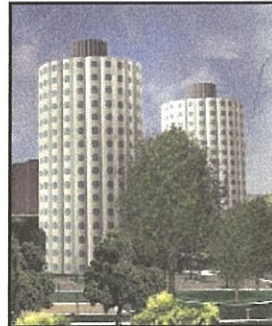
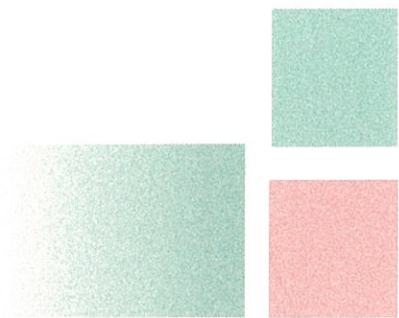


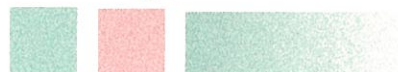
# AFFORDABLE HOUSING PLAN 2004–2008



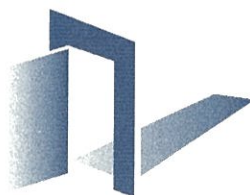
## Quarterly Progress Report January–March 2005



Keeping Chicago's  
neighborhoods affordable.



Chicago Department of Housing  
John G. Markowski, Commissioner



City of Chicago  
Richard M. Daley, Mayor





## LETTER FROM THE COMMISSIONER

I am pleased to submit the first 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. Over this five-year period the DOH plans to assist more than 48,000 units using nearly \$2 billion.

In 2005, the Department expects to commit nearly \$208 million to create or preserve more than 5,600 units of affordable rental housing. We are happy to report that this year's budget includes an additional \$1 million for the Chicago Low Income Housing Trust Fund, which will provide rental subsidies for an additional 200 families.

We also plan to commit nearly \$130 million to promote and support affordable homeownership. Through programs such as TaxSmart and New Homes for Chicago, the Department expects to assist more than 1,650 households.

In addition, DOH plans to commit nearly \$22 million to support more than 2,400 families through programs such as Home Repairs for Accessible and Independent Living, TIF Neighborhood Improvement Program, and Emergency Housing Assistance Program that help preserve Chicago's aging housing stock.

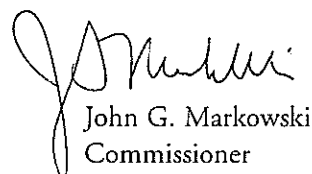
We are proud to report that two developments that DOH has supported were recognized recently at the Chicago Neighborhood Development Awards. Archer Courts Townhomes won second place in the Driehaus Foundation Awards for Architectural Excellence, and New Homes for South Chicago was named the outstanding non-profit real estate project of the year.

In addition, New Homes for Chicago builder Perry Bigelow was named Home Builder of the Year by *Professional Builder* magazine. Mr. Bigelow is the builder for Ezra Community Homes on the West Side.

It is encouraging to see that affordable housing and its supporters are being recognized for the contributions they make to the overall community.

DOH is continuing its advocacy for the statewide rental subsidy legislation that could add nearly \$11 million per year to the Chicago Low Income Housing Trust Fund. In addition, DOH is working to protect the Community Development Block Grant (CDBG) program, which is facing at least a 40% cut for 2006. DOH receives approximately \$40 million annually from CDBG, and cuts to this program could have a devastating effect on affordable housing and other economic development efforts in Chicago and across the country. DOH is working to help ensure the 2006 federal budget includes full funding for CDBG.

We face a challenging year and look forward to continued support from our partners to help us meet all our goals.



John G. Markowski  
Commissioner



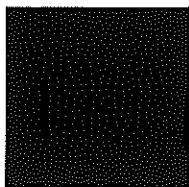




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## INTRODUCTION

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

DOH is projecting an active and productive year, utilizing over \$402 million in resources to support 10,107 units of housing.

Through the first quarter of 2005, the Department committed over \$109 million to support over 4,000 units, which represents 44% of the 2005 unit goal and 29% 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 first quarter of 2005, the Department of Housing committed over \$70 million in resources to support over 3,000 units. These numbers represent 57% of the 2005 multi-family unit goal and 34% of the 2005 multi-family resource allocation goal.

### **Multi-Family Rehab and New Construction**

#### **City Council Approves Funding for Phase II of Hilliard Homes Redevelopment**

In the first quarter, the City Council approved an ordinance to provide City assistance for phase II of the Hilliard Homes redevelopment. The \$52 million project entails rehabbing two Chicago Housing Authority (CHA) buildings in the South Loop and will provide 151 units of family housing and 176 units of senior housing. The plan also includes extensive landscaping of the site to create a park setting.

Hilliard Homes is composed of four buildings that were designed by the famed architect Bertrand Goldberg known for his “corn on the cob” design of Marina City. Phase I of the redevelopment, which was approved by the City Council in 2001, is complete.

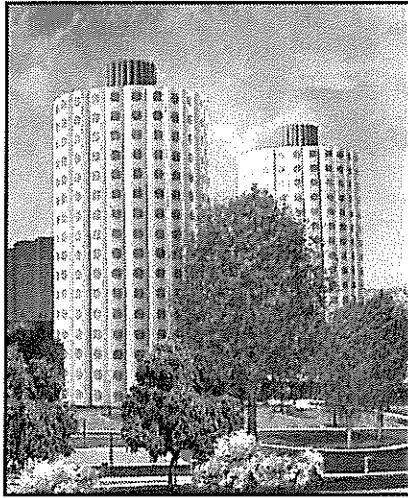
The Hilliard Homes site is bounded by Cullerton St. on the north, State St. on the east, Cermak Rd. on the south and Clark St. on the west.

A limited partnership controlled by Holsten Real Estate Development Corporation will redevelop the project.

The ordinance authorizes the CHA to issue up to \$30 million in multifamily mortgage revenue bonds. The development, located in the 24th and Michigan TIF district, will receive \$750,000 in tax increment financing. In addition, DOH will provide a \$2.6 million CDBG loan.







*Phase II of the redevelopment of the Hilliard Homes site will provide 327 affordable rental units for families and senior citizens. Phase I of the redevelopment is nearly complete.*

### **Anixter Village to Develop Housing for People with Disabilities**

The City Council also approved an ordinance supporting the development of 15 apartments for low income persons with disabilities and their families. The ordinance authorizes the City to accept \$470,000 in Donations Tax Credits from the Illinois Housing Development Authority (IHDA) and to transfer those credits to the Anixter Village.

IHDA is awarding the tax credits to the City in exchange for the City's donation of two parcels of land valued at a total of \$935,000 to Anixter Village, Inc.

The two-story facility, to be built on vacant parcels at 2045–59 W. Washburne Ave. and 2044–48 W. 13th St. on the Near West Side in the 2nd Ward, will fill a need to provide independent living opportunities for young adults with disabilities, specifically those affected by spina bifida.

### **Senior Suites Coming to Chatham**

The City Council also approved an ordinance supporting the construction of Senior Suites of Chatham, a new \$14 million rental complex for seniors. The proposed 90 unit development will be built at 8300 S. Cottage Grove Ave. with ground floor space for a Department of Aging Senior Center.

Senior Suites of Chatham will provide 25 studios and 65 one-bedroom apartments, complete with bathroom and kitchen facilities, at initial monthly rents of \$625 to \$750. Sixteen of the units will be reserved for very low income seniors, with rents ranging from \$192 to \$398. The apartments in the six-story building will be available to low income seniors aged 62 or older.



The main floor will also contain a lounge, library and management offices. Other amenities include laundry facilities and on-site parking. Each apartment will contain an emergency response system with call devices in both sleeping and bath areas. The 76,000 square foot facility will also offer meal programs, monthly housekeeping and a variety of senior friendly activities.

A unique feature of the development is a “green” roof designed to lessen the environmental impact of the building and reduce energy consumption.

Senior Lifestyle Corporation is the developer of Senior Suites Chatham. The City will invest \$5.1 million in loans, \$883,000 in Affordable Rents for Chicago (ARC) funds and provide \$858,271 in Low Income Housing Tax Credits, which will provide \$6,945,043 in equity for the project. Additional funding will come from a private mortgage loan.

### **Park Boulevard to Offer Affordable Rental and For-Sale Units**

In the first quarter, the City Council also approved an ordinance supporting the construction of a new 311 unit mixed income housing development in the Grand Boulevard community on the South Side.

The Park Boulevard development, to be built at the southwest corner of State and 35th Streets, will include 100 CHA replacement rental and 211 for sale units, including 72 that are affordable. The 39 building types, part of the redevelopment plan for Stateway Gardens, will include a combination of single family homes, townhomes and three-, four-, five- and six-flats, along with approximately 17,000 square feet of retail space.

The Park Boulevard development, to be developed by Stateway Associates, LLC, will be located on multiple parcels that are currently owned by the CHA. The Department of Housing will issue up to \$12.5 million in tax exempt bonds and \$1.5 million in donations tax credits, and the Department of Planning will contribute \$12 million in TIF assistance to the \$87 million project.



*Park Boulevard, the first phase of the redevelopment of the CHA's Stateway Gardens site, will provide 311 units, including 100 CHA replacement units and 72 affordable for sale units, at the southwest corner of State and 35th streets.*





## City Council Approves Funding for Oakwood Shores Apartments

In the first quarter, the City Council also approved an ordinance authorizing the construction of 162 units of new mixed income rental housing as part of the redevelopment plan for Madden Park, Clarence Darrow and Ida B. Wells homes.

Oakwood Shores Apartments (Madden Wells Phase IB Rental) will provide 115 units of affordable housing, including replacement housing for CHA residents and 47 market-rate units with townhome, six- and nine-flat style apartments in 24 buildings. The Community Builders, Inc. is the developer of the site, which is located in the area bounded by 38th St., Pershing Rd., and Ellis and Langley avenues.

Phase IB will feature 15 one-bedroom and 108 two-bedroom apartments as well as 33 three-bedroom and six four-bedroom units designed for larger families. The redevelopment plan includes parking and an extensive landscaping plan. Rents will range from \$340 to \$1,014.

The City will provide a HOME funded loan of up to \$9.4 million for the project. In addition, \$2 million of low income housing tax credits (\$500,000 from the City and \$1.5 million from the Illinois Housing Development Authority) will generate \$16.8 million in private equity for the project. The development will also receive \$1.2 million in tax increment financing and CHA funds of \$5.5 million.

The rental project will be accompanied by a separate mixed income for sale component. Construction on Phase 1A, 163 units of rental housing, began in the spring of 2004 and units are currently being leased. Both Phase 1A and 1B are scheduled for completion in 2007.





## **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 first quarter of 2005, the Department committed roughly \$35 million to support more than 600 units, achieving 37% of the annual homeownership unit goal and 27% of the annual homeownership resource allocation goal.

### **Single Family Rehab and New Construction**

#### **Greenline Condos to Provide 45 Affordable Units in Woodlawn**

In the first quarter, the City Council approved an ordinance giving DOH the authority to convey eight vacant, City owned lots in the Woodlawn community to Kimbark Maryland LLC to build 45 affordable condo units. The land is being conveyed under the City Lots for City Living program.

Kimbark Maryland LLC plans to build the units in the area bordered by Maryland, Kimbark, 66th and 67th in the 5th Ward. The condos will have 1 to 3 bedrooms and 1 or 2 baths; some will have garages. Sizes will range from 1,200 to 1,600 square feet. Prices will start at about \$165,000.

#### **Phase I of Rockwell Gardens Redevelopment to Include 18 Affordable Homes**

This quarter the City Council also approved an ordinance to build 18 units of new, affordable for sale housing as part of the overall redevelopment plan for Rockwell Gardens on the West Side. The ordinance authorizes \$180,000 in city assistance, providing a \$10,000 subsidy to the developer for each affordable home. In addition, the buyer of the home may be eligible to receive purchase price assistance from DOH.

Phase 1B For Sale of the Rockwell Gardens redevelopment will provide 114 owner occupied homes. The 18 affordable homes—one single-family and 17 condos—will sell for \$155,000. The 96 market rate homes will sell at prices beginning at \$200,000.

The Rockwell Gardens site is bordered by Rockwell Street and Western Avenue and Monroe and Van Buren streets.

A limited partnership controlled by East Lake Management & Development Corp. will redevelop the property.



## Updates on Previously Reported Developments

### City Breaks Ground for West Village Homes

During the first quarter, Commissioner John G. Markowski joined Ald. Madeline Haithcock (2nd) and members of New West Realty in celebrating the groundbreaking for West Village Homes, a new development that will bring affordable and market rate homes to the Near West Side community.

The development, to be built on vacant City-owned land in the area bordered by Maplewood and Damen avenues and Warren Boulevard and Flournoy Street, will produce 110 single-family homes and condominiums, including 22 affordable condo units.

The 105 condos include plans with 2 or 3 bedrooms, 2 or 2½ baths and 1,250 to 1,725 square feet. Prices on the 22 affordable condo units will start at about \$190,000. The remaining units will sell at market rates. The five single-family market-rate homes, all with three bedrooms, will have 2,300 square feet of living space.

The 43 proposed buildings in the development, consisting of 18 two-flats, 87 three-flats and five single-family homes, is a mix worked out by the developer and the City to further the expansion of new housing on the West Side.

The project, to be developed by New West Realty, will be built under the City's HomeStart II program, which provides City land to qualified developers for construction of a combination of affordable and market rate housing. Twenty percent of the homes are then made affordable to eligible buyers who have household earnings within 100 percent of area median income. Proceeds from the sale of market rate homes are used to write down the costs of the affordable housing units. The City will be paid full market value for its land.



*West Village Homes will bring 22 affordable condos to the 2nd Ward.*



## New Homes for Chicago Builder Wins Top Industry Award

Perry Bigelow of Bigelow Homes recently received the distinguished award of Home Builder of the Year from Professional Builder magazine, the leading trade publication for homebuilders in the United States. The award recognizes one builder who represents ideas that can be emulated by other builders around the country. Bigelow was singled out for “doing good by doing right” and is the only Chicago-area builder ever selected for the award.

Commissioner Markowski joined Bigelow and members of the development team at the site of Ezra Community Homes on the West Side, where more than 100 affordable homes are being built under the Department of Housing’s New Homes for Chicago program. Bigelow is working with developer Chicago Metropolitan Development Association.

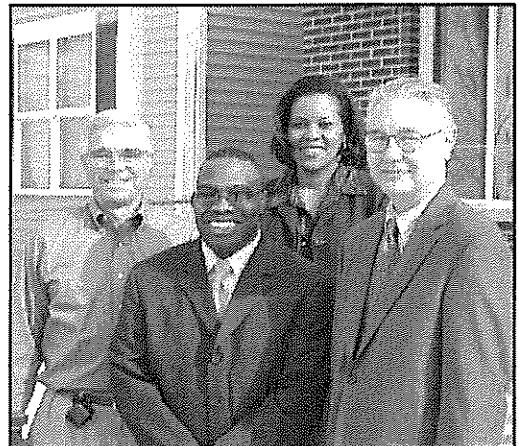
“It was an honor to receive this award and I am proud to bring Bigelow Homes’ longstanding tradition and reputation of building quality, affordable homes to the City of Chicago,” Bigelow said. “This is an opportunity for us to provide decent, affordable housing to a community that needs housing.”

Bigelow is building 88 homes in the second phase of Ezra Community Homes. The development is located in an area bordered by Roosevelt Road, 19th Street, Central Park Avenue and Pulaski Road.

The homes are detached with masonry construction and vinyl siding. They have three bedrooms, 1½ baths and approximately 1,140 square feet. They include central heat and air conditioning, all appliances (including a washer and dryer), window treatments, security systems, and fencing. In addition, Bigelow Homes guarantees that home heating costs will not exceed \$275 per year. Parking is in rear access two-car garages or on parking pads. All homes are subsidized under the New Homes for Chicago program, with home prices starting at \$120,000. Qualified buyers may be eligible for purchase price assistance from DOH as well.

The project, located within the Midwest TIF District, Lawndale Conservation Area and the West Empowerment Zone, represents a strategic investment to revitalize and stabilize the North Lawndale Community. For information about the Ezra Community Homes development, buyers may contact Donna Holt at (773) 542-0247.

*Award winning builder Perry Bigelow of Bigelow Homes (left) joins Donna Holt and Richard Townsell of Ezra Community Homes and Commissioner Markowski at the Ezra development in the 1800 block of South Ridgeway in the North Lawndale community. The group toured the homes being built by Bigelow. In all, 100 affordable homes are being built on vacant city land.*





## **New Homes for South Chicago Receives Top Community Development Award**

The New Homes for South Chicago development was named the Outstanding Non-Profit Neighborhood Real Estate Project of 2005 at the annual Chicago Neighborhood Development Awards reception held in the first quarter.

These affordable homes, made possible by DOH's New Homes for Chicago program, have brought much needed development to a community that has seen its share of economic hardship.

The 25 single family homes and two-flats are being developed by Claretian Associates, a South Chicago faith-based, non-profit community development association.

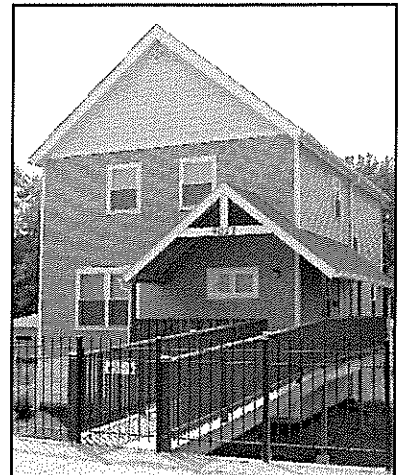
These affordable new homes also offer another important component: they are all "green" homes and offer many energy efficient features, such as solar panels to provide electricity. These green components help the environment and help keep the homes affordable to maintain. The starting price for the single family homes is \$155,000 and \$200,000 for the two-flats.

"This is a tremendous award for us and South Chicago as a whole, a community that has been long forgotten," said Angela Vick, executive director of Claretian Associates. "We are doing great things down here and this shows we should be getting attention as a valuable community for people to invest in."

Vick noted that the development of the New Homes for Chicago has helped attract a grocery store and the development of Casa Kirk, an affordable rental development supported by the Department of Housing that is under construction on 92nd St. between Buffalo and Burley avenues.

For information on the New Homes for South Chicago development, buyers can contact Claretian Associates at (773) 734-9181. Information about all Department of Housing programs and affordable homeownership opportunities is available through 311.

*New Homes for South Chicago, which is being developed by Claretian Associates, was recently named the Outstanding Non-Profit Neighborhood Real Estate Project of 2005*





## Archer Courts Townhomes Receive Architectural Award at Annual Chicago Neighborhood Development Awards

The Archer Courts Townhomes provide a splash of color and modern design in the heart of Chicago's Chinatown community. It was this unique design that helped the development garner an architectural award recently at the annual Chicago Neighborhood Development Awards.

The townhomes, designed by the architectural firm Landon Bone Baker Associates of Chicago, received second place in the Richard H. Driehaus Foundation Awards for Architectural Excellence in Community Design at the 2005 CNDA awards.

The development, sponsored by the City of Chicago's Department of Housing in partnership with the Chicago Community Development Corporation under the Home Start program, created 43 townhomes, five of which were sold at affordable prices with four other units made available for former CHA residents.

Daniel Burke, Vice President for Development at the Chicago Community Development Corporation, said, "This a fine example of how great architecture and development come together to create dynamic housing."

Archer Courts Townhomes are adjacent to the Archer Courts Apartments at Cermak Road and Princeton Avenue in Chinatown. The Archer Courts Apartments were also financed by DOH and were recognized previously for innovative design that transformed a drab public housing building into a light-filled structure through the use of glass panels that shimmer when light is reflected off of them.

Landon Bone Baker Associates was honored with the AIA Chicago Design Excellence/Distinguished Building Award for their work on that rehab project. Archer Courts was featured in the National Building Museum's exhibit "Affordable Housing: Designing an American Asset" exhibit last summer. The project also was mentioned in *Metropolitan Home* magazine's "Design 100" survey last year.

*The Archer Courts Townhomes development recently won second place in the Richard H. Driehaus Foundation Awards for Architectural Excellence in Community Design at the 2005 CNDA awards. The development consists of 43 townhomes, 5 of which are affordable and four that were made available to former CHA residents.*







## 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 first quarter, DOH committed \$4.6 million in resources to support more than 700 units.

### **DOH Helps Residents Stay Warm Through the Winter**

To help Chicagoans maintain adequate heat through the winter, the Department of Housing's Emergency Housing Assistance Program (EHAP) provides grants to low-income homeowners to finance the cost of emergency furnace repairs and replacements.

In the first quarter, Adolfo Huertas, 72, a longtime resident of the McKinley Park neighborhood, received a new energy efficient furnace, replacing a faulty one that had been a part of his home since it was purchased in 1965.

Huertas, a retired steelworker on disability, has financial challenges and was unable to pay for the furnace repairs himself. Like many who need help, he was referred to the EHAP program. He delighted in his new furnace with a programmable thermostat. "We had problems most of the time with the furnace for about a year," Huertas said. "With no money and on Social Security Disability, we are in the hole and cannot make the repairs. A new furnace that is warm and does not have a leaking humidifier will be healthier."

EHAP provides grants to low income homeowners to repair heating units, roofs and porches in serious disrepair and in the spring will administer a supplemental program to insulate roofs. Owners of 1 to 4 unit buildings in Chicago must live on the property and have no other means to pay for repairs. During the winter months, improvements are limited to the repair and replacement of heating units.

Residents receiving benefits through EHAP also receive a health and safety package that includes a smoke and carbon monoxide detector, a fire extinguisher, and a new flexible gas connector for the kitchen stove.

Through the first quarter of 2005, DOH has assisted 430 units through EHAP. The map on the following page shows the geographical impact of this program throughout Chicago.

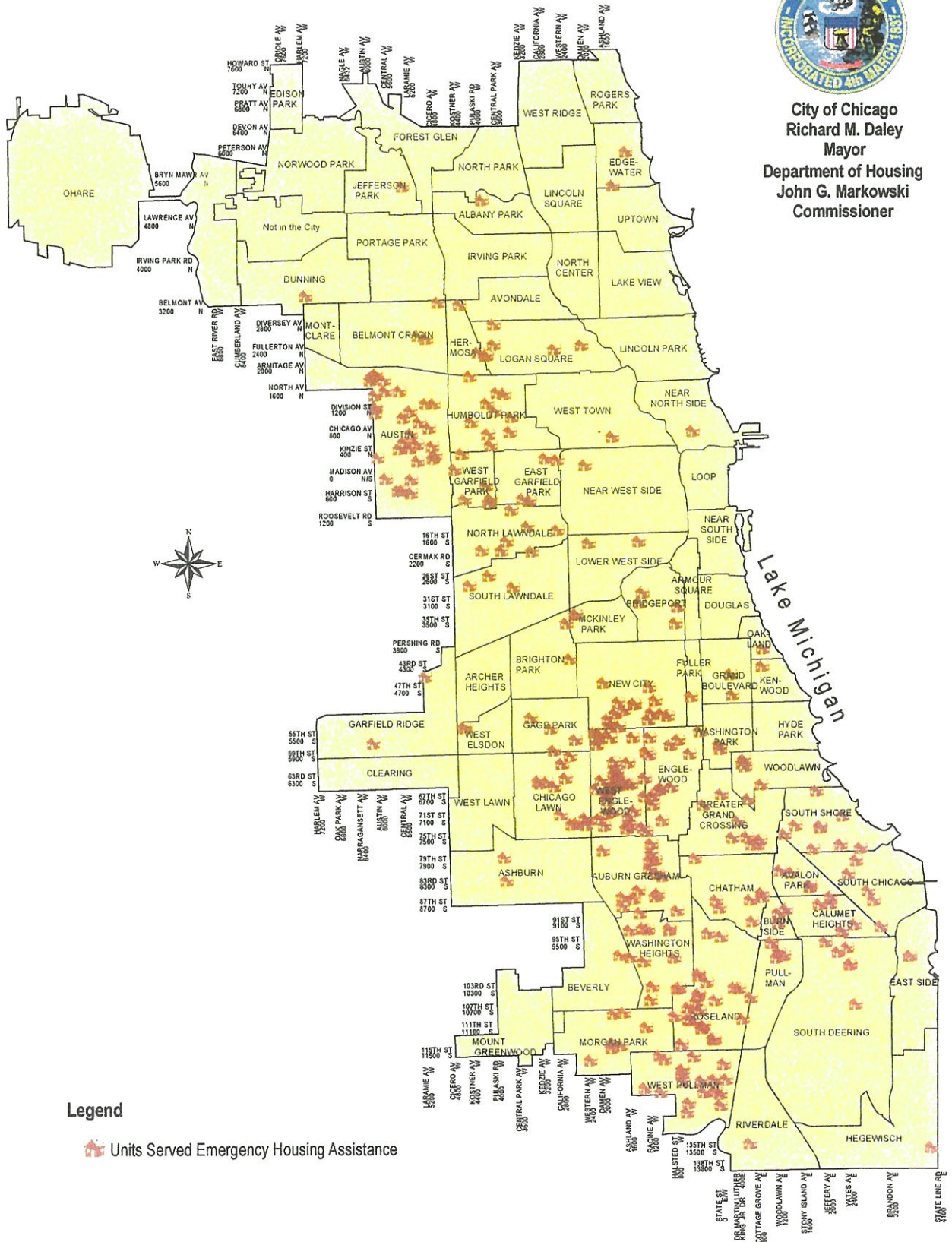




# Units Served by Emergency Housing Assistance Program by Community Areas January - March 2005



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







## INTRA-CITY COLLABORATION

### **New Effort in the Plan to End Homelessness Focuses on Faith-Based Organizations**

In the first quarter, the Department of Housing and the Department of Human Services unveiled a new effort in the City's 10-Year Plan to End Homelessness by calling on religious leaders to get involved.

The faith community was asked to help homeless people get on the path to self-sufficiency and put homelessness behind them. More than 300 faith-based leaders have already signed on to help in the effort, and the City is urging more religious leaders to get involved in the plan.

There are four ways the faith-based community can help in this effort:

- Sponsor a formerly homeless family by helping them pay rent and providing other forms of support they need to get back on their feet.
- Host a furniture drive for homeless families who are moving into permanent housing. Under the City's "Home to Stay" program, the City Department of Human Services is working with the Salvation Army, faith-based organizations and other groups to collect donated furniture for the homeless.
- Donate to the Chicago Homeless Prevention Fund to help families from becoming homeless.
- Become ambassadors to help end homelessness, by educating their congregations and encouraging more people to make the homeless a priority.

Any groups interested in organizing a neighborhood furniture drive can call the Department of Human Services at (312) 746-8545 to request a program kit. Anyone else who wants to learn more about how they can get involved in the effort can call 311.

### **DOH Kicks Off Housing Expo Schedule**

On February 26, Commissioner Markowski and Ald. Ray Suarez (31st) launched the year's first Affordable Neighborhoods Expo, designed to educate consumers about homeownership and provide information about other affordable housing resources and programs available citywide. The event was held at Falconer School, 3020 N. Lamon Ave., in the City's Belmont Cragin community.

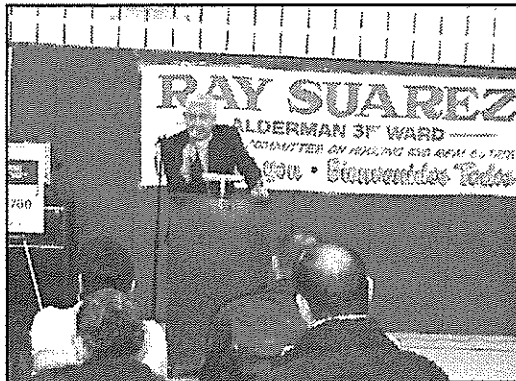
The expo familiarized consumers with the homebuying process through education and expert advice from more than 40 vendors, including lenders, realtors, community housing organizations and other City of Chicago agencies. The free event also offered seminars on various topics, including how to locate and finance your first home, home rehab, and credit management.



“We provide an opportunity to advance homeownership and other affordable housing opportunities in the City,” said Suarez, chairman of the City Council’s Housing and Real Estate Committee. “Today’s Expo helps potential homebuyers, current homeowners, and renters go through the process step by step.”

Also in the first quarter, DOH and Chicago Alternative Policing Strategy (CAPS) sponsored the Police and Law Enforcement Officer Housing Expo, held March 5 at the Chicago Police Training Academy, 1300 W. Jackson Blvd. More than 200 officers attended the event to learn about programs offered by DOH, including the Police Officer Homeownership Incentive Program, designed exclusively to help Chicago police officers purchase a home in a target area of the City.

These events were the first in a series of affordable housing expos that will be held throughout the year. A full expo schedule is posted on DOH’s website, [www.cityofchicago.org/housing](http://www.cityofchicago.org/housing).



*Ald. Ray Suarez welcomes attendees to the 31st Ward Affordable Neighborhoods Expo held February 26.*



*At the Police Expo held March 5, law enforcement officers were able to learn about affordable housing opportunities in the City of Chicago.*



## ADVOCACY FOR POLICY CHANGE

### **Mayor Pushes Statewide Rental Subsidy Bill**

On February 15, Mayor Richard M. Daley and a coalition of community leaders, including representatives of the Illinois Association of Realtors, Council of Religious Leaders of Metropolitan Chicago and Chicago Coalition for the Homeless, rallied support for state legislation to subsidize rents for low-income Illinois residents.

SB 75 could generate as much as \$34 million a year to help provide affordable rental housing for more than 5,500 low-income families across Illinois. In Chicago, the state program would generate as much as \$11 million for Chicago's Low Income Housing Trust Fund – enough to more than double the number of people it serves. The legislation would also provide a boost to the City's Plan to End Homelessness, which seeks to move the city's homeless into permanent housing and provide them with supportive services.

To move this bill forward, Mayor Daley also submitted a letter to Cook County Recorder of Deeds Eugene Moore, urging his support for the proposed \$10 mortgage document recording fee for real estate transactions.



*Mayor Richard M. Daley and a coalition of community leaders rallied support for state legislation to subsidize rents for low income Illinois residents.*





## **U.S. Congress Resists Administration's Proposal to Cut CDBG Funding**

In its FY2006 budget proposal, the Bush Administration has proposed to cut funding for the Community Development Block Grant (CDBG) program; merge CDBG with 17 other programs; and move the programs from the Department of Housing and Urban Development (HUD) to the U.S. Department of Commerce as part of the President's Strengthening America's Communities Initiative. The City of Chicago is opposed to this proposal and its impact on affordable housing and community development in Chicago neighborhoods.

CDBG is a key tool in the City's efforts to revitalize neighborhoods. Each year, the City uses CDBG to fund a variety of critical programs and services, including support of more than 2,500 units of affordable housing, economic development and job training programs, human and health care services, and support for services for seniors and people with disabilities. Additional cuts in CDBG funding would have a devastating impact on some of the city's most vulnerable residents and communities.

During the week of March 14, Congress resisted this proposal by voting to restore funding for CDBG. The Senate passed a resolution by a vote of 68–31 that restored funding and supported keeping CDBG housed at HUD. In the House, a vote of 218–214 restored funding but did not take a position on the proposal to merge CDBG with 17 other programs and move them to the U.S. Department of Commerce.

Debate continues as the House and Senate bills are reconciled and the budget is moved through appropriations. Moving forward, the City of Chicago continues to emphasize the significant need for full CDBG funding, as well as the importance of keeping the program at HUD to ensure that funding, program, and policy supports for affordable housing are not lost in programmatic consolidation at the Department of Commerce.

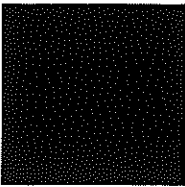
## **Donations Tax Credit Passes Illinois House in Unanimous Vote**

On March 17, legislation to renew the Donations Tax Credit (HB 603) passed the Illinois House in a unanimous vote. The bill, which will renew the Donations Tax Credit program for another five years, has now moved to the Illinois Senate for consideration.

Originally championed by Mayor Richard M. Daley, the Donations Tax Credit program is an exceptionally valuable resource to the City's efforts to develop affordable housing. The innovative 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 a nonprofit sponsor of approved developments.







In its first five years, the program has leveraged \$112,063,250 in resources and supported the development of 5,641 affordable housing units across Illinois.



*On February 25, 2005, DOH Commissioner Markowski and Representative Barbara Flynn Currie, one of the chief co-sponsors of the bill, testified in front of the Illinois House Revenue Committee in support of renewing the Donations Tax Credit program.*

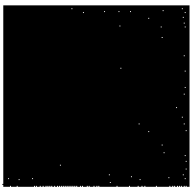
### **Mayor Comments on Proposed Changes to CRA**

In January, Mayor Richard M. Daley submitted a comment letter to urge the Office of Thrift Supervision to withdraw its proposed changes to the Community Reinvestment Act (CRA). This letter followed one submitted to the Federal Deposit Insurance Corp. (FDIC) by Commissioner John G. Markowski in September 2004, also requesting that the agency withdraw proposed changes to CRA.

Unfortunately, OTS released its final rule, effective April 1, which is the most extreme change to CRA to date. The rule weakens CRA by amending the test for large savings institutions with assets of more than \$1 billion. The new system assigns a 50 percent weight to lending activity, a 25 percent weight to banking services, and a 25 percent weight to investments, although large institutions may modify their weights to be based 100% on lending (completely eliminating service and investment exams).

DOH remains concerned about weakening CRA standards. Moving forward, the Department will remain active in opposing new proposals that will potentially reduce the impact of CRA in Chicago communities.





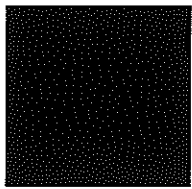
## **DOH Staff Participate in Homelessness Survey**

In January, the City of Chicago and 11 nonprofit agencies organized 400 census takers to conduct a headcount of homeless individuals across the city. Additionally, upon encountering willing participants, the census takers interviewed homeless individuals according to an 18-point questionnaire on personal history and health.

This effort was part of a national survey that will help HUD determine how to allocate \$1.4 billion in federal aid. Chicago received approximately \$40 million in HUD funding for homelessness in FY2004—more than half of the state's \$73 million allotment. The City estimates that there are approximately 9,600 homeless in Chicago.

The information gathered during the headcount will also be used to support program and policy development for the City's 10-year Plan to End Homelessness, which seeks to move the city's homeless into permanent housing and provide them with supportive services, such as drug rehabilitation, mental health care, and job training.





# 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	
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101+ %
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>												
<u>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</u>												
Multi-family Loans	\$ 39,683,009		\$ 39,683,009	42	157	393	327	15	16	16	966	\$ 41,100
HOME Multi-family Programs \$ 27,475,476												
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)	\$ 2,000,000	\$ (266,300)	\$ 1,733,700	13							26	\$ 66,700
TIF Subsidies	\$ 4,973,000		\$ 4,973,000		86	205	209	15	16		547	\$ 9,100
Tax Credit Equity	\$ 77,024,291		\$ 77,024,291	433	204	229	149				1,015	\$ 75,900
Multi-family Mortgage Revenue Bonds	\$ 67,620,758		\$ 67,620,758	344	146	106	362				958	\$ 66,600
City Land (Multi-family)	\$ 2,080,000		\$ 2,080,000			58					58	\$ 35,900
City Fee Waivers (Multi-family)	\$ 665,000		\$ 665,000	42	157	393	327	15	16		966	\$ 700
Illinois Affordable Housing Tax Credit (value of donations)	\$ 2,100,000		\$ 2,100,000		100	57					157	\$ 13,400
<b>RENTAL ASSISTANCE</b>												
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 7,500,000		\$ 7,500,000	1,275	925						2,200	\$ 3,400
<b>SAFETY &amp; CODE ENFORCEMENT</b>												
Heat Receivership	\$ 500,000		\$ 500,000	35	157	363	112	28			695	\$ 700
<u>MULTI-FAMILY BUILDING STABILIZATION</u>												
SRO Refi Rehab	\$ 343,258		\$ 343,258		114						114	\$ 3,000
Troubled Buildings Initiative	\$ 2,000,000		\$ 2,000,000			378	378				756	\$ 2,600
HUD Mark to Market	\$ -		\$ -	100	100						200	\$ -
TIF-NIP (Multi-family)	\$ 1,000,000		\$ 1,000,000		6	119	63	62			250	\$ 4,000
CIC/CDFI Funding	\$ -	\$ 153,500	\$ 153,500		5	25					30	\$ 3,500
<b>SITE ENHANCEMENT</b>												
Site Improvements (Multi-family)	\$ 500,000		\$ 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>												
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>												
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
<u>SITE ENHANCEMENT</u>												
Site Improvements (Single Family)	\$ 500,000		\$ 500,000	-	-	-	13	53	47	12	125	\$ 4,000
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>												
Troubled Buildings Initiative (Single Family)	\$ 2,000,000		\$ 2,000,000	-	-	20	50	50	-	-	120	\$ 16,700
Chicago Rehab Initiative (HUD Homes, FCT, ACA)	\$ -	\$ -	\$ -	-	-	4	11	10	-	-	25	\$ -
<u>HOMEOWNERSHIP ASSISTANCE</u>												
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000		\$ 75,000,000	-	-	53	67	90	278	137	625	\$ 120,000
Police Home Buyer Assistance	\$ 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>												
<u>Emergency Housing Assistance Program (EHAP)</u>												
H-RAIL	\$ 6,620,000	\$ -	\$ 6,620,000	107	398	475	-	-	-	-	980	\$ 6,800
Facade Improvements	\$ 2,392,330	\$ -	\$ 2,392,330	72	223	190	38	16	-	-	539	\$ 4,400
TIF-NIP (Single-family)	\$ 1,124,000		\$ 1,124,000	-	35	49	31	36	14	-	165	\$ 6,800
Neighborhood Lending Program: Home Improvement (NHS)	\$ 2,500,000		\$ 2,500,000	20	41	86	28	36	32	32	275	\$ 9,100
Rehab Tax Credit	\$ 8,008,000		\$ 8,008,000	1	25	40	26	34	19	5	150	\$ 53,400
Bungalow Initiative	\$ 450,000		\$ 450,000	-	-	-	3	14	-	13	30	\$ 15,000
	\$ 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	Per-Unit Cost
				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	476	10,107
Breakdown of income level distribution, % of net total											
<b>OTHER INITIATIVES</b>											
Delegate Agencies	\$2,630,821	\$ -	\$ 2,630,821								
Housing Resource Centers	\$1,210,821										
Citywide Resource Centers	\$408,600										
Homeownership Housing Counseling Centers	\$332,500										
Professional & Technical Services	\$678,900										
Community Housing Development Organizations (CHDO)	\$ 735,000	\$ -	\$ 735,000								
	Subtotal \$ 3,365,821	\$ -	\$ 3,365,821								
<b>OPERATING EXPENSES</b>											
Administrative	\$ 17,769,448	\$ -	\$ 17,769,400								
	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%		101+ %
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>									
<u>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</u>									
Multi-family Loans		42	157	393	327	15	16	16	966
Affordable Rents for Chicago (ARC)	100%	13	13	-	-	-	-	-	26
TIF Subsidies		-	86	205	209	15	16	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	16	966
Illinois Affordable Housing Tax Credit (value of donations)	100%	-	100	57	-	-	-	-	157
<u>MULTI-FAMILY BUILDING STABILIZATION</u>									
CIC/CDFI Funding	50%	-	3	13	-	-	-	-	16
<u>SITE ENHANCEMENT</u>									
Site Improvements	80%	114	65	134	76	67	12	4	472
	Subtotal	555	727	1,449	1,145	112	60	52	4,100
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>									
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>									
City Land	100%	-	-	-	27	116	102	25	270
City Fee Waivers (Single Family)	100%	-	-	-	27	199	169	25	420
Illinois Affordable Housing Tax Credit (value of donations)	100%	-	-	-	7	-	-	-	7
<u>HOME BUYER ASSISTANCE</u>									
City Mortgage Program (SF Mortgage Revenue Bonds)	33%	-	-	17	22	30	92	45	206
Home Purchase Assistance	100%	-	-	20	43	32	25	-	120
<u>SITE ENHANCEMENT</u>									
Site Improvements	80%	-	-	-	10	42	38	10	100
	Subtotal	-	-	37	136	419	426	105	1,123
<b>TO IMPROVE AND PRESERVE HOMES</b>									
<u>Bungalow Initiative</u>									
	50%	-	-	53	61	132	84	21	350
	Subtotal	-	-	53	61	132	84	21	350
<u>PROGRAMMATIC APPLICATION TBD</u>									
GO Bonds		-	-	-	-	-	-	-	-
<b>GRAND TOTAL</b>		555	727	1,539	1,342	663	570	178	5,573



**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
January 1 - March 31, 2005

	Total Funds Anticipated	2005 COMMITMENTS			Projected Units	2005 UNITS SERVED	
		First Quarter	Year to Date	% of Goal		First 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	\$ 17,135,905	43.18%	966	579	59.94%
Affordable Rents for Chicago (ARC)	\$ 1,733,700	\$ 833,001	\$ 833,001	48.05%	26	16	61.54%
TIF Subsidies	\$ 4,973,000	\$ 1,900,000	\$ 1,900,000	38.21%	547	162	29.62%
Tax Credit Equity	\$ 77,024,291	\$ 17,563,832	\$ 17,563,832	22.80%	1,015	275	27.09%
Multi-family Mortgage Revenue Bonds	\$ 67,620,758	\$ 22,620,758	\$ 22,620,758	33.45%	958	427	44.57%
City Land (Multi-family)	\$ 2,080,000	\$ 935,000	\$ 935,000	44.95%	58	15	25.86%
City Fee Waivers (Multi-family)	\$ 665,000	\$ 252,863	\$ 252,863	38.02%	966	367	37.99%
Illinois Affordable Housing Tax Credit (value of donations)	\$ 2,100,000	\$ 1,260,000	\$ 1,260,000	60.00%	157	100	63.69%
<b>RENTAL ASSISTANCE</b>							
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 7,500,000	\$ 7,474,682	\$ 7,474,682	99.66%	2,200	2,038	92.64%
<b>SAFETY &amp; CODE ENFORCEMENT</b>							
Heat Receivership	\$ 500,000	\$ -	\$ -	0.00%	695	102	14.68%
<b>MULTI-FAMILY BUILDING STABILIZATION</b>							
SRO Refi Rehab	\$ 343,258	\$ 186,427	\$ 186,427	54.31%	114	104	91.23%
Troubled Buildings Initiative	\$ 2,000,000	\$ -	\$ -	0.00%	756	273	36.11%
HUD Mark to Market	\$ -	\$ -	\$ -	0.00%	200	92	0.00%
TIF-NIP (Multi-family)	\$ 1,000,000	\$ -	\$ -	0.00%	250	-	0.00%
CIC/CDFI Funding	\$ 153,500	\$ 231,000	\$ 231,000	150.49%	30	51	170.00%
<b>SITE ENHANCEMENT</b>							
Site Improvements (Multi-family)	\$ 500,000	\$ -	\$ -	0.00%	590	-	0.00%
<b>Subtotal</b>	\$ 207,876,516	\$ 70,393,468	\$ 70,393,468		9,528	4,601	
<b>Less Multiple Benefits</b>					(4,100)	(1,501)	
<b>Net, Creation and Preservation of Affordable Rental</b>	\$ 207,876,516	\$ 70,393,468	\$ 70,393,468	33.86%	5,428	4,601	57.11%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 2005

	Total Funds Anticipated	2005 COMMITMENTS			Projected Units	2005 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>								
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>								
New Homes for Chicago	\$ 1,425,000	\$ 180,000	\$ 180,000	12.63%	120	18	18	15.00%
HomeStart II	\$ -	\$ 988,000	\$ 988,000		150	22	22	14.00%
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 12,039,066	\$ 15,539,066	\$ 15,539,066	129.07%	211	340	340	161.14%
TIF Subsidies	\$ 1,000,000	\$ 349,000	\$ 349,000	34.90%	270	67	67	24.81%
City Land	\$ 2,000,000	\$ -	\$ -	0.00%	7	-	-	0.00%
Illinois Affordable Housing Tax Credit (value of donations)	\$ -	\$ -	\$ -		-	-	-	-
Affordable Requirements Ordinance (Single Family)	\$ 250,000	\$ 10,300,000	\$ 10,300,000		420	28	28	25.24%
City Fee Waivers (Single Family)	\$ 76,312	\$ 76,312	\$ 76,312	30.52%	106	106	106	
<b>SITE ENHANCEMENT</b>								
Site Improvements (Single Family)	\$ 500,000	\$ -	\$ -	0.00%	125	-	-	0.00%
<b>ABANDONED PROPERTY TRANSFER PROGRAMS</b>								
Troubled Buildings Initiative (Single Family)	\$ 2,000,000	\$ -	\$ -	0.00%	120	56	56	46.67%
Chicago Rehab Initiative (HUD Homes, PCT, ACA)	\$ -	\$ 44,376	\$ 44,376		25	3	3	12.00%
<b>HOMEOWNERSHIP ASSISTANCE</b>								
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ 1,916,412	\$ 1,916,412	2.56%	625	12	12	1.92%
Police Home Buyer Assistance	\$ 276,450	\$ 40,000	\$ 40,000	14.47%	53	8	8	15.09%
Teacher Home Buyer Assistance	\$ 500,000	\$ -	\$ -	0.00%	95	-	-	0.00%
Home Options	\$ -	\$ 12,000	\$ 12,000		-	1	1	-
Home Purchase Assistance	\$ 2,750,000	\$ 279,701	\$ 279,701	10.17%	120	18	18	15.00%
Employer Assisted Housing Program	\$ 250,000	\$ -	\$ -	0.00%	50	-	-	0.00%
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 21,458,000	\$ 4,469,626	\$ 4,469,626	20.83%	256	52	52	20.31%
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 10,534,000	\$ 733,498	\$ 733,498	6.96%	126	7	7	5.56%
Subtotal	\$ 129,982,516	\$ 34,927,991	\$ 34,927,991		2,773	759	759	
Less Multiple Benefits					(1,123)			
Net, Promotion and Support of Homeownership	\$ 129,982,516	\$ 34,927,991	\$ 34,927,991	26.87%	1,650	759	609	36.93%

**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**

January 1 - March 31, 2005

	Total Funds Anticipated	2005 COMMITMENTS			Projected Units	2005 UNITS SERVED	
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date
<b>TO IMPROVE AND PRESERVE HOMES</b>							
Emergency Housing Assistance Program (EHAP)	\$ 6,620,000	\$ 2,138,704	\$ 2,138,704	32.31%	980	430	43.88%
H-RAIL	\$ 2,392,330	\$ 118,170	\$ 118,170	4.94%	539	40	7.42%
Facade Improvements	\$ 1,124,000	\$ 380,000	\$ 380,000	33.81%	165	73	44.24%
TIF-NIP (Single-family)	\$ 2,500,000	\$ 288,238	\$ 288,238	11.53%	275	38	13.82%
Neighborhood Lending Program: Home Improvement (NHS)	\$ 8,008,000	\$ 1,365,685	\$ 1,365,685	17.05%	150	22	14.67%
Rehab Tax Credit	\$ 450,000	\$ -	\$ -	0.00%	30	-	0.00%
Bungalow Initiative	\$ 800,000	\$ 308,406	\$ 308,406	38.55%	700	217	31.00%
Subtotal	\$ 21,894,330	\$ 4,599,203	\$ 4,599,203		2,839	820	
Less Multiple Benefits					(350)	(109)	
Net, Improvement and Preservation of Homes	\$ 21,894,330	\$ 4,599,203	\$ 4,599,203	21.01%	2,489	712	28.59%
<b>PROGRAMMATIC APPLICATION TBD</b>							
GO Bonds	\$ 2,000,000	\$ -	\$ -	0.00%	-	-	
<b>RESOURCE CHALLENGE</b>							
Resource Challenge	\$ 20,000,000	\$ -	\$ -		540		
<b>NET GRAND TOTAL</b>	\$ 381,753,362	\$ 109,920,662	\$ 109,920,662	28.79%	10,107	6,180	43.74%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 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	12	222	90	255	-	-	-	579
Affordable Rents for Chicago (ARC)	6	10	-	-	-	-	-	16
TIF Subsidies	6	57	52	47	-	-	-	162
Tax Credit Equity	35	84	92	64	-	-	-	275
Multi-family Mortgage Revenue Bonds	29	223	-	175	-	-	-	427
City Land (Multi-family)	-	15	-	-	-	-	-	15
City Fee Waivers (Multi-family)	41	156	90	80	-	-	-	367
Illinois Affordable Housing Tax Credit (value of donations)	29	71	-	-	-	-	-	100
<b>RENTAL ASSISTANCE</b>								
Low-Income Housing Trust Fund Rental Subsidy Program	1,197	841	-	-	-	-	-	2,038
<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	-	-	273	-	-	-	-	273
HUD Mark to Market	92	-	-	-	-	-	-	92
TIF-NIP (Multi-family)	-	-	-	-	-	-	-	-
CIC/CDFI Funding	-	22	23	6	-	-	-	51
<b>SITE ENHANCEMENT</b>								
Site Improvements	-	-	-	-	-	-	-	-
Subtotal	1,452	1,828	673	644	4	-	-	4,601
(less Multiple Benefits)	(82)	(594)	(208)	(511)	(12)	(36)	(58)	(1,501)
Net, Creation and Preservation of Affordable Rental	1,370	1,234	465	133	(8)	(36)	(58)	3,100
% of category subtotal	44%	40%	15%	4%	0%	-27%	-2%	

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 2005

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101 + %	
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>								
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>								
New Homes for Chicago	-	-	-	-	-	-	18	18
HomeStart II	-	-	-	-	-	4	18	22
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	12	9	21	21
TIF Subsidies	-	-	-	-	12	87	241	340
City Land	-	-	-	-	-	9	58	67
Illinois Affordable Housing Tax Credit (value of donations)	-	-	-	-	-	-	-	-
Affordable Requirements Ordinance (Single Family)	-	-	-	-	-	28	-	28
City Fee Waivers (Single-family)	-	-	-	-	12	36	58	106
<u>SITE ENHANCEMENT</u>								
Site Improvements	-	-	-	-	-	-	-	-
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>								
Troubled Buildings Initiative (Single Family)	-	2	5	3	24	2	-	56
Chicago Rehab Initiative (HUD Homes, PCT, ACA)	-	-	1	-	2	-	-	3
<u>HOMEOWNERSHIP ASSISTANCE</u>								
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	1	2	1	5	2	12
Police Homebuyer Assistance	-	-	-	-	-	8	-	8
Teacher Homebuyer Assistance	-	-	-	-	-	-	-	-
Home Options	-	-	1	-	-	-	-	1
Home Purchase Assistance	4	2	6	4	2	-	-	18
Employer Assisted Housing Program	-	-	-	-	-	-	-	-
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	-	1	4	5	23	5	14	52
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	2	3	1	-	1	-	-	7
Subtotal	6	8	19	14	89	193	409	759
(less Multiple Benefits)	(4)	(2)	(6)	(5)	(14)	(42)	(77)	(150)
Net, Promotion and Support of Homeownership	2	6	13	9	75	151	332	609
% of category subtotal	0%	1%	2%	2%	12%	25%	55%	

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 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)	34	184	212	-	-	-	-	430
H-RAIL	10	22	6	1	1	-	-	40
Facade Improvements	2	21	23	6	6	15	-	73
TIF-NIP (Single-family)	5	14	7	-	10	2	-	38
Neighborhood Lending Program: Home Improvement (NHS)	-	3	3	2	10	2	2	22
Rehab Tax Credit	-	-	-	-	-	-	-	-
Bungalow Initiative	-	-	33	38	81	52	13	217
Subtotal	51	244	284	47	108	71	15	820
(less Multiple Benefits)	-	-	(17)	(19)	(41)	(26)	(7)	(109)
Net, Improvement and Preservation of Homes	51	244	268	28	68	45	9	712
% of category subtotal	7%	34%	38%	4%	9%	6%	1%	
<b>PROGRAMMATIC APPLICATION TBD</b>								
GO Bonds	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-
<b>NET GRAND TOTAL</b>	1,423	1,484	745	170	134	160	283	4,421
	32%	34%	17%	4%	3%	4%	6%	

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

	% of Units to Receive Multiple Benefits	Units by Income Level					81-100%	101+ %	Total Units	Funding Source Under Which Units Were Initially Counted
		0-15%	16-30%	31-50%	51-60%	61-80%				
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>										
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>										
Multi-family Loans										
Hilliard Homes Phase II	100%	-	152	-	175	-	-	327	2001 Tax Credit Equity	
Senior Suites of Chatham	100%	6	13	38	33	-	-	90	2005 Tax Credit Equity	
Oakwood Shores Apartments	100%	6	57	52	47	-	-	162	2004 Tax Credit Equity	
Affordable Rents for Chicago (ARC)	100%	6	10	-	-	-	-	16		
TIF Subsidies										
Oakwood Shores Apartments	100%	6	57	52	47	-	-	162	2004 Tax Credit Equity	
Tax Credit Equity										
Senior Suites of Bridgeport	100%	-	-	54	31	-	-	85	2004 Tax Credit Equity	
Multi-family Mortgage Revenue Bonds										
Stateway Phase 1B	100%	29	71	-	-	-	-	100	2005 Tax Credit Equity	
Hilliard Homes Phase II	100%	-	152	-	175	-	-	327	2001 Tax Credit Equity	
City Fee Waivers (Multi-family)	100%	-	-	-	-	12	58	106		
Illinois Affordable Housing Tax Credit (value of donations)	100%	29	71	-	-	-	-	100	2005 Tax Credit Equity	
<b>MULTI-FAMILY BUILDING STABILIZATION</b>										
CIC/CDFI Funding	50%	-	11	12	3	-	-	26		
<b>SITE ENHANCEMENT</b>										
Site Improvements	80%	-	-	-	-	-	-	-		
Subtotal		82	594	208	511	12	36	1,501		
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>										
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>										
City Land										
City Fee Waivers (Single Family)	100%	-	-	-	-	-	4	22		
HOMEOWNERSHIP ASSISTANCE										
City Mortgage Program (SF Mortgage Revenue Bonds)	33%	-	0	1	0	2	1	4		
Home Purchase Assistance	100%	4	2	6	4	2	-	18		
<b>SITE ENHANCEMENT</b>										
Site Improvements	80%	-	-	-	-	-	-	-		
Subtotal		4	2	6	5	14	42	77	150	
<b>TO IMPROVE AND PRESERVE HOMES</b>										
Bungalow Initiative	50%	-	-	17	19	41	26	7	109	
Subtotal		-	-	17	19	41	26	7	109	
<b>PROGRAMMATIC APPLICATION TBD</b>										
GO Bonds		-	-	-	-	-	-	-		
<b>GRAND TOTAL</b>		<b>86</b>	<b>596</b>	<b>231</b>	<b>535</b>	<b>67</b>	<b>104</b>	<b>141</b>	<b>1,759</b>	

**CITY OF CHICAGO DEPARTMENT OF HOUSING**  
**SUMMARIES OF DEVELOPMENTS APPROVED BY CITY COUNCIL**  
**FIRST QUARTER 2005**

**ATTACHMENTS**

**Senior Suites of Chatham**  
Senior Lifestyle Corporation  
8300 S. Cottage Grove

**Park Boulevard**  
Stateway Associates, LLC  
35<sup>th</sup> St. and State St.

**Oakwood Shores Apartments**  
Madden Wells Phase IB Associates Limited Partnership  
Area bounded by Langley, 38<sup>th</sup> St., Ellis, and Pershing Rd.

**Hilliard Homes Phase II**  
Hilliard Homes II Limited Partnership  
2030 S. State St. and 30 W. Cermak Rd.



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

**FIRST QUARTER 2005**

**BORROWER/DEVELOPER:** Senior Suites Chicago Chatham, LLC, a limited liability company formed by Senior Lifestyle Corporation, the developer and sponsor.

**FOR-PROFIT/NOT-FOR-PROFIT:** For-profit

**PROJECT NAME AND ADDRESS:** Senior Suites of Chatham  
8300 S. Cottage Grove

**WARD/ALDERMAN:** 6<sup>th</sup>/Freddrenna Lyle

**COMMUNITY AREA:** Chatham

**CITY COUNCIL APPROVAL:** January 11, 2005

**PROJECT DESCRIPTION:** New construction on vacant land of a 76,387 square foot, six-story building with 90 rental units for lower-income seniors. The building will also provide space for a Chicago Department of Aging Senior Center on the first floor.

**DOH LOAN:** \$5,135,905 (HOME, Corporate funds, and/or program income)  
**Rate:** Not to exceed 3% interest  
**Term:** 30 years  
**Repayment:** No repayment during the term. Repayment will be due as a balloon payment at maturity, sale or refinancing.  
**Security:** 2nd mortgage

**DOH TAX CREDITS:** Reservation: \$858,271  
 Syndication Price: \$0.81/\$1.00 (net)  
 Syndicator: Boston Capital Partners  
 Equity: \$6,945,043

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
Studio	6	\$625	31-50% AMI
Studio	4	\$186	0-15% AMI
Studio	8	\$640	31-50% AMI
Studio	7	\$321	16-30% AMI
1-bedroom	24	\$695	31-50% AMI
1-bedroom	33	\$750	51-60% AMI
1-bedroom	2	\$212	0-15% AMI
1-bedroom	6	\$399	16-30% AMI
<b>Total</b>	<b>90</b>		

**Utilities:** Tenants will not pay for any utilities.

Project Summary  
 Senior Suites of Chatham  
 Page Two

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$1,202,236	\$13,358	8.4%
Hard Costs	\$10,876,071	\$120,845	76.9%
Soft Costs	\$1,199,751	\$13,330	8.5%
Developer Fee	\$873,000	\$9,700	6.2%
<b>Total</b>	<b>\$14,151,058</b>	<b>\$157,233</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
1 <sup>st</sup> Mortgage (Harris Bank)	\$1,186,999	7.25%	30/30	\$13,189	8.4%
DOH Loan	\$5,135,905	3%	30	\$57,066	36.3%
Affordable Rents for Chicago	\$883,001	NA	NA	\$9,811	6.2%
Tax Credit Equity	\$6,945,043	NA	NA	\$77,167	49.1%
Owner's Equity	\$100	NA	NA	\$0	0%
<b>TOTAL</b>	<b>\$14,151,058</b>			<b>\$157,233</b>	<b>100%</b>

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

**FIRST QUARTER 2005**

**NAME OF BORROWER/DEVELOPER:** Stateway Associates, LLC

**FOR-PROFIT/NOT-FOR-PROFIT:** For-profit

**PROJECT NAME AND ADDRESS:** Park Boulevard  
35<sup>th</sup> Street and State Street

**WARD/ALDERMAN:** 3<sup>rd</sup>/Dorothy Tillman

**COMMUNITY AREA:** Douglas

**CITY COUNCIL APPROVAL:** January 11, 2005

**TYPE OF PROJECT:** In this phase, new construction of 311 rental and for-sale units, 100 of which will be CHA replacement units.

**DOH BOND:** Amount not to exceed \$12,500,000; to be ceded to CHA

**Rate:** 0%

**Maturity:** 40 years

**Repayment:** No monthly payment; balloon payment at maturity.

**DOH TAX CREDITS (4%):** \$894,505 to generate \$7,607,420 in equity

**DONATIONS TAX CREDITS:** \$1,500,000; \$1,260,000 equity generated

**TIF**

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
1-bedroom	38	\$340	16-30% AMI
2-bedroom	33	\$340	16-30% AMI
3-bedroom	27	\$340	0-15% AMI
4-bedroom	2	\$340	0-15% AMI
<b>Total</b>	<b>100</b>		

**Utilities:** Tenants pay gas heat, cooking gas, water, and electricity.

**Project Summary**  
**Park Boulevard**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$0	\$0	0%
Hard Costs	\$17,545,727	\$175,448	82%
Soft Costs	\$1,115,239	\$11,152	5%
Financing and Interim Expense	\$514,287	\$5,143	3%
Escrows & Reserve	\$730,000	\$7,300	3%
Developer Fee	\$1,396,024	\$13,960	7%
<b>Total</b>	<b>\$21,301,277</b>	<b>\$213,013</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
CHA Loan (Bond transference)	\$12,433,857	0%	40/40	\$124,339	58%
Donation Tax Credit	\$1,260,000	NA	NA	\$12,600	6%
Tax Credit Equity	\$7,607,420	NA	NA	\$76,074	36%
<b>TOTAL</b>	<b>\$21,301,277</b>			<b>\$213,013</b>	<b>100%</b>

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

**FIRST QUARTER 2005**

**BORROWER/DEVELOPER:** Madden Wells Phase 1B Associates Limited Partnership

**FOR-PROFIT/NOT-FOR-PROFIT:** For-profit

**PROJECT NAME AND ADDRESS:** Oakwood Shores Apartments  
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.

**WARD/ALDERMAN:** 4<sup>th</sup>/Toni Preckwinkle

**COMMUNITY AREA:** Oakland

**CITY COUNCIL APPROVAL:** February 9, 2005

**TYPE OF PROJECT:** New construction of 162 units in 24 separate buildings.

**DOH LOAN:** Up to \$9,400,000 in HOME funds

**Rate:** Not to exceed the applicable federal rate (AFR)

**Term:** 40 years

**Repayment:** Repayment will be due as a balloon payment at maturity, sale or refinancing.

**Security:** 2<sup>nd</sup> mortgage

**DOH TAX CREDITS (9%):** Reservation: \$500,000 DOH (\$1,500,000 from IHDA)  
Syndication Price: \$.84/\$1.00 (est.)  
Syndicator: Wachovia  
Equity: \$16,800,000

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
1-bedroom	10	\$340	16-30% AMI
1-bedroom	2	\$556	31-50% AMI
1-bedroom	2	\$760	51-60% AMI
1-bedroom	1	\$697	31-50% AMI
2-bedroom	31	\$340	16-30% AMI
2-bedroom	13	\$664	31-50% AMI
2-bedroom	39	\$960	51-60% AMI
2-bedroom	25	\$834	31-50% AMI
3-bedroom	16	\$340	16-30% AMI
3-bedroom	3	\$764	31-50% AMI
3-bedroom	6	\$1,135	51-60% AMI
3-bedroom	8	\$960	31-50% AMI
4-bedroom	6	\$340	0-15% AMI
<b>Total</b>	<b>162</b>		

**Utilities:** Tenants will be responsible for gas for heat and cooking and other electric.

**Project Summary**  
**Oakwood Shores Apartments**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Construction	\$29,970,676	\$185,004	80.9%
Soft Costs	\$4,825,842	\$29,789	13%
Developer's Fee	\$2,259,620	\$13,948	6.1%
<b>Total</b>	<b>\$37,056,138</b>	<b>\$228,741</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
EMI-NOI*	\$4,151,961	7.9%	30/30	\$25,629	11.2%
EMI-TIF	\$1,125,000	7.75%	19/19	\$6,944	3%
DOH	\$8,802,947	5.21% (or AFR)	40/deferred	\$54,339	23.8%
CHA HOPE VI	\$5,476,130	0%	40/deferred	\$33,803	14.8%
Federal Home Loan Bank-Bank One	\$700,000	0%	NA	\$4,321	1.9%
Owner's Equity	\$100	NA	NA	\$1	0%
Tax Credit Equity	\$16,800,000	NA	NA	\$103,704	45.3%
<b>Total</b>	<b>\$37,056,138</b>			<b>\$228,741</b>	<b>100%</b>

\* Enterprise Mortgage Investments, Inc., a Maryland corporation

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

**FIRST QUARTER 2005**

**BORROWER/DEVELOPER:** Hilliard Homes II Limited Partnership

**FOR PROFIT/NOT-FOR-PROFIT:** An Illinois Limited Partnership

**PROJECT NAME AND ADDRESS:** Hilliard Homes II Limited Partnership  
2030 S. State Street; 30 W. Cermak Road

**WARD/ALDERMAN:** 3<sup>rd</sup>/Dorothy Tillman

**COMMUNITY AREA:** Near South Side

**CITY COUNCIL APPROVAL:** March 9, 2005

**TYPE OF PROJECT:** Acquisition and rehab of two CHA buildings that house 327 units. The 16-story building (176 units) will be used for senior housing, and the 22-story building (151 units) will be used for family housing.

**DOH LOAN:** Up to \$2,600,000 (CDBG, Corporate, or Prog. Income)

**Rate:** 0%

**Term:** 42 years

**Repayment:** No annual or monthly debt payments. Principal is due at maturity.

**Security:** Second mortgage.

**TIF FUNDS:** \$1,500,000 (being used to pay debt service on a portion of the "A" bond issue) was approved under City Council Ordinance for phase I.

**UNIT MIX/RENTS\*:**

Type	Number	Monthly Rent	Income Levels Served
1-bedroom senior	94	\$406	16-30% AMI
1-bedroom senior	81	\$730	51-60% AMI
1-bedroom family	12	\$406	16-30% AMI
1-bedroom family	20	\$760	51-60% AMI
2-bedroom senior	1	\$900	51-60% AMI
2-bedroom family	26	\$406	16-30% AMI
2-bedroom family	38	\$915	51-60% AMI
2-bedroom family	17	\$975	51-60% AMI
3-bedroom family	10	\$406	16-30% AMI
3-bedroom family	18	\$1,050	51-60% AMI
4-bedroom family	10	\$406	16-30% AMI
<b>Total</b>	<b>327</b>		

\*Reflected rents represent total monthly housing expenses including owner paid utility allowances.  
**Utilities:** Owner will pay for heating gas and water. The tenant will pay for electricity, including electricity for cooking  
**Accessibility:** 327 accessible/adaptable units.

**PROJECT COSTS**

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$5,947,680	\$18,189	11.6%
Hard Costs	\$33,319,605	\$101,895	65.3%
Soft Costs	\$9,465,878	\$28,948	18.5%
Developer's Fee	\$2,325,000	\$7,110	4.6%
<b>TOTAL</b>	<b>\$51,058,163</b>	<b>\$156,142</b>	<b>100%</b>

**PROJECT FINANCING**

Source of Funds	Amount	Position	Rate	Term/ Amort	Per Unit	Percent of Project
FHA-Series A Bonds (NOI)	\$2,650,000	1 <sup>st</sup>	6.44%	40	\$8,104	5.2%
TIF Income (FHA Supported)	\$750,000	2nd	6.44%	18	\$2,294	1.6%
CHA Capital Improvement Loan	\$20,450,000	3rd	0.00%	40	\$62,538	40.1%
CHA Building Loan	\$3,675,000	4th	0.00%	40	\$11,239	7.2%
DOH	\$3,350,000	5 <sup>th</sup>	0.00%	40	\$10,245	6.6%
CHA Interest Earned	\$100,000	NA	0.00%	NA	\$306	0.2%
Equity-Syndicator	\$19,986,554	NA	NA	NA	\$61,121	39.1%
<b>TOTAL</b>	<b>\$51,058,163</b>				<b>\$155,847</b>	<b>100%</b>

**Equity:** The Limited Partner will contribute equity capital in the total amount equal to .82 per dollar of LIHTC available to the Limited Partner over the full 10-year credit period, and .90 per dollar of Federal Historic Tax Credits available to the Limited Partner. The total equity based upon annual LIHTCs of \$1,669,970 will be \$13,692,383. The equity based upon Federal Historic Tax Credits of \$7,124,600 (99.99% of \$7,125,313) will be \$6,390,781. Total equity will be \$19,986,554.



**CITY OF CHICAGO  
DEPARTMENT OF HOUSING**

**LOAN CLOSINGS  
JANUARY 1 – MARCH 31, 2005**

<b><u>Project/Developer</u></b>	<b><u>City Council Approval Date</u></b>	<b><u>Closing Date</u></b>
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

Department of Housing  
**2005 MULTI-FAMILY LOAN RECIPIENTS**  
 January 1 - March 31, 2005

Quarter Approved	Development Name	Developer	Primary Project Address	Loan Amount	Total Units	Units by Income Level						
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
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	-	-	-
<b>TOTAL</b>				<b>\$ 17,135,905</b>	<b>579</b>	<b>12</b>	<b>222</b>	<b>90</b>	<b>255</b>	<b>-</b>	<b>-</b>	<b>-</b>

Department of Housing  
**MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS**  
 January 1 - March 31, 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%
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	-	-
<b>TOTAL \$</b>			<b>22,620,758</b>	<b>427</b>	<b>29</b>	<b>223</b>	<b>-</b>	<b>175</b>	<b>-</b>	<b>-</b>

Department of Housing  
**AFFORDABLE RENTS FOR CHICAGO (ARC) RECIPIENTS**  
 January 1 - March 31, 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	
				7 Studios from \$225 to \$695		
				2 1-bedrooms from \$225 to \$640		
				3 1-bedrooms from \$398 to \$750		
<b>TOTAL \$ 833,001</b>				<b>16</b>	<b>6</b>	<b>10</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					Syndicator	
						0-15%	16-30%	31-50%	51-60%	61-80%		81-100%
1st	Park Boulevard/Stateway Associates	35th St. & State St.	\$ 894,505	\$ 7,607,420	100	29	71	-	-	-	-	National Equity Fund
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
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>			<b>\$ 2,126,395</b>	<b>\$ 17,563,832</b>	<b>275</b>	<b>35</b>	<b>84</b>	<b>92</b>	<b>64</b>	<b>-</b>	<b>-</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%	101%	
1st	Park Boulevard	Stateway Associates, LLC	35th St. & State St.	2005	\$ 1,500,000	\$ 1,260,000	100	29	71	-	-	-	-	-	
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>															
					<b>\$ 1,500,000</b>	<b>\$ 1,260,000</b>	<b>100</b>	<b>29</b>	<b>71</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

Department of Housing  
**TAX INCREMENT FINANCING (TIF) RECIPIENTS**  
 January 1 - December 31, 2004

Type of Development	Development/Developer	Address	Ward	Community Area	City Council Approval Date	Amount of TIF Assistance	TOTAL UNITS	Units by Income Level						
								0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
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
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
<b>TOTAL</b>							<b>502</b>	<b>6</b>	<b>57</b>	<b>52</b>	<b>47</b>	<b>12</b>	<b>87</b>	<b>241</b>

Department of Housing  
**CITY LAND RECIPIENTS**  
 January 1 - March 31, 2005

Quarter Approved	Type of Development	Development Name	Developer	Primary Project Address	Value of Land Write-Down	Total Units	Units by Income Level						
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
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	-	-	-	-	-
<b>TOTAL</b>						<b>\$ 1,284,000</b>	<b>82</b>	<b>-</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>9</b>	<b>58</b>



**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
Torres, Maria G. 1544 N. Bosworth	\$4,200	1 br: 1, \$850 to \$500	1: 0-15%	1	24, West Town
Bickerdike Redevelopment Corporation 1567-1569 N. Hoyne	\$38,400	SROs: 16, \$450-\$530 to \$152-\$234	16: 0-15%	1	24, West Town
Hernandez, Monserrate 2540 W. Augusta	\$11,760	3 br: 1, \$735 to \$325 and 1, \$735 to \$165	1: 0-15% 1: 16-30%	1	24, West Town
Wicker Park Place Ltd. Part. C/O Renaissance Realty Group, Inc. 1527-1531 N. Wicker Park	\$78,480	Studios: 23, \$377-\$395 to \$157-\$177 and 7, \$405-\$455 to \$202-\$237	30: 0-15%	1	24, West Town
Coufin, Georgina 2313 W. Diversey	\$6,120	2 br: 1, \$700 to \$190	1: 16-30%	1	22, Logan Square
Putz, Erica 2856 N. Rockwell	\$15,360	2 br: 1, \$925 to \$370 and 1, \$950 to \$225	1: 0-15% 1: 16-30%	1	21, Avondale
Renaissance Realty Group, Inc. 2517 W. Fullerton	\$36,660	Studios: 13, \$500-\$520 to \$265-\$285	13: 16-30%	1	22, Logan Square
Ferrari, Frances 2944 N. Rockwell	\$5,028	2 br: 1, \$750 to \$331	1: 16-30%	1	21, Avondale
Avelar, Manuel 2735-2737 W. Chanay	\$16,440	1 br: 1, \$525 to \$125 2 br: 2, \$625 to \$140	3: 0-15%	1	22, Logan Square
Lakefront Supportive Housing 1521 S. Wabash	\$79,620	SROs: 20, \$286 to \$75 and 15, \$286 to \$125	35: 0-15%	2	33, Near South Side
Herron Enterprises 116-118 S. California	\$20,484	3 br: 3, \$915 to \$304-\$415	3: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2847 W. Congress	\$7,620	3 br: 1, \$800 to \$165	1: 0-15%	2	27, East Garfield Park
Brown, Varinia 2720 W. Warren	\$6,900	3 br: 1, \$900 to \$325	1: 16-30%	2	27, East Garfield Park
Herron Enterprises 122 S. California	\$27,816	1 br: 3, \$575 to \$287 2 br: 3, \$625 to \$333	6: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2710 W. Jackson	\$37,800	SROs: 14, \$375 to \$150	14: 0-15%	2	27, East Garfield Park

**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
Barnes Real Estate 4749 S. Throop	\$7,380	3 br: 1, \$825 to \$210	1: 0-15%	3	61, New City
Jackson, Sammie 4945 S. Halsted	\$5,940	3 br: 1, \$820 to \$325	1: 16-30%	3	61, New City
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	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	2 br: 1, \$900 to \$108	1: 0-15%	3	38, Grand Boulevard
Barnes Real Estate 4824 S. Prairie	\$17,520	5 br: 2, \$1000 to \$260- \$280	2: 16-30%	3	38, Grand Boulevard
CMHDC 5154 S. King Drive	\$6,120	1 br: 1, \$629 to \$154	1: 0-15%	3	40, Washington Park
Barne Real Estate 3840-2 S. King Drive	\$32,460	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	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	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	1 br: 6, \$695-\$650 to \$450-\$495	6: 16-30%	3	33, Near South Side
4611 S. Drexel L.P. C/O Realty and Mortgage 4611 S. Drexel	\$53,640	2 br: 10, \$597-\$800 to \$150-\$400	10: 0-15%	4	39, Kenwood
Hearland Housing 4659 S. Drexel	\$100,500	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	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 J W Stewart 4746 S. Ingleside 4737-39 S. Ingleside	\$5,640	1 unit(s) 1 br: 1, \$600 to \$130	1: 0-15%	4	39, Kenwood
Gary and Seniorities Mayberry 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	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	1: 16-30%	5	43, South Shore
LPSS South Shore Manor C/O IMC Property Management 3258 E. 70th Place	\$46,464	11 unit(s) 1 br: 11, \$502 to \$150	11: 0-15%	5	43, South Shore
Wilbourn Sandy 6511 S. Blackstone	\$5,724	1 unit(s) 2 br: 1, \$1,000 to \$523	1: 16-30%	5	42, Woodlawn
O'Keefe Courts LP C/O J W Stewart 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	Ward	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 8238 S. Saginaw	\$7,500	1 unit(s) 4 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. Colfax	\$7,164	1 unit(s) 2 br: 1, \$775 to \$178	1: 0-15%	7	43, South Shore

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
 January 1 - December 31, 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
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 to \$165	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
Barnes, James 8736 S. Crandon	\$4,800	1 unit(s) 3 br: 1, \$800 to \$400	1: 16-30%	8	48, Calumet Heights
Love, Ronald 8112 S. Bennett Ave.	\$8,640	1 unit(s) 4 br: 1, \$1200 to \$480	1: 16-30%	8	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
Chester Reason 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. Champplain	\$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	\$8,700	1 unit(s) 2 br: 1, \$850 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

**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
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
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. 9001 S. Commercial	\$22,500	4 unit(s) 2 br: 3, \$650 to \$215-\$190 and 1, \$760 to \$215	1: 0-15% 3: 16-30%	10	46, South Chicago
8954-56 Commercial Ave. Building LP 8954 S. Commercial	\$18,900	3 unit(s) 1br: 1,655 to \$250 4 br: 2, \$725-\$995 to \$265-\$285	3: 0-15%	10	46, South Chicago
Villa Guadalupe Senior Services, Inc. Clarefian Associates 3201 E. 91st St.	\$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
Barnes Real Estate 2310 S. Sacramento	\$6,120	1 unit(s) 1 br: 1, \$800 to \$175	1: 0-15%	12	30, South Lawndale
Bakufis, Mary Ann 6323 W. 64th St.	\$6,840	1 unit(s) 2 br: 1, \$730 to \$160	1: 0-15%	13	64, Clearing
Patria Partners, LLC 5925 S. Marshfield	\$9,600	1 unit(s) 3 br: 1, \$1230 to \$430	1: 16-30%	15	67, West Englewood
Churchview Manor Apartments C/ O Greater Southwest Dev. Corp. 2626 W. 63rd St.	\$58,380	20 unit(s) 1 br: 19, \$549 to \$299 2 br: 1, \$679 to \$358	20: 16-30%	15	66, Chicago Lawn
Earle, Penny 6730, 6759 S. Wood	\$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

**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
Barnes Real Estate 1715 W. 58th	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	15	67, West Englewood
Burton, Stephanie 1709 W. 50th Place	\$4,020	1 unit(s) 2 br: 1, \$500 to \$165	1: 0-15%	16	61, New City
Oates, Beuonna 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
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	1: 16-30%	16	68, Englewood
Oates, Beuonna 1411 W. 55th	\$8,424	1 unit(s) 5 br: 1, \$1050 to \$175	1: 0-15%	16	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

**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
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
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
FaithWorks Investment 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) 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



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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./IMC 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
Drexel Terrace C/O The Habitat Company 6140 S. Drexel	\$33,300	6 unit(s) 2 br: 2, \$670-\$85 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
WE CAN 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 Corporation 6224-6226 S. Kimbark	\$11,556	3 unit(s) 1 br: 1, \$523 to \$230 2 br: 1, \$600 to \$275 3 br: 1, \$670 to \$325	3: 16-30%	20	42, Woodlawn
Barnes Real Estate 5719 S. Prairie	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	20	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

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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, Laticia 9443 S. Justine	\$5,400	1 unit(s) 2 br: 1, \$800 to \$350	1: 16-30%	21	73, Washington Heights
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 \$5405-\$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

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Sched, 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
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 \$38	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	2: 0-15%	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	1: 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	4: 0-15%	26	22, Logan Square

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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% 6: 0-15%	26	23, Humboldt Park
Avelar, Manuel 3306-3308 W. Division	\$42,120	6 unit(s) 3 br: 6, \$750 to \$165		26	23, Humboldt Park
Humboldt Park Ltd./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
Humboldt Ridge II L.P. C/O LR Development 1810-17 N. St. Louis	\$29,400	5 unit(s) 2 br: 1, \$675 to \$190 and 1, \$675 to \$320 3 br: 2, \$800 to \$215 and 1, \$800 to \$360	3: 0-15% 2: 16-30%	26	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		26	23, Humboldt Park
Matt Olson 3416 W. Potomac	\$11,520	2 unit(s) 2 br: 2, \$980 to \$500	1: 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	2: 16-30% 22: 16-30%	26	23, Humboldt Park
Augusta Assoc. Ltd./ 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

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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 3402-08 W. Lyndale	\$7,848	2 br: 1, \$1100 to \$500	1: 0-15%	26	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 br: 2, \$385-425 to \$140	2: 0-15%	26	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	\$4,080	3 br: 1, \$750 to \$385	1: 16-30%	26	22, Logan Square
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, \$462 to \$140	1: 0-15%	27	23, Humboldt Park
McDermitt Foundation 932 W. Washington	\$60,000	Beds: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
McDermitt Foundation 124 N. Sangamon	\$97,440	Beds: 20, \$600 to \$30-\$330	10: 0-15% 10: 16-30%	27	28, Near West Side
McDermitt 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
McDermitt Foundation (Women's Program) 108 N. Sangamon	\$93,120	Beds: 16, \$600 to \$200-30	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

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Austin Shore C/O IMC Property Management 169-85 N. LeClaire 149-51 N. Lavergne	\$8,400	2 unit(s)	2: 0-15%	28	25, Austin
Austin Square C/O IMC Property Management 4701-09 W. Maypole	\$46,200	13 unit(s)	13: 16-30%	28	25, Austin
Barnes Real Estate 3107 W. Monroe	\$6,960	1 unit(s)	1: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. C/ O IMC Property Management 4900-4910 W. Jackson	\$20,100	6 unit(s)	6: 16-30%	28	25, Austin
Washington Courts Ltd. Part. /IMC Property Management 5040 W. Washington	\$46,640	8 unit(s)	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)	19: 0-15%	28	26, West Garfield Park
Bethel New Life 4376 & 4322 W. West End	\$34,678	6 unit(s)	6: 0-15%	28	26, West Garfield Park
Congress Commons LLC 4815-25 W. Monroe	\$140,556	23 unit(s)	19: 0-15% 4: 16-30%	28	25, Austin
Pine Place Ltd. Part. C/O IMC Property Management 5501 W. Corcoran 330 N. Pine	\$55,164	14 unit(s)	14: 16-30%	28	25, Austin
Pine Lotus L P C/O J W Stewart 5449 W. Westend	\$12,000	2 unit(s)	2: 0-15%	28	25, Austin

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5700 W. Washington Assoc. C/O IMC Property Management 5700 W. Washington	\$12,768	4 unit(s) 2 br: 2, \$500 to \$240 and 2, \$550 to \$278	4: 16-30%	29	25, Austin
5837 West Washington LLC 5837 W. Washington	\$13,800	2 unit(s) 3 br: 2, \$900 to \$325	2: 16-30%	29	25, Austin
Austin Mutual C/O IMC Property Management 5501-03 W. Congress 506-08 S. Lotus	\$4,200	1 unit(s) 2 br: 1, \$540 to \$190	1: 0-15%	29	25, Austin
The Fulton Apartments C/O Northridge Holdings, Ltd. 5808 W. Fulton	\$18,928	6 unit(s) 1 br: 1, \$450 to \$217 2 br: 1, \$525 to \$325 3 br: 4, \$525 to \$110-\$325	1: 0-15% 5: 16-30%	29	25, Austin
Columbus Park Limited Partnership 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
Congress Court Apts., Inc. 5203 W. Congress	\$12,474	2 unit(s) 2 br: 1, \$407-\$438 to \$77-\$129 3 br: 1, \$950 to \$230	2: 0-15%	29	25, Austin
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, \$407-\$438 to \$76-\$320 3 br: 1, \$530 to \$274	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 to \$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	2: 16-30%	30	23, Humboldt Park

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Avelar, Manuel 4034 N. Cortland 1904 N. Keystone	\$12,000	2 unit(s) 1 br: 2, \$650 to \$150	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. 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
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 \$29	1: 0-15% 1: 16-30%	33	16, Irving Park



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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, Lilia 1133 W. 111th St.	\$1,500	1 unit(s) 2 br: 1, \$525 to \$40	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
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, Roberto 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 and 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, Soldade 2944 N. Whipple	\$7,500	1 unit(s) 3 br: 1, \$1200 to \$575	1: 0-15%	35	21, Avondale
Moreno, Isaacs and Sofia 2414 N. Lawndale	\$3,720	1 unit(s) 2 br: 1, \$540 to \$230	1: 0-15%	35	22, Logan Square

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
 January 1 - December 31, 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
Kimball C/O IMC Proptry 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. Keadzie	\$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
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: 10, \$275 to \$75 and 10, \$275 to \$175 Studios: 10, \$330 to \$200 and 2, \$475 to \$250 1 br: 1, \$590 to \$290	20: 0-15% 13: 16-30%	46	3, Uptown
4431 Clifton Ltd. Part. LLC C/O IMC Property Management 4431 N. Clifton	\$18,078	5 unit(s) 2 br: 1, \$664 to \$162 and 1, \$844 to \$304 3 br: 3, \$929 to \$465	2: 0-15% 3: 16-30%	46	3, Uptown

**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
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd.	\$89,424	36 unit(s) Studios: 18, \$575 to \$331-\$431 and 18, \$615-\$600 to \$456-\$471	18: 0-15% 18: 16-30%	46	3, Uptown
900 W. Windsor Ltd. Part. C/O IMC Property Management 900 W. Windsor	\$21,780	4 unit(s) 2 br: 4, \$687.50-\$808 to \$185-\$394	4: 0-15%	46	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
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. Agatife	\$51,456	14 unit(s) 1 br: 6, \$414-515 to \$130-\$180 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	31: 0-15% 31: 16-30%	46	3, Uptown
Rhoton, Donald G. 1429 W. Irving Park	\$3,828	1 unit(s) 1 br: 1, \$650 to \$331	1: 16-30%	47	6, Lake View

**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
5240 N. Winthrop LLC. 5240 N. Winthrop	\$27,168	8 SROs: 8, \$438 to \$155 unit(s)	8: 0-15%	48	77, Edgewater
Hellenic Foundation 5700 N. Sheridan Rd.	\$146,681	49 Studios: 37, \$491-\$550 to \$160-\$405 1 br: 12, \$611-\$791 to \$281-\$616 unit(s)	49: 16-30%	48	77, Edgewater
Lakefront Supportive Housing 5042 N. Winthrop	\$115,320	45 SROs: 20, \$255 to \$135 and 25, \$300 to \$50 unit(s)	45: 0-15%	48	3, Uptown
Mc Lenighan, Michael 5701 N. Sheridan Rd.	\$6,900	1 Studios: 1, \$675 to \$100 unit(s)	1: 0-15%	48	77, Edgewater
5718 Winthrop Apts. C/O Circle Mgmt Group, LLC	\$53,280	17 Studios: 14, \$350 to \$100 and 1, \$475 to \$250 1 br: 1, \$580 to \$175 and 1, \$590 to \$290 unit(s)	15: 0-15% 2: 16-30%	48	77, Edgewater
MSS Enterprises 5326 N. Winthrop	\$140,032	30 Studios: 30, \$575-\$650 to \$290-\$315 unit(s)	30: 16-30%	48	77, Edgewater
Blanchard, Brian and June 5701 N. Sheridan Rd.	\$5,496	1 Studios: 1, \$650 to \$192 unit(s)	1: 0-15%	48	77, Edgewater
6229 Winthrop, Inc. C/O Vranas and Chioros Associates, Inc.	\$157,598	40 Studios: 8, \$517 to \$171-\$185 1 br: 32, \$624 to \$188- \$324 unit(s)	40: 0-15%	48	77, Edgewater
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	\$82,680	35 SROs: 3, \$465-\$470 to \$225-\$270 Studios: 14, \$515-\$535 to \$315-\$335 and 18, \$495-\$510 to \$250-\$310 unit(s)	35: 0-15%	48	77, Edgewater
Broadmoor Apts. Ltd. C/O IMC Property Management 7600 N. Bosworth	\$95,928	36 Studios: 20, \$395 to \$170 and 2, \$350 to \$93- \$103 1 br: 4, \$475-\$350 to \$286-\$183 2 br: 10, \$495 to \$275 unit(s)	20: 0-15% 16: 16-30%	49	1, Rogers Park
A.M. Realty Group LLC 6748-50 N. Ashland	\$118,745	29 1 br: 20, \$510-\$590 to \$240-\$300 and 9, \$600 - \$665 to \$185 - \$305 unit(s)	3: 0-15% 26: 16-30%	49	1, Rogers Park
Kass Management Services, Inc 1456 W. Birchwood	\$32,520	8 2 br: 2, \$860 to \$500-\$560 and 3, \$960 to \$485 3 br: 3, \$1159-\$1475 to \$630-\$737 unit(s)	8: 16-30%	49	1, Rogers Park
CMHDC 1714-24 W. Jonquil	\$7,836	1 2br: 1, \$930 to \$277 unit(s)	1: 0-15%	49	1, Rogers Park

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
**January 1 - December 31, 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
Council for Jewish Elderly 1221 W. Sherwin	\$74,400	20 unit(s) 1 br: 20, \$550-\$720 to \$265-\$435	20: 0-15%	49	1, Rogers Park
Entre Nous Ltd. Part. C/O IMC Property Management 1700 W. Juneway	\$32,208	10 unit(s) 1 br: 1, \$482 to \$233 2 br: 5, \$535-\$692 to \$309-\$366 3 br: 4, \$710-\$800 to \$384-\$574	10: 16-30%	49	1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd.	\$71,564	30 unit(s) SROs: 6, \$627 to \$460 Studios: 2, \$424 to \$169 and 1, \$424 to \$160 1 br: 9, \$424-\$469 to \$160-\$376 and 6, \$796 to \$315-\$323 2 br: 6, \$917 to \$610-\$831	18: 0-15% 12: 16-30%	49	1, Rogers Park
Pedraza Realty, Inc. 7375-79 N. Damen	\$15,912	2 unit(s) 2 br: 1, \$875 to \$154 3 br: 1, \$875 to \$270	2: 0-15%	49	1, Rogers Park
Su Casa Assoc./C/O IMC Property Management 1614 W. Jonquil	\$26,409	8 unit(s) 1 br: 2, \$417-\$596 to \$522-\$300 3 br: 6, \$600-\$729 to \$370-\$400	8: 16-30%	49	1, Rogers Park
W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 10, \$300 to \$183 and 30, \$325 to \$183 1 br: 10, \$410 to \$210	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	\$7,200	2 unit(s) 1 br: 2, \$530-\$600 to \$330	2: 16-30%	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. Hoyne	\$10,980	2 unit(s) 1 br: 1, \$647 to \$244 2 br: 1, \$823 to \$311	2: 16-30%	50	2, West Ridge
St. Edmunds Place C/O JW Stewart 6109-6119 S. Indiana	\$18,720	3 unit(s) 2 br: 1, \$650 to \$100 and 1, \$650 to \$150 3 br: 1, \$750 to \$240	2: 0-15%	20	40, Washington Park

**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
TOTALS	\$7,474,682	2038 Beds: 86 SRO's: 447 Studios: 427 1-bedrooms: 389 2bedrooms: 357 3-bedrooms: 275 4-bedrooms and above: 57	1197: 0-15% 841: 16-30%		

Department of Housing  
**TROUBLED BUILDINGS INITIATIVE**  
 January 1 - March 31, 2005

Quarter First Counted	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	-	-	-	
TOTAL						273	-	-	273	-	-	-	-

Department of Housing  
**HUD MARK TO MARKET PROGRAM**  
 January 1 - March 31, 2005

Quarter Approved	Project Name	Project Address	HUD- funded Rehab	Number of Units	Units by Income Level				
					0-15%	16-30%	31-50%	51-60%	61-80%
1st	Washington Scene Apartments	6001 S. Vernon	\$ 333,217	92	92	-	-	-	-
<b>TOTALS</b>			\$ 333,217	92	92	-	-	-	-



**CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)**

Applications Approved

January 1 - March 31, 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	Units by Income Level					
											0-60%	61-80%	81-100%	101+ %		
1st	Dubin Residential	Welbourn Row	2915 N. Clybourn		1	\$500,000	\$41,667	51	24%	12		7	5	-		
1st	J Freed & Associates	The Lofts at the Vic	3150 N. Sheffield		44	\$125,000	\$20,833	54	11%	6		3	3	-		
1st	Loukas Development	Lakeview Station	3920 N. Sheridan Road		44	\$363,000	\$121,000	33	9%	3		2	1	-		
<b>TOTAL \$</b>											<b>988,000</b>	<b>21</b>	<b>-</b>	<b>12</b>	<b>9</b>	<b>-</b>

2005 SUMMARY	
Participating developments	3
Affordable units	21
Average % of affordable units	15%
Total estimated value of developer write-downs	\$ 988,000
Average write-down per affordable unit	\$ 61,167

Department of Housing  
**TIF NIP SINGLE-FAMILY PROGRAM**  
 January 1 -March 31, 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%	101 + %
Midwest	\$ 57,500	8	1	4	-	-	1	2	-
Englewood	\$ 218,555	28	3	10	6	-	9	-	-
Chicago/Central Park	\$ 20,000	2	1	-	1	-	-	-	-
<b>TOTAL</b>	<b>\$ 296,055</b>	<b>38</b>	<b>5</b>	<b>14</b>	<b>7</b>	<b>-</b>	<b>10</b>	<b>2</b>	<b>-</b>

Department of Housing  
**MAYORAL AFFORDABLE REQUIREMENTS ORDINANCE**  
 January 1 - March 31, 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 DOH	Affordable Units by Income Level					
					Land Write Down	TIF/Other Assistance			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%
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	27
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	1
<b>TOTAL</b>			<b>153</b>	<b>28</b>	<b>\$0</b>	<b>\$10,300,000</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</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

Historic Chicago Bungalow Association

Benefits Received

From October 1, 2000 - March 31, 2005

INDICATOR	NUMBER	DOLLARS EXPENDED
<b>Certifications/Marketing Bungalows-4th Qtr</b>	<b>18,905</b>	
Requests for information/general information pieces mailed*	2,040	
Certification of existing owners	19	
Certification for new bungalow buyers	235	
# of Members Approved for Vouchers (4th qtr)**	350	
# of Members Approved for ComEd Grant (G1) (4th qtr)**	176	
# of Members Approved for ICECF Grant (G2) (4th qtr)**	0	
# of Participating members in Bungalow Tax Smart	83 home equity	\$3,204,755 home equity
# of households who access other rehab bank loans	112 refinance	\$12,191,535 refinance
	<b>Subtotal:</b>	<b>\$15,396,290</b>
# of households who utilized their own resources for rehab	1,511	\$6,495,122
# of households who receive appliance vouchers	1,278	\$2,381,500
# of households who receive energy efficiency matching dollars	699	\$1,614,862
# of households who receive ICECF grant matching dollars	167	\$304,219
# of households who receive IHDA grant matching dollars	138	\$545,235
<b>Bungalow Purchase</b>		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	92	\$4,180,183
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	50	\$11,162,381
# of loans for bungalow purchase in process		
Actual # of households served, taking into account multiple benefits	2,282	

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

\*\*New info provided as of 4th qtr 2004

**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	\$1,58
		1	\$142	\$283	\$424	\$565	\$707	\$849	\$1,088	\$1,414	\$1,69
		2 (il3)	\$170	\$340	\$509	\$679	\$849	\$1,019	\$1,305	\$1,698	\$2,03
		3	\$196	\$392	\$588	\$784	\$980	\$1,176	\$1,508	\$1,960	\$2,35
		4 (il6)	\$219	\$438	\$656	\$875	\$1,094	\$1,313	\$1,683	\$2,188	\$2,62
		5	\$241	\$483	\$724	\$965	\$1,206	\$1,448	\$1,856	\$2,413	\$2,89
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	\$973	\$1,278	\$1,54
		1	\$94	\$235	\$376	\$517	\$659	\$801	\$1,040	\$1,366	\$1,64
		2 (il3)	\$116	\$286	\$455	\$625	\$795	\$965	\$1,251	\$1,644	\$1,98
		3	\$135	\$331	\$527	\$723	\$919	\$1,115	\$1,447	\$1,899	\$2,29
		4 (il6)	\$144	\$363	\$581	\$800	\$1,019	\$1,238	\$1,608	\$2,113	\$2,55
	For Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$87	\$218	\$350	\$482	\$614	\$747	\$969	\$1,274	\$1,53
		1	\$90	\$231	\$372	\$513	\$655	\$797	\$1,036	\$1,362	\$1,64
		2 (il3)	\$112	\$282	\$451	\$621	\$791	\$961	\$1,247	\$1,640	\$1,98
		3	\$131	\$327	\$523	\$719	\$915	\$1,111	\$1,443	\$1,895	\$2,28
		4 (il6)	\$140	\$359	\$577	\$796	\$1,015	\$1,234	\$1,604	\$2,109	\$2,54
	5	\$156	\$398	\$639	\$880	\$1,121	\$1,363	\$1,771	\$2,328	\$2,81	
MAXIMUM RENTS WHEN TENANTS PAY FOR ELECTRIC HEAT, COOKING GAS AND ELECTRIC FOR ALL PURPOSES	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$57	\$188	\$320	\$452	\$584	\$717	\$939	\$1,244	\$1,50
		1	\$50	\$191	\$332	\$473	\$615	\$757	\$996	\$1,322	\$1,60
		2 (il3)	\$62	\$232	\$401	\$571	\$741	\$911	\$1,197	\$1,590	\$1,93
		3	\$72	\$268	\$464	\$660	\$856	\$1,052	\$1,384	\$1,836	\$2,22
		4 (il6)	\$67	\$286	\$504	\$723	\$942	\$1,161	\$1,531	\$2,036	\$2,47
	For Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$49	\$180	\$312	\$444	\$576	\$709	\$931	\$1,236	\$1,50
		1	\$41	\$182	\$323	\$464	\$606	\$748	\$987	\$1,313	\$1,59
		2 (il3)	\$52	\$222	\$391	\$561	\$731	\$901	\$1,187	\$1,580	\$1,92
		3	\$60	\$256	\$452	\$648	\$844	\$1,040	\$1,372	\$1,824	\$2,21
		4 (il6)	\$53	\$272	\$490	\$709	\$928	\$1,147	\$1,517	\$2,022	\$2,45
	5	\$58	\$300	\$541	\$782	\$1,023	\$1,265	\$1,673	\$2,230	\$2,71	

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
0	\$42	\$76
1	\$48	\$92
2	\$54	\$108
3	\$61	\$124
4	\$75	\$152
5	\$81	\$167

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
0	\$46	\$84
1	\$52	\$101
2	\$58	\$118
3	\$65	\$136
4	\$79	\$166
5	\$85	\$183

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