	Number of Units	Units by Income Level			
					0-15%	16-30%	31-50%	51-60%
1st	Washington Scene Apartments	6001 S. Vernon	\$ 333,217	92	-	-	-	-
2nd	Roosevelt Independence Apts.	1135-1323 S Independence	\$ 5,184,546	96	-	-	-	-
<b>TOTALS</b>			\$ 5,517,763	188				

Department of Housing  
**CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)**  
 Applications Approved  
 January 1 - June 30, 2005

Quarter Approved	Developer	Project Name	Address	Community Area	Ward	Total Write-down Amount	Average Write-down per Unit	Total Units	Percent Affordable	Affordable Units	Total Units	CPAN %	CPAN %
1st	Dubin Residential	Welbourn Row	2915 N. Clybourn	North Center	1	\$500,000	\$41,667	51	24%	12	7	5	1
1st	J Freed & Associates	The Lofts at the Vic	3150 N. Sheffield	Lake View	44	\$125,000	\$20,833	54	11%	6	3	3	-
1st	Loukas Development	Lakeview Station	3920 N. Sheridan Road	Lake View	44	\$363,000	\$121,000	33	9%	3	2	1	-
2nd	Emerald Property Group	Lake Park Luxury	4639 S. Lake Park	Kenwood	4	\$144,600	\$28,920	48	10%	5	3	2	-
2nd	Metropolitan Development Enterprises	Belmont Lofts	4141 W. Belmont	Avondale	31	\$403,400	\$67,233	54	11%	6	3	3	-
2nd	Felix & McKinney Group, LLC	3434-40 N. Elston	3434-40 N. Elston	Avondale	33	\$80,000	\$40,000	13	15%	2	1	1	-
2nd	Chateau Design	3911-21 W. Addison	3911-21 W. Addison	Avondale	30	\$90,000	\$45,000	22	14%	3	2	1	-
<b>CPAN SUMMARY</b>													

2005 SUMMARY	
Participating developments	7
Affordable units	37
Average % of affordable units	13%
Total estimated value of developer write-downs	\$ 1,706,000
Average write-down per affordable unit	\$ 52,093

Department of Housing  
**NEW HOMES FOR CHICAGO**  
 Approved by City Council January 1 - June 30, 2005

City Council	Development Name	Developer	Address	Year	Development Subsidy	Units	Units	Units	Units	Units	Units	Units
1st	West End Home Ownership, LLC	East Lake Management		2	\$180,000.00	18	-	-	-	-	-	18
2nd	Monsignor John Egan Housing Development	Breaking Ground, Inc.	scattered	24	\$990,000.00	85	-	-	-	-	28	28
2nd	Kedzie Townhomes	Hispanic Housing	1752-56 N Kedzie	26	\$70,000.00	7	-	-	-	7	-	-
2nd	Roseland New Homes Phase II	NHS Redevelopment Corporation	Scattered sites in area bounded by S. Michigan Ave., S. Edbrooke Ave, 104th Pl., and 107th St.	9	\$790,000.00	58	-	-	-	-	16	42
2nd	Westwood Community Development Corporation	Westwood Community Development Corporation	7226, 7241, 7253-57, and 7314 S. Harvard	17	\$70,000.00	7	-	-	-	-	7	-
2nd	New Homes for Englewood	Rebirth of Englewood CDC	6601 S. Normal	6	\$290,000.00	29	-	-	-	-	5	15
2nd	Hunter's Haven	New Jerusalem CDC	1400 S. Kedvale	24	\$870,000.00	68	-	-	-	-	26	21
<b>TOTAL</b>						<b>\$2,400,000</b>						

Department of Housing  
**TIF NIP SINGLE-FAMILY PROGRAM**  
 January 1 - June 30, 2005

TIF District	Amount of TIF Funds	Number of Units	Units by Income Level						
			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
Midwest	\$ 67,500	9	-	3	2	-	1	3	-
Englewood	\$ 611,913	85	8	28	13	9	21	6	-
Chicago/Central Park	\$ 474,800	67	5	11	24	7	19	1	-
<b>TOTAL</b>	<b>\$ 1,154,213</b>	<b>161</b>	<b>13</b>	<b>42</b>	<b>39</b>	<b>16</b>	<b>41</b>	<b>10</b>	<b>-</b>

Department of Housing  
**MAYORAL AFFORDABLE REQUIREMENTS ORDINANCE**  
 January 1 - June 30, 2005

Quarter	Type of Development	Project Title/Address	Total Units	Affordable Units	Type & Amount of City Assistance		Date of City Council Approval	Other Assistance through DDF	Affordable Units by Income Level							
					Land Write-Down	TIF/Other Assistance			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	Total %	
1st	For sale	Peterson Cicero LLC/NW Corner of Peterson & Cicero	136	27	-	\$10,300,000	1/11/2005	No	0	0	0	0	0	0	27	0
1st	For sale	Peegan Development, Inc./4809 S. Champlain, 4837-39 Champlain, and 4832 S. Champlain	17	1	-	-	3/9/2005	No	0	0	0	0	0	0	1	0
2nd	For sale	42nd Place Development Group LLC/4201 & 4209 S. Berkeley Ave., 4206 S. Greenwood Ave., 4155 & 4159 S. Ellis Ave.	23	4	\$300,000	-	4/6/2005	No	0	0	0	0	0	0	4	0
2nd	For sale	New West Kedzie LLC/ 700-900 Blocks of S. Kedzie Ave.	100	25	\$0	3,500,000	4/6/2005	No	0	0	0	0	0	25	0	0
2nd	For sale	WHP Homes, LLC/Area bounded by Washington Blvd., Lake St., Hermitage Ave., & Oakley Blvd.	60	12	\$0	\$2,500,000	6/29/2005	No	0	0	0	0	0	12	0	0
2nd	Rental	Autumn Green at Wright Campus/425 N. Oak Park Ave.	133	27	\$0	2,946,000	6/8/2005	No	0	0	0	0	27	0	0	0
<b>TOTAL</b>			<b>469</b>	<b>96</b>	<b>\$300,000</b>	<b>\$19,246,000</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* This is a negotiated sale between the developer and the City.



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

# HISTORIC CHICAGO BUNGALOW REPORT FORM

Benefits Received

From October 1, 2000 - June 30, 2005

INDICATOR	NUMBER	DOLLARS EXPENDED
<b>Certifications/Marketing Bungalows-4th Qtr</b>		
Requests for information/general information pieces mailed*	19,467*	
Certification of existing owners	2643	
Certification for new bungalow buyers	47	
# of Members Approved for Vouchers (2nd qtr)++	291	
# of Members Approved for ComEd Grant (G1) (2nd qtr)++	388	
# of Members Approved for ICECF Grant (G2) (2nd qtr)++	214	
# of Participating members in Bungalow Tax Smart	0	
# of households who access other rehab bank loans	84 home equity 113 refinance	\$3,304,755 home equity \$12,211,535 refinance
<b>Subtotal:</b>	197	\$15,516,290
# of households who utilized their own resources for rehab	1735	\$7,829,724
# of households who receive appliance vouchers	1395	\$2,446,500
# of households who receive energy efficiency matching dollars	753	\$1,675,265
# of households who receive ICECF grant matching dollars	198	\$361,439
# of households who receive IHDA grant matching dollars	173	\$670,718
<b>Bungalow Purchase</b>		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	97	\$4,882,132
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	55	\$12,564,381
# of loans for bungalow purchase in process	0	\$0
Actual # of households served, taking into account multiple benefits	2519	

\* In order to avoid double counting, this represents original requests as opposed to second or third calls.

\*\* Data from Chicago Architecture Foundation.

\*\*\* Due to processing time, this dollar amount lags behind number of households receiving benefits.  
 bungalow 2005, 2.xls

\*\*\*\* new info provided as of 1ST qtr 2005

**TABLE FOR INCOME LIMITS  
(EFFECTIVE FEBRUARY 11, 2005)**

Household Size	30% Area Median Income	50% Area Median Income (HUD Very Low Income Limit)	60% Area Median Income	80% Area Median Income (HUD Low Income Limit)	100% Area Median Income	120% Area Median Income
1 person	15,850	26,400	31,700	40,600	52,800	63,350
2 persons	18,100	30,150	36,200	46,400	60,300	72,350
3 persons	20,350	33,950	40,750	52,200	67,900	81,500
4 persons	22,600	37,700	45,250	58,000	75,400	90,500
5 persons	24,450	40,700	48,850	62,650	81,400	97,700
6 persons	26,250	43,750	52,500	67,300	87,500	105,000
7 persons	28,050	46,750	56,100	71,900	93,500	112,200
8 persons	29,850	49,750	59,700	76,550	99,500	119,400

Income limits are based on Chicago PMSA median income of \$69,700 for a family of four (4), as adjusted by HUD. Effective until superseded.

**FEBRUARY 11, 2005**

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

Income limits for 60%, 100% and 120% extrapolated per HUD methodology (PDR 2005-02) following HUD protocols of rounding all income limits to the nearest \$50.



**CITY OF CHICAGO  
MAXIMUM AFFORDABLE MONTHLY RENTS 2005**

		Number of Bedrooms	10%	20%	30%	40%	50%	60%	80%	100%	120%
MAXIMUM MONTHLY GROSS RENTS		0 (il1)	\$133	\$264	\$396	\$528	\$660	\$793	\$1,015	\$1,320	\$1,584
		1	\$142	\$283	\$424	\$565	\$707	\$849	\$1,088	\$1,414	\$1,696
		2 (il3)	\$170	\$340	\$509	\$679	\$849	\$1,019	\$1,305	\$1,698	\$2,038
		3	\$196	\$392	\$588	\$784	\$980	\$1,176	\$1,508	\$1,960	\$2,353
		4 (il6)	\$219	\$438	\$656	\$875	\$1,094	\$1,313	\$1,683	\$2,188	\$2,625
		5	\$247	\$483	\$724	\$965	\$1,206	\$1,448	\$1,856	\$2,413	\$2,895
MAXIMUM RENTS WHEN TENANTS PAY FOR COOKING GAS AND ELECTRIC FOR ALL PURPOSES (i.e., TENANTS DO NOT PAY FOR HEAT)	For Elevator/High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$91	\$222	\$354	\$486	\$618	\$751	\$978	\$1,278	\$1,542
		1	\$94	\$235	\$376	\$517	\$659	\$801	\$1,040	\$1,366	\$1,648
		2 (il3)	\$116	\$286	\$455	\$625	\$795	\$965	\$1,251	\$1,644	\$1,984
		3	\$135	\$331	\$527	\$723	\$919	\$1,115	\$1,447	\$1,899	\$2,292
		4 (il6)	\$144	\$363	\$581	\$800	\$1,019	\$1,238	\$1,608	\$2,118	\$2,550
		5	\$160	\$402	\$643	\$884	\$1,125	\$1,367	\$1,775	\$2,332	\$2,814
	For Semi-detached Row Houses, Duplexes, or Townhouses	0 (il1)	\$87	\$218	\$350	\$482	\$614	\$747	\$969	\$1,274	\$1,538
		1	\$90	\$231	\$372	\$513	\$655	\$797	\$1,036	\$1,362	\$1,644
		2 (il3)	\$112	\$282	\$451	\$621	\$791	\$961	\$1,247	\$1,640	\$1,980
		3	\$131	\$327	\$523	\$719	\$915	\$1,111	\$1,443	\$1,895	\$2,288
4 (il6)		\$140	\$359	\$577	\$796	\$1,015	\$1,234	\$1,604	\$2,109	\$2,546	
	5	\$156	\$398	\$639	\$880	\$1,121	\$1,363	\$1,771	\$2,328	\$2,810	
MAXIMUM RENTS WHEN TENANTS PAY FOR ELECTRIC HEAT, COOKING GAS AND ELECTRIC FOR ALL OTHER PURPOSES	For Elevator/High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$57	\$188	\$320	\$452	\$584	\$717	\$939	\$1,244	\$1,508
		1	\$60	\$191	\$332	\$473	\$615	\$767	\$996	\$1,322	\$1,604
		2 (il3)	\$62	\$232	\$401	\$571	\$741	\$911	\$1,197	\$1,590	\$1,930
		3	\$72	\$258	\$464	\$660	\$856	\$1,052	\$1,384	\$1,896	\$2,229
		4 (il6)	\$67	\$286	\$504	\$723	\$942	\$1,161	\$1,531	\$2,036	\$2,473
		5	\$74	\$316	\$557	\$798	\$1,039	\$1,281	\$1,689	\$2,246	\$2,728
	For Semi-detached Row Houses, Duplexes, or Townhouses	0 (il1)	\$49	\$180	\$312	\$444	\$576	\$709	\$931	\$1,236	\$1,500
		1	\$41	\$182	\$323	\$464	\$606	\$748	\$987	\$1,313	\$1,595
		2 (il3)	\$52	\$222	\$391	\$561	\$731	\$901	\$1,187	\$1,580	\$1,920
		3	\$60	\$256	\$452	\$648	\$844	\$1,040	\$1,372	\$1,824	\$2,217
4 (il6)		\$53	\$272	\$490	\$709	\$928	\$1,147	\$1,517	\$2,022	\$2,459	
	5	\$58	\$300	\$541	\$782	\$1,023	\$1,265	\$1,673	\$2,230	\$2,712	
MAXIMUM RENTS WHEN TENANTS PAY FOR GAS HEAT, COOKING GAS AND ELECTRIC FOR ALL OTHER PURPOSES	For Elevator/High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$33	\$164	\$296	\$428	\$560	\$693	\$915	\$1,220	\$1,484
		1	\$19	\$160	\$301	\$442	\$584	\$726	\$965	\$1,291	\$1,573
		2 (il3)	\$23	\$193	\$362	\$532	\$702	\$872	\$1,158	\$1,551	\$1,891
		3	\$26	\$222	\$418	\$614	\$810	\$1,006	\$1,338	\$1,790	\$2,183
		4 (il6)	\$10	\$229	\$447	\$666	\$885	\$1,104	\$1,474	\$1,979	\$2,416
		5	\$9	\$251	\$492	\$733	\$974	\$1,216	\$1,624	\$2,181	\$2,663
	For Semi-detached Row Houses, Duplexes, or Townhouses	0 (il1)	\$24	\$155	\$287	\$419	\$551	\$684	\$906	\$1,211	\$1,475
		1	\$8	\$149	\$290	\$431	\$573	\$715	\$954	\$1,280	\$1,562
		2 (il3)	\$11	\$181	\$350	\$520	\$690	\$860	\$1,146	\$1,539	\$1,879
		3	\$13	\$209	\$405	\$601	\$797	\$993	\$1,325	\$1,777	\$2,170
4 (il6)		-\$6	\$213	\$431	\$650	\$869	\$1,088	\$1,458	\$1,963	\$2,400	
	5	-\$9	\$233	\$474	\$715	\$956	\$1,198	\$1,606	\$2,163	\$2,645	

Aggregate Expenses for Elevator/High Rise Apartments and Garden/Walkup Apartments

Number of Bedrooms	Cooking gas and electric for all purposes	Electric heat, cooking gas and electric for all purposes	Gas heat, cooking gas, and electric for all purposes
0	\$42	\$76	\$100
1	\$48	\$92	\$123
2	\$54	\$108	\$147
3	\$61	\$124	\$170
4	\$75	\$152	\$209
5	\$81	\$167	\$232

Aggregate expenses per CHA utility schedule 2005

Aggregate Expenses Semi-Detached Row Houses, Duplexes, or Townhouses

Number of Bedrooms	Cooking gas and electric for all purposes	Electric heat, cooking gas and electric for all purposes	Gas heat, cooking gas, and electric for all purposes
0	\$46	\$84	\$109
1	\$52	\$101	\$134
2	\$58	\$118	\$159
3	\$65	\$136	\$183
4	\$79	\$166	\$225
5	\$85	\$183	\$250

Department of Housing  
**2005 ESTIMATES OF PRODUCTION BY INCOME LEVEL**

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Levels				Total Units	Per-Unit Cost		
				0-15%	16-30%	31-50%	51-60%			61-80%	81-100%
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>											
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>											
Multi-family Loans	\$ 39,683,009		\$ 39,683,009	42	157	393	327	15	16	966	\$ 41,100
HOME Multi-family Programs \$ 27,475,476			\$ 1,733,700	13						26	\$ 66,700
CDBG Multi-family Programs \$ 8,581,733			\$ 4,973,000		86	205	209	15	16	547	\$ 9,100
HODAG Repayment \$ 1,000,000			\$ 77,024,291	433	204	229	149			1,015	\$ 75,900
Affordable Housing Bond Initiative \$ 1,105,800			\$ 67,620,758	344	146	106	362			958	\$ 66,600
Corporate Fund \$ 1,520,000			\$ 2,080,000			58				58	\$ 35,900
Affordable Rents for Chicago (ARC)		\$ (266,300)	\$ 665,000	42	157	393	327	15	16	966	\$ 700
TIF Subsidies			\$ 2,100,000		100	57				157	\$ 13,400
Tax Credit Equity			\$ 7,500,000	1,275	925					2,200	\$ 3,400
Multi-family Mortgage Revenue Bonds			\$ 500,000	35	157	363	112	28		695	\$ 700
City Land (Multi-family)			\$ 343,258							114	\$ 3,000
City Fee Waivers (Multi-family)			\$ 2,000,000			378	378			756	\$ 2,600
Illinois Affordable Housing Tax Credit (value of donations)			\$ 1,000,000	100	100		63			200	\$ 4,000
RENTAL ASSISTANCE			\$ 153,500		5	25				30	\$ 3,500
Low-income Housing Trust Fund Rental Subsidy Program			\$ 500,000	143	81	167	95	84	15	590	\$ 800
SAFETY & CODE ENFORCEMENT			\$ 207,989,316	2,427	2,251	2,493	2,022	219	63	9,528	
Heat Receivership			\$ 500,000	(555)	(727)	(1,449)	(1,145)	(112)	(60)	(4,100)	
<b>MULTI-FAMILY BUILDING STABILIZATION</b>											
SRO Refi Rehab			\$ 343,258								
Troubled Buildings Initiative			\$ 2,000,000								
HUD Mark to Market			\$ 1,000,000								
TIF-NIP (Multi-family)			\$ 153,500								
CIC/CDFI Funding			\$ 500,000								
<b>SITE ENHANCEMENT</b>											
Site Improvements (Multi-family)			\$ 207,876,516	1,872	1,524	1,044	877	107	3	5,428	
			Breakdown of income level distribution, % of net total	34%	28%	19%	16%	2%	0%	0%	
			Subtotal	2,427	2,251	2,493	2,022	219	63	9,528	
			Less Multiple Benefits	(555)	(727)	(1,449)	(1,145)	(112)	(60)	(4,100)	
			Net, Creation and Preservation of Affordable Rental	1,872	1,524	1,044	877	107	3	5,428	