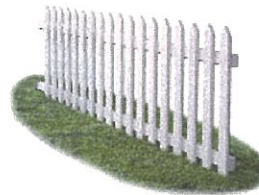


Affordable Housing Plan 1999–2003

Quarterly Progress Report

Quarter ending
December 31, 2003



Keeping Chicago's
neighborhoods affordable.



Chicago Department of Housing
John G. Markowski, Commissioner



City of Chicago
Richard M. Daley, Mayor

0
1
2
3
4
5
6
7
8
9
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z



LETTER FROM THE COMMISSIONER

I am pleased to submit the fourth and final Quarterly Progress Report of 2003. This report also marks the close of the Department's second Five-Year Plan. We are happy to communicate the final record of the Mayor for affordable housing commitments over the last five years: over \$1.45 Billion in resources to support close to 45,000 units, placing us at 113% of the resource goal and over 125% of the production goal. This is a significant accomplishment of which the housing community can be very proud.

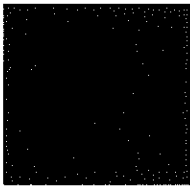
We are also very proud of our work in 2003, serving more households per dollar than we expected. While we faced some obstacles with full allocation of our bond pool this year, encumbrances in the pipeline for multi-family projects are expected to more than consume the balance and national trends in bond financing for single-family products parallel Chicago's situation. If you look at the Department's "cash" commitments against projections for those funds this year—subtracting bonds from the picture—we not only used all of the resources for the year, but we exceeded goals by 10% on the multi-family side and by over 15% on the single-family side. For the year, we had projected that 73% of the households we served would be under 50% of the area median, and instead we were able to target our products so that 79% of the households we served are under 50% of the median. We had projected that over half, or 55%, of the households would be under 30% of the area median, and we met that goal.

Also this year, we made noteworthy progress meeting an important challenge—using limited public resources to leverage needed private investment. We are seeing considerably larger public benefits. Highlights include the successes of the Troubled Buildings Initiative (TBI) for multi-family building stabilization and the Neighborhood Lending Program (NLP) for homeowners and homebuyers.

TBI is the result of several City departments and a not-for-profit neighborhood revitalization lender working together to collectively preserve neighborhoods. By tackling problem, or "troubled," buildings on several fronts—gathering community input in CAPS meetings, inspecting for building code violations, petitioning through housing court—over 700 rental units are being returned to neighborhoods as safe and decent housing. The number of units preserved now surpasses the number of units we are able to create through loans for new construction and rehabilitation.

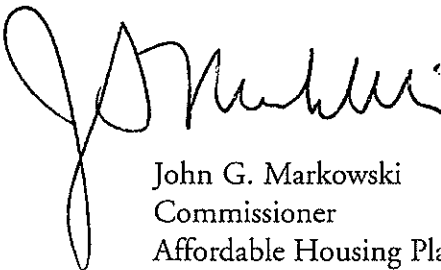
We also launched NLP, a partnership between not-for-profit Neighborhood Housing Services (NHS) of Chicago, the City and 30 private financial institutions. The Department streamlined funds and committed \$4.8 million to leverage a total of \$100 million for the three-year





Neighborhood Lending Program. Low- and moderate-income homebuyers have access to affordable and responsible loan products for home purchase and rehab, home improvement, mortgage refinancing and foreclosure intervention. The revamped program is more efficiently getting dollars out to residents, and the new flexibility enabled the participation of the private financial institutions. Households served through NLP increased five-fold over last year and in the first year of the program we leveraged nearly \$30 million in private financing.

While we close out this year and the second Five-Year Plan and reflect on all the City has done to build and preserve affordable housing, we are aware of both the met and unmet challenges. We thank all of the partners who have made our affordable housing work a success and look forward to working with all of you to meet these challenges.



John G. Markowski
Commissioner
Affordable Housing Plan, 1999–2003





TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
Creation and Preservation of Affordable Rental Units	2
Multifamily Rehab and New Construction	2
Multifamily Building Stabilization	8
Promotion and Support of Homeownership	12
Single family rehab and new construction	12
Homeownership Assistance	16
Improvement and Preservation of Homes	18
Other Initiatives	19
Intra-City Collaboration	19
Advocacy for Policy Change	19

APPENDICES

1. DOH Estimates of Production 2003	10. Multifamily Mortgage Revenue Bonds Recipients 2003
2. DOH Commitments and Production Comparison to Plan, January–December 2003	11. Illinois Affordable Housing Tax Credit Recipients 2003
3. Summary of Developments Approved by City Council	12. Chicago Low Income Housing Trust Fund: Summary of Projects Funded Under the Rental Subsidy Program 2003
4. Development Project Summaries	13. Troubled Buildings Initiative 2003
5. Loan Closings	14. HUD Mark to Market 2003
6. Multifamily Loan Recipients 2003	15. Property Stabilization Fund 2003
7. Affordable Rents for Chicago (ARC) Recipients 2003	16. New Homes for Chicago and HomeStart 2003
8. TIF Recipients 2003	17. Chicago Partnership for Affordable Neighborhoods 2003
9. Low Income Housing Tax Credits Recipients 2003	18. Historic Chicago Bungalow Initiative

REFERENCE

Chicago Metropolitan Area Median Incomes 2003



0
1
2
3
4
5
6
7
8
9
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z



INTRODUCTION

This document is the Fourth Quarter 2003 and final report on the progress of the Chicago Department of Housing's Affordable Housing Plan 1999–2003.

The Department had an active and productive year, committing over \$225 million in resources to support over 9,600 units of affordable housing. In total, we utilized 70% of available resources to achieve 97% of our annual unit goal.

The Department's cumulative Five Year Plan commitments, from January 1, 1999 through December 31, 2003, closed at over \$1.45 billion, supporting close to 45,000 units or 113% of its Five Year resource projections and 127% of its Five Year unit goal.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

The Department's multi-family programs support three principal strategic outcomes identified in the Affordable Housing Plan 1999–2003:

- Expanding housing affordability through sustainable and affordable rental housing
- Assuring housing and supportive services for the neediest and
- Preserving existing housing stock

In 2003, the Department projected almost \$188 million in support for over 6,000 units of multi-family affordable rental housing, through the commitment of loans toward new construction or rehabilitation, through rental subsidies and through property stabilization programs.

Through the fourth quarter of 2003, we committed \$131 million in resources to support over 6,000 rental units, 70% of resource goal and 100% of production goal.

Overall since 1999, we have supported over 24,000 units of multi-family housing, utilizing over \$877 million in resources. This represents over 175% of production goals and 200% of our Five Year Plan resource allocation goals.

Multi-Family Rehab and New Construction Affordable Housing Plan, 1999–2003

This was a very active quarter for commitments to rental housing. Of all the available funding sources for rental units, the only source not fully tapped was our tax-exempt bonding authority. Mostly a question of timing, the requests for bonds for future developments amount to over \$100 million.

To mark the completion of the Department's second five-year plan, the map on the next page, illustrates the commitments made by the City to the new construction or rehabilitation of affordable rental units through our multi-family loan, Low-Income Housing Tax Credit and tax-exempt bond programs.

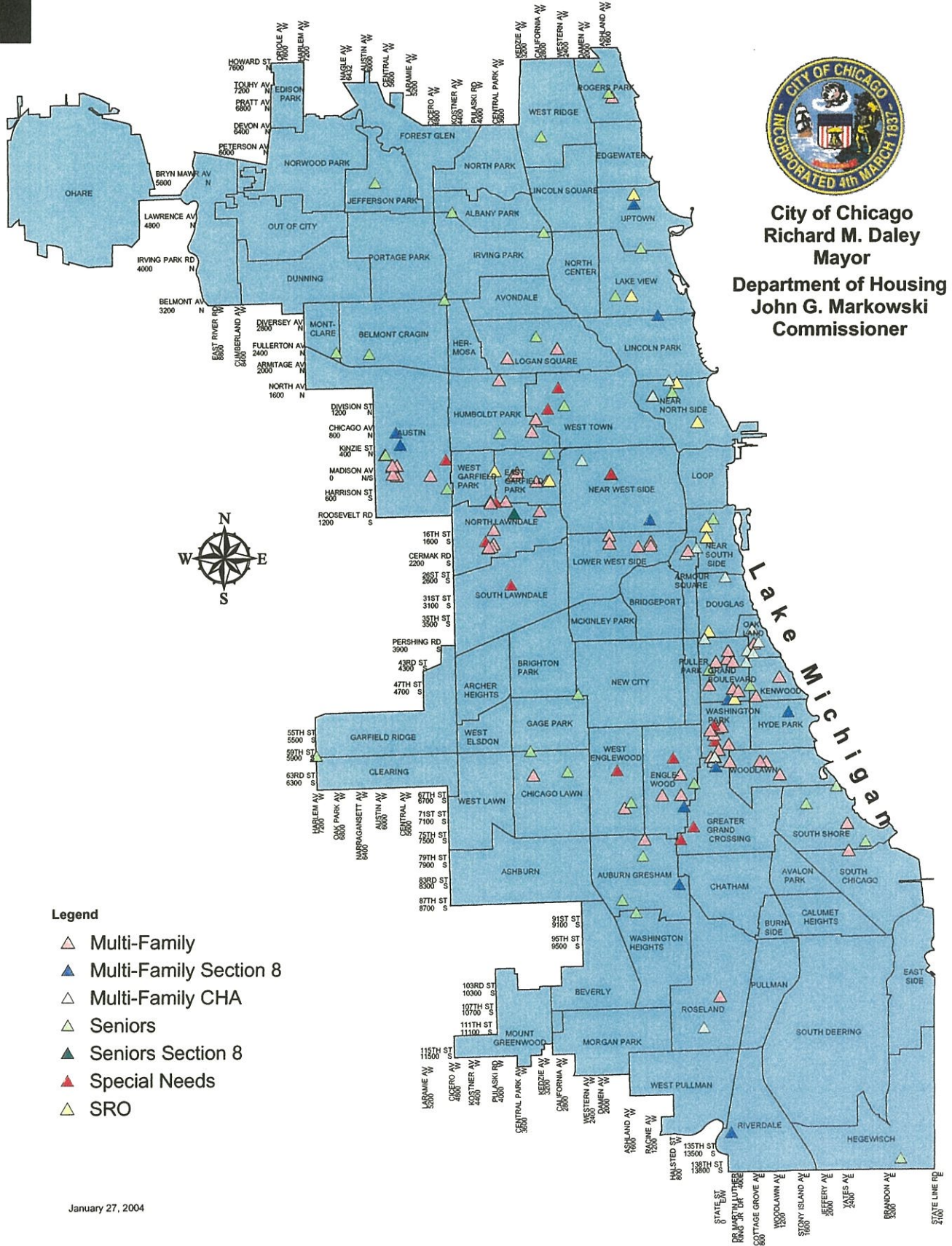


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Multi-Family New Construction and Rehabilitation Approved by City Council 1994-2003



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

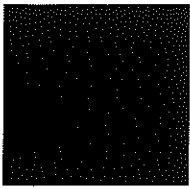


- Legend**
- △ Multi-Family
 - ▲ Multi-Family Section 8
 - △ Multi-Family CHA
 - ▲ Seniors
 - ▲ Seniors Section 8
 - ▲ Special Needs
 - ▲ SRO

January 27, 2004



0
1
2
3
4
5
6
7
8
9
A
B
C
D
E
F
G
H
I
J
K
L
M



Wentworth Commons

This quarter, Lakefront Supportive Housing gained the support of City Council for Wentworth Commons, the ninth building developed by the local not-for-profit with support from the city. Located on the 11000 block of South Wentworth in Roseland, within the 111th/Wentworth Redevelopment Area, the new construction will consist of a total of 51 units of special needs housing for the homeless or those at risk of homelessness, for both individuals (24 SRO units) and families (27 units with two-, three- or four-bedrooms).

Twenty units, ten SRO and 10 four-bedroom, will be set aside for occupancy by the homeless and disabled for a period of 20 years, with rents at no more than 30% of the area median income. Rents for these units will be subsidized through the Shelter Plus Care program for a period of five years, renewable. An additional ten units will have rents subsidized by the Regional Housing Initiative (RHI), a collaboration of the Metropolitan Planning Council, Illinois Housing Development Authority, and the Chicago, Cook and Lake regional housing authorities. RHI has secured the commitment of 328 rental subsidies for use by developers.

The ground floor of the building will include a lobby, property management and supportive services offices, public restrooms, a large multi-purpose room with adjunct warming kitchen, a family resource center, and several other smaller spaces for use by the tenants. The three upper floors will contain the residential units, plus a common laundry and lounge, as well as storage space. A patio and secured yard for the residents will also be provided at the rear of the site. One special feature of the development is the incorporation of "green" elements in the plans for design and construction, including building-integrated rooftop solar panels.

Lakefront's Community Supportive Services Plan proposes on-site assertive case management services, referrals to their Employment, Training and Education Program and referrals to other community agencies specializing in the needs of homeless and very low-income adults that have linkage agreements with Lakefront. A "blended management" approach ensures that case managers and property management staff work as a team to assist tenants in becoming self-sufficient and stabilizing their housing needs while maintaining the safety and financial stability of the facilities.





Paseo Boricua

Paseo Boricua is the new construction of 59 units of affordable rental housing for seniors. The five-story building will include five studios, 53 one-bedroom units and a two-bedroom management unit, with two commercial units on the ground floor. The non-profit Hispanic Housing Development Corporation will develop the building on the 2500 block of West Division, in West Town.

Rents will remain affordable to households within 60% of the area median income for thirty years. All units will be accessible, with eight units for the visually impaired, two per floor.

The development is located in the Humboldt Park TIF district and the Humboldt Park Redevelopment Area. Paseo Boricua will be located three blocks west of the West Town Health Clinic on Division, which is a branch of the City's Public Health Department, six blocks west of St. Mary of Nazareth Hospital and eight blocks east of Norwegian Hospital.

Hispanic Housing's elderly services coordinator will manage the available social services programs, including a physical wellness program to promote fitness and prevent injuries and other referrals to community agencies.

Pine Race

Pine Race is the rehabilitation and conversion of 45 residential units to 36 units of two and three bedrooms by Neighborhood Housing Services Redevelopment Corporation (NHSRC) in Austin. Austin is the city's largest community area and home to a variety of housing options. The conversion in Pine Race will accommodate the larger bedroom mix needs of community residents.

As a member of the GADA association of property managers working in Austin, NHS will work to address issues that affect the quality of life in the community.

NHSRC was awarded a charitable donation of \$348,000, which forms the basis for the Illinois Donation Tax Credits of \$174,000, the new funding source made available to developers of affordable housing in 2002, thanks to advocacy efforts by the City and other affordable housing stakeholders.



Robert Taylor Homes Phase C-1

Built between 1959 and 1963, the original Taylor Homes consisted of two miles of 28 high rise buildings. The master redevelopment plan for Robert Taylor includes the construction of 2,388 mixed-income rental and homeownership units, community facilities, and new retail space. Over 35% of the units are designated as public housing replacement units, with total redevelopment broken down into three implementation phases.

Phase A included the mixed-income development The Quincy, which completed construction in the spring of 2002 with support from the City.

Phase C-1 of the redevelopment, awarded 2003 Low-Income Housing Tax Credits, is the new construction of 110 units in eighteen mixed-income rental buildings. The properties will be scattered across nine sites on City-owned land. Approximately half of the units are to be leased as CHA set-aside units for residents eligible for public housing; about 40% of the units must be leased to households below 60% of the area median income and 10% of the units will be unrestricted, but affordable to households between 51 and 60% of the area median income.



Rockwell Gardens, Phases 1A &1B

Rockwell Gardens is located on Chicago's West Side, three miles from downtown, in East Garfield Park, bordered by Western Avenue on the east, Monroe Avenue on the north, Rockwell Avenue on the west and Van Buren Avenue on the south.

Originally built in 1961, Rockwell Gardens was the first development in the nation where both federal and state funds were used to construct new public housing units. Under the redevelopment plan, all of the Rockwell units, which are in considerable physical distress, will be brought down and replaced by a mixed-income community, one-third replacement units, one-third affordable and one-third market-rate. Additionally, the plan calls for the rehabilitation of the onsite senior building, Midwest Terrace, and two project-based Section 8 buildings, Maplewood Courts.

Phases 1A and 1B received allocations of 2993 Low-Income Housing Tax Credits. Phase 1A is the new construction of fourteen three-story buildings containing 42 three-bedroom, two-bathroom units. Thirty-three percent of the units will be replacement units, 43% affordable and 24% market-rate.

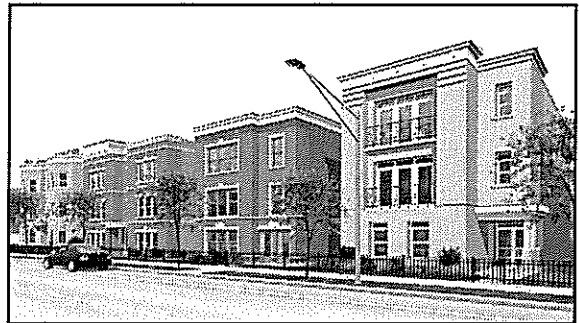
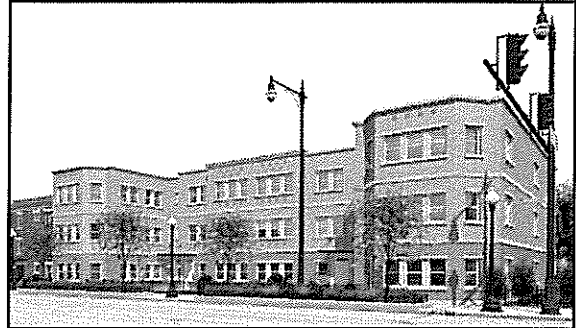
Phase 1B will be 88 units in over 35 buildings of various types, including two-flats, three-flats and duplex townhouses.



ABLA Homes (Eastern Portion)—Roosevelt Square Phase 1

Roosevelt Square Phase 1 is part of the overall transformation of ABLA Homes into a mixed-income community. The intent is to develop a unified community that does not treat Roosevelt Road as a dividing factor and instead encourages economic reinvestment across the north and south sides of the road. Awarded 2003 Low-Income Housing Tax Credits, Phase I will consist of the new construction of 181 rental units, including 125 CHA replacement units and 56 affordable units in 48 buildings. There will be a mix of building types, including three-flats, six-flats, courtyard buildings and a few larger buildings.

Also interspersed in Phase 1, but separately financed, will be 236 for-sale units in similar building types, as well as some commercial and/or retail spaces.



Low-Income Housing Tax Credits

We had an active Fourth quarter, in which we completed allocation of all of our 2003 Low-Income Housing Tax Credits. The 2003 Tax Credits are generating a total of \$46.5 million in equity for 515 units.

Multi-Family Building Stabilization

Troubled Buildings Initiative (TBI)

The building dubbed “Big Red” has been in and out of housing court for as long as residents can remember. In 2001, a site visit revealed gang graffiti and nonsecurable security doors and interviews with neighbors told of drug activity and prostitution. The building has been a longtime focus of CAPS, community groups and the Department of Buildings. Now on the Troubled Buildings Initiative’s watchlist, the property has changed ownership and is undergoing rehab. Problem tenants are gone and the building is secure. Construction work is being actively monitored by Buildings to ensure code compliance.

By the end of this year, 747 units have either been rehabbed with public and/or private financing or are in receivership and shortly to be rehabbed. All of this has been done with long-term savings for the neighborhood, transforming buildings at critical intervention times and preventing demolition.

Mark to Market

Established as the Multi-Family Assisted Housing Reform and Affordability Act of 1997, the program ensures that subsidies for project-based Section 8 units are set at market levels and that buildings are in good physical condition with viable operating budgets in order to provide long-term, decent affordable housing. DOH is under contact with HUD to restructure FHA loans on properties participating in the program, and to make recommendations on rent levels and rehabilitation scopes of work.

Since 1999, the Department has been an active participating administrative entity in HUD's Mark to Market program. The table below shows all participating properties:

Year	Property Name	Address	Units	Contract type	HUD-funded Rehab *
1999	47th & Vincennes Apartments	4724 S. Vincennes Ave.	59	Mortgage restructure	\$ 1,245,000 ^
1999	Bloomingtondale Apartments	1745 N. Keystone Ave.	111	Mortgage restructure	\$ 750,329
1999	Davis Apartments	3617 S. Indiana Ave.	81	Mortgage restructure	\$ 558,305
1999	Van Buren Park Apartments	2045 W. Jackson Blvd.	300	Mortgage restructure	\$ 2,191,694
2000	Paul G. Stewart Apartments III	401 E. Bowen	190	Mortgage restructure	\$ 72,300
2000	Pullman Wheelworks	901 E. 104th St.	210	Mortgage restructure	\$ 595,997
2000	South Shore Beach	7447 South Shore Drive	333	Mortgage restructure	\$ 2,500,000
2000	Thorndale Manor	1020 W. Thorndale	72	Rent reduction	\$ -
2001	Congressman George W. Collins Apartments	1401 S. Blue Island Ave.	195	Rent comp study	\$ -
2001	Ike Sims Village	3333 W. Maypole	200	Mortgage restructure	\$ 1,700,000
2001	Lakeside Terraces/ Grant Manor	7425 S. Shore Drive	67	Rent reduction	\$ 14,400
2001	Lavergne Court Apartments	4938 W. Quincy	158	Mortgage restructure	\$ 378,157
2001	Martin Luther King Jr. Plaza Apartments	3220-3347 W. Madison	137	Mortgage restructure	\$ 820,530
2001	Park View Apartments	5110 S. King Drive	102	Mortgage restructure	\$ 215,019
2001	Spring Grove Apartments	4554 S. Drexel	101	Mortgage restructure	\$ 390,638
2001	Washington Courts I	5416-30 W. Washington	103	Mortgage restructure	\$ 223,110
2002	South Apartments	6900 S. Crandon/6853-55 S. East End	30	Rent comp study	\$ -
2002	South of the Yards Apartments	1110 W. 50th St.	48	Rent reduction	\$ - *
2003	Armitage Commons	3720 W. Armitage	104	Mortgage restructure	\$ 59,460
2003	Bennett Apartments	7156 S. Bennett Ave.	19	Mortgage restructure	\$ - ^
2003	Continental Plaza Apartments	1311 W. 76th St.	292	Mortgage restructure	\$ 28,000 ^
2003	Lafayette Terrace Apartments	6950 S. Vincennes Ave.	93	Mortgage restructure	\$ 135,132 ^
2003	North Washington Park Estates	4756-58 S. Vincennes Ave.	21	Mortgage restructure	\$ 48,232 ^
2003	O'Keefe Apartments	7001-11 S. Paxton	13	Mortgage restructure	\$ 8,080
2003	South Shore	6900-02 S. Clyde St.	44	Mortgage restructure	\$ - ^*

*Rehab being funded from R4R only

^ Six projects, 573 units with \$270,824 in HUD-funded rehab, were directly administered by a national Participating Administrative Entity (PAE).

Class S Incentive / Mark Up to Market

The Class S incentive was passed in 2002 by the Cook County Board as a result of advocacy efforts by the City and other housing partners. Created to encourage owners of project-based Section 8 properties in high-rent areas to renew by lowering the assessment level on participating Mark Up to Market units. Participating building owners in Class S opt to extend their Section 8 contracts for another five years, and see a reduction in the assessment levels from 33 % to 16 % of market value on the Section 8 rental units.

Since the incentive passed, a number of properties have extended contracts and are entitled to the assessment reduction:

Project Name	Address	Section 8 Units	Value of 51% reduction over 5 years
Commonwealth Apartments	2757 N. Pine Grove	143	\$ 669,062
Clarendon Courts Apartments	4500 N. Clarendon	152	\$ 741,432
Scotland Yard I	4215-45 N. Broadway	11	\$ 34,555
Scotland Yard II	4247 N. Broadway	23	\$ 37,371
Shoreham Apartments	3318 N. Lake Shore Drive	107	\$ 516,905
Rienzi Plaza	600 W Diversey Pkwy	140	\$ 590,573
Crossroads of E. Ravenswood	1614 W. Wilson	124	\$ 139,721
Pensacola Place	4334 N. Hazel	53	\$ 173,125
1000 N. LaSalle	1000 N. LaSalle	30	\$ 25,838
6900 S. Crandon	6900 S. Crandon	151	\$ 375,012
1111 N. Dearborn	1111 N. Dearborn	96	\$ 655,281
Evergreen Terrace	1301 N. Cleveland	84	\$ 39,474
Webster House	2150 N. Lincoln Park West	72	\$ 1,223,450

** Estimated value based on annual assessment * value of reduction * five years.*

Please see the map on the following page for a geographic representation of all of the properties participating in these two programs over the last five years.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

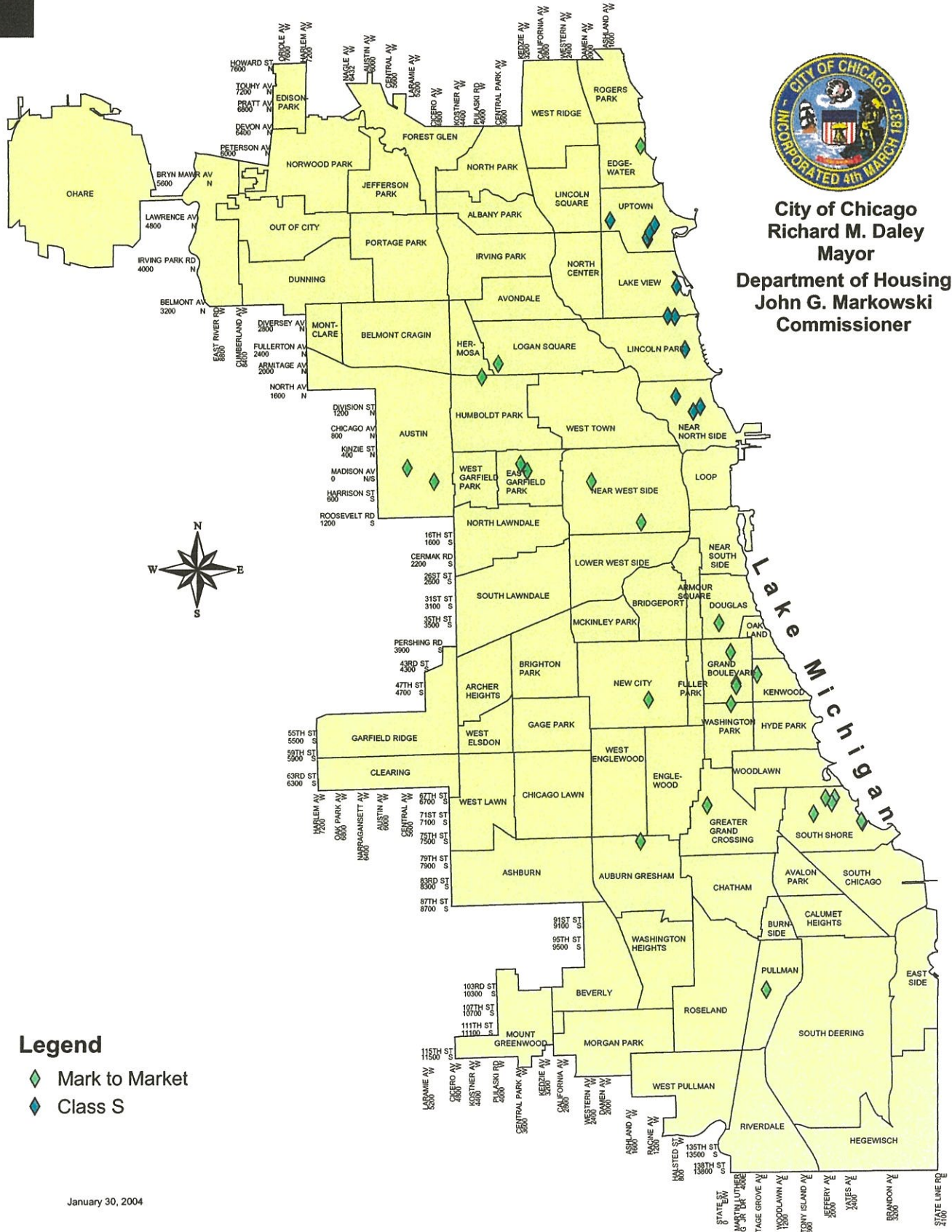
28

29

Mark to Market and Class S 1999-2003



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



Legend

- ◆ Mark to Market
- ◆ Class S

January 30, 2004

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20



PROMOTION & SUPPORT OF HOMEOWNERSHIP

The Affordable Housing Plan 1999–2003 cited a principal strategy for single-family programs to be:

- Sustaining affordable homeownership in support of healthy communities

In 2003, the Department expected to commit over \$112 million to over 1,200 households to help them achieve or sustain homeownership. Through the close of 2003, we committed almost over \$76.6 million to support 950 units.

This places the Department at 68% of its annual resource goal and 75% of its annual production goal, and brings our cumulative Five-Year Plan commitments to over \$420 million, supporting over 8,000 homebuyers and homeowners. This represents 76% of our Five Year Plan resource allocation goals and 102% of our Five Year Plan unit goals.

Single-Family Rehab and New Construction

RFQ for New Construction

Historically, programs like New Homes for Chicago have maximized the development potential in clusters of City-owned land, rebuilding neighborhoods. With the rise in construction costs and increased opportunities for homeownership in the private market, the City has been seeking new ways to marshal its available resources.

In the fall of 2003 the Department of Housing issued an RFQ to create a pool of qualified, experienced developers to build single-family housing on parcels in the City's inventory of vacant lots. Under this initiative, the City's goal is to pledge long vacant City-owned land to developers who will privately finance these developments. The intent is to create a streamlined and responsive process for encouraging mixed-income developments.

To date, eighteen developers have been qualified and site identification process is underway.

CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)

The Chicago Partnership for Affordable Neighborhoods (CPAN) enables homebuyers to afford units in market-rate developments, especially in appreciating areas with insufficient affordable housing stock. Taking advantage of the recent, robust home market and increased availability of conventional tools for first-time homebuyers, developers are able to write down the market sales price to an affordable price point. The City is able to offset some the development business losses with permit fee waivers and possible perimeter site improvements on the public rights of way.

This year the Department struck partnerships with twelve developers to provide 59 affordable units within market-rate developments in appreciating neighborhoods. The average write-down was between \$90,000 and \$95,000.

As with all new construction projects, there is usually a lapse of time between when developments sign up to participate and when they are ready to market. More information on the target market and affordable homebuyers of CPAN units is described in the Home Purchase Assistance section below.

ABANDONED PROPERTY TRANSFER PROGRAMS

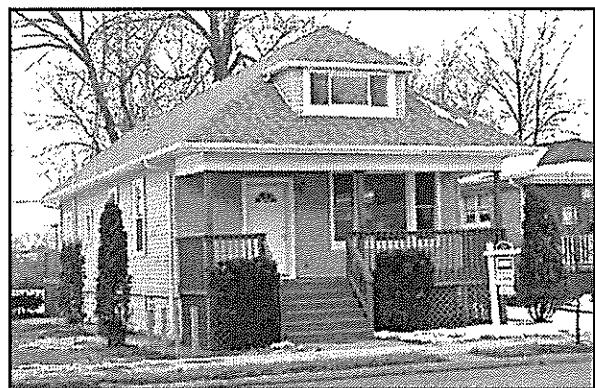
Preserving Communities Together (PCT)

Through Preserving Communities Together (PCT), buildings that have been slated for demolition can be conveyed to developers for rehabilitation and neighborhood improvement.

Max Molinaro's company, Premier Properties of Chicago, recently completed their fourth rehabilitation project through the Department's Preserving Communities Together Program. All four properties are in the Hegewisch area, rehabbed for affordable rental or homeownership. The property shown in before-and-after pictures is a two-story frame home on Avenue O.

"I like to give back to the community. I grew up in the neighborhood," Molinaro said. "It gives me great pleasure to rehab these run-down buildings into nice homes."

The map on the following page shows all of the properties completed this year through PCT.



After shot of a home rehabilitated through PCT in Hegewisch

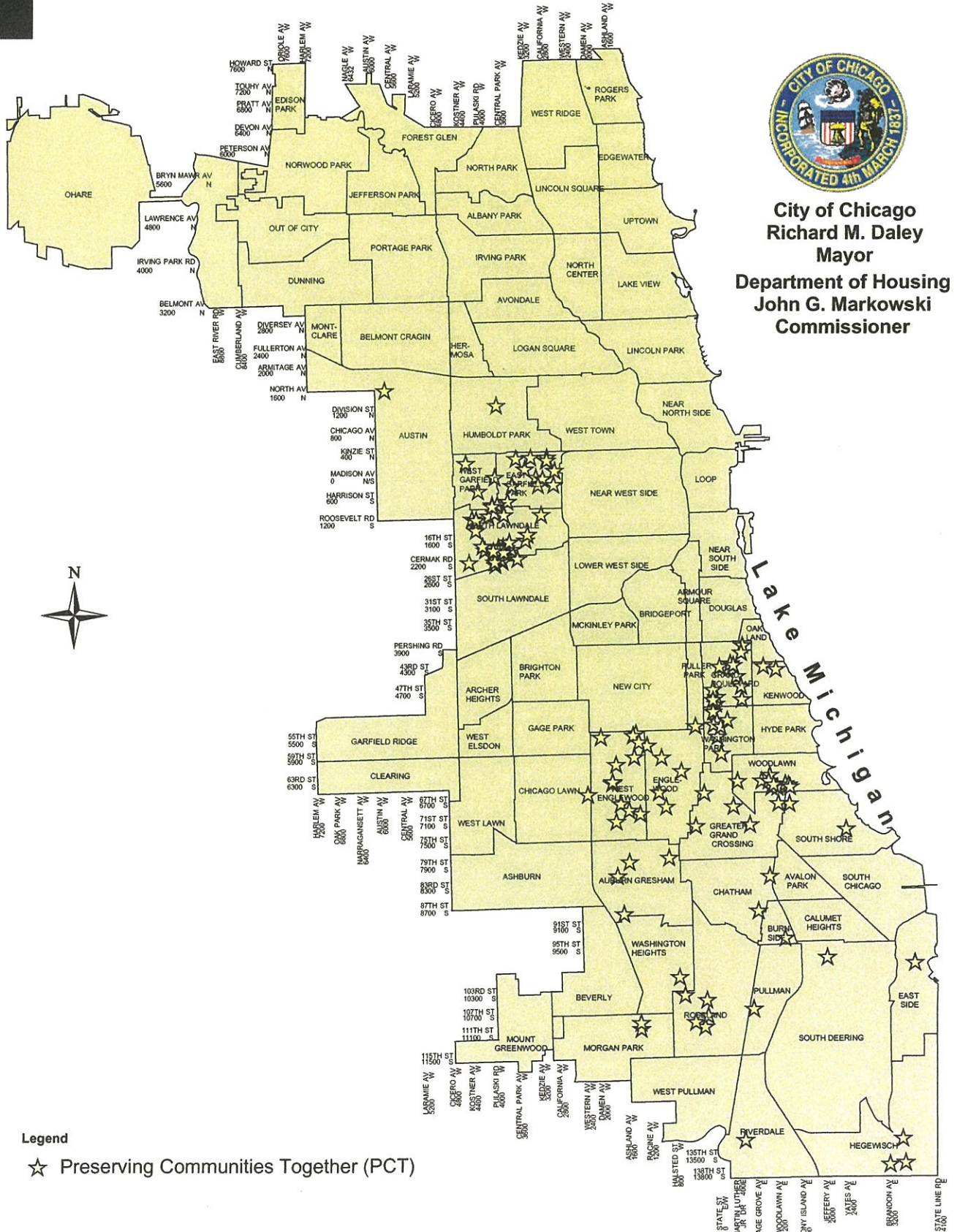


Preserving Communities Together (PCT) 1999-2003



City of Chicago
Richard M. Daley
Mayor

Department of Housing
John G. Markowski
Commissioner



Legend

☆ Preserving Communities Together (PCT)

January 27, 2004



П

П

П

П

П

П

П

П

П

П

П

П

П

П

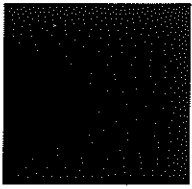
П

П

П

П

П



Pilot Preservation

Barbara Johnson is a new homeowner in West Humboldt Park, thanks to the collaborative efforts of the Near Northwest Neighborhood Network (NNNN), Neighborhood Housing Services of Chicago (NHS) and the City. The formerly vacant property was purchased from HUD and rehabbed, a complete change to the face of the block.

“This once ‘problem property’ is now a home thanks to the power of partnership,” said Eliud Medina, Executive Director at NNNN. “Turning a property like this around on an otherwise solid block, down the street from Morse Elementary, is an important part of building and maintaining strong neighborhoods.”



Barbara Johnson on the steps of her new home in West Humboldt Park.



Homeownership Assistance Single-Family Bond Programs

Both City Mortgage and the TaxSmart programs provide attractive financing by using the city's tax exempt bonding authority. Under City Mortgage, the City used more than \$11 million to assist 90 first-time homebuyers. While this is beneficial to these buyers, the total is significantly less than the number of homebuyers assisted in past years. The current competitive private market, with its supply of low or no down payment requirements and record low interest rates, has effectively lowered the demand for City Mortgage.

Our response has been in the promotion of TaxSmart, a Mortgage Credit Certificate (MCC) program, as a simple and valuable product for new homebuyers. TaxSmart entitles first-time homebuyers to a direct reduction of taxes due. Under the program, a homebuyer receives an MCC to reduce income taxes by an amount equal to 20% of the interest paid on a mortgage, available each year the homebuyer continues to live in the home. In the second half of this year, the Neighborhood Lending Program started to co-offer MCCs with their purchase and improvement loans and we have turned a corner in expanding the program's availability and uptake.

Home Purchase Assistance

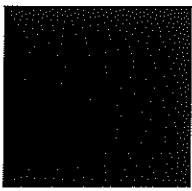
In the fall, a lottery was held for 16 affordable CPAN units located in four developments in Uptown. In preparation for the lottery, residents attended home and condo ownership seminars at Rogers Park Community Development Corporation. Rogers Park also works one-on-one with potential homebuyers to examine their credit records and explain how to maintain healthy credit. Notices for the lottery were sent out to 500 residents in Uptown, Edgewater and Lakeview.



Lottery winners for CPAN units in Uptown

Cecilia Salinas, a long-term Uptown resident, is one of the new homebuyers who can now buy a three-bedroom condominium for \$141,000 next spring. She and her husband have two children and their initial hunt for a family-sized condo had them looking at units priced at \$250,000 and above, out of reach for their household. When she learned that her apartment





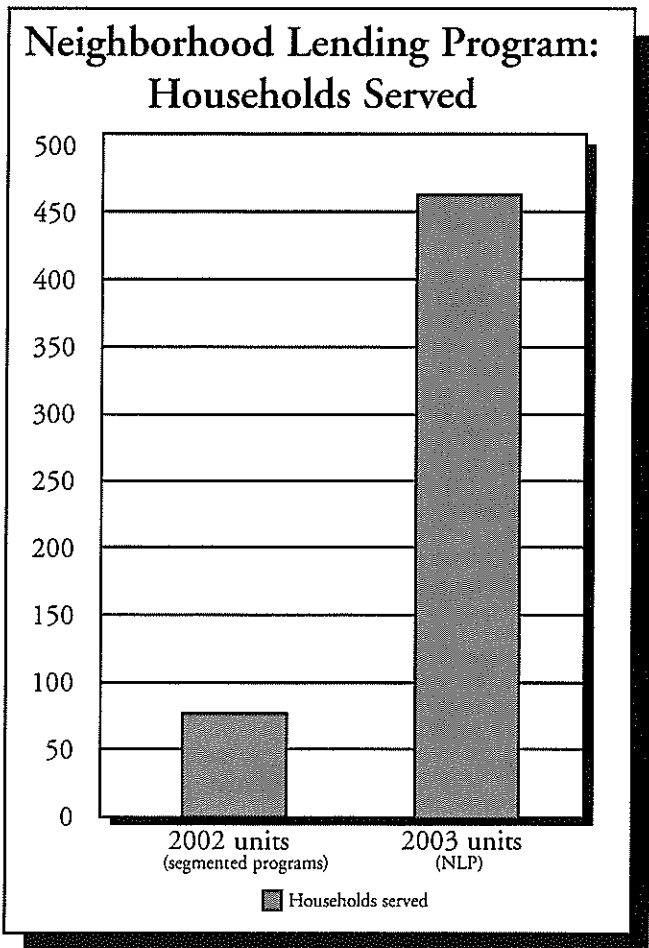
building was going to be converted to condominiums and that her own apartment would be unaffordable to them after conversion, she was worried about never being able to buy in her neighborhood.

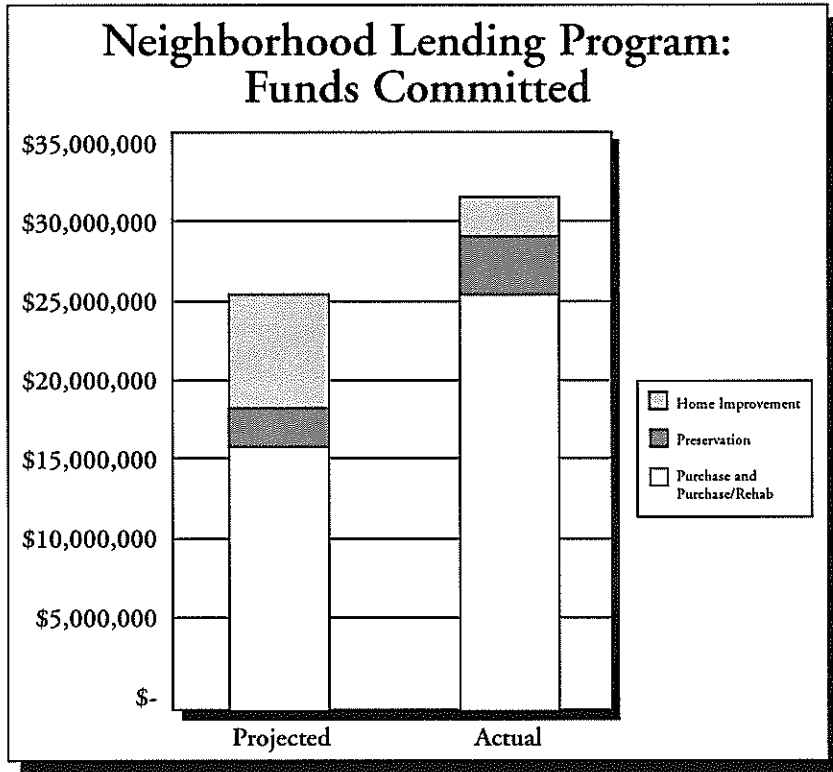
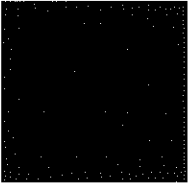
Hers was the first name drawn in the lottery. “When my name was called I had been wishing it so hard that I thought it was in my head, but my daughter said, ‘They are calling your name.’ It was a blessing.”

Under the CPAN program, which launched in 2001, a total of 68 affordable homebuyers have been qualified as eligible for CPAN units. Of these, 15% are in education, 13% in health care (nurses, therapists, etc.), 9% are in security (police officers or security guards) and 7% are administrative professionals.

NEIGHBORHOOD LENDING PROGRAM

As described previously, the Neighborhood Lending Program consolidated six previously segmented programs into a single partnership that was designed to increase flexibility in meeting the needs of residents. Leveraging public dollars with 30 private financial institutions, Neighborhood Housing Services of Chicago (NHS), has been able to get the dollars out to residents more efficiently. This chart shows exactly how much more efficiently, with 2003 at 559% of 2002 production:





The new flexibility of NLP allowed DOH and NHS to respond to pressing needs associated with rising foreclosures. As a result, fewer resources were spent in the category of home improvement and slightly greater resources were spent in the categories of home purchase and purchase/rehab and homeownership preservation in 2003 than originally anticipated.

IMPROVEMENT AND PRESERVATION OF HOMES

The Affordable Housing Plan 1999–2003 cited a principal strategy for single-family programs to be:

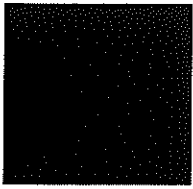
Preserving housing stock through affordable housing improvement and enhancement.

We expected to commit over \$20 million to assist over 2,300 households to repair, modify or improve their homes.

This year we committed over \$15.5 million in resources to support almost 2,500 units, which represents 75% of our commitment goal and 102% of our unit goal.

Since 1999, we have funded repairs for 12,800 units, over \$69 million in resources, reaching 121% of our five-year commitment goal and 129% of the five-year unit goal.





Home Improvement Programs

Through the Emergency Housing Assistance Program (EHAP), the City offered deferred loans to over 1,150 homeowners to repair dangerous, hazardous and life threatening conditions, serving 350 more people than projected. Through Home Repairs for Accessible and Independent Living (HRAIL), delegate agencies city-wide were able to provide repairs and modifications for 620 seniors to age in place. Façade improvements were performed on almost 125 homes, transforming targeted blocks. In the Midwest, Lawrence-Kedzie, South Chicago and Bronzeville TIFs, over 215 homeowners were able to repair and improve the exteriors of their homes. Under all of the home improvement programs combined, the City was able to support almost 2,500 units, exceeding the goal of 2,435.

Historic Chicago Bungalow Initiative

As an expansion to the three-year old initiative, the Historic Chicago Bungalow Association is offering pattern drawings for bungalow renovations and additions. Not only do the plans save households from expenses associated with hiring an architect, an estimated \$8,000, they also allow the homeowner to get through the permitting process in 48 hours.

Bungalow owners can select from four different patterns, which contain standardized architectural designs for bathroom and kitchen renovations and a rear-room addition or dormer. For \$10, a set of black & white architectural drawings includes pages required for permitting, a site plan, demolition plan, and floor plan, each with model drawings and examples as well as a place to insert specific dimensions for the project in question.

The drawings also provide detailed plans and guides, materials inventories and cost worksheets, for project estimating so that homeowners can cost-effectively plan for their renovation and be ready for the city's permitting process. Advice on working with building professionals is also provided.

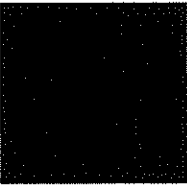
All documents were developed as a collaboration between the Historic Chicago Bungalow Association and the Departments of Housing and Construction and Permits.

OTHER INITIATIVES

Release of Third Five-Year Housing Plan, 2004–2008

The Department's third five-year affordable housing plan *Build – Preserve – Lead: A Housing Agenda for Chicago's Neighborhoods*, was approved by City Council in December. The plan calls for investing almost \$1.9 billion in local, state, and federal funds to create another 48,000 affordable homes and apartments throughout Chicago over the next five years.





The planning process included seven meetings of a broadly representative 41-person advisory group. At the meetings, national and local experts presented information about housing policies, programs, and specific areas of need. In addition, approximately 60 individuals and organizations testified at three public hearings held by the Department.

As guided by input from the advisory panel and the public, the new five-year plan will focus on four core strategies:

Build: Add to the stock of affordable housing.

Preserve: Protect Chicago's existing affordable housing.

Assist households: Enhance affordability and help residents stay in their homes.

Lead: Pursue policies and funding to support affordable housing.

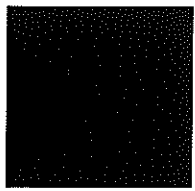
The Department will use the principles laid out in this document as a guide to best meet the City's need for affordable housing.

Advocacy for Policy Change

Rental Subsidy Legislation is Top State Issue for DOH

Passage of state legislation that would create a statewide rental subsidy program is the Department's top legislative priority. The proposed program is modeled on the City-sponsored Chicago Low Income Housing Trust Fund, which currently provides rental subsidies to 2,000 families each year. If enacted, the legislation (H.B. 4100) would allow the Trust Fund to subsidize at least an additional 1,250 families annually. Mayor Richard M. Daley highlighted the City's support for the rental subsidy legislation at a press conference in November. "This legislation is an important part of the Plan to End Homelessness, which seeks to move the homeless into permanent shelter as rapidly as possible," Daley said.





APPENDICES





Department of Housing
2003 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Available for Reallocation	Total Funds Available	Units by Income Level					Total Units	Per Unit	
				0-15%	16-30%	31-50%	51-60%	61-80%			81-120%
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS											
MULTI-FAMILY REHAB & NEW CONSTRUCTION											
Multi-family Loans	\$ 37,127,000	\$ (1,065,041)	\$ 36,061,959	410	129	388	108	40	40	1,115	\$ 32,343
HOME Multi-family Programs	\$ 26,377,000	-	\$ 2,000,000	15	36	-	-	-	-	51	\$ 39,216
CDBG Multi-family Programs	\$ 9,550,000	-	\$ 5,000,000	136	5	14	19	-	26	200	\$ 25,000
Rental Rehab	\$ -	-	\$ -	-	-	-	-	-	-	-	-
Affordable Housing Bond Initiative	\$ 1,200,000	-	\$ 50,000,000	789	242	407	281	72	6	1,797	\$ 27,824
Affordable Rents for Chicago (ARC)	\$ -	-	\$ 76,000,000	575	245	231	4	46	-	1,101	\$ 69,028
TIF Subsidies	\$ -	-	\$ -	-	-	-	-	-	-	-	-
Tax Credit Equity	\$ -	-	\$ -	-	-	-	-	-	-	-	-
Multi-family Mortgage Revenue Bonds	\$ -	-	\$ -	-	-	-	-	-	-	-	-
City Land (Multi-family)	\$ -	-	\$ -	-	-	-	-	-	-	-	-
City Fee Waivers (Multi-family)	\$ 600,000	-	\$ 600,000	-	-	-	-	-	-	-	-
Illinois Affordable Housing Tax Credit (value of donations)	\$ 6,688,500	-	\$ 6,688,500	397	-	195	135	23	-	750	\$ 8,918
RENTAL ASSISTANCE											
Low-income Housing Trust Fund Rental Subsidy Program	\$ 6,500,000	-	\$ 6,500,000	1,204	821	-	-	-	-	2,025	\$ 3,210
SAFETY & CODE ENFORCEMENT											
Heat Receivership	\$ 200,000	-	\$ 200,000	10	45	105	32	8	-	200	\$ 1,000
MULTI-FAMILY BUILDING STABILIZATION											
SRO Refi Rehab	\$ 500,000	-	\$ 500,000	-	200	-	-	-	-	200	\$ 2,500
Troubled Buildings Initiative	\$ 1,000,000	-	\$ 1,000,000	-	-	100	-	-	-	100	\$ 10,000
HUD Mark to Market	\$ -	-	\$ -	700	-	-	-	-	-	700	\$ -
Property Stabilization Fund	\$ 744,000	-	\$ 744,000	46	21	108	115	90	-	380	\$ 1,958
TIF-NIP (Multi-family)	\$ 1,000,000	-	\$ 1,000,000	-	-	38	31	31	-	100	\$ 10,000
CIC/CDFI Funding	\$ 633,666	\$ 18,883	\$ 652,549	-	-	135	-	-	-	135	\$ 4,834
SITE ENHANCEMENT											
Site Improvements	\$ 1,000,000	-	\$ 1,000,000	220	125	256	146	129	33	909	\$ 1,100
Subtotal	\$ 188,993,166	\$ (1,046,158)	\$ 187,947,008	4,502	1,869	1,977	871	439	105	9,763	
Less Multiple Benefits				(1,378)	(486)	(1,013)	(360)	(237)	(79)	(3,554)	
Net, Creation and Preservation of Affordable Rental	\$ 188,993,166	\$ (1,046,158)	\$ 187,947,008	3,124	1,383	964	511	202	26	6,209	
Breakdown of income level distribution, % of net total				50%	22%	16%	8%	3%	0%	100%	

Department of Housing
2003 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Available for Reallocation	Total Funds Available	Units by Income Level					Total Units	Per Unit	
				0-15%	16-30%	31-50%	51-60%	61-80%			81-120%
TO PROMOTE AND SUPPORT HOMEOWNERSHIP											
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>											
New Homes for Chicago	\$ 2,500,000	\$ (325,000)	\$ 2,175,000	-	-	-	15	62	68	145	\$ 15,000
HomeStart Program	\$ 4,000,000	\$ 20,000,000	\$ 24,000,000	-	-	-	-	-	147	147	\$ 163,265
Condo Rehab	\$ 500,000	\$ -	\$ 500,000	-	-	-	15	35	-	50	\$ 10,000
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ -	\$ -	\$ -	-	-	-	-	55	45	100	
City Land	\$ 2,557,500	\$ -	\$ 2,557,500	-	-	-	11	47	198	256	\$ 10,000
City Fee Waivers (Single-family)	\$ 200,000	\$ -	\$ 200,000	-	-	-	-	-	-	-	
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>											
HUD Homes/Preserving Communities Together (PCT)	\$ -	\$ -	\$ -	-	-	10	25	25	-	60	n/a
Single-Family Gap Financing	\$ 1,050,000	\$ -	\$ 1,050,000	-	-	-	16	19	-	35	\$ 30,000
Asset Control Area	\$ 600,000	\$ -	\$ 600,000	-	-	-	10	10	-	20	\$ 30,000
<u>HOMEOWNERSHIP ASSISTANCE</u>											
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 29,620,218	\$ 30,379,782	\$ 60,000,000	-	5	44	55	81	315	500	\$ 120,000
Police Home Buyer Assistance	\$ 279,000	\$ -	\$ 279,000	-	-	-	-	-	55	55	\$ 5,073
Home Options	\$ 132,000	\$ -	\$ 132,000	-	1	7	2	1	-	11	\$ 12,000
Home Purchase Assistance	\$ 2,000,000	\$ -	\$ 2,000,000	-	-	27	38	35	-	100	\$ 20,000
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 15,973,200	\$ -	\$ 15,973,200	-	-	15	55	75	60	205	\$ 77,918
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 2,659,500	\$ -	\$ 2,659,500	-	10	20	35	40	10	115	\$ 23,126
Subtotal	\$ 62,071,418	\$ 50,054,782	\$ 112,126,200	-	16	123	277	485	898	1,799	
Less Multiple Benefits				-	(2)	(42)	(67)	(108)	(302)	(521)	
Net, Promotion and Support of Homeownership	\$ 62,071,418	\$ 50,054,782	\$ 112,126,200	-	14	81	210	376	596	1,278	
Breakdown of income level distribution, % of net total				0%	1%	6%	16%	29%	47%	100%	

Department of Housing
2003 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Available for Reallocation	Total Funds Available	Units by Income Level					Total Units	Per Unit	
				0-15%	16-30%	31-50%	51-60%	61-80%			81-120%
TO IMPROVE AND PRESERVE HOMES											
Emergency Housing Assistance (EHAP)	\$ 6,500,000	-	\$ 6,500,000	76	301	388	-	-	765	\$ 8,497	
Special Purpose Grant: South Chicago	\$ 277,000	-	\$ 277,000	3	11	14	-	-	28	\$ 9,893	
H-RAIL	\$ 2,829,764	-	\$ 2,829,764	99	286	207	52	14	658	\$ 4,301	
Facade Improvements (City Blocks)	\$ 724,005	-	\$ 724,005	-	14	24	9	14	72	\$ 10,056	
TIF-NIP (Single-family)	\$ 2,387,500	-	\$ 2,387,500	21	46	98	34	43	314	\$ 7,604	
Neighborhood Lending Program: Home Improvement (NHS)	\$ 6,811,000	-	\$ 6,811,000	-	3	17	25	130	280	\$ 24,325	
Bungalow Rehab Tax Credit	\$ 450,000	-	\$ 450,000	-	-	-	3	14	30	\$ 15,000	
Other Bungalow Program Benefits	\$ 800,000	-	\$ 800,000	-	-	63	73	158	420	\$ 1,905	
Subtotal	\$ 20,779,269	-	\$ 20,779,269	199	661	811	196	373	327	2,567	
Less Multiple Benefits				-	-	(32)	(37)	(79)	(63)	(210)	
Net, Improvement and Preservation of Homes	\$ 20,779,269	-	\$ 20,779,269	199	661	780	160	294	264	2,357	
Breakdown of income level distribution, % of net total											
				8%	28%	33%	7%	12%	11%	100%	
PROGRAMMATIC APPLICATION TBD											
GO Bonds	\$ 2,000,000	-	\$ 2,000,000	20	-	-	-	-	-	20	
Subtotal	\$ 2,000,000	-	\$ 2,000,000	20	-	-	-	-	-	20	
PROGRAMMATIC INITIATIVES: NET GRAND TOTAL	\$ 273,843,853	\$ 49,008,624	\$ 322,852,477	3,343	2,059	1,825	880	872	886	9,864	
Breakdown of income level distribution, % of net total											
				34%	21%	19%	9%	9%	9%	100%	
OTHER INITIATIVES											
Delegate Agencies	\$ 2,173,500	-	\$ 2,173,500	Number of workshops/ seminars/ conferences/ trainings on affordable housing topics						569	
City-wide Housing Resource Centers	\$ 391,500			Clients to benefit from housing counseling (first-time homebuyers, homeownership certification, default, predatory lending, condo training)						5,780	
Housing Resource Centers	\$ 1,125,000										
Home Ownership Counseling	\$ 297,000										
Housing Demonstration Program	\$ 360,000										
Relocation Program	\$ 10,000	-	\$ 10,000								
Community Housing Development Organizations (CHDO)	\$ 800,000	-	\$ 800,000								
Non-profit Organizational Development (Capacity Building)	\$ 50,000	-	\$ 50,000								
Total	\$ 3,033,500	-	\$ 3,033,500								
OTHER COMMITMENTS											
Department of Housing, Operating Expenses	\$ 20,273,546	-	\$ 20,273,546								
GRAND TOTAL	\$ 346,159,523										

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2003

	Total Funds Anticipated	2003 COMMITMENTS					Projected Units	2003 UNITS SERVED				% of Goal		
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total		% of Goal	First Quarter	Second Quarter	Third Quarter		Fourth Quarter	Total
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS														
MULTI-FAMILY REHAB & NEW CONSTRUCTION														
Multi-family Loans	\$ 36,061,959	\$ 3,795,081	\$ 10,588,188	\$ 8,966,243	\$ 10,566,890	\$ 33,856,402	1,115	84	201	170	152	607	54%	
Affordable Rents for Chicago (ARC)	\$ 2,000,000	\$ 327,500	\$ 635,500	\$ -	\$ 1,495,000	\$ 2,458,000	51	10	13	-	28	51	100%	
TIF Subsidies	\$ 5,000,000	\$ -	\$ 15,637,200	\$ 734,378	\$ -	\$ 16,371,578	200	-	380	80	-	460	230%	
Tax Credit Equity	\$ 50,000,000	\$ -	\$ 3,472,619	\$ 2,438,426	\$ 40,640,543	\$ 46,551,588	1,797	-	39	90	430	559	31%	
Multi-family Mortgage Revenue Bonds	\$ 76,000,000	\$ -	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000	1,000	-	-	90	-	90	9%	
City Land (Multi-family)	\$ -	\$ 20,000	\$ 20,000	\$ 1,185,000	\$ 3,058,624	\$ 4,283,624	-	84	40	191	195	510	-	
City Fee Waivers (Multi-family)	\$ 600,000	\$ 30,660	\$ 73,365	\$ 62,050	\$ 206,955	\$ 373,030	-	84	201	170	567	1,022	-	
Illinois Affordable Housing Tax Credit (value of donations)	\$ 6,688,500	\$ -	\$ 2,691,460	\$ 746,500	\$ 54,000	\$ 3,491,960	750	-	227	16	51	294	39%	
RENTAL ASSISTANCE														
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 6,500,000	\$ 7,181,120	\$ (4,416)	\$ 156,145	\$ 13,368	\$ 7,346,217	2,025	2,040	(1)	-	(2)	2,037	101%	
SAFETY & CODE ENFORCEMENT														
Heat Receivership	\$ 200,000	\$ 56,325	\$ 200,270	\$ -	\$ 81,171	\$ 337,766	200	212	6	-	78	296	148%	
MULTI-FAMILY BUILDING STABILIZATION														
SRO Refi Rehab	\$ 500,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	200	-	-	-	169	169	85%	
Troubled Buildings Initiative	\$ 1,000,000	\$ -	\$ -	\$ 100,000	\$ 1,506,428	\$ 1,606,428	100	47	112	158	430	747	747%	
HUD Mark to Market	\$ -	\$ 8,080	\$ -	\$ 270,824	\$ -	\$ 278,904	700	13	-	573	-	586	84%	
HUD Mark Up to Market/Class S	\$ -	\$ 842,188	\$ -	\$ 375,012	\$ 3,202,378	\$ 4,419,578	-	196	-	151	541	888	-	
Property Stabilization Fund	\$ 744,000	\$ -	\$ 769,970	\$ -	\$ -	\$ 769,970	380	-	346	-	-	346	91%	
TIF-NIP (Multi-family)	\$ 1,000,000	\$ -	\$ -	\$ 271,340	\$ 100,000	\$ 371,340	100	-	-	85	62	147	147%	
CIC/CDFI Funding	\$ 652,549	\$ 215,000	\$ -	\$ 65,000	\$ 100,000	\$ 380,000	135	56	-	22	30	108	80%	
SITE ENHANCEMENT														
Site Improvements	\$ 1,000,000	\$ -	\$ 285,000	\$ 122,000	\$ 227,000	\$ 634,000	800	-	187	182	265	634	79%	
Subtotal	\$ 187,947,008	\$ 12,415,954	\$ 34,369,156	\$ 23,492,918	\$ 61,452,357	\$ 131,730,385	9,553	2,826	1,751	1,978	2,996	9,551	-	
(less Multiple Benefits)							(3,381)	(309)	(1,023)	(848)	(1,209)	(3,389)	-	
Net, Creation and Preservation of Affordable Rental Units	\$ 187,947,008	\$ 12,415,954	\$ 34,369,156	\$ 23,492,918	\$ 61,452,357	\$ 131,730,385	6,172	2,517	728	1,130	1,787	6,162	100%	

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2003

	Total Funds Anticipated	2003 COMMITMENTS				Projected Units	% of Goal	2003 UNITS SERVED				% of Goal	
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter			Total	First Quarter	Second Quarter	Third Quarter		Fourth Quarter
TO PROMOTE AND SUPPORT HOMEOWNERSHIP													
SINGLE-FAMILY REHAB & NEW CONSTRUCTION													
New Homes for Chicago	\$ 2,175,000	\$ 700,000	\$ -	\$ -	\$ -	145	32%	52	-	-	-	52	36%
HomeStart Program	\$ 24,000,000	\$ -	\$ -	\$ 12,000,000	\$ -	147	50%	-	-	72	-	72	49%
Condo Rehab	\$ 500,000	\$ -	\$ -	\$ -	\$ -	50	0%	-	-	-	-	-	0%
TIF Subsidies	\$ -	\$ 2,300,000	\$ -	\$ 7,292,959	\$ 9,592,959	100	70%	18	27	13	105	132	59%
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 2,557,500	\$ 1,290,300	\$ 3,158,000	\$ 668,900	\$ -	256	40%	72	28	2	7	102	40%
City Land	\$ 200,000	\$ 490,000	\$ 1,276,000	\$ 20,000	\$ -	-	-	72	21	2	7	144	-
City Fee Waivers (Single-family)	\$ -	\$ 36,664	\$ -	\$ 43,200	\$ -	-	-	-	-	-	-	-	-
ABANDONED PROPERTY TRANSFER PROGRAMS	\$ -	\$ -	\$ -	\$ -	\$ -	60	-	22	12	7	-	41	68%
HUD Homes/Preserving Communities Together (PCT)	\$ 1,050,000	\$ 40,000	\$ -	\$ 986,536	\$ 280,000	35	124%	1	-	18	8	27	77%
Single-Family Gap Financing	\$ 600,000	\$ -	\$ -	\$ -	\$ -	20	0%	-	-	-	-	-	0%
Asset Control Area	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-
HOMEOWNERSHIP ASSISTANCE													
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 60,000,000	\$ 5,388,917	\$ 2,266,699	\$ 1,329,332	\$ 6,037,299	500	25%	42	17	10	49	118	24%
Police Home Buyer Assistance	\$ 279,000	\$ 105,000	\$ 70,000	\$ -	\$ 65,000	55	86%	6	13	18	11	48	87%
Home Options	\$ 132,000	\$ -	\$ 24,000	\$ 36,000	\$ 96,000	11	73%	-	2	3	3	8	73%
Home Purchase Assistance	\$ 2,000,000	\$ 215,000	\$ 265,000	\$ 600,000	\$ 271,000	100	68%	13	17	21	19	70	70%
Home Purchase Assistance - EZ/EC	\$ 15,973,200	\$ 4,616,447	\$ 3,492,986	\$ 8,053,228	\$ 9,342,674	205	160%	-	37	4	4	41	139%
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 2,659,500	\$ 313,962	\$ 1,467,924	\$ 578,261	\$ 2,861,154	115	108%	10	32	20	16	78	68%
Neighborhood Lending Program: Homeownership Preservation (NHS)	\$ 112,126,200	\$ 13,196,290	\$ 14,875,609	\$ 24,804,457	\$ 23,825,939	1,799	-	361	258	343	315	1,277	-
Subtotal (less Multiple Benefits)	\$ 112,126,200	\$ 13,196,290	\$ 14,875,609	\$ 24,804,457	\$ 23,825,939	1,278	68%	204	188	322	238	952	74%
Net, Promotion and Support of Homeownership	\$ 112,126,200	\$ 13,196,290	\$ 14,875,609	\$ 24,804,457	\$ 23,825,939	1,278	68%	204	188	322	238	952	74%

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2003

	2003 COMMITMENTS				2003 UNITS SERVED									
	Total Funds Anticipated	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total	% of Goal	Projected Units	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Total	% of Goal
TO IMPROVE AND PRESERVE HOMES														
Emergency Housing Assistance (EHAP)	\$ 6,770,000	\$ 852,795	\$ 3,375,221	\$ 1,889,309	\$ 598,161	\$ 6,715,486	99%	793	283	483	234	151	1,151	145%
HI-RAIL	\$ 2,829,764	\$ 149,540	\$ 321,862	\$ 554,005	\$ 1,581,351	\$ 2,606,758	92%	658	41	124	145	310	620	94%
Facade Improvements (City Blocks)	\$ 724,005	\$ -	\$ 222,074	\$ 299,096	\$ -	\$ 521,170	72%	100	-	35	37	51	123	123%
EZ Single-family Preservation/Facade	\$ 2,387,500	\$ 59,784	\$ 229,620	\$ 36,449	\$ 239,364	\$ 565,217	57%	50	6	19	8	42	75	150%
TIF-NIP (Single-family)	\$ 6,811,000	\$ 468,083	\$ 1,110,931	\$ 880,071	\$ 379,424	\$ 2,898,509 ⁴	42%	314	10	9	108	90	217	69%
Neighborhood Lending Program: Home Improvement (NHS)	\$ 450,000	\$ -	\$ 203,058	\$ -	\$ -	\$ 203,058	45%	30	-	6	-	-	6	20%
Bungalow Rehab Tax Credit	\$ 800,000	\$ 124,905	\$ 140,112	\$ 165,929	\$ 203,823	\$ 634,769	79%	420	95	107	115	136	453	108%
Other Bungalow Program Benefits	\$ 20,772,269	\$ 1,717,540	\$ 5,670,378	\$ 4,455,007	\$ 3,596,342	\$ 15,439,267	74%	2,645	463	800	690	793	2,746	
Subtotal (less Multiple Benefits)	\$ 20,772,269	\$ 1,717,540	\$ 5,670,378	\$ 4,455,007	\$ 3,596,342	\$ 15,439,267	74%	(210)	(48)	(53)	(34)	(126)	(261)	102%
Net, Improvement and Preservation of Homes	\$ 20,772,269	\$ 1,717,540	\$ 5,670,378	\$ 4,455,007	\$ 3,596,342	\$ 15,439,267	74%	2,435	415	747	656	668	2,486	
PROGRAMMATIC APPLICATION TBD														
GO Bonds	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	100%	-	20	-	-	-	20	
Subtotal	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000	100%	-	20	-	-	-	20	
NET GRAND TOTAL	\$ 322,845,477	\$ 29,329,784	\$ 54,915,143	\$ 52,752,382	\$ 98,874,638	\$ 225,871,947	70%	9,885	3,157	1,663	2,108	2,693	9,620	97%

NOTES:

- (1) Total commitments include additional CDBG funds reprogrammed during the year.
- (2) Includes rehhabbed units, units in receivership at end of 2003 and units being rehhabbed through private financing; for a detailed list, see Appendices.
- (3) Includes 6 projects directly administered by a national Participating Administrative Entity (PAE); for a detailed list, see Appendices.
- (4) Combined public and private funding commitments for the 3 components of the Neighborhood Lending Program total \$31,204,999, or 123% of anticipated funding. This figure includes \$1,511,062 in CDBG programmatic funds. Final allocations were adjusted among these components in response to changing markets and needs.

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1, 2003 - December 31, 2003

	Units by Income level					Total Units ^{1,2,3}	
	0-15%	16-30%	31-50%	51-60%	61-80%		81-120%
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS							
<u>MULTI-FAMILY REHAB & NEW CONSTRUCTION</u>							
Multi-family Loans	130	14	203	225	11	24	607
Affordable Rents for Chicago (ARC)	16	35	-	-	-	-	51
TIF Subsidies	90	-	81	223	18	-	460 ^{1,2}
Tax Credit Equity	205	85	154	91	-	24	559
Multi-family Mortgage Revenue Bonds	-	-	35	31	-	24	90
City Land (Multi-family)	125	23	209	129	-	24	510
City Fee Waivers (Multi-family)	302	92	315	268	16	29	1,022
Illinois Affordable Housing Tax Credit (value of donations)	29	19	148	80	12	6	294
<u>RENTAL ASSISTANCE</u>	1,195	842	-	-	-	-	2,037
Low-Income Housing Trust Fund Rental Subsidy Program	16	67	155	47	11	-	296
<u>SAFETY & CODE ENFORCEMENT</u>							
Heat Receivership	-	159	10	-	-	-	169
<u>MULTI-FAMILY BUILDING STABILIZATION</u>							
SRO Refi Rehab	-	-	747	-	-	-	747
Troubled Buildings Initiative	-	-	-	-	-	-	586
HUD Mark to Market	586	-	-	-	-	-	888
HUD Mark Up to Market/Class S	888	-	-	-	-	-	346
Property Stabilization Fund	-	-	122	224	-	-	147 ³
TIF-NIP (Multi-family)	13	12	55	-	62	-	108 ²
CIC/CDFI Funding	-	4	92	9	-	-	634
<u>SITE ENHANCEMENT</u>							
Site Improvements	153	88	182	101	90	20	634
Subtotal	3,748	1,440	2,508	1,428	220	151	9,551
(less Multiple Benefits)	(753)	(223)	(1,117)	(1,032)	(117)	(117)	(3,389)
Net, Creation and Preservation of Affordable Rental Units	2,995	1,217	1,391	396	103	34	6,162
% of category subtotal	49%	20%	23%	6%	2%	1%	

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1, 2003 - December 31, 2003

	Units by Income level					Total Units ^{1,2,3}
	0-15%	16-30%	31-50%	51-60%	61-80%	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP						
SINGLE-FAMILY REHAB & NEW CONSTRUCTION						
New Homes for Chicago	-	-	-	5	22	25
HomeStart Program	-	-	-	-	16	16
TIF Subsidies	-	-	-	-	38	38
Condo Rehab	-	-	-	-	-	-
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	31	28
City Land	20	-	-	5	37	40
City Fee Waivers (Single-family)	20	-	-	5	38	25
ABANDONED PROPERTY TRANSFER PROGRAMS						
HUD Homes/Preserving Communities Together (PCT)	-	-	7	17	17	41
Single-Family Gap Financing	-	1	7	12	-	27
Asset Control Area	-	-	-	-	-	-
HOMEOWNERSHIP ASSISTANCE						
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	4	8	18	60
Police Home Buyer Assistance	-	-	-	-	-	48
Home Options	-	-	5	3	-	8
Home Purchase Assistance	-	1	13	18	15	5
Home Purchase Assistance - EZ/EC	-	-	11	22	8	-
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	1	8	53	25	72	126
Neighborhood Lending Program: Homeownership Preservation (NHS)	-	16	23	14	19	6
Subtotal	41	26	123	134	331	1,277
(less Multiple Benefits)	(40)	(1)	(24)	(50)	(92)	(325)
Net, Promotion and Support of Homeownership	1	25	99	84	239	389
% of category subtotal	0%	3%	10%	9%	25%	41%

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1, 2003 - December 31, 2003

	Units by Income level						Total Units ^{1,2,3}
	0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
TO IMPROVE AND PRESERVE HOMES							
Emergency Housing Assistance (EHAP)	125	444	582	-	-	-	1,151
H-RAIL	119	267	176	43	15	-	620
Facade Improvements (City Blocks)	-	4	22	3	2	3	123
EZ Single-family Preservation/Facade	1	9	9	3	2	6	75 ³
TIF-NIP (Single-family)	6	17	24	10	17	28	217 ³
Neighborhood Lending Program: Home Improvement (NHS)	-	10	16	6	15	54	101
Bungalow Rehab Tax Credit	-	-	-	-	3	3	6
Other Bungalow Program Benefits	-	-	30	36	76	60	453 ²
Subtotal	251	751	859	101	130	154	2,746
(less Multiple Benefits)	(3)	(13)	(33)	(18)	(38)	(30)	(261)
Net, Improvement and Preservation of Homes	248	738	826	83	92	124	2,486
% of category subtotal	10%	30%	33%	3%	4%	5%	
PROGRAMMATIC APPLICATION TBD							
GO Bonds	20	-	-	-	-	-	20
Subtotal	20	-	-	-	-	-	20
NET GRAND TOTAL	3,264	1,980	2,316	563	434	547	9,620
	34%	21%	24%	6%	5%	6%	

NOTES:

- (1) Includes market-rate units.
- (2) Includes unrestricted units.
- (3) Includes units for which income distribution is not yet known.

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS
 January 1, 2003 - December 31, 2003

	% of Units to Receive Multiple Benefits	Units by Income Level					Total Units	Funding source under which units were initially counted
		0-15%	16-30%	31-50%	51-60%	61-80%		
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS								
MULTI-FAMILY REHAB & NEW CONSTRUCTION								
Multi-family Loans								
Senior Suites of Rainbow Beach	100%	-	-	57	27	-	-	84 Tax Credit Equity (2002)
Jazz on the Boulevard		30	-	9	-	-	-	39 Tax Credit Equity (2003)
Madden Wells Phase 1A		63	-	9	80	10	-	162 Tax Credit Equity (2002)
Pershing Courts		27	-	34	19	-	-	80 TIF Credit Equity (2002)
Wentworth Commons		10	14	7	20	-	-	51 Tax Credit Equity (2002)
Paseo Boricua		-	-	44	14	1	-	59 Tax Credit Equity (2002)
Pine Race		-	-	8	28	-	-	36 Tax Credit Equity (2002)
Affordable Rents for Chicago (ARC)	100%	3	7	-	-	-	-	10 Multi-family Loans (2002)
Senior Suites of West Humboldt Park		5	8	-	-	-	-	13 Tax Credit Equity (2002)
Senior Suites of Rainbow Beach	100%	-	-	-	-	-	-	37 CFAN (2002)
Phoenix at Uptown Square (Goldblatt R)	100%	-	-	-	-	8	-	90 Tax Credit Equity (2003)
Renaissance St. Luke		-	-	35	31	-	24	162 Tax Credit Equity (2002)
Madden Wells Phase 1A		63	-	9	80	10	-	80 TIF Credit Equity (2002)
Pershing Courts		27	-	34	19	-	-	90 Tax Credit Equity (2003)
Renaissance St. Luke	100%	-	-	35	31	-	24	84 Tax Credit Equity (2002)
Senior Suites of Rainbow Beach	100%	-	-	57	27	-	-	90 Tax Credit Equity (2003)
Renaissance St. Luke		-	-	35	31	-	24	80 TIF Credit Equity (2002)
Pershing Courts		27	-	34	19	-	-	36 Tax Credit Equity (2002)
Pine Race		-	-	8	28	-	-	110 Tax Credit Equity (2003)
Robert Taylor		54	-	44	12	-	-	51 Tax Credit Equity (2002)
Wentworth Commons		10	14	7	20	-	-	84 Tax Credit Equity (2002)
Senior Suites of Rainbow Beach	100%	-	-	57	27	-	-	39 Tax Credit Equity (2003)
Jazz on the Boulevard		30	-	9	-	-	-	162 Tax Credit Equity (2002)
Madden Wells Phase 1A		63	-	9	80	10	-	90 Tax Credit Equity (2003)
Pershing Courts		27	-	34	19	-	-	59 Tax Credit Equity (2002)
Renaissance St. Luke		-	-	35	31	-	24	36 Tax Credit Equity (2002)
Wentworth Commons		10	14	7	20	-	-	42 Tax Credit Equity (2002)
Paseo Boricua		-	-	44	14	1	-	88 Tax Credit Equity (2003)
Pine Race		7	7	9	9	5	-	181 Tax Credit Equity (2003)
Rockwell off-site		45	12	31	-	-	-	110 Tax Credit Equity (2002)
Rockwell on-site		66	59	28	28	-	-	51 Tax Credit Equity (2002)
ABLA - Roosevelt Square Phase I		54	-	44	12	-	-	36 Tax Credit Equity (2002)
Robert Taylor		10	14	7	20	-	-	42 Tax Credit Equity (2002)
Wentworth Commons	100%	-	-	7	9	-	-	88 Tax Credit Equity (2003)
Illinois Affordable Housing Tax Credit	75%	-	-	92	168	-	-	260 Historic funding
MULTI-FAMILY BUILDING STABILIZATION								
Property Stabilization Fund		-	-	92	9	-	-	105 Troubled Buildings Initiative
CIC/CDFI Funding		-	4	92	-	-	-	-
SITE ENHANCEMENT								
Site Improvements	80%	122	70	146	81	72	16	507
Subtotal, Creation and Preservation of Affordable Rental Units		753	223	1,117	1,032	117	117	3,389

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS
 January 1, 2003 - December 31, 2003

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units	Funding source under which units were initially counted
		0-15%	16-30%	31-50%	51-60%	61-80%	81-120%		
TO PROMOTE AND SUPPORT HOMEOWNERSHIP									
SINGLE-FAMILY REHAB & NEW CONSTRUCTION									
City Land (Single-family)		-	-	-	-	-	-	10	New Homes for Chicago
LaVivienda New City Homes	100%	-	-	-	1	4	5	42	New Homes for Chicago
Parnell Place		20	-	-	4	18	20	20	GO Bonds
SOS Children's Village		-	-	-	-	-	-	16	CPAN
4837-43 N. Winthrop		-	-	-	-	9	7	10	New Homes for Chicago
LaVivienda New City Homes	100%	-	-	-	1	4	5	42	New Homes for Chicago
Parnell Place		-	-	-	4	18	20	20	GO Bonds
SOS Children's Village		20	-	-	-	-	-	72 *	Home Start
Midway Village	100%	-	-	-	-	16	-	52	New Homes for Chicago
Home Purchase Assistance	100%	-	1	13	18	15	5	41	New Homes for Chicago
Home Purchase Assistance- EZ/JC	100%	-	-	11	22	8	-	325	New Homes for Chicago
Subtotal, Promotion and Support of Homeownership		40	1	24	50	92	62		
TO IMPROVE AND PRESERVE HOMES									
EHAP	100%	3	13	18	-	-	-	34	TIF-NIP (Single-family)
Bungalow Program Benefits	50%	-	-	15	18	38	30	227 *	Bungalow Program Benefits
Subtotal, Improvement and Preservation of Homes		3	13	33	18	38	30	261	
GRAND TOTAL		796	237	1,174	1,100	247	209	3,974 *	

* Includes unrestricted units.

CITY OF CHICAGO, DEPARTMENT OF HOUSING
SUMMARIES OF LOANS APPROVED BY CITY COUNCIL
FOURTH QUARTER, 2003

ATTACHMENTS

Paseo Boricua

Hispanic Housing Development Corporation

2501-11 W. Division

Pine Race

Pine Race II Limited Partnership

541-55 W. Pine / 5462-64 W. Race

Wentworth Commons

Lakefront Supportive Housing

11045 S. Wentworth

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

FOURTH QUARTER, 2003

Name of Borrower / Developer: Hispanic Housing Development Corporation

For-Profit / Not-for-profit: Non-profit

Project Name / Address: Paseo Boricua
2501-11 W. Division

Ward / Alderman: 26 / Alderman Billy Ocasio

Community Area: West Town

City Council Approval: November 5, 2003

Application Received: April 30, 2001

Type of Project: The new construction of a five-story building with 59 units of affordable rental housing for seniors. The 59 units will include 5 studios, 53 one-bedroom units and a two-bedroom management unit. There will be 18 on-site parking spaces.

LOW-INCOME HOUSING TAX CREDITS

Tax Credits: \$890,000
Equity / Rate: \$6,765,000 / \$.76
Syndicator: Apollo

DOH LOAN

Amount: \$2,672,250
Rate: 1%
Maturity: 32 years
Repayment: No repayment during the term; a balloon payment will be due at maturity
Security: 2nd mortgage

UNIT MIX / RENTS

Type	Number	Monthly Rent	Sq. Ft.	Income Levels Served
Studio	5	\$ 445	544	31-50%
1-bedroom	39	\$ 564	600	31-50%
1-bedroom	14	\$ 700	681	51-60%
2 Bedroom	1	\$ 0	814	Management Unit
TOTAL	59			

Utilities: Tenants only pay for electricity.

Accessibility: All units are accessible, with 8 units for the visually impaired, distributed 2 per floor.

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$ 1,390,000	\$ 23,559	12.02%
Construction	\$ 8,219,912	\$ 141,863	71.09%
Soft Costs	\$ 1,163,755	\$ 17,182	10.07%
Developer's Fee	\$ 788,683	\$ 13,368	6.82%
TOTAL	\$ 11,562,350	\$ 195,972	100.00%

PROJECT FINANCING

Source	Amount	Position	Rate	Term / Amort	Per Unit	Percent of Project
MB Financial	\$ 875,000	1st	6.50%	30/30	\$ 14,831	7.57%
DOH	\$ 2,672,250	2nd	1%	32	\$ 45,292	23.11%
IHDA	\$ 750,000	3rd	0%	30	\$ 12,712	6.49%
FHLB	\$ 500,000	4th	0%	0	\$ 8,475	4.32%
Apollo	\$ 6,765,000	Equity			\$ 114,661	58.51%
General Partner	\$ 100	Equity			\$ 2	0.00%
TOTAL	\$ 11,562,350				\$ 195,972	100.00%

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

FOURTH QUARTER, 2003

Name of Borrower / Developer: Pine Race II Limited Partnership / Neighborhood Housing Services Redevelopment Corporation

For-Profit / Not-for-profit: Non-profit

Project Name / Address: Pine Race
541-55 W. Pine / 5462-64 W. Race

Ward / Alderman: 37 / Alderman Emma Mitts

Community Area: Austin

City Council Approval: November 5, 2003

Application Date: April 30, 2001

Type of Project: Conversion and rehabilitation of 45 units of housing to 36 units of housing. After the proposed conversion, the building will have 18 2-bedroom and 18 3-bedroom apartments.

LOW-INCOME HOUSING TAX CREDITS

Tax Credits: \$354,359
Equity / Rate: \$2,768,433 / \$.77
Syndicator: National Equity Fund (NEF)

DOH LOAN

Amount: \$1,632,881 (CDBG)
Rate: 0%
Maturity: 30 years
Repayment: No repayment during the term; a balloon payment of principal at end of term, sale or refinancing
Security: 2nd mortgage

ILLINOIS AFFORDABLE HOUSING TAX CREDITS

Tax Credits: \$174,000
Resources Generated: \$348,000

Project Summary**Pine Race****Page 2****UNIT MIX / RENTS**

Type	Sq. Ft.	31-50% AMI		51-60% AMI		TOTAL
		Number	Monthly Rent	Number	Monthly Rent	
2-br	700	4	\$ 670			4
2-br	730			14	\$ 690	14
3-br	1200	4	\$ 710			4
3-br	1230			14	\$ 730	14
TOTAL		8		28		36

Utilities: Tenants pay for cooking gas and electric.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 1,400,000	\$ 38,889	23.70%
Construction	\$ 3,332,454	\$ 92,568	56.42%
Soft Costs	\$ 613,962	\$ 17,055	11.17%
Developer's Fee	\$ 514,764	\$ 14,299	8.71%
Total:	\$ 5,861,180	\$ 162,811	100.00%

PROJECT FINANCING

Source	Amount	Position	Rate	Term/ Amort	Per Unit	% of Project
Harris	\$ 990,000	1 st	7%	25	\$ 27,500	16.89%
DOH	\$ 1,632,881	2 nd	0%	30	\$ 45,358	27.86%
NHSRC	\$ 348,066		0%		\$ 9,669	5.94%
NHS	\$ 121,800		0%		\$ 3,383	2.08%
Equity - NEF	\$ 2,768,433				\$ 76,901	47.23%
Total:	\$ 5,861,180				\$ 162,811	100.00%

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

FOURTH QUARTER, 2003

Name of Borrower / Developer: Lakefront Supportive Housing

For-Profit / Not-for-profit: Non-profit

Project Name / Address: Wentworth Commons
11045 S. Wentworth
11015-25 S. Wentworth (parking lot)

Ward / Alderman: 34 / Alderman Carrie Austin

Community Area: Roseland

City Council Approval: November 3, 2003

Type of Project: This development will consist of a total of 51 units of special needs housing for the homeless or those at risk of homelessness, for both individuals (24 SRO units) and families (27 units, including 9 2BRs, 15 3BRs and 3 4BRs). 20 units will be set aside for occupancy by the homeless and disabled for a period of 20 years, with rents at no more than 30% of household income, in accordance with the HUD SHP program requirements. Ten (10) additional family units will have rents subsidized through the Regional Housing Initiative (RHI).

LOW-INCOME HOUSING TAX CREDITS

Tax Credits: \$725,000
Equity / Rate: \$5,981,250 / \$.82
Syndicator: First Chicago Leasing Corporation

DOH LOAN

Amount: \$5,973,396
Rate: 0%
Maturity: 30 years
Repayment: No repayment during the term; a balloon payment will be due at maturity
Security: 1st mortgage

ILLINOIS AFFORDABLE HOUSING TAX CREDITS

Tax Credits: \$135,000 (Year 2002)
Resources Generated: \$274,000

Project Summary
Wentworth Commons
Page 2

UNIT MIX / RENTS

Type	Number	Monthly Rent	Sq. Ft.	Income Levels Served
Efficiency (Shelter-Plus Care)	10	\$ 623	300	31-50%
Efficiency	14	\$ 350	300	15-30%
2 Bedroom (RHI)	6	\$ 891	900	51-60%
2 Bedroom	3	\$ 600	900	31-50%
3 Bedroom (Shelter-Plus Care)	7	\$ 1,114	1000	51-60%
3 Bedroom (RHI)	4	\$ 1,114	1000	51-60%
3 Bedroom	4	\$ 750	1000	31-50%
4 Bedroom (Shelter-Plus Care)	3	\$ 1,247	1350	51-60%
TOTAL	83			

Utilities: Tenants do not pay for any utilities.

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Acquisition (including Holding Costs)	\$ 5,000	\$ 98	0.10%
Hard Costs	\$ 10,918,775	\$ 215,349	84.80%
Reserves	\$ 342,128	\$ 6,708	2.60%
Other Soft Costs	\$ 764,098	\$ 14,982	5.90%
Developer's Fee	\$ 854,700	\$ 16,179	6.60%
Total	\$ 12,884,701	\$ 253,896	100%

PROJECT FINANCING

Source	Amount	Position	Rate	Term	Per Unit	Percent of Project
DOH	\$ 5,740,883	1st	0%	30 yrs	\$ 112,566	44.56%
FHLB*	\$ 500,000	grant			\$ 9,804	3.88%
HUD/SHP	\$ 400,000	grant			\$ 7,843	3.10%
DCCA	\$ 121,568	grant			\$ 2,384	0.94%
Clean Energy Community Loan Fund	\$ 63,000	grant			\$ 1,235	0.49%
Cash Donations	\$ 10,000				\$ 1,451	0.08%
Donations TC Equity	\$ 68,000				\$ 1,333	0.53%
Equity (Syndication Proceeds)	\$ 5,981,250				\$ 117,279	46.42%
TOTAL	\$ 12,884,701				\$ 253,896	100.00%

CITY OF CHICAGO, DEPARTMENT OF HOUSING

LOAN CLOSINGS – FOURTH QUARTER
OCTOBER 1, 2003 – DECEMBER 31, 2003

<u>Project / Developer</u>	<u>City Council Approval Date</u>	<u>Loan Closing Date</u>
Senior Suites of West Humboldt Park <i>Senior Lifestyles Corporation</i> 701 N. Lawndale Ave.	December 4, 2002	November 3, 2003
	July 29, 2003	December 22, 2003
Pershing Court <i>Pershing and State LLP (Neighborhood Rejuvenation Partners)</i> 39 th and State Streets		

Department of Housing
2003 MULTI-FAMILY LOAN RECIPIENTS
 January 1 - December 31, 2003

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%	81-120%
1st	Senior Suites of Rainbow Beach	Senior Lifestyles Corporation	7729-39 S. Exchange	\$ 3,735,081	84	-	-	57	27	-	
2nd	Jazz on the Boulevard	Jazz on the Boulevard, LLC	40th / 42nd / Drexel Blvd. / Cottage Grove	\$ 588,188	39	30	-	9	-	-	
2nd	Madden Wells Phase 1A	Madden Wells Phase 1A Associates, L.P	38th / Pershing / Lake Park / Vincennes	\$ 10,000,000	162	63	-	9	80	10	
3rd	Pershing Court	Pershing & State L.P.	3831 S. State	\$ 4,369,670	80	27	-	33	20	-	
3rd	Renaissance Saint Luke	Renaissance Saint Luke Limited Partnership	1501-15 W. Belmont	\$ 4,596,573	90	-	-	35	31	24	
4th		Stepkowskis (Joint Lender)	1752-54 W. Garfield	\$ 288,363	6	-	-	-	6	-	
4th	Wentworth Commons	Lakefront Supportive Housing	11045 S. Wentworth	\$ 5,973,396	51	10	14	7	20	-	
4th	Pine Race	Pine Race II Limited Partnership	541-55 W. Pine / 5462-64 W. Race	\$ 1,632,881	36	-	-	8	28	-	
4th	Paseo Boricua	Hispanic Housing Development Corporation	2501-11 W. Division	\$ 2,672,250	59	-	-	44	14	1	
TOTAL				\$ 33,856,402	607	130	14	202	226	11	24

Department of Housing
AFFORDABLE RENTS FOR CHICAGO (ARC) RECIPIENTS
 January 1 - December 31, 2003

Project Name/Organization	Date Approved	Project Address	Amount of ARC Loan	Number of Units Receiving Assistance & Breakdown of Reduced	Income Level Served	
					0-15%	16-30%
Senior Suites of West Humboldt Park / Senior Lifestyle Corporation	01/14/03	701-09 N. Lawndale	\$ 327,500	2 Studios from \$450 to \$165	3	
				4 Studios from \$485 to \$310		
				1 1-br from \$570 to \$195		
				3 1-br from \$600 to \$215		
Senior Suites of Rainbow Beach / Senior Lifestyle Corporation	05/13/03	7729-39 S. Exchange	\$ 635,500	2 Studios from \$540 to \$310	5	8
				3 Studios from \$565 to \$165		
				2 Studios from \$565 to \$310		
				1 1-br from \$660 to \$385		
				2 1-br from \$710 to \$198		
Pine Race / NHSRC	11/18/03	541-55 N. Pine & 5462-64 W. Race	\$ 495,000	3 1-br from \$710 to \$385	4	4
				4 2-br from \$690-\$275		
				4 3-br from \$730 to \$310		
				2 Studios from \$620 to \$202		
Renaissance Saint Luke / Renaissance Saint Luke LP	11/18/03	1501 W. Belmont	\$ 1,000,000	6 Studios from \$620 to \$327		
				2 1-br from \$664 to \$250		
				10 1-br from \$664 to \$355		
TOTAL \$ 2,458,000				51	16	35

Chicago Department of Housing
TAX INCREMENT FINANCING (TIF) MULTI-FAMILY RECIPIENTS
 January 1 - December 31, 2003

Development	Developer	Address	Ward	Community Area	City Council Approval Date	City Commitment	TOTAL UNITS	Units by Income Level							
								0-15%	16-30%	31-50%	51-60%	61-80%	81-120%		
Phoenix at Uptown Square (Goldblatt Redevelopment)	Joseph Freed & Associates	4720-40 N. Broadway	46	Uptown	7/31/2002*	\$ 6,439,500	37	-	-	-	8	-	-	**	
Montclare Senior Residences, Phase II	Montclare Senior Residences Phase II, L.P.	6640 W. Belden	36	Montclare	3/5/2003*	\$ 6,197,700	181	-	-	38	124	-	-	***	
Madden Wells Phase 1A	Madden Wells Phase 1A Associates, L.P.	38th / Pershing / Lake Park / Vincennes	34	Morgan Park	4/9/2003	\$ 3,000,000	162	63	-	9	80	10	-		
Pershing Court	Pershing & State L.P.	3831 S. State	3	Douglas	7/29/2003	\$ 734,378	80	27	-	33	20	-	-		
TOTAL							\$ 16,371,578	460	63	-	47	224	18	-	

* Not previously counted

** Includes 29 market-rate units

*** Includes 18 unrestricted units and 1 non-revenue staff unit.

Department of Housing
2003 LOW INCOME HOUSING TAX CREDIT RECIPIENTS

Quarter Approved	Project / Developer	Primary Project Address	Tax Credit Allocation	Equity Generated	Total Units	Units by Income Level							
						0-15%	16-30%	31-50%	51-60%	61-80%	81-120%		
1st	Senior Suites of Rainbow Beach / Senior Lifestyle Corporation	7729-39 S. Exchange			Counted in 2002 at time of award of credits								
2nd	Madden Wells Phase 1A Rental / Madden Wells Phase 1A Associates, L.P.	38th / Pershing / Lake Park / Vincennes	\$ 148,732	\$ 1,189,856	Counted in 2002 at time of award of credits								
3rd	Pershing Court / Pershing & State L.P.	3831 S. State	\$ 128,500	\$ 1,891,461	Counted in 2002 at time of award of credits								
4th	Paseo Boricua	2501 W. Division	\$ 325,000	\$ 2,527,500	Counted in 2002 at time of award of credits								
4th	Senior Suites of West Humboldt	701-9 N. Lawndale	\$ 744,543	\$ 5,516,991	Counted in 2002 at time of loan approval								
2nd	Jazz on the Boulevard / Jazz on the Boulevard LLC	40th / 42nd / Drexel Blvd. / Cottage Grove	\$ 414,833	\$ 3,472,619	39	30	-	9	-	-			
4th	Pine Race	541-55 W. Pine / 5462-64 W. Race	\$ 28,696	\$ 325,960	Counted in 2002 at time of award of credits								
4th	Harold Washington Unity Cooperative	12 sites in four square blocks bordered by Chicago, Ohio, Albany and Kedzie	\$ -	\$ 4,261,535	Counted in 2002 at time of loan approval								
4th	Wentworth Commons	11045 S. Wentworth	\$ 725,000	\$ 5,981,250	51	-	14	17	20	-			
4th	Rockwell off-site	2653 W. Madison	\$ 95,000	\$ 779,000	Counted in 2002 at time of award of credits								
4th	ABLA- Roosevelt Square Phase 1		\$ 500,000	\$ 3,800,000	181	66	59	28	28	-			
4th	Robert Taylor Homes Phase C1	39th and State	\$ 520,000	\$ 4,264,000	110	54	-	44	12	-			
4th	Rockwell on-site		\$ 1,205,910	\$ 10,102,990	88	45	12	31	-	-			
		Subtotal	\$ 4,836,214	\$ 44,113,162	469	195	85	129	60	-			
3rd	Renaissance Saint Luke / Renaissance Saint Luke L.P.	1501-15 W. Belmont	\$ 292,201	\$ 2,438,426	90	-	-	35	31	-			24
		Subtotal	\$ 292,201	\$ 2,438,426	90	-	-	35	31	-			24
		TOTAL APPROVED TAX CREDIT PROJECTS	\$ 5,128,415	\$ 46,551,588	559	195	85	164	91	-			24

* Additional credits awarded, in addition to the amount reported in 2002.

Department of Housing
2003 MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS

Quarter Approved	Project Name	Developer	Project Address	Bond Allocation	Units	Units by Income Level					
						0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
3rd	Renaissance Saint Luke	Renaissance Saint Luke Limited Partnership	1501-15 W. Belmont	\$ 8,000,000	90	-	-	35	31	-	24
TOTAL				\$ 8,000,000	90	-	-	35	31	-	24

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

Project	Sponsor	Project Address	Tax Credit Year	Tax Credit Reservation	Resources Generated	Units	Units by Income Level						
							0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
Renaissance St. Luke Senior Housing	Renaissance Social Services, Inc.	1500 W. Belmont	2003	\$ 1,125,000	\$ 2,250,000	90	3	5	27	37	12	6	
The Leland	Century Place Development Corp.	1201-13 W. Leland	2003	\$ 220,730	\$ 441,460	137	-	-	114	23	-	-	
Domain Lofts	Chicago Metropolitan Housing Development Corporation	900 N. Kingsbury	2003	\$ 373,250	\$ 746,500	16	16	-	-	-	-	-	
Wentworth Commons	Lakefront Supportive Housing	11045 S. Wentworth	2003	\$ 27,000	\$ 54,000	51	10	14	7	20	-	-	
TOTAL APPROVED TAX CREDIT PROJECTS						\$ 1,745,980	\$ 3,491,960	294	29	148	80	12	6

* DOH-funded project; units will be subject to a double-count adjustment.

** Future DOH-funded project; units will be subject to a double-count adjustment.

*** Additional credits to those awarded in 2002.

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
South Michigan Ltd. Part. C/O IMC 4524-4526 S. Michigan Ave.	\$11,040	-2 unit(s) 2 br: 2, \$545 to \$140	2: 0-15%	3	38, Grand Boulevard
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	5 unit(s) 2 br: 3, \$505 to \$140 3 br: 2, \$575 to \$325	3: 0-15% 2: 16-30%	3	38, Grand Boulevard
YMCA of Metro Chicago 5000 S. Indiana	\$102,073	50 unit(s) Studios: 35, \$228 to \$48.50 and 15, \$228 to \$125	50: 0-15%	3	38, Grand Boulevard
Drexel L.P. C/O Realty and Mortgage 4611 S. Drexel	\$53,640	10 unit(s) 2 br: 10, \$597 to \$150	10: 0-15%	4	39, Kenwood
CMHDC 5154 S. King Drive	\$6,120	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	4	38, Grand Boulevard
Dawson, Lillian & Herbert 4838 1/2 S. Drexel	\$6,000	-1 unit(s) 2 br: 1, \$640 to \$140	1: 0-15%	4	39, Kenwood
Holsten Management 4659 S. Drexel	\$100,500	49 unit(s) Studios: 4, \$325 to \$225 and 19, \$425 to \$275 1 br: 26, \$525 to \$375	49: 16-30%	4	39, Kenwood
Kenwood-Aokland Ltd. Part. C/O IMC 4341 S. Greenwood 4358 S. Lake Park	\$19,464	2 unit(s) 4 br: 2, \$996 to \$185	2: 0-15%	4	39, Kenwood
Oates, Beuonna 4340 S. Lake Park	\$10,500	1 unit(s) 4 br: 1, \$887 to \$185	1: 0-15%	4	39, Kenwood
Oates, Beuonna 5658 S. Bishop	\$5,100	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	4	67, West Englewood
SSG Ltd. Part. C/O IMC Property Management 4433-4437 S. Greenwood	\$42,336	10 unit(s) 2 br: 6, \$518 to \$140 3 br: 4, \$640 to \$325	6: 0-15% 4: 16-30%	4	39, Kenwood
EPAX Ltd. Part. C/O IMC Property Management 7024 S. Paxton	\$51,768	8 unit(s) 2 br: 5, \$645 to \$150 3 br: 3, \$763 to \$150	8: 0-15%	5	43, South Shore
Family Rescue 6820-6830 S. Ridgeland	\$82,710	22 unit(s) 2 br: 22, \$375-\$450 to \$120	22: 0-15%	5	43, South Shore
Brown, L. Chandraea 1948 E. 73rd St.	\$5,220	1 unit(s) 3 br: 1, \$770 to \$325	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, 2003

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
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
The Knight Company 1938 E. 74th St.	\$17,100	2 unit(s) 5 br: 2, \$1000-1200 to \$400	2: 16-30%	5	43, South Shore
The Knight Company 6750 S. Merrill	\$21,684	3 unit(s) 3 br: 2, \$900-\$787 to \$310-\$160 4 br: 1, \$1025 to \$435	2: 0-15% 1: 16-30%	5	43, South Shore
The Knight Company 6949 S. Paxton	\$34,320	4 unit(s) 4 br: 4, \$900 to \$185	4: 0-15%	5	43, South Shore
The Knight Company 6755 S. Paxton	\$31,340	4 unit(s) 2 br: 4, \$737 to \$140	4: 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
Barnes Real Estate 7531 S. Eberhart	\$7,896	1 unit(s) 5 br: 1, \$1093 to \$435	1: 0-15%	6	69, Greater Grand Crossing
Criddell, Clarke 7240 S. Sangamon	\$5,700	1 unit(s) 2 br: 1, \$1,000 to \$525	1: 16-30%	6	68, Englewood
Kennedy, Sonia 57 W. 74th St.	\$6,000	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	6	69, Greater Grand Crossing
Payne, Charles 7331 S. Vernon	\$5,160	1 unit(s) 1 br: 1, \$750 to \$320	1: 16-30%	6	69, Greater Grand Crossing
Williams, Emma 7152 S. Lafayette	\$5,400	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	6	69, Greater Grand Crossing
El-Amin, Ayesha 8283 S. Saginaw	\$7,500	1 unit(s) 4 br: 1, \$850 to \$225	1: 16-30%	7	46, South Chicago
Harper, Louise 2668 E. 78th	\$8,208	2 unit(s) 2 br: 1, \$690 to \$446 and 1, \$690 to \$250	1: 0-15% 1: 16-30%	7	43, South Shore
Herron Enterprises 7700 S. Essex	\$19,200	4 unit(s) 2 br: 2, \$675 to \$300 and 2, \$790 to \$365	4: 16-30%	7	43, South Shore
Special Concepts Realty, LLC 7645 S. Coles	\$23,340	3 unit(s) 3 br: 3, \$900 to \$205-\$300	3: 16-30%	7	43, South Shore
All Properties Real Estate, Inc. 3004 E. 78th St.	\$7,164	1 unit(s) 2 br: 1, \$750 to \$165	1: 0-15%	7	43, South Shore

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
All Properties Real Estate, Inc. 6800-02 s. Cylde 2047-55 E. 68th	\$7,164	1 unit(s) 1 br: 1, \$762 to \$597	1: 16-30%	7	43, South Shore
King-Essex Apts. C/O IMC Property Management 7600 S. Essex	\$50,820	11 unit(s) 2 br: 9, \$555 to \$140 3 br: 2, \$575 to \$325	9: 0-15% 2: 16-30%	7	43, South Shore
Kingston Apt. C/O IMC Property Management 7436 S. Kingston	\$16,680	6 unit(s) 2 br: 3, \$500 to \$275 and 2, \$490 to \$275 3 br: 1, \$610 to \$325	6: 16-30%	7	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	\$5,700	2 br: 1, \$700 to \$225	1: 0-15%	7	43, South Shore
Orebiyi, Samuel & Wanda 7637 S. Essex	\$5,220	2 br: 1, \$575 to \$140	1: 0-15%	7	43, South Shore
Pendleton, Bruce J. 7827 S. Colfax	\$7,164	2 br: 1, \$750 to \$190	1: 0-15%	7	43, South Shore
Pugh, Arnold and Perneice 7838 S. Phillips	\$8,220	3 br: 1, \$850 to \$165	1: 0-15%	7	43, South Shore
Saez, Angela 7838 S. Colfax	\$29,100	3 br: 5, \$650 to \$165	5: 16-30%	7	43, South Shore
The Knight Company 7527 S. Colfax	\$16,200	3 br: 2, \$900 to \$165	2: 0-15%	7	43, South Shore
Wright, Marcella 6845 S. Ridgeland	\$5,700	3 br: 1, \$1,000 to \$525	1: 16-30%	7	43, South Shore
Barnes, James 8736 S. Crandon	\$4,800	3 br: 1, \$800 to \$400	1: 16-30%	8	48, Calumet Heights
Love, Ronald 8112 S. Bennett Ave.	\$8,640	4 br: 1, \$1200 to \$480	1: 16-30%	8	45, Avalon Park
Peel, Arnel 851 E. 87th Place	\$7,920	2 br: 1, \$900 to \$240	1: 0-15%	8	43, South Shore
Harris, Brenda 445 E. 133rd	\$8,580	3 br: 1, \$900 to \$185	1: 0-15%	9	54, Riverdale
Thompson, Teresa 10562 S. Edbrooke	\$8,880	4 br: 1, \$950 to \$210	1: 0-15%	9	49, Roseland
Washington, Major 10949-10951 S. Vernon	\$4,800	2 br: 1, \$540 to \$140	1: 0-15%	9	49, Roseland

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
YMCA of Metro Chicago 4 E. 111th St.	\$138,136	50 unit(s) SROs: 21, \$296 to \$30 and 29, \$296 to \$125- \$190	50: 0-15%	9	49, Roseland
Boardman, William & Christina 8707 S. Escanaba	\$9,360	3 unit(s) 2 br: 3, \$420 to \$160	3: 0-15%	10	46, South Chicago
Clarelian Associates 3251 E. 91st St.	\$8,724	3 unit(s) 3 br: 1, \$477 to \$130 and 1, \$430 to \$330 4 br: 1, \$655 to \$375	1: 0-15% 2: 16-30%	10	46, South Chicago
Patria Partners, LLC 3255 E. 91st St.	\$9,600	1 unit(s) 3 br: 1, \$1170 to \$370	1: 16-30%	10	46, South Chicago
South East Little Village Ltd. Part. U.N.O. 3066 E. 92nd St. 9001 S. Muskegan	\$18,360	6 unit(s) 2 br: 2, \$385 to \$140 3 br: 4, \$425 to \$165	6: 0-15%	10	46, South Chicago
Southeast Chicago Dev. Comm. 9001 S. Commercial	\$22,500	7 unit(s) 2 br: 3, \$510 to \$275 and 3, \$510 to \$140 3 br: 1, \$560 to \$165	4: 0-15% 3: 16-30%	10	46, South Chicago
8954-56 Commercial Ave. Building LP 8954 S. Commercial	\$18,900	3 unit(s) 3 br: 1, \$600 to \$240 4 br: 2, \$605-\$775 to \$200-\$255	3: 0-15%	10	46, South Chicago
Villa Guadalupe Senior Services, Inc. Clarelian Associates 3201 E. 91st St.	\$145,744	42 unit(s) Studios: 1, \$415 to \$205 1 br: 41, \$480-\$620 to \$240-\$290	42: 16-30%	10	46, South Chicago
Bollas, Filomeno 2917 N. Sacramento	\$8,580	1 unit(s) 3 br: 1, \$880 to \$165	1: 0-15%	12	21, Avondale
Bakutis, Mary Ann 6323 W. 64th St.	\$6,840	1 unit(s) 2 br: 1, \$660 to \$140	1: 0-15%	13	64, Clearing
Arlandiz, Elizabeth 5550 S. Mozart	\$5,400	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	14	63, Gage Park
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth 6209 S. Paulina	\$128,112	32 unit(s) Studios: 14, \$477 to \$220 1 br: 18, \$571 to \$240	32: 16-30%	15	67, West Englewood

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Churchman Manor Apartments C/ O Greater Southwest Dev. Corp. 6250 S. Talman	\$58,380	20 unit(s) 1 br: 19, \$470 to \$230 2 br: 1, \$580 to \$275	20: 16-30%	15	2, West Ridge
Earle, Penny 6730, 6759 S. Wood	\$13,020	3 unit(s) 3 br: 1, \$770 to \$325-\$400 4 br: 2, \$850 to \$210	1: 0-15% 2: 16-30%	15	67, West Englewood
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%	15	2, West Ridge
Jackson, Lorenzo 7022 S. Rockwell	\$5,100	1 unit(s) 2 br: 1, \$750 to \$275	1: 16-30%	15	66, Chicago Lawn
Kilgore, Helen 6630 S. Hoyle	\$7,680	1 unit(s) 3 br: 1, \$850 to \$210	1: 0-15%	15	67, West Englewood
Park Management & Investments 6307 S. Rockwell	\$5,340	1 unit(s) 2 br: 1, \$585 to \$140	1: 0-15%	15	66, Chicago Lawn
Weisberger, William 6307-6309 N. Mozart	\$11,830	2 unit(s) 2 br: 2, \$695 to \$320	2: 16-30%	15	2, West Ridge
Barnes Real Estate 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	\$7,200	1 unit(s) 2 br: 1, \$800 to \$200	1: 16-30%	16	68, Englewood
Davis, Dianna 1107 W. Garfield Blvd.	\$11,220	2 unit(s) 1 br: 1, \$550 to \$125 2 br: 1, \$650 to \$140	1: 0-15% 1: 16-30%	16	61, New City
Day, Dennis and Sue 6134 S. Morgan	\$7,650	1 unit(s) 3 br: 1, \$925 to \$295	1: 0-15%	16	68, Englewood
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

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Jones, Polly A. 5247 S. Marshfield	\$7,740	1 unit(s) 2 br: 1, \$785 to \$140	1: 0-15%	16	61, New City
Miller, Jeanette 5416 W. Wolcott	\$4,200	1 unit(s) 2 br: 1, \$625 to \$275	1: 16-30%	16	61, New City
Miller, Jeanette 5539 S. Sangamon	\$5,700	1 unit(s) 3 br: 1, \$800 to \$325	1: 16-30%	16	68, Englewood
Oates, Beauconna 1411 W. 55th	\$8,424	1 unit(s) 5 br: 1, \$1050 to \$175	1: 0-15%	16	41, Hyde Park
Riley, Christopher 5108 S. Paulina St.	\$8,520	1 unit(s) 2 br: 1, \$800 to \$100	1: 0-15%	16	61, New City
62nd St. Phase II Ltd. Part. 6201 S. King Drive	\$16,320	4 unit(s) 3 br: 4, \$665 to \$325	4: 16-30%	17	69, Greater Grand Crossing
6155 S. Vernon	\$8,520	1 unit(s) 3 br: 1, \$875 to \$165	1: 0-15%	17	68, Englewood
Barnes Real Estate 6730 S. Morgan	\$8,400	1 unit(s) 3 br: 1, \$1000 to \$300	1: 16-30%	17	68, Englewood
Barnes Real Estate 7309 S. May	\$5,700	-1 unit(s) 2 br: 1, \$615 to \$140	1: 0-15%	17	68, Englewood
Farris, Peter 7249 S. Halsted	\$21,840	1 unit(s) 6 br: 1, \$2,100 to \$280	1: 0-15%	17	67, West Englewood
Goins Management 6643 S. Justine	\$15,480	2 unit(s) 3 br: 2, \$950 to \$250-\$360	1: 0-15% 1: 16-30%	17	67, West Englewood
Harris, Valerie 7830 S. Sangamon	\$13,380	1 unit(s) 4 br: 1, \$1625 to \$510	1: 16-30%	17	68, Englewood
Silas, Michelle 7800 S. Ada	\$13,920	4 unit(s) 3 br: 4, \$615 to \$325	4: 16-30%	17	68, Englewood
SSG Ltd. Part. C/O IMC 7000-7010 S. Sangamon	\$30,840	7 unit(s) 3 br: 7, \$705 to \$325	7: 16-30%	17	69, Greater Grand Crossing
SSG Ltd. Part. C/O IMC 7640-7656 S. Stewart	\$5,700	1 unit(s) 3 br: 1, \$800 to \$325	1: 16-30%	17	68, Englewood
Williams Gloria 6555 S. Green	\$12,000	1 unit(s) 5 br: 1, \$1,000 to \$300	1: 0-15%	18	71, Auburn Gresham
Cooks, Aron Jr. 7517 S. Damen					

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Beverly, Eve 5627-5629 S. Indiana 5532-5534 S. Indiana	\$12,240	3 br: 2, \$600 to \$325 4 br: 1, \$700 to \$375	3: 16-30%	20	40, Washington Park
Brinshore Development 5950 S. King Dr. 5951 S. Calumet	\$35,200	3 br: 7, \$750 to \$325	7: 16-30%	20	40, Washington Park
Dorchester Way Apts. Ltd. Part./IMC 6200 S. Dorchester	\$23,592	4 br: 2, \$996 to \$185	2: 16-30%	20	40, Washington Park
Drexel Terrace C/O The Habitat Company 6140 S. Drexel	\$33,300	2 br: 2, \$670-585 to \$100 3 br: 4, \$725 to \$325	2: 0-15% 4: 16-30%	20	42, Woodlawn
Island Terrace Apartments 6430 S. Stony Island	\$5,700	1 br: 1, \$629 to \$154	1: 0-15%	20	42, Woodlawn
LPSS Ltd. Part. Michigan Manor C/O IMC 5751-5759 S. Michigan Ave.	\$20,892	3 br: 5, \$666-\$705 to \$325	5: 0-15%	20	40, Washington Park
LPW Ltd. Part. Wabash Court C/O IMC Property Management 5606 S. Wabash	\$14,760	2 br: 3, \$550 to \$140	3: 0-15%	20	40, Washington Park
Marsh, Mary Ann & Reginald 7538 S. Rhodes	\$5,832	4 br: 1, \$886 to \$400	1: 16-30%	6	69, Greater Grand Crossing
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	\$118,164	2 br: 16, \$560 to \$276 3 br: 13, \$675 to \$326	29: 16-30%	20	40, Washington Park
Prairie Apts. Ltd. Part. C/O IMC Property Management 6034-6052 S. Prairie	\$31,752	2 br: 7, \$525 to \$275 and 4, \$499 to \$275	11: 16-30%	20	40, Washington Park
WECAN 6146 S. Kenwood	\$17,580	1 br: 2, \$500 TO \$175-\$290 3 br: 2, \$750 to \$180-\$390	2: 0-15% 2: 16-30%	20	42, Woodlawn

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
 January 1 - December 31, 2003

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
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
Bouchee, Mary 9115 S. Ada St.	\$7,895	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	21	73, Washington Heights
Bradley, Laticia 9443 S. Justine	\$5,400	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	21	73, Washington Heights
Key, Lillia 1133 W. 111th St.	\$1,500	1 unit(s) 2 br: 1, \$525 to \$400	1: 16-30%	21	75, Morgan Park
Sims, Laury 1110 W. 111th St.	\$5,760	1 unit(s) 2 br: 1, \$880 to \$400	1: 16-30%	21	75, Morgan Park
Patterson, Donald 4100 W. Ogden	\$29,280	4 unit(s) 2 br: 4, \$750 to \$140	4: 0-15%	22	29, North Lawndale
Dickson, Jerome 1131-35 S. Sacramento	\$6,300	1 unit(s) 3 br: 1, \$925 to \$325	1: 16-30%	24	29, North Lawndale
Douglas, Jay 1523 N. Kedvale	\$13,320	2 unit(s) 3 br: 2, \$880 to \$325	2: 16-30%	24	23, Humboldt Park
Grant, Wanda & Marlin 1338 S. Albany 1246 S. Lawndale	\$22,488	4 unit(s) 3 br: 3, \$753 to \$325 5 br: 1, \$990 to \$400	4: 16-30%	24	29, North Lawndale
Grant, Wanda & Marlin 3710 W. Douglas	\$3,480	1 unit(s) 3 br: 1, \$615 to \$325	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Marlin 3745 W. Douglas	\$17,220	3 unit(s) 4 br: 3, \$846-61 to \$375	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	\$37,380	7 unit(s) 2 br: 7, \$600 to \$155	7: 0-15%	24	29, North Lawndale
Gonzalez, Gilbert 1841 S. Laflin	\$4,800	1 unit(s) 3 br: 1, \$700 to \$400	1: 16-30%	25	31, Lower West Side
Ibarra, Juan & Elizabeth 1714 W. 17th St.	\$4,320	1 unit(s) 2 br: 1, \$500 to \$140	1: 0-15%	25	31, Lower West Side
Lemus, Dennis 1133 W. 17th St.	\$4,580	1 unit(s) 2 br: 1, \$550 to \$235	1: 16-30%	25	31, Lower West Side
Scheck, Deborah 1622 S. Allport	\$6,420	1 unit(s) 3 br: 1, \$700 to \$165	1: 0-15%	25	31, Lower West Side

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
The Resurrection Project 1712 W. 17th St.	\$3,680	2 unit(s) 2 br: 2, \$380-\$400 to \$275	2: 16-30%	25	31, Lower West Side
The Resurrection Project 1714 W. 19th St.	\$1,236	1 unit(s) 2 br: 1, \$375-93 to \$275	1: 16-30%	25	31, Lower West Side
The Resurrection Project 963 W. Cullerton	\$9,564	6 unit(s) Studios: 2, \$270 to \$200 3 br: 2, \$472-85 to \$325 4 br: 2, \$540 to \$375	6: 16-30%	25	31, Lower West Side
The Resurrection Project 967 W. 19th St.	\$1,080	1 unit(s) 2 br: 1, \$365 to \$275	1: 16-30%	25	31, Lower West Side
Arlandiz, Elizabeth 1859 N. Kimball	\$24,060	4 unit(s) 1 br: 1, \$450 to \$125 2 br: 2, \$650 to \$140 3 br: 1, \$750 to \$165	4: 0-15%	26	22, Logan Square
Arlandiz, Sergio & Elizabeth 1300 N. Homan	\$34,080	10 unit(s) 2 br: 6, \$540 to \$275 3 br: 4, \$660 to \$325	10: 16-30%	26	23, Humboldt Park
Avelar, Manuel 3306-3308 W. Division	\$42,120	6 unit(s) 3 br: 6, \$750 to \$165	6: 0-15%	26	23, Humboldt Park
Coulin, Georgina 2313 W. Diversey	\$6,120	1 unit(s) 2 br: 1, \$750 to \$325	1: 16-30%	26	22, Logan Square
First Spanish United Church of Christ 2609 N. Kimball	\$6,900	1 unit(s) 2 br: 1, \$850 to \$275	1: 16-30%	26	22, Logan Square
Humboldt Park Ltd./Hispanic Housing Dev. Corp 3038 W. North Ave.	\$27,504	12 unit(s) Studios: 6, \$313 to \$100 1 br: 2, \$364 to \$125 and 4, \$364 to \$230	8: 0-15% 4: 16-30%	26	24, West Town
Humboldt Ridge II L.P. C/O LR Development 1810-17 N. St. Louis	\$29,400	5 unit(s) 2 br: 1, \$675 to \$190 and 1, \$675 to \$320 3 br: 2, \$800 to \$215 and 1, \$800 to \$360	3: 0-15% 2: 16-30%	26	23, Humboldt Park
L.U.C.H.A. 3339 W. Division	\$39,072	22 unit(s) SROs: 22, \$235 to \$100	22: 0-15%	26	23, Humboldt Park
Manzella, Patricia 2511 N. Fairfield	\$7,680	1 unit(s) 3 br: 1, \$1000 to \$360	1: 16-30%	26	21, Avondale

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Mercado, Doris 3345 W. Beach	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	26	23, Humboldt Park
Putz, Erica 2856 N. Rockwell	\$15,360	2 unit(s) 2 br: 1, \$830 to \$275 and 1, \$850 to \$125	1: 0-15% 1: 16-30%	26	21, Avondale
Renaissance Realty Group, Inc. 2517 W. Fullerton	\$36,660	13 unit(s) Studios: 10, \$470 to \$225 and 3, \$475 to \$235	13: 16-30%	26	22, Logan Square
Zayas, Carlos 2749 N. Mozart	\$5,196	1 unit(s) 3 br: 1, \$550 to \$165	1: 0-15%	26	21, Avondale
Barnes Real Estate 634 N. Avers 7230 S. Yale	\$18,280	2 unit(s) 2 br: 1, \$675 to \$275 6 br: 1, \$1350 to \$210	1: 0-15% 1: 16-30%	27	23, Humboldt Park
Ferguson, Jacqueline 1039 N. Hamlin	\$4,239	1 unit(s) 2 br: 1, \$462 to \$140	1: 0-15%	27	23, Humboldt Park
Herron Enterprises 116-118 S. California	\$18,180	3 unit(s) 3 br: 3, \$875-\$825 to \$325-\$360	3: 16-30%	27	27, East Garfield Park
McDermitt Foundation 932 W. Washington	\$60,000	10 unit(s) SROs: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
McDermitt Foundation 124 N. Sangamon	\$97,440	20 unit(s) SROs: 20, \$600 to \$30-\$330	10: 0-15% 10: 16-30%	27	25, Near West Side
McDermitt Foundation (Men's Program) 108 N. Sangamon	\$121,800	25 unit(s) Beds: 5, \$600 to \$30 and 10, \$600 to \$140 and 10, \$600 to \$330	15: 0-15% 10: 16-30%	27	28, Near West Side
McDermitt Foundation (Women's Program) 108 N. Sangamon	\$93,120	16 unit(s) SROs: 8, \$600 to \$30 and 8, \$600 to \$200	8: 0-15% 8: 16-30%	27	28, Near West Side
Austin Shore C/O IMC Property Management 169-85 N. LeClaire 149-51 N. Lavergne	\$8,400	2 unit(s) 2 br: 2, \$545 to \$195	2: 0-15%	28	29, North Lawndale
Austin Square C/O IMC Property Management 4701-09 W. Maypole	\$46,200	13 unit(s) 3 br: 13, \$650 to \$375	13: 16-30%	28	26, West Garfield Park
Barnes Real Estate 2847 W. Congress	\$7,620	1 unit(s) 3 br: 1, \$800 to \$165	1: 0-15%	28	27, East Garfield Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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 3107 W. Monroe	\$6,960	1 unit(s) 3 br: 1, \$900 to \$320	1: 16-30%	28	27, East Garfield Park
Nuestro Pueblo 901-903 N. Sacramento 909-915 N. Sacramento	\$51,288	22 unit(s) 3 br: 13, \$516 to \$325 4 br: 9, \$574 to \$375	22: 16-30%	28	23, Humboldt Park
Brown, Varinia 2720 W. Warren	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325	1: 16-30%	28	27, East Garfield Park
Gates, Sylvester 507 N. Avers	\$7,200	1 unit(s) 3 br: 1, \$1000 to \$400	1: 16-30%	28	23, Humboldt Park
Guyon Ltd. Part.C/O IMC Property Management 4000 W. Washington	\$21,600	9 unit(s) 2 br: 9, \$375-\$450 to \$175-\$195	9: 0-15%	28	26, West Garfield Park
Herron Enterprises 122 S. California	\$20,880	6 unit(s) 1 br: 3, \$575 to \$287 2 br: 3, \$625 to \$333	6: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. C/ O IMC Property Management 4900-4910 W. Jackson	\$20,100	6 unit(s) 2 br: 6, \$540 to \$275	6: 16-30%	28	25, Austin
Washington Courts Ltd. Part. /IMC Property Management 5040 W. Washington	\$46,640	8 unit(s) 2 br: 4, \$605 to \$140 and 4, \$631 to \$166	8: 0-15%	28	25, Austin
West Wash. Ltd. Part.C/O IMC Property Management 4200 W. Washington 4400 W. Washington	\$52,560	19 unit(s) 2 br: 18, \$375-\$450 to \$147-\$195 3 br: 1, \$478 to \$173	19: 0-15%	28	26, West Garfield Park
5700 W. Washington Assoc. C/O IMC 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
Alexander, LC 1836 N. Luna	\$5,460	1 unit(s) 2 br: 1, \$730 to \$275	1: 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

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Northridge Holdings, Ltd. 5808 W. Fulton	\$18,928	6 unit(s) 1 br: 1, \$450 to \$217 2 br: 1, \$525 to \$325 3 br: 4, \$525 to \$110-\$325	1: 0-15% 5: 16-30%	29	25, Austin
Columbus Park Limited Partnership 301 S. Central	\$10,860	3 unit(s) 1 br: 1, \$375 to \$230 2 br: 1, \$454 to \$275 3 br: 1, \$617 to \$325	3: 16-30%	29	25, Austin
Congress Court Apts., Inc. 5203 W. Congress	\$12,474	2 unit(s) 2 br: 1, \$407-\$438 to \$77-\$129 3 br: 1, \$950 to \$230	2: 0-15%	29	25, Austin
Courtway Commons LLC 4815-25 W. Monroe	\$125,772	21 unit(s) 1 br: 3, \$450 to \$140 2 br: 11, \$550 to \$200 3 br: 4, \$656 to \$325 4 br: 3, \$1,200-\$850 to \$375-\$125	17: 0-15% 4: 16-30%	29	25, Austin
Ehresman, Duane 127 N. Central	\$7,680	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, \$447.25-\$472.25 to \$81-\$225	6: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	\$12,948	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
Jones, Rose 1351 N. Menard	\$5,520	1 unit(s) 2 br: 1, \$675 to \$275	1: 16-30%	29	25, Austin
LR Management 5629-5647 W. Madison	\$8,100	6 unit(s) 1 br: 1, \$325 to \$1253 br: 5, \$420 to \$325	1: 0-15% 5: 16-30%	29	25, Austin
North Central Ltd. Part./IMC Property Management 127-145 N. Central	\$29,370	-7 unit(s) 2 br: 7, \$540 to \$190	7: 0-15%	29	25, Austin
Pine Place Ltd. Part. C/O IMC Property Management 5501 W. Corcoran 330 N. Pine	\$55,164	14 unit(s) 1 br: 1, \$443 to \$230 2 br: 3, \$540 to \$275 3 br: 7, \$656 to \$325 4 br: 3, \$800 to \$375	14: 16-30%	29	25, Austin
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%	30	19, Belmont Cragin
Avelar, Manuel 4034 N. Keeler 1904 N. Keystone	\$12,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 0-15%	30	16, Irving Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Rodriguez, Teresa 5055-5059 W. Wrightwood	\$8,760	2 unit(s) 1 br: 1, \$560 to \$125 and 1, \$525 to \$230	1: 0-15% 1: 16-30%	30	19, Belmont Cragin
Avelar, Manuel 4034-42 W. Corlland 1900-04 N. Keystone	\$6,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 0-15%	31	22, Logan Square
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%	31	29, North Lawndale
Belmont Place Apartments 4629 W. Belmont	(\$4,650)	1 unit(s) 1 br: 1, \$590 to \$125	1: 0-15%	31	21, Avondale
Catholic Charities Housing Dev. Corp. 1900 N. Karlov	\$28,020	8 unit(s) Studios: 8, \$450 to \$100	8: 0-15%	31	20, Hermosa
Fonseca, Luz 4128 W. George	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	31	21, Avondale
Gonzalez, Augustin 4237 W. Hirsch	\$7,440	1 unit(s) 2 br: 1, \$785 to \$165	1: 0-15%	31	23, Humboldt Park
IBF/Griffin Series #1 2349-2357 W. Kenneth	\$5,100	1 unit(s) 1 br: 1, \$550 to \$125	1: 0-15%	31	29, North Lawndale
Salgado, Baldemar 4300 W. Fullerton 902 N. California	\$32,640	6 unit(s) 1 br: 1, \$475 to \$125 and 1, \$495 to \$125 2 br: 1, \$550 to \$275 and 2, \$540-60 to \$140 3 br: 1, \$650 to \$165	5: 0-15% 1: 16-30%	31 28	20, Hermosa
The Resurrection Project 2301-2303 S. Drake	\$2,340	2 unit(s) 3 br: 2, \$420-25 to \$325	2: 16-30%	31	30, South Lawndale
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
Lang, Richard 2821 N. Damen Ave.	\$14,340	1 unit(s) 4 br: 1, \$1595 to \$400	1: 16-30%	32	5, North Center
Meza, Carlos & Judy 2328 W. McLean	\$4,776	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	32	22, Logan Square

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003**

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
YMCA of Meiro Chicago 3333 N. Marshfield	\$133,966	67 unit(s)	67: 0-15%	32	6, Lake View
Fedoreko- Kotz, Karyn 2944-50 W. Cullom	\$9,600	2 unit(s)	2: 0-15%	33	16, Irving Park
Fedorenko, Karyn 2944 W. Cullom	\$6,420	1 unit(s)	1: 0-15%	33	4, Lincoln Square
Fedorenko, Karyn 2839-2847 W. Grace	\$3,180	1 unit(s)	1: 16-30%	33	16, Irving Park
Fedorenko-Kotz, Karyn 2846-56 W. Waveland	\$21,900	3 unit(s)	3: 0-15%	33	16, Irving Park
Putz, Erica 3518 W. Cullom 4301 N. Drake	\$20,760	3 unit(s)	2: 0-15% 1: 16-30%	33	16, Irving Park
Barnes Real Estate 11817 S. Wallace	\$12,840	1 unit(s)	1: 0-15%	34	75, Morgan Park
Tyler, Tony 11121 S. Halsted	\$6,720	1 unit(s)	1: 0-15%	34	75, Morgan Park
Augusta Assoc. Ltd./ Hispanic Housing 3301 W. Palmer	\$41,220	12 unit(s)	1: 0-15% 11: 16-30%	35	22, Logan Square
Avelar, Manuel 2735-2737 W. Chanay	\$16,440	3 unit(s)	3: 0-15%	35	22, Logan Square
B & G Properties 2544 N. Avers	\$3,456	1 unit(s)	1: 16-30%	35	22, Logan Square
La Paz C/O Bickerdike Redevelopment Corporation 3600-3606 W. Shakespeare	\$16,692	7 unit(s)	7: 16-30%	35	22, Logan Square
Bickerdike Redevelopment Corporation 929 N. Sacramento 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	13 unit(s)	7: 0-15% 6: 16-30%	35	23, Humboldt Park
Capeles, Jose & Norma 2821 W. Lyndale	\$3,300	1 unit(s)	1: 16-30%	35	22, Logan Square

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Capeles, Jose & Norma 2819 W. Lyndale	\$5,100	1 unit(s) 2 br: 1, \$700 to \$275	1: 16-30%	35	22, Logan Square
Flores, Robert 3008 W. George	\$7,320	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	35	21, Avondale
Fregoso, Joaquin 3415 W. Lyndale	\$7,200	1 unit(s) 2 br: 1, \$740 to \$140	1: 0-15%	35	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	\$5,915	1 unit(s) 1 br: 1, \$625 to \$230	1: 16-30%	35	22, Logan Square
Fregoso, Lilia 3702-08 W. Lyndale	\$9,120	2 unit(s) 1 br: 2, \$700 to \$320	2: 16-30%	35	22, Logan Square
Hallot, George & Katharina 2015 N. Humboldt	\$5,676	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	35	22, Logan Square
Ibarra, Lourdes 2901 N. Dawson	\$5,520	1 unit(s) 2 br: 1, \$650 to \$190	1: 0-15%	35	22, Logan Square
IBF/Griffin Series #6 3233-3239 W. Dickens	\$4,500	1 unit(s) 1 br: 1, \$500 to \$125	1: 0-15%	35	22, Logan Square
Macias, Roberto 3268 W. Fullerton	\$7,020	1 unit(s) 4 br: 1, \$750 to \$185	1: 0-15%	35	22, Logan Square
Mitchell C. Macks 2600 N. Kimball	\$63,997	10 unit(s) Studios: 3, \$650-\$550 to \$100 and 2, \$600-\$550 to \$200 1 br: 3, \$650-\$550 to \$100 and 1, \$700 to \$230 2 br: 1, \$850 to \$140	7: 0-15% 3: 16-30%	35	22, Logan Square
Pagan, Louis Angel 3017 W. Beldon Ave.	\$16,950	2 unit(s) 2 br: 1, \$955 to \$227 3 br: 1, \$900 to \$215	2: 0-15%	35	22, Logan Square
Parada, Peter 2842 N. Sawyer	\$5,220	1 unit(s) 2 br: 1, \$625 to \$190	1: 0-15%	35	22, Logan Square
Perez, Ildia 3707 W. Wrightwood	\$7,175	1 unit(s) 3 br: 1, \$715 to \$165	1: 0-15%	35	22, Logan Square
Regalado, Carlos 2944 N. Whipple	\$7,500	1 unit(s) 2 br: 1, \$850 to \$225	1: 0-15%	35	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 unit(s) 2 br: 2, \$385-425 to \$140	2: 0-15%	35	22, Logan Square
Valencia, Adonai 2414 N. Lawndale	\$3,720	1 unit(s) 2 br: 1, \$450 to \$140	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, 2003

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
Villanueva, Abel 3508-10 W. Dickens	\$4,080	1 unit(s) 3 br: 1, \$700 to \$360	1: 16-30%	35	22, Logan Square
Janina Kubik 7140 W. Addison	\$8,760	1 unit(s) 2 br: 1, \$880 to \$445	1: 16-30%	36	17, Dunning
European Development 723-725 N. Central	\$24,840	9 unit(s) 1 br: 9, \$440-\$430 to \$210-\$200	9: 0-15%	37	25, Austin
Barnes Real Estate 5442 W. Augusta	\$11,820	1 unit(s) 4 br: 1, \$1475 to \$490	1: 0-15%	37	25, Austin
Colon, Jose E. 4221 W. Potomac	\$4,920	1 unit(s) 1 br: 1, \$550 to \$140	1: 0-15%	37	23, Humboldt Park
Keeler Apartments Ltd. Partnership 1251-1261 S. Keeler	\$65,700	10 unit(s) 3 br: 9, \$705 to \$165 4 br: 1, \$800 to \$185	10: 0-15%	37	29, North Lawndale
YMCA of Metro Chicago 501 N. Central	\$153,028	57 unit(s) Studios: 36, \$290 to \$30 and 21, \$290 to \$125-\$190	57: 0-15%	37	25, Austin
Broadmoor Apts. Ltd. C/O IMC Property Management 7600 N. Bosworth	\$95,928	36 unit(s) Studios: 20, \$395 to \$170 and 2, \$350 to \$93-\$103 1 br: 4, \$475-\$350 to \$286-\$183 2 br: 10, \$495 to \$275	20: 0-15% 16: 16-30%	40	1, Rogers Park
H.O.M.E. 1537 W. Rosemont	\$10,200	3 unit(s) SROs: 3, \$630 to \$430	3: 16-30%	40	77, Edgewater
A.m. Realty Group LLC 6748-50 N. Ashland	\$118,745	29 unit(s) 1 br: 20, \$525 to \$230 and 9, \$600 -\$650 to \$175 -\$230	3: 0-15% 26: 16-30%	40	1, Rogers Park
Simoni, Joan 4923 N. Albany	\$10,980	1 unit(s) 4 br: 1, \$1400 to \$485	1: 16-30%	40	14, Albany Park
YMCA of Metro Chicago 30 W. Chicago	\$168,186	58 unit(s) SROs: 58, \$317 to \$100	58: 0-15%	42	8, Near North Side
AidsCare 315 W. Barry	\$14,400	6 unit(s) SROs: 6, \$350 to \$150	6: 0-15%	44	6, Lake View
1325 Wilson LLC C/O Midlakes Management, LLC. 1325 W. Wilson	\$73,312	33 unit(s) SROs: 10, \$275 to \$75 and 10, \$275 to \$175 Studios: 10, \$330 to \$200 and 2, \$475 to \$250 1 br: 1, \$590 to \$290	20: 0-15% 13: 16-30%	46	3, Uptown

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
4431 Clifton Ltd. Part. LLC C/O IMC Property Management 4431 N. Clifton	\$18,078	5 unit(s) 2 br: 1, \$493 to \$140 and 1, \$519 to \$140 3 br: 3, \$659 to \$365	2: 0-15% 3: 16-30%	46	3, Uptown
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd.	\$89,424	36 unit(s) Studios: 18, \$344 to \$100 and 18, \$370 to \$200	18: 0-15% 18: 16-30%	46	3, Uptown
900 W. Windsor Ltd. Part. C/O IMC Property Management 900 W. Windsor	\$21,780	4 unit(s) 2 br: 4, \$450 to \$140	4: 0-15%	46	3, Uptown
Bachelor Properties LLC 1134-40 W. Wilson	\$49,800	16 unit(s) Studios: 16, \$350 to \$100	16: 0-15%	46	3, Uptown
Cornerstone Community Outreach 920 W. Wilson	\$107,640	51 unit(s) SROs: 25, \$271 to \$1011 br: 6, \$320 to \$100 and 20, \$320 to \$150	51: 0-15%	46	3, Uptown
Cornerstone Community Outreach 1311-1315 W. Leland	\$95,232	18 unit(s) 2 br: 7, \$540 to \$170 3 br: 11, \$686 to \$200	7: 0-15% 11: 16-30%	46	3, Uptown
Kosoh Housing Ltd. Part./IMC Property Management 927 W. Wilson	\$88,158	24 unit(s) Studios: 5, \$325 to \$170 1 br: 5, \$450 to \$200 2 br: 14, \$520-610 to \$164-170	19: 0-15% 5: 16-30%	46	3, Uptown
Lakefront SRO 4727 N. Malden	\$49,200	16 unit(s) SROs: 4, \$460 to \$140 (disabled) Studios: 12, \$295 to \$60	16: 0-15%	46	3, Uptown
Rezmar 825-829 W. Sunnyside 839 W. Sunnyside	\$51,456	13 unit(s) 1 br: 6, \$414 to \$125 2 br: 5, \$518 to \$140 3 br: 2, \$666 to \$325	11: 0-15% 2: 16-30%	46	3, Uptown
Ruth Shriman House 4040 N. Sheridan Rd.	\$53,100	15 unit(s) 1 br: 15, \$525 to \$230	15: 16-30%	46	3, Uptown
Shea, Tom 831-33 W. Windsor	\$7,620	1 unit(s) 2 br: 1, \$760 to \$125	1: 0-15%	46	3, Uptown
Voice of the People 847 W. Sunnyside 4130 N. Kenmore	\$15,692	3 unit(s) 2 br: 1, \$505 to \$140 3 br: 2, \$588 to \$325	1: 0-15% 2: 16-30%	46	3, Uptown

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Wilson Windsor Apartments 915-917 W. Wilson	\$173,523	62 unit(s) Studios: 31, \$400 to \$100 and 31, \$400 to \$200	31: 0-15% 31: 16-30%	46	3, Uptown
5240 N. Winthrop LLC. 5240 N. Winthrop	\$27,168	8 unit(s) SROs: 8, \$335 to \$100	8: 0-15%	48	77, Edgewater
Hellenic Foundation 5700 N. Sheridan Rd.	\$146,681	49 unit(s) Studios: 37, \$390-\$445 to \$135-\$195 1 br: 12, \$485-\$550 to \$210-\$260	49: 16-30%	48	77, Edgewater
Lakefront SRO 5042 N. Winthrop	\$115,320	45 unit(s) SROs: 20, \$255 to \$135 and 25, \$300 to \$50	45: 0-15%	48	77, Edgewater
Mc Lenighan, Michael 5701 N. Sheridan Rd.	\$6,900	1 unit(s) Studios: 1, \$675 to \$100	1: 0-15%	48	77, Edgewater
Pride Properties 5718 N. Winthrop	\$53,280	17 unit(s) Studios: 14, \$350 to \$100 and 1, \$475 to \$250 1 br: 1, \$580 to \$175 and 1, \$590 to \$290	15: 0-15% 2: 16-30%	48	77, Edgewater
Superior Management LLC 5326 N. Winthrop	\$140,032	41 unit(s) Studios: 41, \$515 to \$275	41: 16-30%	48	77, Edgewater
Kass Management Services, Inc 1456 W. Birchwood	\$32,520	8 unit(s) 2 br: 2, \$640 to \$320 and 3, \$595 to \$275 3 br: 3, \$695 to \$325	8: 16-30%	49	1, Rogers Park
6229 Winthrop, Inc. C/O Vranas and Chioros Associates, Inc. 6229 N. Winthrop	\$155,990	40 unit(s) Studios: 8, \$385 to \$125 1 br: 32, \$485 to \$150	40: 0-15%	49	77, Edgewater
CMHDC 1714-24 W. Jonquil	\$7,224	2 unit(s) 2 br: 1, \$826 to \$270 3 br: 1, \$925 to \$550	1: 0-15% 1: 16-30%	49	1, Rogers Park
Council for Jewish Elderly 1221 W. Sherwin	\$68,400	20 unit(s) 1 br: 20, \$460 to \$175	20: 0-15%	49	1, Rogers Park
Entre Nous Ltd. Part. C/O IMC Property Management 1700 W. Juneway	\$32,208	10 unit(s) 1 br: 1, \$445 to \$208 2 br: 5, \$501 to \$275 3 br: 4, \$651 to \$325	10: 16-30%	49	1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd.	\$71,564	30 unit(s) SROs: 6, \$627 to \$460 Studios: 2, \$290 to \$100 and 1, \$290 to \$200 1 br: 9, \$325 to \$125 and 8, \$325 to \$230 2 br: 4, \$550 to \$140	18: 0-15% 12: 16-30%	49	1, Rogers Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Pedraza Realty, Inc. 7375-79 N. Damen	\$7,620	2 unit(s) 3 br: 1, \$875 to \$240 and 1, \$1100 to \$360	1: 0-15% 1: 16-30%	49	1, Rogers Park
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	\$100,020	41 unit(s) SROs: 3, \$320 to \$75 Studios: 14, \$370 to \$170 and 24, \$395 to \$195	41: 0-15%	49	77, Edgewater
Su Casa Assoc.C/O IMC Property Management 1614 W. Jonquil	\$26,409	8 unit(s) 1 br: 2, \$550 to \$2603 br: 6, \$500 to \$203	8: 16-30%	49	1, Rogers Park
W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 10, \$300 to \$183 and 30, \$325 to \$183 1 br: 10, \$410 to \$210	40: 0-15% 10: 16-30%	49	1, Rogers Park
Filimon, Alexandra 2839-2843 W. Rosemont	\$7,000	2 unit(s) 1 br: 1, \$480 to \$230 and 1, \$610 to \$275	2: 16-30%	50	2, West Ridge
Marsh, Walter 2014-2024 W. Arthur	\$7,200	2 unit(s) 1 br: 2, \$480-\$530 to \$230	2: 16-30%	50	2, West Ridge
Cajamarca, Merai 6326 N. Mozart	\$9,820	1 unit(s) 3 br: 1, \$1085 to \$325	1: 0-15%	50	2, West Ridge
Song, Keum Sup 1511 S. Drake	\$4,464	1 unit(s) 3 br: 1, \$872 to \$500	1: 16-30%	24	29, North Lawndale
Bethel New Life 4350 W. Washington	\$34,678	6 unit(s) 2 br: 2, \$480 to \$190-\$0 3 br: 4, \$550 to \$215-\$0	6: 0-15%	28	26, West Garfield Park
Eggleston C/O IMC Property Management 443 W. 75th 7502-06 S. Eggleston	\$21,000	5 unit(s) 3 br: 5, \$700 to \$250	5: 16-30%	6	69, Greater Grand Crossing
Kimball C/O IMC 1908-14 N. Kimball 3400-08 W. Cortland	\$8,400	2 unit(s) 3 br: 2, \$700 to \$250	2: 16-30%	35	22, Logan Square
Tenard, Terrance 3946 W. Polk	\$9,420	1 unit(s) 3 br: 1, \$1000 to \$215	1: 0-15%	24	29, North Lawndale
Castro, Maria 2913 N. Kedzie	\$6,120	1 unit(s) 2 br: 1, \$700 to \$190	1: 0-15%	35	22, Logan Square
Gomez, Michael 1622 N. Albany	\$4,560	1 unit(s) 2 br: 1, \$700 to \$320	1: 16-30%	26	22, Logan Square

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Lewandowski, Bogdan 2429 N. Tripp	\$7,080	1 unit(s) 2 br: 1, \$800 to \$210	1: 16-30%	31	22, Logan Square
Barnes Real Estate 5719 S. Prairie	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	20	69, Greater Grand Crossing
Barnes Real Estate 4637 S. Prairie	\$9,504	1 unit(s) 2 br: 1, \$900 to \$108	1: 0-15%	3	68, Englewood
Barnes Real Estate 2710 W. Jackson	\$37,800	14 unit(s) SROs: 14, \$375 to \$150	14: 0-15%	28	29, North Lawndale
Barnes Real Estate 2349 S. Drake	\$9,120	1 unit(s) 3 br: 1, \$975 to \$225	1: 16-30%	22	29, North Lawndale
Barnes Real Estate 2310 S. Sacramento	\$6,120	1 unit(s) 1 br: 1, \$800 to \$175	1: 0-15%	12	29, North Lawndale
Barnes Real Estate 4824 S. Prairie	\$17,520	2 unit(s) 5 br: 2, \$1000 to \$260- \$280	2: 16-30%	3	68, Englewood
Barnes Real Estate 1715 W. 58th	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	15	68, Englewood
Monroe, Toni 7337 South Shore Dr.	\$8,160	1 unit(s) 2 br: 1, \$870 to \$190	1: 0-15%	7	43, South Shore
Ninapayta, John 3416 W. Potomac	\$11,520	2 unit(s) 2 br: 2, \$800 to \$320	2: 16-30%	26	22, Logan Square
Rodriguez, Margarita 1019 N. Francisco	\$7,056	1 unit(s) 2 br: 1, \$1000 to \$412	1: 16-30%	1	23, Humboldt Park
Del Cuardo, Michael 3227 N. Whipple	\$3,840	1 unit(s) 2 br: 1, \$800 to \$ 480	1: 16-30%	33	21, Avondale
Harper, Louise 1148 W. 111th Place	\$12,720	1 unit(s) 3 br: 1, \$1200 to \$165	1: 0-15%	21	75, Morgan Park
Gonzalez, Gilbert 2104 S. May	\$7,092	1 unit(s) 2 br: 1, \$850 to \$259	1: 16-30%	25	31, Lower West Side
Great American Realty, Inc. 1342 W. 82nd 1504 W. 81st	\$20,700	4 unit(s) 1 br: 1, \$610 to \$290 and 1, \$610 to \$175 2 br: 1, \$750 to \$320 and 1, \$750 to \$190	2: 0-15% 2: 16-30%	8	46, South Chicago
3346 W. Lexington Family LP 3346 W. Lexington	\$12,096	1 unit(s) 3 br: 1, \$1,300 to \$292	1: 0-15%	24	29, North Lawndale
Barnes Real Estate 7811 S. Laffin	\$14,340	1 unit(s) 6 br: 1, \$1,500 to \$305	1: 0-15%	17	69, Greater Grand Crossing

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2003

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
Ellis, James 12023 S. Yale	\$7,650	1 unit(s) 3 br: 1, \$1071 to \$441	1: 16-30%	10	46, South Chicago
The Resurrection Project 1313 W. 19th St.	\$1,380	1 unit(s) 1 br: 1, \$444 to \$329	1: 16-30%	25	31, Lower West Side
Cynthia Jackson 7929 S. Harvard	\$5,220	1 unit(s) 3 br: 1, \$770 to \$325	1: 16-30%	17	44, Chatham
Barne Real Estate 3840-2 S. King Drive	\$32,460	5 unit(s) 1 br: 3, \$600 to \$125 2 br: 2, \$725 to \$140	5: 0-15%	4	41, Hyde Park
Chester Reason 7955 S. Kenwood	\$4,680	1 unit(s) 3 br: 1, \$650 to \$260	1: 16-30%	8	45, Avalon Park
Pagn, Conrad and Durasno, Carlos 3108 N. Keating	\$6,900	1 unit(s) 2 br: 1, \$850 to \$275	1: 0-15%	30	16, Irving Park
TOTALS	\$7,346,217	2037 unit(s) Beds: 25 SROs: 361 Studios: 574 1 br: 378 2 br: 372 3 br: 272 4 br and up: 55	1195: 0-15% 842: 16-30%		

Chicago Department of Housing
TROUBLED BUILDINGS INITIATIVE
 January 1 - December 31, 2003

Status	Quarter Counted	Primary Address	Commitment	Number of Residential Units	Units By Income Level					
					0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
Recovered/Rehab Complete	1st	7953-59 S Ashland Ave	\$ 100,000	16	-	-	16	-	-	-
Recovered/Rehab Complete	2nd	1601-09 N Lockwood Ave		16	-	-	16	-	-	-
Rehab in process	1st	917 E 78th St	\$ 100,000	31	-	-	31	-	-	-
Rehab in process	2nd	5342-44 S Indiana Ave		6	-	-	6	-	-	-
Rehab in process	2nd	5701-05 S Calumet Ave		18	-	-	18	-	-	-
Rehab in process	2nd	5901-09 S Wabash Ave		24	-	-	24	-	-	-
Rehab in process	2nd	6947 S Peoria St		30	-	-	30	-	-	-
Rehab in process	3rd	7901-11 S Drexel Ave		27	-	-	27	-	-	-
Rehab in process	3rd	7110-14 S Harvard	\$ 45,000	6	-	-	6	-	-	-
Rehab in process	3rd	5917 S. Emerald		8	-	-	8	-	-	-
Rehab in process	3rd	7716-18 S. East End Avenue	\$ 100,000	16	-	-	16	-	-	-
Rehab in process	3rd	5837-39 S. Calumet		6	-	-	6	-	-	-
Rehab in process	3rd	3600-12 W. Franklin Blvd.		68	-	-	68	-	-	-
Rehab in process	4th	3550 W Franklin Blvd		20	-	-	20	-	-	-
Rehab in process	4th	4632-38 S Vincennes Ave		9	-	-	9	-	-	-
Rehab in process	4th	5119-25 S Prairie Ave		12	-	-	12	-	-	-
Rehab in process	4th	4847-51 N Albany Ave		27	-	-	27	-	-	-
Rehab in process	4th	5300-08 S. Pulaski		200	-	-	200	-	-	-
Rehab in process	4th	3401-09 W. Monroe		24	-	-	24	-	-	-
Rehab in process	4th	5023-25 S. Michigan		6	-	-	6	-	-	-
Rehab in process	4th	31 N. Lorel Ave.		12	-	-	12	-	-	-
Rehab in process	4th	1615 W. 61st St.		8	-	-	8	-	-	-
Rehab in process	4th	7427-37 N. Winchester		32	-	-	32	-	-	-
Rehab in process	4th	7415-23 S. Kimbark Ave.		30	-	-	30	-	-	-
Rehab in process	4th	8133-35 S. Ingleside		6	-	-	6	-	-	-
Rehab in process	4th	1400-02 N. Avers		15	-	-	15	-	-	-
Rehab in process	4th	11027-35 S. ML King Drive	\$ 100,000	48	-	-	48	-	-	-
Under receivership	4th	8014-16 S. Ingleside	\$ 99,975	6	-	-	6	-	-	-
Under receivership	4th	6957-59 S. Union	\$ 382,850	14	-	-	14	-	-	-
Under receivership	4th	4335-37 W. Washington	\$ 15,605	6	-	-	6	-	-	-
Subtotal			\$ 943,430	747	-	-	747	-	-	-
Other Expenses: Court-related and other pre-rehab expenses (purchases of delinquent mortgages, back taxes) and administrative expenses			\$ 662,998							
Total			\$ 1,606,428							

HUD MARK TO MARKET PROGRAM

January 1 - December 31, 2003

Quarter	Project Name	Project Type	Project Address	HUD- funded Rehab	Number of Units	Units by Income Level			
						0-15%	16-30%	31-50%	51-60%
1st	O'Keefe Apartments	Mortgage restructuring	7001-11 S. Paxton	\$ 8,080	13	-	-	-	-
3rd	Bennett	Mortgage restructuring	7129 S Bennett Ave	\$ -	19	-	-	-	-
3rd	South Shore	Mortgage restructuring	7456 S South Shore Dr	\$ -	44	-	-	-	-
3rd	Armitage Commons	Mortgage restructuring	3720 W. Armitage	\$ 59,460	104	-	-	-	-
3rd	Continental Plaza Apartments	Mortgage restructuring	1311 W. 76th St.	\$ 28,000	292	-	-	-	-
3rd	Lafayette Terrace Apartments	Mortgage restructuring	6950 S. Vincennes Ave,	\$ 135,132	93	-	-	-	-
3rd	North Washington Park Estates	Mortgage restructuring	4756-58 S. Vincennes Ave.	\$ 48,232	21	-	-	-	-
TOTALS				\$ 278,904	586	-	-	-	-

* Six projects, 573 units with \$270,824 in HUD-funded rehab, were directly administered by a national Participating Administrative Entity (PAE).

PROPERTY STABILIZATION FUND
January 1 - December 31, 2003

Quarter	Project Name	Project Address	PSF Support	Number of Units	Units by Income Level					
					0-15%	16-30%	31-50%	51-60%	61-80%	Unrestricted
2nd	Rosemont Apartments	1061 West Rosemont	\$ 369,970	122		122				
2nd	Magnolia Gardens	4845 North Magnolia/1226 West Gunnison	\$ 150,000	56			56			
2nd	6133 North Kenmore	6133 North Kenmore	\$ 100,000	66			66			
2nd	Sheridan Park Limited Partnership	4536-4530 North Magnolia	\$ 150,000	102			102			
TOTALS			\$ 769,970	346	-	-	122	224	-	-

Department of Housing
NEW HOMES FOR CHICAGO
HOMESTART
 January 1 - December 31, 2003

Quarter	Development	Developer	Ward	Community Area	City Council Approval Date	City Commitment	TOTAL UNITS	Units by Income Level					
								0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
New Homes for Chicago	1st	LaVivienda New City Homes	12	New City	01/16/03	\$ 100,000	10	-	-	-	1	4	5
	1st	Parnell Place	17	Greater Grand Crossing	01/16/03	\$ 600,000	42	-	-	-	4	18	20
TOTAL							52	-	-	-	5	22	25
HomeStart	3rd	Midway Village Condominiums	13	West Lawn	07/29/03	\$ 12,000,000	72	-	-	-	-	16	-
							TOTAL	\$ 12,000,000	72	-	-	-	16

* Includes 56 unrestricted units

Chicago Department of Housing
TAX INCREMENT FINANCING (TIF) SINGLE-FAMILY RECIPIENTS
 January 1 - December 31, 2003

Development	Developer	Address	Ward	Community Area	City Council Approval Date	City Commitment	TOTAL UNITS	Units by Income Level					
								0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
Jazz on the Boulevard	Jazz on the Boulevard LLC	40th / 42nd / Drexel Blvd. / Cottage Grove	4	Oakland	04/09/03	\$ 2,300,000	27					14	13
ACRE Development	ACRE Development	35th and Halsted	11	Bridgeport	10/01/03	\$ 2,592,959	14	-	-	-	-	8	6
Gunnison Street Lofts	Gunnison Street Lofts LLC	4840 N Broadway	48	Uptown	10/01/03	\$ 1,100,000	5	-	-	-	-	1	4
Renaissance Estates	JTA Development	122nd and Ashland	34	Morgan Park	11/12/2003	\$ 3,600,000	86	-	-	-	-	15	65*
TOTAL							132					38	88

Note: This report includes projects governed by the Mayor's Affordable Requirements Ordinance. See also "Mayoral Affordable Requirements Ordinance 2003" in Appendices.

* Includes unrestricted units.

CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)

Applications Approved

January 1 - December 31, 2003

Quarter Approved	Developer	Project Name	Address	Community Area	Ward	Percent affordable	Affordable Units	Units by Income Level					
								0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
1st	T. Plunkett	2567 W. Montrose	2567 W. Montrose	Lincoln Square	47	7%	1	-	-	-	-	1	0
1st	4700 Western LLC	4700 N. Western	4700 N. Western	Lincoln Square	47	8%	2	-	-	-	-	1	1
1st	Terrapin Properties	909 W. Washington	909 W. Washington	West Loop	27	10%	11	-	-	-	-	6	5
1st	Charlie LLC	3250-58 W. Flournoy	3250-58 W. Flournoy	East Garfield Park	24	20%	1	-	-	-	-	1	0
1st	M. Barone Realty	North Branch Condominiums	2510 W. Irving Park	Lincoln Square	47	7%	2	-	-	-	-	1	1
1st	Parkhill Development Corp.	4755-57 N. Malden	4755-57 N. Malden	Uptown	46	13%	1	-	-	-	-	1	0
2nd	M. Siddiqui	4648-50 N. Winthrop	4648-50 N. Winthrop	Uptown	46	22%	2	-	-	-	-	1	1
2nd	O'Flaherty Builders	4839-43 N. Winthrop	4839-43 N. Winthrop	Uptown	46	100%	16	-	-	-	-	9	7
2nd	Leshar, LLC	Leland/Sheridan Condominiums	4701 N. Sheridan	Uptown	46	17%	10	-	-	-	-	6	5
3rd	2740 Armitage LLC	2740 Armitage Condominiums	2740 W. Armitage & 2736 W. Francis	Logan Square	1	18%	9	-	-	-	-	5	4
3rd	Prime Properties Development	Homes on the Park	2747 W. Crystal	West Town	26	25%	3	-	-	-	-	2	1
3rd	Chicago Homewerks	1217 Lawrence	1217 W. Lawrence	Uptown	46	17%	1	-	-	-	-	1	0
TOTAL							59	-	-	-	-	32	27

2003 SUMMARY	
Participating developments	12
Affordable units	59
Average % of affordable units	22%
Total value of developer write-downs	\$ 5,117,200
Average write-down per affordable unit	\$ 92,999



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

HISTORIC CHICAGO BUNGALOW REPORT FORM: Historic Chicago Bungalow Association



Benefits Received

From October 2000 - December 31, 2003

INDICATOR	NUMBER	DOLLARS EXPENDED
Recognition/Marketing of Chicago Bungalows		
Requests for information/general information pieces mailed*	18,614	
# of individuals who participated in tours**	268	
# of Historic Chicago Bungalow Members	4,067	
Preservation and Restoration		
# of MCC participants		
# of households who access other rehab bank loans	56 home equity 97 refinance	\$1,741,927 home equity \$10,827,366 refinance
	Subtotal:	\$12,569,293
# of households who utilized their own resources for rehab	625	\$3,727,882
# of households who receive appliance vouchers	711	\$675,450
# of households who receive energy efficiency matching dollars	436	\$786,166
# of households who receive IHDA grant matching dollars	21	\$69,852
Bungalow Purchase		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	63	\$11,094,895
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	12	\$2,101,650
# of loans for bungalow purchase in process	0	\$0
Actual # of households served, taking into account multiple benefits	698	

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

** Data from Chicago Architecture Foundation.

*** Due to processing time, this dollar amount lags behind number of households receiving benefits.

Chicago Department of Housing
MAYORAL AFFORDABLE REQUIREMENTS ORDINANCE
 2003

Type of Development	Project Title	Address	City Assistance	Total Units#	# of Affordable Units	Total Public Assistance	Council Date	Other Assistance through DOH
Rental	Normal Parkway Housing Group, L.P.	434 W. Marquette Rd.	Land Write Down	40	40	\$20,000	04/09/03	No
Rental	Pershing Courts Residential Development	3837-57 S. State St.	TIF	80	80	\$734,378	07/29/03	Yes
Rental	4200 W. Roosevelt	4200 W. Roosevelt	Land Write Down	21	21	\$1,125,000	09/04/03	No
Rental	43rd/ State LP (Robert Taylor)	43rd and State	Land Write Down	110	110	\$2,538,624	10/01/03	Yes
Rental/For Sale	Madden Wells Phase IA LP	38th, Langley, Ellis, Pe	TIF	162	112	\$3,000,000	04/09/03	Yes
Rental/For Sale	Jazz on the Boulevard, LLC	Drexel Boulevard TIF	TIF	137	66	\$2,300,000	04/09/03	Yes
For Sale	Jenny Builders	3968-78 S. Ellis	Land Write Down	24	5	\$206,000	04/09/03	No
For Sale	ACRE Development	35th and Halsted	TIF	67	14	\$2,592,959	10/01/03	No
For Sale	Gunnison Street Lofts	4840 N. Broadway	TIF	22	5	\$1,100,000	10/01/03	No
For Sale	Marin Reeves Development	4105 S. Drexel	Negotiated Sale	20	7		10/01/03	No
For Sale	Renaissance Estates	122nd S. Ashland	TIF	86	80	\$3,600,000	11/12/03	No
TOTAL				769	540	\$17,216,961		

* Note: This report reflects projects governed by the Mayor's Affordable Requirements Ordinance. Some projects receiving additional assistance through DOH have been previously reported, a total of 172 units.

Chicago Department of Housing
Affordable Housing Plan, 1999-2003
PRODUCTION SUMMARY

Year	COMMITMENTS					UNITS SERVED				
	Creation and preservation of affordable rental	Promotion and support of homeownership	Improvement and preservation of homes	Operating Expenses	Total	Creation and preservation of affordable rental	Promotion and support of homeownership	Improvement and preservation of homes	Total	
1999	\$ 170,616,159	\$ 104,286,549	\$ 10,334,190	\$16,229,758	\$ 301,466,656	6,648	1,763	2,451	10,862	
2000	\$ 149,719,412	\$ 100,421,381	\$ 11,310,345	\$16,374,371	\$ 277,825,509	5,631	1,404	2,158	9,193	
2001	\$ 232,228,124	\$ 76,787,781	\$ 18,196,992	\$19,251,020	\$ 346,463,917	7,363	2,307	3,395	13,065	
2002	\$ 191,546,378	\$ 62,084,448	\$ 13,775,589	\$18,555,009	\$ 285,961,423	5,786	1,822	2,342	9,951	
2003	\$ 133,730,385	\$ 76,659,095	\$ 15,506,047	\$19,410,802	\$ 245,306,329	6,182	952	2,486	9,620	
						(8,000) *				
TOTAL	\$ 877,840,458	\$ 420,239,254	\$ 69,123,163		\$ 1,457,023,834	23,610	8,248	12,832	44,690	
GOAL	\$ 437,500,000	\$ 550,414,800	\$ 57,250,000			13,593	7,954	9,964	35,658	
% of Goal	201%	76%	121%			174%	104%	129%	125%	

Note: All unit figures represent net units, taking into account affordable housing projects that access multiple funding programs. The one exception is units participating in the Low Income Housing Trust Fund Rental Subsidies program across years, which are netted out in the line marked by *.

TABLE FOR 2003 INCOME LIMITS
(EFFECTIVE FEBRUARY 20, 2003)

Household Size	Median Level at 30%	Median Level at 50%	Median Level at 60%	Median Level at 80%	Median Level at 95%	Median Level at 100%	Median Level at 115%	Median Level at 120%
1	\$ 15,850	\$ 26,400	\$ 31,700	\$ 39,550	\$ 46,950	\$ 52,800	\$ 60,700	\$ 63,350
2	\$ 18,100	\$ 30,150	\$ 36,200	\$ 45,200	\$ 53,650	\$ 60,300	\$ 69,350	\$ 72,350
3	\$ 20,350	\$ 33,950	\$ 40,750	\$ 50,850	\$ 60,400	\$ 67,900	\$ 78,100	\$ 81,500
4	\$ 22,600	\$ 37,700	\$ 45,250	\$ 56,500	\$ 67,100	\$ 75,400	\$ 86,700	\$ 90,500
5	\$ 24,450	\$ 40,700	\$ 48,850	\$ 61,000	\$ 72,450	\$ 81,400	\$ 93,600	\$ 97,700
6	\$ 26,250	\$ 43,750	\$ 52,500	\$ 65,550	\$ 77,850	\$ 87,500	\$ 100,650	\$ 105,000
7	\$ 28,050	\$ 46,750	\$ 56,100	\$ 70,050	\$ 83,200	\$ 93,500	\$ 107,550	\$ 112,200
8	\$ 29,850	\$ 49,750	\$ 59,700	\$ 74,600	\$ 88,600	\$ 99,500	\$ 114,450	\$ 119,400

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

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

Income limits for 60%, 95%, 100%, 115% and 120% extrapolated per HUD methodology (PDR 2003-02) following HUD protocols of rounding all income limits to the nearest \$50.





