

# AFFORDABLE HOUSING PLAN 2004-2008

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## Quarterly Progress Report

Quarter ending  
December 31, 2004



## BuildPreserveLead

**Build:** *Add to the stock of affordable housing*

**Preserve:** *Protect Chicago's existing affordable housing*

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



Chicago Department of Housing  
John G. Markowski, Commissioner



City of Chicago  
Richard M. Daley, Mayor

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City of Chicago  
Richard M. Daley, Mayor

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**FOR IMMEDIATE RELEASE**  
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## Department of Housing Reports Record Year and Fourth Quarter 2004 Results

The Chicago Department of Housing (DOH) today released its fourth quarter report for 2004, announcing record results for the year ended December 31, 2004, exceeding its affordable housing goals by more than \$1 million and 100 units.

The City's commitment, part of the new 2004-2008 five-year plan, represents more than \$361 million in assistance to support 11,120 housing units.

DOH is proud to report a solid record of achievements. The accomplishments can be seen in three key areas: homeownership, rental housing and preservation.

"Affordable housing is fundamental to our long-term economic prosperity," Housing Commissioner John G. Markowski said. "Despite extremely difficult financial times, we are making good on our commitment to provide safe and affordable housing."

In 2004, DOH has exceeded its resource commitment through programs like the Home Ownership Preservation Initiative (HOPI), an initiative that has already saved 700 families from foreclosure and reclaimed 111 vacant, foreclosed properties, making Chicago a national leader in foreclosure prevention.

Other accomplishments include closing the deal on five new developments that are a part of the Chicago Housing Authority's Plan for Transformation. The developments will create more than 500 new units of affordable multi-family housing.

The Chicago Partnership for Affordable Neighborhoods (CPAN), an important tool for creating affordable units, achieved a record commitment from developers to include 161 affordable condominiums or townhouses in market rate developments in higher cost neighborhoods.

Fourth quarter highlights include:

- The City Council approved funding for Senior Suites of Bridgeport, a six-story, 85-unit development, will be built at 2825 S. Halsted St. The complex will bring 33 affordable studios and 52 one-bedroom apartments to the community.

(more)





- The City Council also approved phase one of the rehabilitation plan for Eden Green Apartments, a 258-unit multi-family rental housing development in the Riverdale community on the City's Southeast Side. The \$32.3 million project will bring a mix of 34 one-bedrooms, 118 two bedrooms, 85 three-bedrooms and 21 four-bedrooms units to the area.
- Karry L. Young Construction Co., Inc. plans to build up to 141 new, affordable single-family homes and 44 two-flats in the West Englewood community under the New Homes for Chicago program. Single-family home base prices for the Englewood Homes development will start at \$150,000, and two-flats will be priced from \$200,000. All homes will be made affordable to households earning up to 120 percent of area median income.
- The Department coordinated a lottery for nearly 500 applicants seeking to improve their homes through the TIF Neighborhood Investment Fund Program (TIF-NIP). Residents use the funds for exterior repairs to help rehabilitate their properties. Over 100 candidates and 25 alternates were chosen.
- The Department hosted a successful round of well-attended housing fairs last fall, offering assistance to individuals, families and teachers seeking to buy a home or learn more information on the many aspects of the rental housing industry. Last October was particularly exciting since it was the first time the Department sponsored a rental housing expo, featuring virtually every aspect of the rental housing industry for tenants and landlords.

The results for the quarter and full year make good on the City's continued commitment to provide safe and affordable housing as communicated in the newest five-year affordable housing plan "Build. Preserve. Lead: An Affordable Housing Agenda for Chicago's Neighborhoods," which intends to commit \$1.9 billion for 48,000 units by 2008.

To ensure that working families and those like the elderly and disabled will be able to have access to quality affordable housing, Markowski called on the State Legislature to pass a proposed state-funded program to provide rental assistance for low-income families. The measure would add about \$11 million to support more than 2,000 additional units through Chicago's Low-Income Housing Trust Fund, which is the nation's largest locally funded rent subsidy program. He called on the Legislature to pass the measure during its spring session.

Since Mayor Richard M. Daley took office in 1989, more than 100,000 units of affordable housing have been built, preserved or otherwise supported through City housing programs. Information on these and other Department of Housing programs is available by calling 311 or visit the Department's Website at [www.cityofchicago.org/housing](http://www.cityofchicago.org/housing)

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## LETTER FROM THE COMMISSIONER

I am pleased to submit the fourth Quarterly Progress Report of 2004, which presents the Department of Housing's progress on the goals set forth in the City's third Affordable Housing Plan, 2004-2008.

I am proud to report that the Department has exceeded the unit goals in all three program areas: creation and preservation of affordable rental units; promotion and support of homeownership, and improvement and preservation of homes. Overall in 2004, DOH committed more than \$361 million in assistance to support 11,120 units.

### **Other accomplishments the Department achieved in 2004 include:**

- Preventing nearly 700 families from losing their home and reclaiming 111 vacant, foreclosed properties through the Home Ownership Preservation Initiative (HOPI). These positive results have led other cities to use HOPI as a model to assist with foreclosure prevention in their communities.
- Hosting the Fall Conference of the National Association of Local Housing Finance Agencies, which featured a citywide tour of affordable housing developments.
- Closing five Chicago Housing Authority Plan for Transformation multifamily developments: Oakwood Shores (Madden Park Wells) Phase 1A, Jazz on the Boulevard (Drexel), Roosevelt Square (ABLA) Phase 1, Robert Taylor Phase 1 Offsite, and Westhaven Park Tower (Horner IIa2 Midrise). These developments will add more than 500 new units of affordable housing to Chicago's housing stock.
- Obtaining commitments from developers to include 161 affordable units in market rate developments through the Chicago Partnership for Affordable Neighborhoods (CPAN). These commitments are a record for CPAN.

We have much to celebrate, but we know we have much work ahead of us. One of the top items on our agenda is passage of the statewide rental subsidy bill. The Department worked with community groups throughout 2004 to pass this legislation, which would provide Chicago with an additional \$11 million to support more than 2,000 additional units through the Chicago Low Income Housing Trust Fund. Despite everyone's hard work, the bill did not pass in the last legislative session, but we will continue working to pass this important legislation in 2005.

We thank all our partners for their support and hard work and look forward to another productive year in 2005.



John G. Markowski  
Commissioner



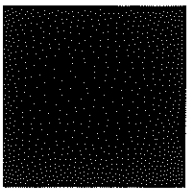




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## INTRODUCTION

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

DOH projected an active and productive year, committing over \$360 million in resources to support 11,000 units of housing.

Through the end of 2004, the Department committed more than \$361 million in funds to support over 11,000 units, which represents 101% of the 2004 unit goal and 99% of the 2004 resource allocation goal.





## CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

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

Through the end of 2004, the Department of Housing committed over \$263 million in resources to support over 7,200 units. These numbers represent 105% of the 2004 multifamily unit goal and 129% of the 2004 multifamily resource allocation goal.

### Multi-Family Rehab and New Construction

#### Senior Suites Coming to Bridgeport

In December, the City Council approved an ordinance supporting the construction of an 85 unit affordable rental development for seniors in the City's Bridgeport community.

The ordinance authorizes the planned construction of Senior Suites of Bridgeport, a new \$14 million rental complex to be located at 2825 S. Halsted St.

Senior Suites of Bridgeport will provide 33 studios and 52 one-bedroom apartments at initial monthly rents of \$625 to \$750. Apartment sizes will range from 440 to 575 square feet. The apartments will be available to seniors 62 years or older whose incomes meet federal guidelines.

The project is in partnership with Senior Lifestyle Corporation, and is part of a public/private collaboration created to provide affordable housing for seniors throughout Chicago.

The 69,455 square foot facility will offer meal programs, monthly housekeeping, and a variety of senior friendly activities. The main floor will contain a lounge, library and management offices. Other amenities include laundry facilities, on-site parking and an emergency response system in both sleeping and bath areas.



The City will invest \$5.2 million in loans and provide \$831,584 in tax credits, which will provide \$6,735,157 in equity. Additional funding will come from a private mortgage loan.



Senior Suites of Bridgeport will provide 85 units of affordable rental housing for senior citizens.

## City Approves Rehab of 258 Units in Riverdale

In the fourth quarter, the City Council also approved financing for the rehabilitation of Eden Green Apartments, a 258 unit rental development consisting of 39 buildings located in the Riverdale community on the Far South Side.

The City is contributing \$4,046,464 in loan funds and \$16,188,000 in mortgage revenue bond financing to the development, along with 4% tax credits (generated by the tax exempt bond) in the amount of \$1,164,228. Other financing includes a HUD Flex Subsidy Loan in the amount of \$2,036,000.

The entire development consists of 353 units that will be rehabbed in two phases. This first phase will rehab 258 units. There will be 15 units in phase one that will be accessible to people with disabilities. All rents will be affordable to residents with incomes at or below 60% of the area median income.



The rehab work will include replacement of all roof shingling and insulation, water lines, kitchen and bathroom fixtures and appliances, doors, gutters and downspouts, carpeting, drywall, furnaces and air conditioning units, and light fixtures; tuckpointing and sill repair repainting; and sidewalk repair and landscaping.



The rehab of Eden Green Apartments, which was originally constructed in the 1970s, will provide 258 affordable rental units in its first phase.



## Updates on Previously Reported Developments

### Churchview Supportive Living Opens in Chicago Lawn

On October 2, Mayor Richard M. Daley officially opened Churchview Supportive Living Facility, a \$16 million affordable rental housing and personal care center for seniors in the Chicago Lawn community on the Southwest Side.

The 86 unit facility, located at 2600–2626 W. 63rd St., offers 76 efficiency units and 10 one-bedroom rental units, complete with bathroom and kitchen facilities, at initial monthly rents of \$474. The developer of the 67,000 square foot building is Greater Southwest Development Corporation (GSDC).

The facility provides supportive services designed to help seniors maintain ties in their communities. Eligible seniors will also receive help with medications and the services of a registered dietician. Laundry, housekeeping and transportation services, as well as case management and supportive counseling to link residents with needed outside services, will be provided.

The six story building contains a central dining area and lounges on each floor. Other amenities include an activity room, library, beauty salon, and a lounge with an adjoining terrace.

The City invested \$7.4 million in tax exempt bonds, \$3.5 million in loans, and \$586,000 in tax credits in this development. Other funding sources include a bank loan and substantial developer equity.



Mayor Daley, along with Jim Capraro, Executive Director of Greater Southwest Development Corporation, 15th Ward Alderman Ted Thomas, and Housing First Deputy Rich Monocchio, congratulates Dora Williams, the first person to move into Churchview Supportive Living Facility.

## Construction of Roosevelt Square Underway

This quarter, the City and the Chicago Housing Authority (CHA) celebrated the ground-breaking of Phase I of Roosevelt Square on the Near West Side. Covering approximately 135 acres, this six phase, 2,441 unit residential community will be developed over 10 years on land that was once home to the CHA's ABLA Homes.

Phase I of Roosevelt Square includes 181 rental units and 233 for sale units to be located on 13 acres. DOH contributed \$1,190,000 in Low Income Housing Tax Credits for the construction of the rental units.

"We are thrilled that the construction has begun and that we are moving forward," said Deverra Beverly, Local Advisory Council President for ABLA Homes. "This is the first step in providing new homes and new lives for ABLA residents."

Roosevelt Square Phase I is the fifth CHA Plan for Transformation multifamily development that DOH closed in 2004. The others were Jazz on the Boulevard, Oakwood Shores, Westhaven Park Tower and Robert Taylor Phase I offsite. The Department has committed half of its annual allocation of multifamily HOME funds and Low Income Housing Tax Credits to support the CHA Plan for Transformation.



Phase I of Roosevelt Square, which will be built on the former site of the CHA ABLA Homes, will provide 181 rental units and 233 for sale units.







## **Casa Kirk Breaks Ground in South Chicago**

In the fourth quarter, the Department of Housing also celebrated the groundbreaking of Casa Kirk Apartments, an affordable rental housing development for very low income and formerly homeless families.

The 30 unit, \$7 million development will be built in the 9100 block of S. Buffalo Ave. in the South Chicago community. The five buildings that make up the development are designed to accommodate families. The three story buildings will feature two, three, and four-bedroom apartments with 1 or 1½ baths at initial monthly rents of \$800 to \$1,050. The site will feature parking, an outdoor playground, and a nature area.

All units will be made affordable to households earning less than 50 percent of area median income. Six of the apartments will be for formerly homeless individuals who will have access to supportive services to help them make positive changes so they can improve their lives.

The City will invest up to \$5 million in Community Development Block Grant Funds toward in the Casa Kirk development. Additional funding sources include \$1.3 million from the Illinois Housing Development Authority and over \$760,000 in grants from the Federal Home Loan Bank, Allstate and HUD.

Claretian Associates and Interfaith Housing Development Corporation are co-developers of Casa Kirk. The development is named for the late Rev. Marty Kirk, a well-known Claretian priest who was active in the South Chicago community.

## **City Approves Multifamily Loans to Support 896 Units**

In 2004, the Department of Housing obtained City Council approval for 12 loans totaling nearly \$32 million for affordable multifamily housing. These 12 projects will bring an additional 896 affordable rental units to the City of Chicago.

The primary sources of funds for these loans are the Community Development Block Grant and the HOME Investment Partnership, which come to the City from the U.S. Department of Housing and Urban Development.

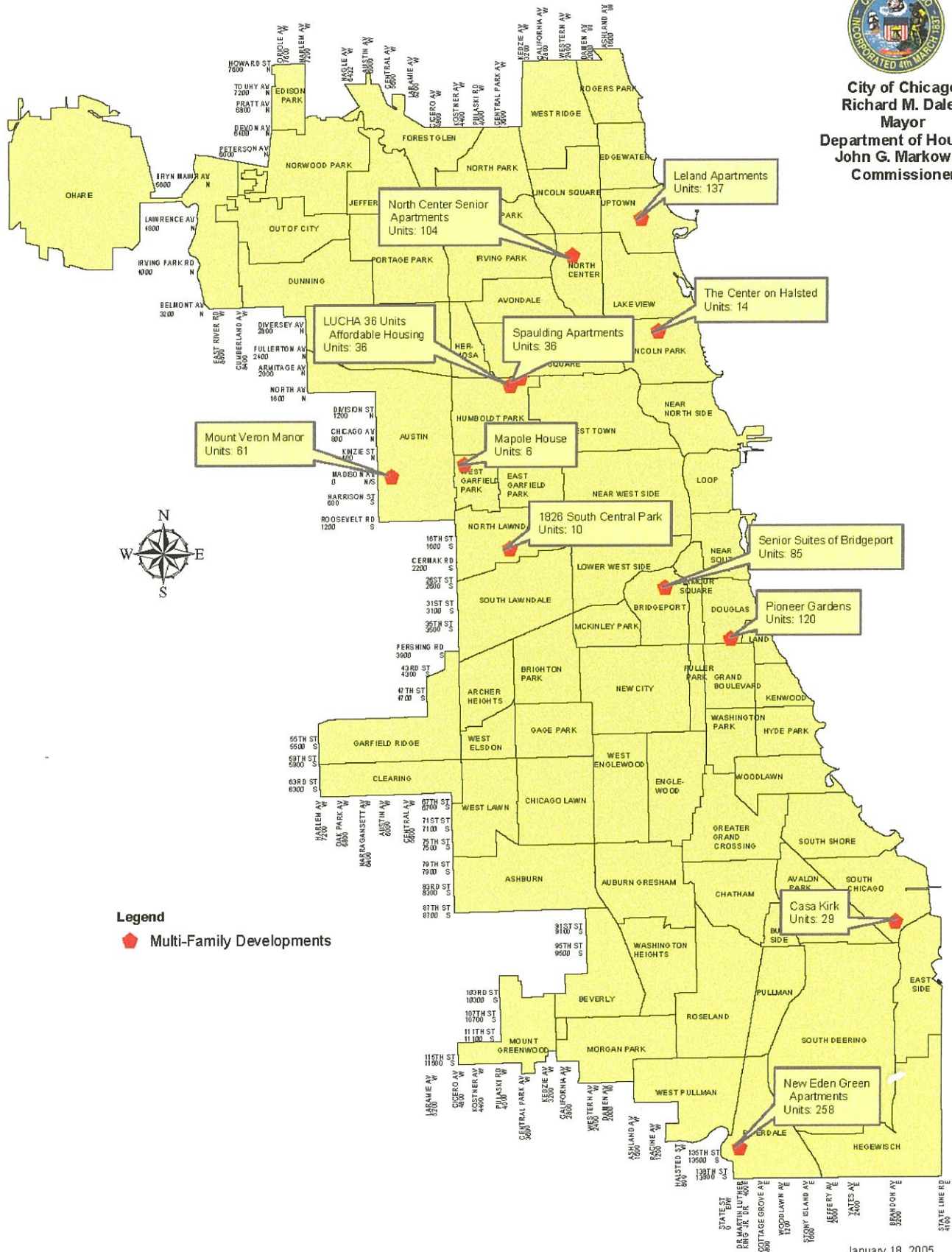
The following page shows a map of all the developments that were approved for loans in 2004. See the Appendices for more detail on these developments.



# Multi-Family Developments with Loans Approved by City Council January 1, 2004- December 31, 2004



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



January 18, 2005





# PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2004, DOH expected to commit over \$115 million to over 1,100 households to help them achieve or sustain homeownership. DOH supports the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties, and financing programs for home purchase and rehabilitation.

Through the fourth quarter of 2004, the Department committed nearly \$75 million to support nearly 1,200 units, achieving 100% of the annual homeownership unit goal and 65% of the annual homeownership resource allocation goal.

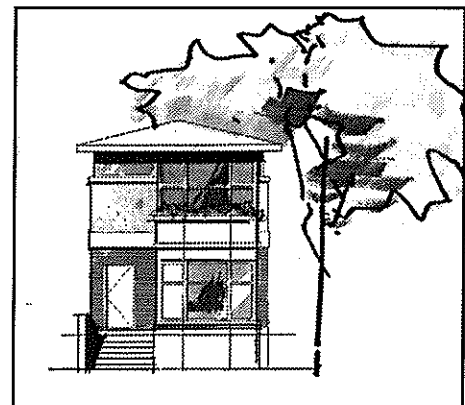
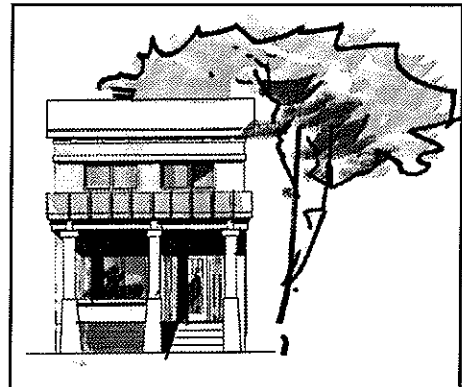
## Single Family Rehab and New Construction

### New Homes for Chicago Coming to West Englewood

In November, the City Council approved an ordinance authorizing the City to sell 47 vacant lots for \$1 each and award New Homes for Chicago program benefits to Karry L. Young Construction, Inc. for the construction of up to 185 single family homes and two flats, for a total of 229 units, in West Englewood.

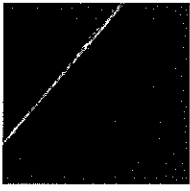
Construction on the Englewood Homes development is expected to begin in late Spring 2005. The homes will be made available to buyers making no more than 120% of area median income (about \$90,000 for a family of four). Buyers whose incomes are 80% of the area median (about \$54,000 for a family of four) or less are eligible for purchase price assistance through the Department.

For more information on purchasing a home through the New homes for Chicago program, please contact the Department's Homeownership Center at (312) 742-8400.



Pictured above are renderings of two building types from the Englewood Homes development, which will bring 229 new affordable for sale units to West Englewood.





## **New Homeowners Move into Welbourn Row CPAN Units**

Buyers of affordable units in the Welbourn Row development, located at 2951 N. Clybourn in the North Center community, began moving in to their new homes in 2004. Welbourn Row is a participant in the Chicago Partnership for Affordable Neighborhoods (CPAN).

Through CPAN, developers agree to set aside a certain percentage of the units to be sold at affordable prices in exchange for permit fee waivers and other benefits. Buyers of the affordable units may be eligible to receive purchase price assistance from the Department. Dubin Residential is the developer of Welbourn Row and has committed to building 20 affordable units. Twelve of the affordable units were sold in 2004, and marketing of the next 12 will begin in early 2005.

James McKune closed on his Welbourn Row unit and moved in during October. "It's wonderful that the program is out there. This [buying his home] wouldn't have happened without the City assistance. I was lucky."

Mr. McKune said he thinks CPAN is good for promoting "integration in the community." "There's no stigma," he said. "I don't feel out of place."

Su Yeun Kim is another new homeowner that moved into Welbourn Row in October. "I like it [her new home], and I've recommended the program to other people," she said. She also expressed her appreciation for the staff at the Department, whom she said "were really helpful" with helping her sort out the details of the program.



In 2004, developers committed to providing 161 affordable units through the CPAN program.

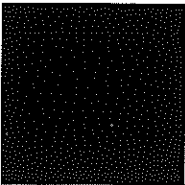
## **Homeownership Assistance**

### **Home for the Holidays Thanks to Home Options**

This quarter, Juan Ortiz and his three sons enjoyed their first Christmas in their new home. Mr. Ortiz, a disabled single father of three, purchased his four-bedroom house through the City's Home Options program, which provides cash assistance towards a down payment for people with disabilities.

"It's such a thrill for all my kids to be together for Christmas underneath our own roof," said Mr. Ortiz. "They're happy. They have their own rooms; I got my own room and even the cat has her own room. If it weren't for the Home Options program, we wouldn't be here."





In 1994, Ortiz lost a leg to cancer and was forced to leave his job as a mail carrier. With the disability payment he received, he and his wife bought a house for their children on the North Side, but due to financial difficulties and a divorce, Ortiz fell behind on his mortgage payments and was forced to sell the house. “We moved to a rental apartment. It was smaller; the kids missed their old place. I didn't think I'd ever be able to own my home again,” said Ortiz.

But in 2003, Ortiz, who now works as a rehabilitation counselor for the State of Illinois, learned about the Home Options program, and contacted Community Service Options, Inc., the delegate agency that administers the program. “I called them asking what are the chances for me with my disability and raising three kids by myself? They considered me a good candidate,” Ortiz said. “The City put \$12,000 towards my down payment. I found the house through an independent realtor and moved in last February.”

In addition to a subsidy of up to \$20,000 to reduce the purchase price of the home, Home Options also provides homeowner counseling to qualified low and moderate income households that have a family member with a disability. The program also facilitates alternative living options by offering support services and funding resources to serve the needs of persons with mobility and developmental disabilities.

The Department of Housing helped five families purchase a home with Home Options in 2004. For more information about Home Options, please call (312) 742-8400.



Housing Commissioner Jack Markowski presents a wreath to Chicago homeowner Juan Ortiz and his son to celebrate the Ortiz family's “home for the holidays.” Also pictured is Dennis Howard of Community Service Options Inc. and an agency representative who helped Ortiz successfully complete the application process for the Home Options program.



## IMPROVEMENT AND PRESERVATION OF HOMES

In 2004, DOH expected to commit over \$23.7 million to assist over 2,400 households to repair, modify or improve their homes. Through the fourth quarter, DOH committed \$20 million in resources to support over 2,600 units.

### **City Holds Lottery for TIF grants**

In the fourth quarter, the Department of Housing coordinated a lottery for homeowners living in the Chicago/Central Park TIF district to receive grants to improve their homes. Residents use the TIF Neighborhood Improvement Program (TIF NIP) grants for exterior repairs to their homes.

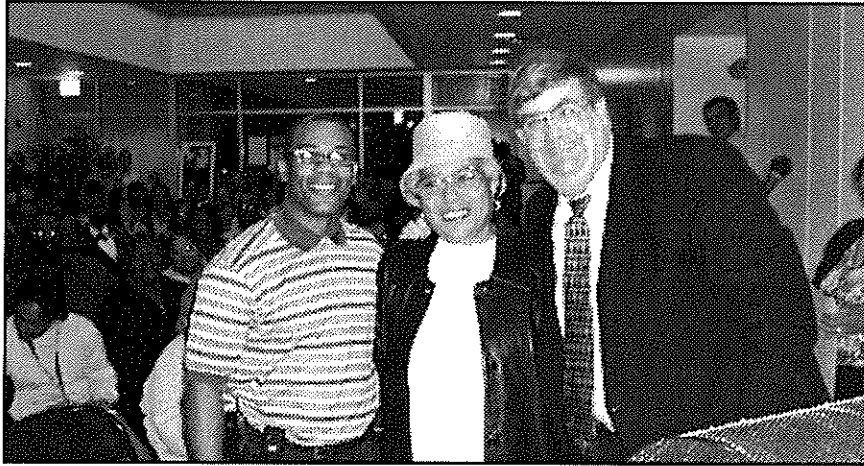
The lottery for the Chicago/Central Park TIF NIP, which will serve West Garfield Park and West Humboldt Park, was held on October 25 at Chicago Commons, 3645 W. Chicago Ave. The lottery was open to residents of the Chicago/Central Park TIF district whose incomes were within 120 percent of the area median. The drawing was held for 100 grant recipients and 25 alternates. Neighborhood Housing Services of Chicago (NHS) will administer \$1.5 million in grants.

Through TIF NIP, grants of up to \$17,500 are made available to owner occupants of one to four unit properties. Eligible improvements include new roofs, gutters, masonry work, tuckpointing, new windows, doors and porches. Up to 30 percent of the grant may be used for safety and health upgrades, including heating, electrical and plumbing work.

In 2004, DOH assisted nearly 150 homes through the single-family TIF NIP. Funding comes from the TIF district in which the homes are located, which in this case is the Chicago/Central Park TIF district.







Ald. Walter Burnett of the 27th Ward and Assistant Housing Commissioner Bill Povalla congratulate one of the lucky homeowners whose name was drawn to receive a TIF NIP grant of up to \$17,500, which can be used for exterior improvements or safety and health upgrades.

## Chicago Foreclosure Prevention Partnership Saves 700 Homes

On December 7, the Department sponsored a meeting of Home Ownership Prevention Initiative (HOPI) partners at the Federal Reserve Bank. At the meeting, Commissioner Markowski announced that HOPI has prevented nearly 700 Chicago families from losing their homes, making Chicago a national leader in preventing foreclosure.


HOPI is a partnership of the public, private, and nonprofit sectors to assist hard pressed homeowners and turn vacant properties into affordable homeownership opportunities.

Bruce Paradis, president and CEO of GMAC-RFC, a leading nonconforming lender, said that HOPI is prompting lenders to change business practices by offering education, counseling, and loan assistance to customers, rather than immediately placing delinquent loans in collection. "We also need to extend the model further to practices on the front-end to stop bad loans from ever being made."

Several lenders-including GMAC-RFC, Chase, and Citigroup-are teaming up with Neighborhood Housing Services to offer Homeowners' Workshops to customers in high-foreclosure neighborhoods.

Lenders such as Citigroup, J.P. Morgan Chase, Option One, HSBC and Washington Mutual are donating and discounting foreclosed properties to be rehabbed and resold as affordable housing. GMAC-RFC has stationed two staff members in Chicago to deal directly with borrowers who have financial problems.





Mortgage lenders, leaders in other cities, and national community development organizations are paying attention to the success of the partnership for lessons on how they can improve loan servicing practices to prevent foreclosures.

“HOPI has been an ambitious, and so far very successful, effort,” said Michael Moskow, President and CEO of the Federal Reserve Bank of Chicago. “Efforts are already underway to adapt the program to other cities.”

Neighborhood Reinvestment Corporation, a national nonprofit organization created by Congress to provide financial support, technical assistance, and training for community-based revitalization efforts, recently launched the Center for Foreclosure Solutions. The Center is using the HOPI model to begin establishing similar foreclosure prevention partnerships in other cities across the country.

HOPI was developed by DOH, the Federal Reserve Bank of Chicago, mortgage lenders and loan servicers, and the non-profit Neighborhood Housing Services of Chicago (NHS).

Families in danger of foreclosure can call the City’s 311 information number and be immediately connected with credit counseling. More than 600 calls to 311 for foreclosure assistance have been received since January.

NHS and lenders also are reaching out to borrowers in low and moderate income neighborhoods to identify those who need assistance to keep their homes.

“HOPI sprang from our distress that, despite years of successful neighborhood revitalization partnerships, predatory lending and increasing foreclosures could drag neighborhoods back down again,” said Bruce Gottschall, executive director of NHS Chicago. “It didn’t take long to realize that everyone involved had something to gain when families were saved from losing their homes and that no one benefited from completed foreclosures.”

A progress report released by NHS on the preliminary success of the HOPI partnership documents 690 foreclosures prevented and 1,934 homeowners receiving foreclosure prevention counseling between April 1, 2003 and September 30, 2004. More than 100 foreclosed properties have been reclaimed and rehabbed for sale to new homeowners.

HOPI aims to prevent 1,500 foreclosures, counsel 3,000 homeowners, and reclaim 300 properties before April 2006.





## INTRA-CITY COLLABORATION

### **Department Holds First Rental Housing Expo**

In the fourth quarter, the Department held its first ever rental housing expo. More than 900 people attended the event, held October 23 from 10 a.m. to 3 p.m. at Crane High School, 2245 W. Jackson Blvd.

The expo featured a number of booths and displays as well as seminars on the many aspects of rental housing.

The expo was held as part of Chicago Rents Right Month. Chicago Rents Right is a campaign devoted to educating Chicagoans about their rental rights and responsibilities. The City of Chicago, in partnership with organizations that represent both tenants and landlords, formed Chicago Rents Right to educate Chicagoans about the rental process.

With more than half of Chicagoans living in rental housing, Rents Right provides landlords and tenants with assistance in meeting their legal obligations and exercising their rights. For more information, call the Rents Right hotline at (312) 742-7368 (RENT).

### **Department and CPS Sponsor Workshops and Expo for Teachers**

This quarter, the Department of Housing along with representatives from the Chicago Public Schools' Teacher Housing Resource Center (THRC) held seven homebuyer workshops designed to educate Chicago Public School teachers and staff about homeownership. The Department of Housing partners with the THRC to provide counseling and other services for interested homebuyers, helping pave the way to homeownership.

At the workshops, which were held throughout October and November, attendees participated in panel discussions with lenders, developers and housing counselors on the basics of the homebuying process. The workshops, which were free and open to all CPS employees, also covered topics such as special homebuyer incentives, financing options and closing procedures.

In addition to the workshops, more than 500 teachers attended the “Home Sweet Home” Teacher Housing Expo on October 9 to get information on affordable homes in Chicago. The free expo allowed teachers to attend workshops and speak to lenders, developers, realtors and retailers.

DOH and THRC have received positive feedback from CPS teachers and staff as well as the exhibitors and plans are in the works to sponsor a second expo in Spring 2005.



Janina Castillo of the Department of Housing (left) presents a raffle prize to a Chicago Public Schools employee (center) along with Diana Johnson (right) director of the Teacher Housing Resource Center during the “Home Sweet Home” Teacher Housing Expo.



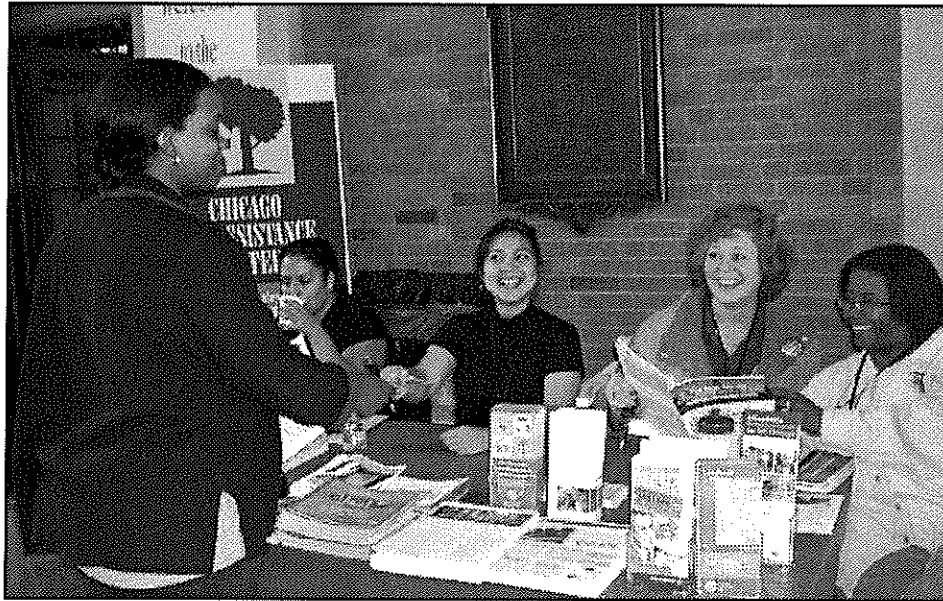
The expo provided CPS teachers and staff with an opportunity to learn about special homeownership programs for teachers sponsored by the City of Chicago and the Department of Housing.



## Austin Expo Provides Affordable Housing Information

On October 30, the Department and the Office of 29th Ward Alderman Isaac Carothers hosted an Affordable Neighborhoods Expo, a housing fair designed to educate consumers about homeownership and provide information about other affordable housing resources and programs available citywide. Approximately 400 people attended the event, which was held at Columbus Park Refectory, 5701 W. Jackson Blvd., in the Austin community.

“Our aim is to make sure residents understand the complete set of housing options available to them,” Alderman Carothers said. “By hosting this Expo residents have a chance to hear directly from the source about the kinds of affordable housing options that are available in the city.”



Representatives from the Department of Housing were on hand to provide affordable housing information to expo attendees.





## ADVOCACY FOR POLICY CHANGE

### **Department of Housing Hosts National Conference**

The Department of Housing was pleased to host the National Association of Local Housing Finance Agencies 2004 Fall Educational Conference, which was held in Chicago in October. More than 300 housing professionals from around the country attended this four day conference to share information about affordable housing finance.

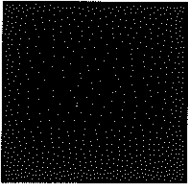
As the host city, a number of Chicago's affordable housing activities were showcased. The conference theme, "Preserving the Classics: Revitalizing Neighborhoods," was supported by a series of sessions that highlighted Chicago's preservation activities, including the Troubled Buildings Initiative, the Historic Chicago Bungalow Initiative, and the preservation of federally assisted properties. The conference also included sessions on the CHA Plan for Transformation, supportive housing, and "green" affordable housing, along with a three hour tour of Chicago's affordable housing developments.

### **Versions of Statewide Rental Subsidy Bill Pass House and Senate**

In November, the Illinois House passed SB 520, one version of the statewide rental subsidy bill. On January 10, the Senate passed HB 626, which is comparable, though not identical, to the bill passed by the House. The most significant difference between the two bills is the amount of the recording fee, which is \$10 in the Senate bill and \$11 in the House bill. Unfortunately, there was not enough time to reconcile the two versions of the bill before the session ended on January 11.

The House passed the bill on the same day that four busloads of supporters from Chicago traveled to Springfield. The lobbying trip was organized by the Department of Housing in cooperation with advocacy and religious organizations.





The City will continue to work on the passage of the statewide rental subsidy bill during the spring legislative session. The key to the bill's passage will be reaching agreement between House Speaker Michael Madigan, Cook County President John Stroger, and Cook County Recorder Eugene Moore on language related to amount of the recording fee and the distribution of a portion of the fee to the County.

The bill would create a statewide rental subsidy program, modeled on the Chicago Low Income Housing Trust Fund, that would generate \$34 million per year statewide and as much as \$11 million annually for Chicago.

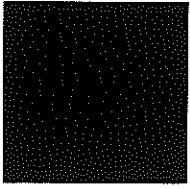
### **Housing Commissioner Comments on Proposed Changes to CRA**

In September, Commissioner Markowski submitted a comment letter to urge the FDIC to withdraw its proposed changes to the Community Reinvestment Act (CRA). For the banks it regulates, the FDIC's proposal would alter the definition of institutions considered "small" for CRA purposes so that fewer institutions would be subject to the more rigorous large bank exam. The proposed change would also eliminate the investment and service parts of the CRA exam for state chartered banks with assets between \$250 million and \$1 billion. The proposed change would affect 70 banks in Illinois.









# APPENDICES





Department of Housing  
**2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL**

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

Department of Housing  
**2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL**

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level					Total Units	Per-Unit Cost		
				0-15%	16-30%	31-50%	51-60%	61-80%			81-100%	101+ %
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>												
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>												
New Homes for Chicago	\$ 2,500,000	\$ (125,000)	\$ 2,375,000	-	-	-	18	77	68	17	180	\$ 13,200
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ -	\$ -	\$ -	-	-	-	-	55	45	-	100	\$ -
City Land	\$ 1,940,000	\$ -	\$ 1,940,000	-	-	-	34	73	86	21	214	\$ 9,100
City Fee Waivers (Single-family)	\$ 200,000	\$ -	\$ 200,000	-	-	-	-	-	-	-	-	\$ -
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>												
Troubled Buildings Initiative (Single Family)	\$ 1,000,000	\$ -	\$ 1,000,000	-	-	10	25	25	-	-	60	\$ 16,700
HUD Homes/Preserving Communities Together (PCT)	\$ -	\$ -	\$ -	-	-	8	21	21	-	-	50	\$ -
Asset Control Area	\$ 300,000	\$ -	\$ 300,000	-	-	-	5	5	-	-	10	\$ 30,000
<u>HOMEOWNERSHIP ASSISTANCE</u>												
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ -	\$ 75,000,000	-	-	53	67	90	278	137	625	\$ 120,000
Police Home Buyer Assistance	\$ 300,000	\$ (15,000)	\$ 285,000	-	-	-	-	-	29	28	57	\$ 5,000
Home Purchase Assistance	\$ 2,000,000	\$ 799,700	\$ 2,799,700	-	1	31	35	32	-	-	99	\$ 28,300
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 712,500	\$ 18,701,500	\$ 19,414,000	-	-	13	49	67	43	11	183	\$ 106,100
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 593,750	\$ 11,362,250	\$ 11,956,000	-	11	23	40	45	9	2	130	\$ 92,000
Subtotal	\$ 84,546,250	\$ 30,723,450	\$ 115,269,700	-	12	138	294	490	558	216	1,708	
Less Multiple Benefits				-	(1)	(48)	(91)	(135)	(178)	(66)	(519)	
Net, Promotion and Support of Homeownership	\$ 84,546,250	\$ 30,723,450	\$ 115,269,700	-	11	90	203	355	380	150	1,189	
Breakdown of income level distribution, % of net total				0%	1%	8%	17%	30%	32%	13%		
<b>TO IMPROVE AND PRESERVE HOMES</b>												
Emergency Housing Assistance (EHAP)	\$ 6,500,000	\$ -	\$ 6,500,000	94	373	483	-	-	-	-	950	\$ 6,800
H-RAIL	\$ 2,735,300	\$ -	\$ 2,735,300	98	286	206	52	15	-	-	657	\$ 4,200
Facade Improvements (City Blocks)	\$ 1,200,000	\$ (194,300)	\$ 1,005,700	-	13	23	9	13	10	-	68	\$ 14,800
TIF-NIP (Single-family)	\$ 2,000,000	\$ -	\$ 2,000,000	18	37	78	26	33	29	29	250	\$ 8,000
Neighborhood Lending Program: Home Improvement (NHS)	\$ 593,750	\$ 9,693,750	\$ 10,287,500	-	3	15	21	111	72	18	240	\$ 42,900
Rehab Tax Credit	\$ 450,000	\$ -	\$ 450,000	-	-	-	3	14	-	13	30	\$ 15,000
Bungalow Initiative	\$ 800,000	\$ -	\$ 800,000	-	-	63	73	158	101	25	420	\$ 1,900
Subtotal	\$ 14,279,050	\$ 9,499,450	\$ 23,778,500	210	712	868	184	344	212	85	2,615	
Less Multiple Benefits				-	-	(32)	(37)	(79)	(51)	(13)	(212)	
Net, Improvement and Preservation of Homes	\$ 14,279,050	\$ 9,499,450	\$ 23,778,500	210	712	836	147	265	161	72	2,403	
Breakdown of income level distribution, % of net total				9%	30%	35%	6%	11%	7%	3%		

Department of Housing  
**2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL**

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level						Total Units	Per-Unit Cost
				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		
<b>PROGRAMMATIC APPLICATION TBD</b>											
GO Bonds	\$ 2,100,000	\$ -	\$ 2,100,000								
<b>RESOURCE CHALLENGE</b>											
Resource Challenge	\$ 20,000,000	\$ -	\$ 20,000,000	108	108	108	108	54	54	-	540
<b>HOUSING PRODUCTION INITIATIVES: NET TOTAL</b>	<b>\$ 323,552,400</b>	<b>\$ 42,818,000</b>	<b>\$ 366,370,400</b>	<b>2,915</b>	<b>2,472</b>	<b>2,541</b>	<b>1,380</b>	<b>898</b>	<b>615</b>	<b>227</b>	<b>11,048</b>
Breakdown of income level distribution, % of net total											
				26%	22%	23%	12%	8%	6%	2%	
<b>OTHER INITIATIVES</b>											
Delegate Agencies (Housing Resources Centers, Homeownership Housing Counseling Centers, Citywide Resource Centers, Capacity Building)	\$ 2,943,000	\$ -	\$ 2,943,000								
Relocation Program	\$ 10,000	\$ -	\$ 10,000								
Community Housing Development Organizations (CHDO)	\$ 800,000	\$ -	\$ 800,000								
Chicago Homeownership Assistance Program	\$ 600,000	\$ -	\$ 600,000								
Subtotal	\$ 4,353,000	\$ -	\$ 4,353,000								
<b>OPERATING EXPENSES</b>											
Administrative	\$ 18,309,050	\$ -	\$ 18,309,100								
<b>GRAND TOTAL</b>			<b>\$ 389,032,500</b>								

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

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units	
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		101+ %
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>									
<u>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</u>									
Multi-family Loans	100%	274	86	259	72	27	22	5	745
Affordable Rents for Chicago (ARC)	100%	22	44	-	-	-	-	-	66
TIF Subsidies	50%	80	8	14	12	4	12	4	134
Multi-family Mortgage Revenue Bonds	85%	483	206	194	3	39	-	-	925
Illinois Affordable Housing Tax Credit (value of donations)	50%	190	-	104	70	11	-	-	375
<u>MULTI-FAMILY BUILDING STABILIZATION</u>									
Property Stabilization Fund	48%	20	10	48	7	-	-	-	85
CIC/CDFI Funding	50%	-	-	63	3	-	-	-	66
<u>SITE ENHANCEMENT</u>									
Site Improvements	80%	136	77	158	90	80	16	4	561
		1,205	431	840	257	161	50	13	2,957
	Subtotal								
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>									
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>									
City Land	100%	-	-	-	34	73	86	21	214
<u>HOME BUYER ASSISTANCE</u>									
City Mortgage Program (SF Mortgage Revenue Bonds)	33%	-	-	17	22	30	92	45	206
Home Purchase Assistance	100%	-	1	31	35	32	-	-	99
		-	1	48	91	135	178	66	519
	Subtotal								
<b>TO IMPROVE AND PRESERVE HOMES</b>									
<u>Bungalow Initiative</u>									
	50%	-	-	32	37	79	51	13	212
		-	-	32	37	79	51	13	212
	Subtotal								
		1,205	432	920	385	375	279	92	3,688
<b>GRAND TOTAL</b>									

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

	Total Funds Anticipated	2004 COMMITMENTS					Year to Date	% of Goal	Projected Units	2004 UNITS SERVED				Year to Date	% of Goal
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date				First Quarter	Second Quarter	Third Quarter	Fourth Quarter		
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>															
<b>MULTI-FAMILY REHAB. &amp; NEW CONSTRUCTION</b>															
Multi-family Loans	\$ 36,567,000	\$ 6,661,448	\$ 6,094,200	\$ 545,108	\$ 19,655,706	\$ 32,956,462	90%	745	176	224	14	482	896	120%	
EDI Special Purpose Grant (S. Chicago Housing Initiative)	\$ 160,100	\$ 160,100	\$ -	\$ -	\$ -	\$ 160,100	100%	29	29	-	-	-	29	100%	
Affordable Rents for Chicago (ARC)	\$ 2,265,100	\$ 700,000	\$ 841,400	\$ -	\$ 990,000	\$ 2,531,400	112%	66	28	21	17	17	66	100%	
CHA Non-Leaseholder Initiative	\$ 2,000,000	\$ 1,080,701	\$ -	\$ -	\$ -	\$ 1,080,701	54%	137	74	-	-	-	74	54%	
TIF Subsidies	\$ 6,000,000	\$ 204,219	\$ 16,890,800	\$ -	\$ -	\$ 17,095,019	285%	267	137	672	-	-	809	303%	
Tax Credit Equity	\$ 65,000,000	\$ -	\$ 22,394,739	\$ -	\$ 41,893,096	\$ 64,287,835	99%	1,423	-	792	-	792	1,584	111%	
Multi-family Mortgage Revenue Bonds	\$ 75,000,000	\$ -	\$ 108,000,000	\$ -	\$ 16,188,000	\$ 124,188,000	166%	1,088	-	622	-	258	880	81%	
City Lend (Multi-family)	\$ 70,000	\$ 70,000	\$ 800,000	\$ 72,000	\$ 697,000	\$ 1,639,000		-	29	66	10	42	147		
City Fee Waivers (Multi-family)	\$ 600,000	\$ 121,264	\$ 545,688	\$ 16,536	\$ 332,098	\$ 1,015,586	169%	-	176	792	24	482	1,474		
Illinois Affordable Housing Tax Credit (value of donations)	\$ 4,400,000	\$ 470,540	\$ 2,159,736	\$ -	\$ -	\$ 2,630,276	60%	750	137	249	-	-	386	51%	
Affordable Requirements Ordinance (Multi-family)	\$ 1,010,000	\$ 1,010,000	\$ -	\$ 519,000	\$ -	\$ 1,529,000		-	36	-	145	-	181		
<b>RENTAL ASSISTANCE</b>															
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 6,500,000	\$ 7,348,167	\$ 76,723	\$ (2,820)	\$ 11,088	\$ 7,432,658	114%	2,000	2,018	13	9	11	2,039	102%	
<b>SAFETY &amp; CODE ENFORCEMENT</b>															
Heal Receivership	\$ 500,000	\$ 138,202	\$ 307,984	\$ -	\$ -	\$ 446,186	89%	695	276	274	-	30	580	83%	
<b>MULTI-FAMILY BUILDING STABILIZATION</b>															
SRO Refi Rehab	\$ 500,000	\$ 100,000	\$ -	\$ -	\$ 56,742	\$ 156,742	31%	200	40	-	-	12	52	26%	
Troubled Buildings Initiative	\$ 1,887,500	\$ -	\$ 1,058,345	\$ 481,706	\$ 440,816	\$ 1,980,867	105%	756	348	210	299	574	1,431	189%	
HUD Mark to Market	\$ 380,000	\$ 909,192	\$ -	\$ 904,214	\$ 1,831,655	\$ 3,645,061		400	100	-	298	467	865	216%	
Property Stabilization Fund	\$ 2,000,000	\$ 60,000	\$ 190,060	\$ 32,774	\$ 45,000	\$ 327,834	16%	176	-	-	-	-	-	0%	
TIF-NIP (Multi-family)	\$ 462,500	\$ 153,000	\$ 30,000	\$ 41,000	\$ 85,000	\$ 309,000	67%	131	34	8	6	12	60	46%	
<b>SITE ENHANCEMENT</b>															
Site Improvements	\$ 1,000,000	\$ 55,000	\$ 62,000	\$ 143,000	\$ 263,000	\$ 523,000	52%	700	41	71	286	219	617	88%	
Subtotal	\$ 205,222,200	\$ 19,241,833	\$ 159,451,174	\$ 2,752,518	\$ 82,489,201	\$ 263,934,726		9,873	3,685	4,084	1,097	3,392	12,258		
(less Multiple Benefits)								(2,857)	(707)	(2,558)	(257)	(1,494)	(5,916)		
<b>Net, Creation and Preservation of Affordable Rental</b>	\$ 205,222,200	\$ 19,241,833	\$ 159,451,174	\$ 2,752,518	\$ 82,489,201	\$ 263,934,726	129%	6,916	2,978	1,526	840	1,898	7,242	105%	

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

	Total Funds Anticipated	2004 COMMITMENTS					2004 UNITS SERVED					Projected Units	% of Goal	Year to Date	% of Goal	
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date	First Quarter	Second Quarter	Third Quarter	Fourth Quarter						
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>																
<b>SINGLE-FAMILY REHAB. &amp; NEW CONSTRUCTION</b>																
New Homes for Chicago	\$ 2,375,000	\$ -	\$ -	\$ -	\$ 2,730,000	\$ 2,730,000	\$ -	\$ -	\$ -	\$ 2,730,000	180	115%	229	229	127%	229
HomeStart II Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	39	70	109	109
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 2,253,332	\$ 5,303,000	\$ 4,736,071	\$ 1,302,100	\$ 13,594,503	\$ 13,594,503	\$ -	\$ -	\$ -	\$ 13,594,503	100	-	23	67	161	161%
City Land	\$ 1,940,000	\$ 837,300	\$ 236,500	\$ -	\$ 1,233,400	\$ 1,233,400	\$ -	\$ -	\$ -	\$ 1,233,400	214	64%	229	229	313	146%
Affordable Requirements Ordinance (Single Family)	\$ 1,164,399	\$ 6,519,138	\$ 2,599,000	\$ 3,000,000	\$ 13,282,537	\$ 13,282,537	\$ -	\$ -	\$ -	\$ 13,282,537	-	-	9	26	98	-
City Fee Waivers (Single Family)	\$ 200,000	\$ 74,898	\$ 44,413	\$ 104,823	\$ 443,621	\$ 443,621	\$ -	\$ -	\$ -	\$ 443,621	-	222%	291	137	583	-
<b>SITE ENHANCEMENT</b>																
Site Improvements	\$ -	\$ 68,000	\$ 104,000	\$ 201,000	\$ 45,000	\$ 418,000	\$ -	\$ -	\$ -	\$ 418,000	-	-	20	24	97	-
<b>ABANDONED PROPERTY TRANSFER PROGRAMS</b>																
Troubled Buildings Initiative (Single Family)	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60	0%	-	-	-	0%
HUD Homes/Preserving Communities Together (PCT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50	0%	4	5	17	34%
Asset Control Area	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10	0%	-	-	-	0%
<b>HOMEOWNERSHIP ASSISTANCE</b>																
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ 3,442,305	\$ 5,082,825	\$ 5,577,341	\$ 4,839,614	\$ 18,942,085	\$ -	\$ -	\$ -	\$ 18,942,085	625	25%	38	40	147	24%
Police Home Buyer Assistance	\$ 285,000	\$ 15,000	\$ 100,000	\$ 60,000	\$ 115,000	\$ 290,000	\$ -	\$ -	\$ -	\$ 290,000	57	102%	24	14	63	111%
Home Options	\$ 2,799,700	\$ 240,000	\$ 430,000	\$ 590,000	\$ 1,019,300	\$ 2,279,300	\$ -	\$ -	\$ -	\$ 2,279,300	99	81%	50	2	5	102%
Home Purchase Assistance - EZ/EC	\$ 19,414,000	\$ 6,150,516	\$ 4,231,032	\$ 4,128,184	\$ 3,427,193	\$ 17,936,925	\$ -	\$ -	\$ -	\$ 17,936,925	183	92%	68	72	277	151%
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 11,956,000	\$ 716,772	\$ 726,587	\$ 855,055	\$ 1,162,457	\$ 3,460,871	\$ -	\$ -	\$ -	\$ 3,460,871	130	29%	15	10	64	49%
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 115,269,700	\$ 15,154,522	\$ 22,777,495	\$ 18,875,474	\$ 18,043,751	\$ 74,851,242	\$ -	\$ -	\$ -	\$ 74,851,242	1,708	-	381	488	1,041	-
Subtotal (less Multiple Benefits)	\$ 115,269,700	\$ 15,154,522	\$ 22,777,495	\$ 18,875,474	\$ 18,043,751	\$ 74,851,242	\$ -	\$ -	\$ -	\$ 74,851,242	(519)	65%	398	312	1,193	100%
Net, Promotion and Support of Homeownership	\$ 115,269,700	\$ 15,154,522	\$ 22,777,495	\$ 18,875,474	\$ 18,043,751	\$ 74,851,242	\$ -	\$ -	\$ -	\$ 74,851,242	1,189	65%	398	312	1,193	100%



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

	Total Funds Anticipated	2004 COMMITMENTS					Year to Date	% of Goal	Projected Units	2004 UNITS SERVED				Year to Date	% of Goal
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date				First Quarter	Second Quarter	Third Quarter	Fourth Quarter		
<b>TO IMPROVE AND PRESERVE HOMES</b>															
Emergency Housing Assistance (EHAP)	\$ 6,500,000	\$ 1,116,887	\$ 2,048,240	\$ 2,184,938	\$ 1,191,530	\$ 6,541,595	101%	950	328	289	259	185	1,061	112%	
H-RAIL	\$ 2,735,300	\$ 121,085	\$ 635,358	\$ 594,313	\$ 1,122,231	\$ 2,472,987	90%	657	40	121	175	251	587	89%	
Facade Improvements (City Blocks)	\$ 1,005,700	\$ 542,917	\$ 246,398	\$ 215,220	\$ 212,085	\$ 1,216,620	121%	68	80	20	47	4	151	222%	
EZ Single-family Preservation/Facade	\$ 2,000,000	\$ 14,077	\$ 73,180	\$ 90,443	\$ 241,283	\$ 418,983	-	-	10	12	28	5	55	-	
TIF-NIP (Single-family)	\$ 10,287,500	\$ 378,648	\$ 317,573	\$ 805,863	\$ 184,428	\$ 1,686,513	84%	250	57	42	15	35	149	60%	
Neighborhood Lending Program: Home Improvement (NHS)	\$ 450,000	\$ 1,661,355	\$ 1,856,108	\$ 1,864,834	\$ 581,992	\$ 5,964,289	58%	240	25	41	49	34	149	62%	
Rehab Tax Credit	\$ 800,000	\$ 133,190	\$ -	\$ -	\$ -	\$ 133,190	30%	30	4	-	-	-	4	13%	
Bungalow Initiative	\$ 23,778,500	\$ 4,383,205	\$ 5,331,453	\$ 6,307,853	\$ 4,242,948	\$ 20,265,459	229%	420	295	118	319	334	1,066	254%	
Subtotal (less Multiple Benefits)	\$ 23,778,500	\$ 4,383,205	\$ 5,331,453	\$ 6,307,853	\$ 4,242,948	\$ 20,265,459	85%	2,615	839	643	892	848	3,222		
Net, Improvement and Preservation of Homes	\$ 2,100,000	\$ -	\$ 2,056,055	\$ -	\$ -	\$ 2,056,055	98%	(212)	(52)	(159)	(159)	(167)	(537)		
<b>PROGRAMMATIC APPLICATION TRD</b>															
GO Bonds	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	0%	540	-	-	-	-	-		
<b>RESOURCE CHALLENGE</b>															
Resource Challenge	\$ 366,370,400	\$ 38,779,560	\$ 189,616,177	\$ 27,935,845	\$ 104,775,900	\$ 361,107,483	99%	11,048	4,011	2,247	1,885	2,977	11,120	101%	
<b>NET GRAND TOTAL</b>															

\* Due to changes in reporting protocols for City Land and the Affordable Requirements Ordinance, the amount for City Land for the First Quarter decreased by \$1.01m and 36 units. These numbers are now listed under the Affordable Requirements Ordinance.  
 \*\* First quarter amount increased from \$517,242 to \$909,192.  
 \*\*\* First quarter dollar amount and unit count increased to correct for omission of two developments. Third quarter amount and unit count increased to account for omission of one development  
 \*\*\*\* First quarter fee waiver amount increased to correct for omission of CPAN units. Third quarter amount increased to correct for omission of HomeStart II units.

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

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>							
<u>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</u>							
Multi-family Loans	14	114	396	354	16		896
EDI Special Purpose Grant (S. Chicago Housing Initiative)	6	-	23	-	-		29
Affordable Rents for Chicago (ARC)	12	54	-	-	-		66
CHA Non-Leaseholder Initiative	74	-	-	-	-		74
TIF Subsidies	4	105	221	137	16	279	809
Tax Credit Equity	40	146	527	482	61	281	1,584
Multi-family Mortgage Revenue Bonds	-	-	205	349	-	279	880
City Land (Multi-family)	16	10	121	-	-	-	147
City Fee Waivers (Multi-family)	20	128	536	446	16	281	1,474
Illinois Affordable Housing Tax Credit (value of donations)	-	158	147	34	15	16	386
Affordable Requirements Ordinance (Multi-family)	-	-	-	181	-	-	181
<u>RENTAL ASSISTANCE</u>							
Low-income Housing Trust Fund Rental Subsidy Program	1,182	857	-	-	-	-	2,039
<u>SAFETY &amp; CODE ENFORCEMENT</u>							
Heat Receivership	30	131	304	93	22	-	580
<u>MULTI-FAMILY BUILDING STABILIZATION</u>							
SRO Refi Rehab	-	52	-	-	-	-	52
Troubled Buildings Initiative	-	-	1,431	-	-	-	1,431
HUD Mark to Market	865	-	-	-	-	-	865
HUD Mark Up to Market/Class S	-	-	-	-	-	-	-
Property Stabilization Fund	-	-	-	-	-	-	-
TIF-NIP (Multi-family)	-	2	42	22	22	-	88
CIC/CDFI Funding	-	9	51	-	-	-	60
<u>SITE ENHANCEMENT</u>							
Site Improvements	149	85	175	99	88	5	617
<b>Subtotal</b>	<b>2,412</b>	<b>1,851</b>	<b>4,179</b>	<b>2,197</b>	<b>256</b>	<b>1,143</b>	<b>12,258</b>
(less Multiple Benefits)	(151)	(496)	(1,802)	(1,416)	(70)	(927)	(5,016)
<b>Net, Creation and Preservation of Affordable Rental</b>	<b>2,261</b>	<b>1,355</b>	<b>2,377</b>	<b>781</b>	<b>186</b>	<b>216</b>	<b>7,242</b>
<b>% of category subtotal</b>	<b>31%</b>	<b>19%</b>	<b>33%</b>	<b>11%</b>	<b>3%</b>	<b>8%</b>	<b>3%</b>

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

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>								
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>								
New Homes for Chicago	-	-	-	23	98	86	22	229
HomeStart II Program	-	-	-	-	-	63	46	109
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	90	71	-	<del>161</del>
City Land	-	-	-	40	115	122	36	313
Affordable Requirements Ordinance	-	-	-	-	-	98	-	<del>98</del>
City Fee Waivers (Single-family)	-	-	-	55	201	245	82	583
<u>SITE ENHANCEMENT</u>								
Site Improvements	8	5	9	5	37	33	-	97
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>								
Troubled Buildings Initiative (Single Family)	-	-	-	-	-	-	-	-
HUD Homes/Preserving Communities Together (PCT)	-	-	1	7	9	-	-	17
Asset Control Area	-	-	-	-	-	-	-	-
<u>HOMEOWNERSHIP ASSISTANCE</u>								
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	6	14	18	55	42	147
Police Home Buyer Assistance	-	-	-	-	-	60	3	63
Home Options	-	-	1	3	1	-	-	5
Home Purchase Assistance	-	-	17	36	27	21	-	101
Home Purchase Assistance - EZ/EC	-	-	3	8	1	-	-	12
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	-	2	30	39	87	69	50	277
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	2	8	15	12	13	8	6	64
Subtotal	10	15	82	242	697	931	287	2,276
(less Multiple Benefits)	(8)	(5)	(32)	(120)	(378)	(426)	(114)	(1,083)
Net, Promotion and Support of Homeownership	2	10	50	122	319	505	173	1,193
% of category subtotal	0%	1%	4%	10%	27%	42%	15%	

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

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
<b>TO IMPROVE AND PRESERVE HOMES</b>								
Emergency Housing Assistance (EHAP)	116	431	514	-	-	-	-	1,061
H-RAIL	78	243	207	42	17	-	-	587
Facade Improvements (City Blocks)	-	29	50	20	29	23	-	151
EZ Single-family Preservation/Facade	2	15	18	5	4	11	-	55
TIF-NIP (Single-family)	10	21	47	15	20	18	18	149
Neighborhood Lending Program: Home Improvement (NHS)	1	25	39	26	34	19	5	149
Rehab Tax Credit	-	-	-	-	1	2	1	4
Bungalow Initiative	-	-	160	185	401	256	64	1,066
Subtotal	207	764	1,035	293	506	329	88	3,222
(less Multiple Benefits)	-	-	(80)	(94)	(203)	(129)	(32)	(537)
Net, Improvement and Preservation of Homes	207	764	955	200	303	200	55	2,685
% of category subtotal	8%	28%	36%	7%	11%	7%	2%	
<b>PROGRAMMATIC APPLICATION TBD</b>								
GO Bonds	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-
<b>NET GRAND TOTAL</b>	<b>2,470</b>	<b>2,129</b>	<b>3,382</b>	<b>1,103</b>	<b>808</b>	<b>771</b>	<b>444</b>	<b>11,120</b>
	22%	19%	30%	10%	7%	7%	4%	

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

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units	Funding source under which units were initially counted	
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101+ %
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>										
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>										
Multi-family Loans	100%									
The Leland		78	59	-	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
North Center Senior Apartments		-	42	42	-	-	-	20	104	IL Affordable Housing Tax Credit (2003)
Pioneer Gardens		-	120	-	-	-	-	-	120	Tax Credit Equity
Senior Suites of Bridgeport		-	54	31	-	-	-	-	85	Tax Credit Equity
Mount Vernon Manor		-	60	60	-	-	-	1	61	Tax Credit Equity
Spaulding Apartments		-	9	6	20	-	-	1	36	Tax Credit Equity
Eden Green Apartments		-	-	-	258	-	-	-	258	Tax Credit Equity
EDI Special Purpose Grant	100%									
Caso Kirk		6	-	23	-	-	-	-	29	Multi-family Loans
ARC	100%									
The Leland		-	28	-	-	-	-	-	28	IL Affordable Housing Tax Credit (2003)
North Center Senior Apartments		4	17	-	-	-	-	-	21	IL Affordable Housing Tax Credit (2003)
Mount Vernon Manor		-	-	60	-	-	-	1	61	Tax Credit Equity
Spaulding Apartments		-	9	6	20	-	-	1	36	Tax Credit Equity
TIF Subsidies	100%									
The Leland		-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
North Center Senior Apartments		-	-	42	42	-	-	20	104	IL Affordable Housing Tax Credit (2003)
Liberty Square Apartments		-	10	56	-	-	-	-	66	Tax Credit Equity
Park at Cent. Sta. & Mich. Ave. Promenade		-	-	85	91	-	-	47	502	Tax Credit Equity
Tax Credit Equity	100%									
North Center Senior Apartments		-	-	42	42	-	-	20	104	IL Affordable Housing Tax Credit (2003)
Multi-family Mortgage Revenue Bonds	100%									
Park at Cent. Sta. & Mich. Ave. Promenade		-	-	85	91	-	-	47	502	Tax Credit Equity
Pioneer Gardens		-	-	120	-	-	-	-	120	Tax Credit Equity
Eden Green Apartments		-	-	-	258	-	-	-	258	Tax Credit Equity
Illinois Affordable Housing Tax Credit	100%									
The Leland		-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
City Land	100%									
Caso Kirk		6	-	23	-	-	-	-	29	Multi-family Loans
Liberty Square Apartments		-	10	56	-	-	-	-	66	Tax Credit Equity
Maypole House		-	-	6	-	-	-	-	6	Multi-family Loans
LUCHA		-	-	36	-	-	-	-	36	Multi-family Loans

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

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units	Funding source under which units were initially counted	
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101+ %
City Fee Waivers	100%									
The Leland			78	59	-	-	-	137	IL Affordable Housing Tax Credit (2003)	
Casa Kirk		6	-	23	-	-	-	29	Multi-family Loans	
1826 S. Central Park		-	-	10	-	-	-	10	Multi-family Loans	
Pioneer Gardens		-	-	120	-	-	-	120	Tax Credit Equity	
North Center Senior Apartments		-	-	42	42	-	20	104	IL Affordable Housing Tax Credit (2003)	
Liberty Square Apartments		-	10	56	-	-	-	66	Tax Credit Equity	
Park at Cent. Sta. & Mich. Ave. Promenade		-	-	85	91	-	279	502	Tax Credit Equity	
The Center on Halsted		-	14	-	-	-	-	14	Multi-family Loans	
Focus Apartments		10	-	-	-	-	-	10	City Land	
Senior Suites of Bridgeport		-	-	54	31	-	-	85	Tax Credit Equity	
Mount Vernon Manor		-	-	60	-	-	1	61	Tax Credit Equity	
Spaulding Apartments		-	9	6	20	-	1	36	Tax Credit Equity	
Eden Green Apartments		-	-	-	258	-	-	258	Tax Credit Equity	
Maypole House		-	-	6	-	-	-	6	Multi-family Loans	
LUCHA--36 Unit Affordable Housing		-	-	36	-	-	-	36	Multi-family Loans	
<b>MULTI-FAMILY BUILDING STABILIZATION</b>										
CIC/CDFI Funding	80%	119	68	140	79	70	13	493		
<b>SITE ENHANCEMENT</b>										
Site Improvements		151	496	1,802	1,416	70	154	927	5,016	
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>										
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>										
City Fee Waivers		-	-	-	40	204	339	229	812	City Land (Single-family), CPAN, New Homes for Chicago, or HomeStart II
<b>SITE ENHANCEMENT</b>										
Site Improvements	100%	8	5	9	5	37	33	97		
<b>HOMEOWNERSHIP ASSISTANCE</b>										
City Mortgage Program / MCC	100%	-	-	3	8	10	30	10	61	Neighborhood Lending Program
Home Purchase Assistance	100%	-	-	17	36	27	21	-	101	
Home Purchase Assistance- EZ/EC	100%	-	-	3	8	1	-	-	12	
Subtotal		8	5	32	97	279	423	239	1,083	
<b>TO IMPROVE AND PRESERVE HOMES</b>										
Rehab Tax Credit	100%	-	-	-	1	2	1	-	4	Neighborhood Lending Program
Bungalow Initiative	50%	-	-	80	93	201	128	32	533	Bungalow Initiative
Subtotal		-	-	80	94	203	129	32	537	
<b>GRAND TOTAL</b>		159	501	1,914	1,607	552	706	1,198	6,636	

**CITY OF CHICAGO, DEPARTMENT OF HOUSING**  
**SUMMARIES OF DEVELOPMENTS APPROVED BY CITY COUNCIL**  
**FOURTH QUARTER, 2004**

**ATTACHMENTS**

**Eden Green Apartments**

Habitat Company  
301 E. 132<sup>nd</sup> Pl.

**Spaulding Apartments**

G & A Development LLC  
1750 N. Spaulding

**Mount Vernon Manor**

Mount Vernon Community Development Corporation  
18-26 N. Waller St.

**Senior Suites of Bridgeport**

Senior Suites of Bridgeport, LLC  
2825 S. Halsted

**Maypole House**

Chicago Community Inreach, Inc.  
4401-03 W. Maypole

**LUCHA—36 Unit Affordable Housing**

Latin United Community Housing Association (LUCHA)  
Scattered Sites

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJET SUMMARY**

**FOURTH QUARTER, 2004**

**BORROWER/DEVELOPER:** New Eden Green Venture, L.P.

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

**PROJECT NAME AND ADDRESS:** Eden Green Apartments  
Main Address - 301 E. 132<sup>nd</sup> Pl.

**WARD/ALDERMAN:** 9<sup>th</sup> /Anthony Beale

**COMMUNITY AREA:** Riverdale

**CITY COUNCIL APPROVAL:** November 3, 2004

**TYPE OF PROJECT:** Rehabilitation of a 258 unit multifamily rental development consisting of 39 buildings that sit on approximately 17 acres of land that has been designated as a Planned Development Area.

**DOH LOAN:**

**Amount:** \$4,046,464

**Rate:** 1%

**Term:** 40 years maturity, 40 years amortization

**Repayment:** No repayment during the term; a balloon payment of principal and interest at end of term, sale or refinancing.

**Security:** Second mortgage on subject property.

**DOH BOND:** \$16,188,000

**DOH TAX CREDIT (4%):** \$1,164,228

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
1 bedroom	34	\$650	51-60% AMI
2 bedroom	118	\$750	51-60% AMI
3 bedroom	85	\$1,000	51-60% AMI
4 bedroom	21	\$1,125	51-60% AMI
<b>Total</b>	<b>258</b>		

**Utilities:** Tenant pays for gas heat, cooking gas, water, and electricity.



**Project Summary**  
**Eden Green Apartments**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$4,341,000	\$16,826	13.45%
Hard Costs	\$19,756,639	\$76,575	61.22%
Soft Costs	\$3,107,048	\$12,044	9.63%
Financing & Interim Expense	\$1,625,634	\$6,301	5.04%
Escrows & Reserves	\$1,739,860	\$6,743	5.39%
Developer Fee	\$1,700,000	\$6,589	5.27%
<b>Total</b>	<b>\$32,270,181</b>	<b>\$125,078</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Prairie Mortgage Corporation: FHA Insured	\$16,188,000	5.5%	40/40	\$62,744	50%
DOH CDBG	\$4,046,464	0%	40/40	\$15,684	13%
HUD	\$2,036,000	0%	30/30	\$7,891	6%
Alliant Equity	\$9,999,717	NA	NA	\$38,759	31%
<b>TOTAL</b>	<b>\$32,270,181</b>			<b>\$125,078</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJET SUMMARY**

**FOURTH QUARTER, 2004**

**BORROWER/DEVELOPER:** Spaulding Partners L.P.

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

**PROJECT NAME AND ADDRESS:** The Spaulding Apartments  
1750 N. Spaulding

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

**COMMUNITY AREA:** Humboldt Park

**CITY COUNCIL APPROVAL:** November 3, 2004

**TYPE OF PROJECT:** New construction of a five-story brick and stone veneer structure containing 36 units, including one unit for the superintendent/janitor.

**DOH LOAN:**

**Amount:** \$898,883

**Rate:** 0%

**Term:** 30 years

**Repayment:** No annual or monthly debt payments will be required.  
Repayment fully deferred until maturity or sale.

**Security:** Second mortgage on subject property.

**DOH TAX CREDITS (9%):** \$785,500

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
2-bedroom	3	\$247	0-15% AMI
2-bedroom	1	\$458	16-30% AMI
2-bedroom	5	\$650	31-50% AMI
2-bedroom	6	\$900	51-60% AMI
2-bedroom	4	\$1,000	51-60% AMI
3-bedroom	1	\$264	0-15% AMI
3-bedroom	2	\$526	16-30% AMI
3-bedroom	2	\$535	16-30% AMI
3-bedroom	2	\$850	31-50% AMI
3-bedroom	6	\$1,015	51-60% AMI
3-bedroom	3	\$1,100	51-60% AMI
<b>Total</b>	<b>35</b>		

**Utilities:** The tenant will pay for cooking gas and electricity. The owner will pay for heating gas.

**Accessibility:** Two units will be accessible to people with disabilities, and six units will be adaptable.

**Project Summary**  
**The Spaulding Apartments**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$310,000	\$8,611	3.5%
Hard Costs	\$7,181,673	\$199,491	80.3%
Soft Costs	\$807,680	\$22,436	9%
Developer Fee	\$644,650	\$17,907	7.2%
<b>Total</b>	<b>\$8,944,003</b>	<b>\$248,445</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Albany*	\$1,261,120	8%	32	\$35,031	14.1%
DOH Loan	\$898,883	0%	32	\$24,969	10%
Affordable Rents for Chicago	\$500,000	NA	NA	\$13,889	5.6%
Alliant (Tax Credit Equity)	\$6,283,900	NA	NA	\$174,553	70.3%
Owner's Equity	\$100	NA	NA	\$3	0%
<b>TOTAL</b>	<b>\$8,944,003</b>			<b>\$248,445</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJET SUMMARY**

**FOURTH QUARTER, 2004**

**BORROWER/DEVELOPER:** Waller Street, L.P.

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

**PROJECT NAME AND ADDRESS:** Mount Vernon Manor Apartments  
18-26 North Waller

**WARD/ALDERMAN:** 29<sup>th</sup> /Isaac Carothers

**COMMUNITY AREA:** Austin

**CITY COUNCIL APPROVAL:** November 3, 2004

**TYPE OF PROJECT:** New construction of 61 affordable rental units of which one will be a management unit. The development will be a six-story brick building for seniors.

**DOH LOAN:**

**Amount:** \$5,840,426

**Rate:** 0%

**Term:** No repayment is due during the term of the loan and the loan is coterminous with the first mortgage up to a maximum of 22 years.

**Repayment:** Balloon payment due upon sale or refinancing.

**Security:** Second mortgage on subject property.

**DOH TAX CREDIT (9%):** \$510,000

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
1 bedroom	60	\$650	31-50% AMI
Resident Manager	1	\$0	Unrestricted
<b>Total</b>	<b>258</b>		

**Utilities:** The tenant will pay for electricity. Electricity costs cover electric ranges and blowers for the heat and air conditioning. The landlord will cover the cost of heat and air conditioning.

**Accessibility:** Twelve apartments will be accessible to people with disabilities, and four will be for hearing impaired.

Project Summary  
 Mount Vernon Manor Apartments  
 Page Two

**PROJECT COSTS**

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$5,265	\$86	0%
Hard Costs	\$9,010,952	\$147,721	85%
Soft Costs	\$898,692	\$14,733	8%
Developer Fee	\$781,617	\$12,813	7%
<b>Total</b>	<b>\$10,696,526</b>	<b>\$175,353</b>	<b>100%</b>

**PROJECT FINANCING**

Source	Amount	Rate	Term/ Amort	Per Unit	Percent of Project
Harris Bank	\$980,000	7.25%	20/30	\$16,066	9%
DOH Loan	\$5,840,426	0%	30	\$95,745	55%
NDC (Tax Credit Equity)	\$3,876,000	NA	NA	\$63,541	36%
Waller Street, L.P. (Equity)	\$100	NA	NA	\$1	0%
<b>TOTAL</b>	<b>\$10,696,526</b>			<b>\$175,353</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJET SUMMARY**

**FOURTH QUARTER, 2004**

**BORROWER/DEVELOPER:** Senior Suites Chicago Bridgeport, LLC

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

**PROJECT NAME AND ADDRESS:** Senior Suites of Bridgeport  
2825 South Halsted Street

**WARD/ALDERMAN:** 11<sup>th</sup> /James Balcer

**COMMUNITY AREA:** Bridgeport

**CITY COUNCIL APPROVAL:** December 1, 2004

**TYPE OF PROJECT:** New construction on vacant land of a 69,455 square foot, six-story building with 85 rental units for lower-income seniors.

**DOH LOAN:**

**Amount:** \$5,248,243

**Rate:** Not to exceed 3% interest, which will accrue and will be due at or before maturity, if available from the proceeds of the sale or refinancing of the building.

**Term:** 30 years

**Repayment:** No repayment during the term. Repayment will be due as a balloon payment at maturity, sale or refinancing.

**Security:** Second mortgage on subject property.

**DOH TAX CREDIT (9%):** \$831,584

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
Studio	13	\$625	31-50% AMI
Studio	20	\$640	51-60% AMI
1-bedroom	21	\$695	31-50% AMI
1-bedroom	31	\$750	51-60% AMI
<b>Total</b>	<b>85</b>		

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

**Project Summary**  
**Senior Suites of Bridgeport**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$2,057,000	\$24,200	15%
Hard Costs	\$9,571,560	\$112,607	69.7%
Soft Costs	\$1,255,940	\$14,776	9.1%
Developer Fee	\$846,000	\$9,953	6.2%
<b>Total</b>	<b>\$13,730,500</b>	<b>\$161,536</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Harris Bank	\$1,747,000	7.25%	15/30	\$20,554	12.7%
DOH Loan	\$5,248,243	1%	30	\$61,744	38.2%
Alliant Equity	\$6,735,157	NA	NA	\$79,237	49.1%
Owner's Equity	\$100	NA	NA	\$1	0%
<b>TOTAL</b>	<b>\$13,730,500</b>			<b>\$161,536</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJET SUMMARY**

**FOURTH QUARTER, 2004**

**BORROWER/DEVELOPER:** Chicago Community Inreach, Inc.

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

**PROJECT NAME AND ADDRESS:** The Maypole House  
4401-05 W. Maypole/216-220 N. Kostner

**WARD/ALDERMAN:** 28<sup>th</sup>/Ed Smith

**COMMUNITY AREA:** West Garfield Park

**CITY COUNCIL APPROVAL:** December 15, 2004

**TYPE OF PROJECT:** Rehabilitation of a vacant, three-story walk-up building to develop six affordable apartments

**DOH LOAN:**


**Amount:** \$300,000

**Rate:** 0%

**Term:** 30 years

**Repayment:** No repayment during the term. Repayment will be due as a balloon payment at maturity.

**Security:** Second mortgage on subject property.

**CITY LAND:**  One City-owned parcel, valued at approximately \$17,000, sold for \$1

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
3-bedroom	4	\$577	31-50% AMI
4-bedroom	2	\$775	31-50% AMI
<b>Total</b>	<b>6</b>		

**Utilities:** The tenants will pay for electricity and for gas for heat, for cooking and for hot water.



Project Summary  
 The Maypole House  
 Page Two

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$46,000	\$7,667	4.75%
Hard Costs	\$724,600	\$120,767	74.81%
Soft Costs	\$135,002	\$22,500	13.94%
Developer Fee	\$63,000	\$10,500	6.5%
<b>Total</b>	<b>\$968,602</b>	<b>\$161,434</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
IHDA	\$571,744	0%	30/30	\$95,291	59.03%
DOH Loan	\$300,000	0%	30	\$50,000	30.97%
Owner's Equity	\$96,858	NA	NA	\$16,143	10%
<b>TOTAL</b>	<b>\$968,602</b>			<b>\$161,434</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJET SUMMARY**

**FOURTH QUARTER, 2004**

**BORROWER/DEVELOPER:** Madres Unidas Limited Partnership/Latin Community Housing Association

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

**PROJECT NAME AND ADDRESS:** LUCHA—36 Unit Affordable Housing  
Scattered sites including 1625-27 N. Drake, 1636 N. St. Louis, 3512 & 3528-30 W. Wabansia, 1533 N. Maplewood, 1516 N. Talman, 2719 W. Potomac, 1624 N. Kimball, 1624 N. Artesian, 2659 W. Haddon

**WARD/ALDERMAN:** 1<sup>st</sup>/Manny Flores and 26<sup>th</sup>/Billy Ocasio

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

**CITY COUNCIL APPROVAL:** December 8, 2004

**TYPE OF PROJECT:** New construction of 36 units to be located in 10 three-flat buildings and one six-flat building.

**DOH LOAN:**

**Amount:** \$3,303,690

**Rate:** 0%

**Term:** 30 years

**Repayment:** No repayment during term; a balloon payment of principal at end of term, sale, or refinancing.

**Security:** Second mortgage on subject property.

**DOH TAX CREDITS (9%):** \$300,000

**CITY LAND:** Six City-owned parcels valued at approximately \$680,000

**UNIT MIX/RENTS**

Type	Number	Monthly Rent	Income Levels Served
2-bedroom	10	\$652	31-50% AMI
3-bedroom	26	\$733	31-50% AMI
<b>Total</b>	<b>36</b>		

**Utilities:** The tenant will pay for cooking gas and electricity.

**Project Summary**  
**LUCHA—36 Unit Affordable Housing**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$441,255	\$12,257	5.84%
Hard Costs	\$5,684,900	\$157,914	75.25%
Soft Costs	\$831,747	\$23,104	11.01%
Developer Fee	\$596,545	\$16,571	7.9%
<b>Total</b>	<b>\$7,554,447</b>	<b>\$209,846</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Rate</b>	<b>Term/ Amort</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Harris	\$855,000	8.75%	20	\$23,750	11.32%
DOH Loan	\$3,303,690	0%	30	\$91,769	43.73%
IHDA	\$750,000	0%	20	\$20,833	9.93%
FHLB	\$216,000	NA	NA	\$6,000	2.86%
NEF (Tax Credit Equity)	\$2,429,757	NA	NA	\$67,693	32.16%
<b>TOTAL</b>	<b>\$7,554,447</b>			<b>\$209,846</b>	<b>100%</b>

CITY OF CHICAGO  
DEPARTMENT OF HOUSING

FOURTH QUARTER LOAN CLOSINGS  
OCTOBER 1, 2004 - DECEMBER 31, 2004

<u>Project/Developer</u>	<u>City Council Approval Date</u>	<u>Closing Date</u>
The Center on Halsted <i>Halsted Apartments NFP (The Anixter Center)</i> 2537-41 N. Halsted	September 1, 2004	October 26, 2004
Senior Suites of Bridgeport <i>Senior Suites Chicago Bridgeport LLC</i> 2825 S. Halsted Street	December 1, 2004	December 30, 2004

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

Quarter Approved	Development Name	Developer	Primary Project Address	Loan Amount	Total Units	Units by Income Level						81-100%	101+%
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		
1st	Casa Kirk	Casa Kirk, Inc. (Clareian Associates / Interfaith Housing Development Corp.)	9100 S. Buffalo	\$ 4,528,948	29	6	-	23	-	-	-	-	-
1st	Leland Apartments	Leland Limited Partnership (Hearland Housing, Inc. / Century Place Development Corp.)	1201-13 W. Leland	\$ 1,632,500	137	-	78	59	-	-	-	-	-
1st	1826 South Central Park	Roosevelt and Minnie Harris (Joint Lenders)	1826 S. Central Park	\$ 500,000	10	-	-	10	-	-	-	-	-
2nd	Pioneer Gardens	Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)	3800 S. King Drive	\$ 1,828,000	120	-	-	120	-	-	-	-	-
2nd	North Center Senior Apartments	North Center Senior Housing, LP (Technical Assistance Corporation for Housing (TACH))	2324 W. Irving Park Road	\$ 4,266,200	104	4	17	21	46	16	-	-	-
3rd	The Center on Halsted	Lester and Rosalie Anixter Center	2537-41 N. Halsted	\$ 545,108	14	-	14	-	-	-	-	-	-
4th	Eden Green Apartments	Habitat Company	301 E. 132nd Pl.	\$ 4,064,464	258	-	-	-	258	-	-	-	-
4th	Spaulding Apartments	G & A Development LLC	1750 N. Spaulding	\$ 898,883	36	4	5	7	19	-	-	-	1
4th	Mount Vernon Manor	Mount Vernon Community Development Corporation	18-26 N. Waller St.	\$ 5,840,426	61	-	-	60	-	-	-	-	1
4th	Senior Suites of Bridgeport	Senior Suites Chicago Bridgeport, LLC	2825 S. Halsted	\$ 5,248,243	85	-	-	54	31	-	-	-	-
4th	Maypole House	Chicago Community Inreach, Inc.	4401-03 W. Maypole	\$ 300,000	6	-	-	6	-	-	-	-	-
4th	LUCHA--36 Unit Affordable Housing	Latin United Community Housing Association (LUCHA)	1625-27 N. Drake, 1636 N. St. Louis, 3512 & 3528-30 W. Wabansia, 1533 N. Maplewood, 1516 N. Taiman, 2719 W. Polomac, 1624 N. Kimball, 1624 N. Artesian, 2659 W. Haddon	\$ 3,303,690	36	-	-	36	-	-	-	-	-
<b>TOTAL</b>				<b>\$ 32,956,462</b>	<b>896</b>	<b>14</b>	<b>114</b>	<b>396</b>	<b>354</b>	<b>16</b>	<b>-</b>	<b>-</b>	<b>2</b>

\* The one unit at 101 +% of AMI is reserved for the resident manager/building superintendent; there is no income restriction for this unit.

Department of Housing  
**2004 MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS**  
 January 1 - December 31, 2004

Quarter Approved	Development Name	Developer	Primary Project Address	Bond Allocation	Total Units	Units by Income Level							
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+	
2nd	The Park at Central Station & Michigan Avenue Promenade	FC Central Station Properties, LLC (Forest City Enterprises, Inc.)	1255 S. Michigan Ave.	\$ 95,000,000	502	-	-	85	91	-	-	47	27
2nd	Pioneer Gardens	Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)	3800 S. King Dr.	\$ 13,000,000	120	-	-	120	-	-	-	-	-
4th	Eden Green Apartments	The Habitat Company	301 E. 132nd Pl.	\$ 16,188,100	258	-	-	-	258	-	-	-	-
<b>TOTAL</b>				<b>\$ 124,188,100</b>	<b>880</b>	<b>-</b>	<b>-</b>	<b>205</b>	<b>349</b>	<b>-</b>	<b>-</b>	<b>47</b>	<b>27</b>

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

Project Name/Organization	Date Approved	Project Address	Amount of ARC Loan	Number of Units Receiving Assistance & Breakdown of Reduced Rents		Income Level Served	
						0-15%	16-30%
Leland Apartments/Heartland Housing, Inc.	2/10/2004	1201-12 W. Leland	\$ 700,000	28	SROs from \$465 to \$279	-	28
North Center Senior Apartments/ Technical Assistance Corporation for Housing	6/8/2004	2324 W. Irving Park Rd.	\$ 841,400	4	1-brs from \$185 to \$568		
				7	1-brs from \$397 to \$568	4	17
				10	1-brs from \$397 to \$628		
Mount Vernon Manor Apartments/ Waller Street L.P.	9/14/2004	18-26 N. Waller	\$ 490,000	4	1-brs from \$186 to \$650	4	6
				6	1-brs from \$330 to \$650		
Spaulding Partners LP	12/14/2004	1750 N. Spaulding	\$ 500,000	2	2-brs from \$247 to \$800		
				1	2-br from \$458 to \$800		
				1	2-br from \$247 to \$982	4	3
				1	3-br from \$264 to \$930		
				2	3-brs from \$526 to \$930		
<b>TOTAL</b>				<b>66</b>		<b>12</b>	<b>54</b>

Department of Housing  
2004 LOW INCOME HOUSING TAX CREDIT RECIPIENTS

Quarter Approved	Project / Developer	Primary Project Address	Tax Credit Allocation	Equity Generated	Total Units	Units by Income Level							101+ % Synticator
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		
2nd	The Park at Central Station & Michigan Avenue Promenade/ FC Central Station Properties, LLC (Forest City Enterprises, Inc.)	1255 S. Michigan Ave.	\$ 505,000	\$ 4,535,000	502	-	-	85	91	-	47	279	Apollo Housing Capital
2nd	Pioneer Gardens / Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)	3800 S. King Dr.	\$ 864,269	\$ 6,828,420	120	-	-	120	-	-	-	-	Chicago Equity Fund
4th	New Eden Green/Habitat	301 E. 132nd Pl.	\$ 1,164,228	\$ 9,999,717	258	-	-	-	258	-	-	-	Alliant
2nd	North Center Senior Apartments/ North Center Senior Housing, L.P. (Technical Assistance Corporation for Housing (TACH))	2324 W. Irving Park Rd.	\$ 895,476	\$ 7,384,000	104	4	17	21	46	16	-	-	Chicago Equity Fund
2nd	Liberty Square Apartments/Liberty Square Limited Partnership (Bonheur Corporation & H.I.C.A., Inc.)	Area bounded by Lexington on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east, and Independence Blvd. on the west	\$ 449,887	\$ 3,647,319	66	-	10	56	-	-	-	-	National Equity Fund
4th	Senior Suites of Bridgeport/Senior Suites Chicago Bridgeport, LLC	2825 S. Halsted	\$ 457,965	\$ 3,709,517	85	-	-	54	31	-	-	-	Alliant
4th	Mt. Vernon Manor/MRC Community Development Corp.	36 N. Waller	\$ 510,000	\$ 3,876,000	61	-	-	60	-	-	-	1	National Development Corporation
4th	Spaulding Apartments/G & A Development LLC	1750 N. Spaulding	\$ 785,500	\$ 6,283,900	36	-	9	6	20	-	-	1	Alliant
4th	Legends South (Robert Taylor Phase A-1)/BMT-/Brinsmore-Michaels	Area bounded by 46 <sup>th</sup> St., State St., the Metra tracks, & Root St.	\$ 997,670	\$ 8,579,962	190	36	47	107	-	-	-	-	TRG
4th	Oakwood Shores (Madden Park Wells Phase 1B)/Madden Wells Phase 1B Associates LP	Area bounded by Langley/38th St./Ellis/Pershing	\$ 500,000	\$ 4,200,000	162	-	63	18	36	45	-	-	Wachovia
4th	Roosevelt Square (ABLA Phase 1)/LR Development/ABLA LLC	Area bounded by Roosevelt, Racine, Arlington, Blue Island	\$ 690,000	\$ 5,244,000	181	66	59	28	28	-	-	-	-
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>			<b>\$ 7,819,995</b>	<b>\$ 64,287,835</b>	<b>1,765</b>	<b>106</b>	<b>205</b>	<b>555</b>	<b>510</b>	<b>61</b>	<b>47</b>	<b>281</b>	

\* The one unit at 101 +% of AMI is reserved for the resident manager/building superintendent; there is no income restriction for this unit.

\*\* These units were counted in 2003.



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

Quarter Approved	Project	Sponsor	Project Address	Tax Credit Year	Tax Credit Reservation	Resources Generated	Units	Units by Income Level						
								0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
1st	Leland Apartments	Century Place Development Corp.	1201-13 W. Leland	2003	\$ 235,270	\$ 470,540	137	-	78	59	-	-	-	-
2nd	North Center 202	Catholic Charities Housing Development Corporation	Western Ave. & Irving Park Rd.	2004	\$ 1,004,400	\$ 823,608	87	-	40	47	-	-	-	-
2nd	Madden Park Wells Phase 1B	Madden Wells Phase 1B Associates Limited Partnership / The Community Builders	Area bounded by Langley on the west, 38th St. on the north, Ellis Ave. on the east, and Pershing Rd. on the south.	2004	\$ 1,609,793	\$ 1,336,128	162	-	40	41	34	15	16	16
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>						<b>\$ 2,849,463</b>	<b>386</b>	<b>-</b>	<b>158</b>	<b>147</b>	<b>34</b>	<b>15</b>	<b>16</b>	<b>16</b>

\* Additional credits to those reported in 2003.

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

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%	81-100%	101+ %
Leland Apartments	Leland Limited Partnership (Heartland Housing, Inc. / Century Place Development Corp.)	1201-13 W. Leland Ave.	46	Uptown	3/10/2004	\$ 204,219	137	-	78	59	-	-	-	-
North Center Senior Housing	North Center Senior Housing, LP (Technical Assistance Corporation for Housing (TACH))	2324 W. Irving Park Rd.	47	North Center	5/20/2004	\$ 990,800	104	4	17	21	46	16	-	-
Liberty Square Apartments	Liberty Square Limited Partnership (Bonheur Corporation & H.I.C.A., Inc.)	Area bounded by Lexington on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east, and Independence Blvd. on the west	24	North Lawndale	6/23/2004	\$ 1,900,000	66	-	10	56	-	-	-	-
The Park at Central Station & Michigan Avenue Promenade	FC Central Station Properties, LLC (Forest City Enterprises, Inc.)	1255 S. Michigan Ave.	2	Near South Side	6/23/2004	\$ 14,000,000	502	-	-	85	91	-	47	27
<b>TOTAL</b>							<b>809</b>	<b>4</b>	<b>105</b>	<b>221</b>	<b>137</b>	<b>16</b>	<b>47</b>	<b>279</b>

Department of Housing  
**2004 CITY LAND RECIPIENTS**  
 January 1 - December 31, 2004

Quarter Approved	Type of Development	Development Name	Developer	Primary Project Address	Value of Land Write Down	Total Units	Units by Income Level							
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+	
1st	Multi-family	Case Kirk	Case Kirk, Inc. (Clareton Associates/Interfaith Housing Development Corp.)	9100 S. Buffalo	\$ 70,000	29	6	-	23	-	-	-	-	-
1st	Single-family	Deliverance Temple Church of the Apostolic	William Spathies	1500 Block of S. Karlov	\$ 112,800	12	-	-	-	3	3	6	-	-
1st	Single-family	Living Word Ministries	William Spathies	2600 & 2700 Blocks of W. Adams St.	\$ 90,000	9	-	-	-	2	2	5	-	-
1st	Single-family	United Baptists Church	William Spathies	4100 & 4200 Blocks of W. Greshaw St. and 1200, 1300, & 1400 Blocks of S. Tripp Ave.	\$ 634,500	47	-	-	-	12	12	23	-	-
2nd	Multi-family	Liberty Square Apartments	Liberty Square Limited Partnership (Bonheur Corporation & H.I.C.A., Inc.)	Area bounded by Lexington on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east, and Independence Blvd. on the west	\$ 800,000	66	-	10	56	-	-	-	-	-
2nd	Single-family	Spirit of Truth M.B. Church	Spirit of Truth M.B. Church	3400 block of W. 12th Pl., 1500 & 1600 blocks of S. St. Louis	\$ 236,500	16	-	-	-	-	-	2	14	-
3rd	Multi-family	Focus Apartments	Safer Housing Assistance, LLC (Safer Foundation)	163-165 N. Central	\$ 72,000	10	10	-	-	-	-	-	-	-
4th	Multi-family	Maypole House	Chicago Community Inreach, Inc.	4401-03 W. Maypole	\$ 17,000	6	-	-	6	-	-	-	-	-
4th	Multi-family	LUCHA--36 Unit Affordable Housing	Latin United Community Housing Association	1625-27 N. Drake, 1636 N. St. Louis, 3512 & 3528-30 W. Wabansia, 1533 N. Maplewood, 1516 N. Talmay, 2719 W. Polomac, 1624 N. Kimball, 1624 N. Artesian, 2659 W. Haddon	\$ 680,000	36	-	-	36	-	-	-	-	-
4th	Single-family	Englewood Homes	Korry Young Construction, Inc.		\$ 159,600	229	-	-	-	23	98	86	22	-
<b>TOTAL</b>					<b>\$ 2,802,400</b>	<b>460</b>	<b>16</b>	<b>10</b>	<b>121</b>	<b>40</b>	<b>115</b>	<b>122</b>	<b>3</b>	<b>3</b>

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

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Belmontes, Maria Isabel 1544 N. Bosworth	\$4,200	1 unit(s) 1 br: 1, \$850 to \$500	1: 0-15%	1	24, West Town
Bickerlike 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
Wicker Park Place Ltd. Part. C/O Renaissance Realty Group, Inc. 1527-1531 N. Wicker Park	\$78,480	30 unit(s) Studios: 30, \$3 to \$110-\$115	30: 0-15%	1	24, West Town
Coutin, Georgina 2313 W. Diversey	\$6,120	1 unit(s) 2 br: 1, \$750 to \$325	1: 16-30%	1	22, Logan Square
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%	1	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%	1	22, Logan Square
Ferrar, Frances 2944 N. Rockwell	\$5,028	1 unit(s) 2 br: 1, \$750 to \$331	1: 16-30%	1	21, Avondale
Avelar, Manuel 2735-2737 W. Chanay	\$16,440	3 unit(s) 1 br: 1, \$525 to \$125 2 br: 2, \$625 to \$140	3: 0-15%	1	22, Logan Square
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
Herron Enterprises 116-118 S. California	\$20,484	3 unit(s) 3 br: 3, \$915-\$825 to \$322-\$360	3: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2847 W. Congress	\$7,620	1 unit(s) 3 br: 1, \$800 to \$165	1: 0-15%	2	27, East Garfield Park
Brown, Varinia 2720 W. Warren	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325	1: 16-30%	2	27, East Garfield Park
Herron Enterprises 122 S. California	\$27,816	6 unit(s) 1 br: 3, \$575 to \$287 2 br: 3, \$625 to \$333	6: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2710 W. Jackson	\$37,800	14 unit(s) SROs: 14, \$375 to \$150	14: 0-15%	2	27, East Garfield Park

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Barnes Real Estate 4749 S. Throop	\$7,380	1 unit(s) 3 br: 1, \$825 to \$210	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
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	5 unit(s) 2 br: 3, \$505 to \$140 3 br: 2, \$575 to \$325	3: 0-15% 2: 16-30%	3	38, Grand Boulevard
Barnes Real Estate 4637 S. Prairie	\$9,504	1 unit(s) 2 br: 1, \$900 to \$108	1: 0-15%	3	38, Grand Boulevard
Barnes Real Estate 4824 S. Prairie	\$17,520	2 unit(s) 5 br: 2, \$1000 to \$260- \$280	2: 16-30%	3	38, Grand Boulevard
CMHDC 5154 S. King Drive	\$6,120	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	3	40, Washington Park
Barne Real Estate 3840-2 S. King Drive	\$32,460	5 unit(s) 1 br: 3, \$600 to \$125 2 br: 2, \$725 to \$140	5: 0-15%	3	35, Douglas
Redevelopment Services Corp. 4331 S. King Drive	\$7,650	1 unit(s) 4 br: 1, \$1,100 to \$465	1: 16-30%	3	38, Grand Boulevard
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	\$118,164	29 unit(s) 2 br: 16, \$560 to \$276 3 br: 13, \$675 to \$326	29: 16-30%	3	40, Washington Park
Hilliard Homes LP 2111 S. Clarke	\$17,340	6 unit(s) 1 br: 6, to \$245-200	6: 16-30%	3	33, Near South Side
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
Holsten Management 4659 S. Drexel	\$83,160	49 unit(s) Studios: 4, \$325 to \$225 & 19, \$425 to \$275 1 br: 26, \$525 to \$375	49: 16-30%	4	39, Kenwood
Kenwood-Oakland Ltd. Part. C/O IMC Property Management 4341 S. Greenwood 4358 S. Lake Park	\$19,464	2 unit(s) 4 br: 2, \$996 to \$185	2: 0-15%	4	39, Kenwood
Oates, Beuonna 4340 S. Lake Park	\$10,500	1 unit(s) 4 br: 1, \$887 to \$185	1: 0-15%	4	39, Kenwood

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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
South Ingleside LP C/O J W Stewart 4746 S. Ingleside 4737-39 S. Ingleside	\$5,640	1 unit(s) 1 br: 1, \$600 to \$130	1: 0-15%	4	39, Kenwood
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) 1 br: 6, \$380 to \$41-\$91 2 br: 6, \$475 to \$65-\$219 3 br: 10, \$530 to \$41-\$385 3 br: 1, \$925 to \$490	22: 0-15%	5	43, South Shore
Brown, L. Chandrea 1948 E. 73rd St.	\$5,220	1 unit(s) 3 br: 1, \$925 to \$490	1: 16-30%	5	43, South Shore
LPSS South Shore Manor C/O IMC Property Management 3258 E. 70th Place	\$46,464	11 unit(s) 1 br: 11, \$502 to \$150	11: 0-15%	5	43, South Shore
Wilbourn Sandy 6511 S. Blackstone	\$5,724	1 unit(s) 2 br: 1, \$1,000 to \$523	1: 16-30%	5	42, Woodlawn
O'Keefe Courts LP C/O J W Stewart 6936-44 S. Clyde 4737-39 S. Ingleside	\$4,620	1 unit(s) 3 br: 1, \$750 to \$365	1: 16-30%	5	43, South Shore
All Properties Real Estate, Inc. 6800-02 S. Clyde 2047-55 E. 68th	\$7,164	1 unit(s) 1 br: 1, \$762 to \$165	1: 16-30%	5	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	\$5,700	1 unit(s) 2 br: 1, \$700 to \$225	1: 0-15%	5	43, South Shore
Wright, Marcella 6845 S. Ridgeland	\$5,700	1 unit(s) 3 br: 1, \$1,000 to \$525	1: 16-30%	5	43, South Shore
Island Terrace Apartments 6430 S. Stony Island	\$5,700	1 unit(s) 1 br: 1, \$749 to \$274	1: 0-15%	5	42, Woodlawn

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ERA Real Estate 1509 E. Marquette	\$7,200	1 unit(s) 3 br: 1, \$900 to \$300	1: 16-30%	5	42, Woodlawn
Barnes Real Estate 7531 S. Eberhart	\$7,896	1 unit(s) 5 br: 1, \$1093 to \$435	1: 0-15%	6	69, Greater Grand Crossing
Kennedy, Sonia 57 W. 74th St.	\$6,000	1 unit(s) 2 br: 1, \$750 to \$275	1: 16-30%	6	69, Greater Grand Crossing
Payne, Charles 7331 S. Vernon	\$5,160	1 unit(s) 1 br: 1, \$750 to \$320	1: 16-30%	6	69, Greater Grand Crossing
Marsh, Mary Ann & Reginald 7538 S. Rhodes	\$5,832	1 unit(s) 4 br: 1, \$1100 to \$614	1: 16-30%	6	69, Greater Grand Crossing
Ekong, Eno 6712 S. Emerald	\$7,740	1 unit(s) 3 br: 1, \$900 to \$255	1: 0-15%	6	68, Englewood
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
Synovation Development LLC 7700 S. Essex	\$22,656	4 unit(s) 2 br: 2, \$675 to \$300 and 2, \$790 to \$365	4: 16-30%	7	43, South Shore
All Properties Real Estate, Inc. 3004 E. 78th St.	\$7,164	1 unit(s) 2 br: 1, \$750 to \$165	1: 0-15%	7	43, South Shore
King-Essex Apts. C/O IMC Propery 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 Propery 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
Curry, Lea 7637 S. Essex	\$5,220	1 unit(s) 2 br: 1, \$575 to \$140	1: 0-15%	7	43, South Shore
Nwanah, Patrick 7827 S. Calfax	\$7,164	1 unit(s) 2 br: 1, \$750 to \$190	1: 0-15%	7	43, South Shore
Pugh, Arnold and Perneice Pugh 7838 S. Phillips	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	7	43, South Shore
Saez, Angela 7838 S. Calfax	\$29,100	5 unit(s) 3 br: 5, \$650 to \$165	5: 16-30%	7	43, South Shore

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Monroe, Toni 7337 South Shore Dr.	\$8,160	1 unit(s) 2 br: 1, \$870 to \$190	1: 0-15%	7	43, South Shore
Jean, Hector 2815 E. 76th St.	\$7,020	1 unit(s) 4 br: 1, \$790 to \$205	1: 16-30%	7	43, South Shore
Sutton, Darrin 2801 E. 77th Place	\$7,800	1 unit(s) 3 br: 1, \$1,100 to \$450	1: 16-30%	7	43, South Shore
Johnson, Alberta 8241 S. Saginaw	\$4,800	1 unit(s) 3 br: 1, \$800 to \$400	1: 16-30%	7	46, South Chicago
Barnes, James 8736 S. Crandon	\$4,800	1 unit(s) 3br: 1, \$800 to \$400	1: 16-30%	8	48, Calumet Heights
Love, Ronald 8112 S. Bennett Ave.	\$8,640	1 unit(s) 4 br: 1, \$1200 to \$480	1: 16-30%	8	46, South Chicago
Peel, Arnel 851 E. 87th Place	\$7,800	1 unit(s) 2 br: 1, \$900 to \$250	1: 0-15%	8	44, Chatham
Chester Reason 7955 S. Kenwood	\$4,680	1 unit(s) 3 br: 1, \$650 to \$260	1: 16-30%	8	45, Avalon Park
Calhoun, martha 11318 S. Champlain	\$8,580	1 unit(s) 3 br: 1, \$900 to \$185	1: 0-15%	9	50, Pullman
Washington, Major 10949-10951 S. Vernon	\$4,800	1 unit(s) 2 br: 1, \$540 to \$140	1: 0-15%	9	49, Roseland
YMCA of Meiro Chicago 4 E. 111th St.	\$155,368	58 unit(s) SROs: 15, \$310 to \$136 and 43, \$310 to \$103-30	58: 0-15%	9	49, Roseland
Brown, Allen 30 E. 118th	\$14,640	1 unit(s) 6 br: 1, \$1,650 to \$430	1: 16-30%	9	53, West Pullman
Dunkle, Barry 11572 S. Front	\$8,400	1 unit(s) 2 br: 1, \$825 to \$125	1: 0-15%	9	53, West Pullman
Boardman, William & Christina 8707 S. Escanaba	\$9,360	3 unit(s) 2 br: 3, \$555-\$465 to \$235-\$180	3: 0-15%	10	46, South Chicago
Rehab South Chicago C/O Claretians 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



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South East Little Village Ltd. Part. U.N.O. (East Lake Management) 3066 E. 92nd St. 9001 S. Muskegan	\$18,360	6 unit(s) 2 br: 2, \$385 to \$140 3 br: 4, \$425 to \$165	6: 0-15%	10	46, South Chicago
9001 Commercial Building C/O Southeast Chicago Dev. Comm. 9001 S. Commercial	\$22,500	4 unit(s) 2 br: 3, \$650 to \$215-\$190 and 1, \$760 to \$215	1: 0-15% 3: 16-30%	10	46, South Chicago
8954-56 Commercial Ave. Building LP 8954 S. Commercial	\$18,900	3 unit(s) 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. Claretian Associates 3201 E. 91st St.	\$145,744	42 unit(s) Studios: 1, \$447-\$468 to \$240-\$275 1 br: 41, \$447-\$832 to \$240-\$390	42: 16-30%	10	46, South Chicago
Barnes Real Estate 2310 S. Sacramento	\$6,120	1 unit(s) 1 br: 1, \$800 to \$175	1: 0-15%	12	30, South Lawndale
Bakutis, Mary Ann 6323 W. 64th St.	\$6,840	1 unit(s) 2 br: 1, \$660 to \$140	1: 0-15%	13	64, Clearing
Patricia Partners, LLC 5925 S. Marshfield	\$9,600	1 unit(s) 3 br: 1, \$1170 to \$370	1: 16-30%	15	67, West Englewood
Churchview Manor Apartments C/ O Greater Southwest Dev. Corp. 6250 S. Talman	\$58,380	20 unit(s) 1 br: 19, \$470 to \$230 2 br: 1, \$580 to \$275	20: 16-30%	15	66, Chicago Lawn
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
Park Management & Investments 6307 S. Rockwell	\$5,340	1 unit(s) 2 br: 1, \$585 to \$140	1: 0-15%	15	66, Chicago Lawn
Barnes Real Estate 1715 W. 58th	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	15	67, West Englewood
Burton, Stephanie 1709 W. 50th Place	\$4,020	1 unit(s) 2 br: 1, \$500 to \$165	1: 0-15%	16	61, New City

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Oates, Beauconna 5658 S. Bishop	\$5,100	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	16	67, West Englewood
Arlandiz, Elizabeth 5550 S. Mozart	\$5,400	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	16	63, Gage Park
Barnes Real Estate 5226 S. May	\$7,020	1 unit(s) 2 br: 1, \$725 to \$140	1: 0-15%	16	61, New City
Barnes Real Estate 5735 S. Elizabeth	\$8,880	1 unit(s) 5 br: 1, \$950 to \$210	1: 0-15%	16	67, West Englewood
Barnes Real Estate 5529 S. Ada	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	16	67, West Englewood
Barnes Real Estate 6340 S. Sangamon	\$7,320	1 unit(s) br: 1, \$800 to \$190	1: 0-15%	16	68, Englewood
Barnes Real Estate 2214 W. 51st	\$6,780	1 unit(s) 2 br: 1, \$800 to \$235	1: 16-30%	16	63, Gage Park
Davis, Dianna 1107 W. Garfield Blvd.	\$11,220	2 unit(s) 1 br: 1, \$550 to \$125 2 br: 1, \$650 to \$140	1: 0-15% 1: 16-30%	16	68, New City
Elzy, Curtis 5337 S. Carpenter	\$7,500	1 unit(s) 4 br: 1, \$1000 to \$375	1: 16-30%	16	61, New City
Jackson, Sammie 5404 S. Bishop	\$5,280	1 unit(s) 2 br: 1, \$500 to \$60	1: 0-15%	16	61, New City
Miller, Jeanette 5539 S. Sangamon	\$5,700	1 unit(s) 3 br: 1, \$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	67, West Englewood
Barnes Real Estate 6224 S. Morgan	\$12,840	1 unit(s) 4 br: 1, \$1250 to \$180	1: 0-15%	16	68, Englewood
Eggleston C/O IMC Property Management 443 W. 75th 7502-06 S. Eggleston	\$21,000	5 unit(s) 3 br: 5, \$700 to \$250	5: 16-30%	17	69, Greater Grand Crossing
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth 6209 S. Paulina	\$148,102	32 unit(s) Studios: 14, \$477 to \$220 1 br: 18, \$571 to \$240	32: 16-30%	17	67, West Englewood

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Barnes Real Estate 6730 S. Morgan	\$8,520	1 unit(s) 3 br: 1, \$875 to \$165	1: 0-15%	17	68, Englewood
Barnes Real Estate 7309 S. May	\$9,372	1 unit(s) 3 br: 1, \$1000 to \$219	1: 16-30%	17	68, Englewood
Harris, Brian 7830 S. Sangamon	\$15,480	2 unit(s) 3 br: 2, \$950 to \$250-\$360	1: 0-15% 1: 16-30%	17	71, Auburn Gresham
Silas, Michelle 7800 S. Ada	\$13,380	1 unit(s) 4 br: 1, \$1625 to \$510	1: 16-30%	17	71, Auburn Gresham
SSG Ltd. Part. C/O IMC Property Management 7000-7010 S. Sangamon	\$13,920	4 unit(s) 3 br: 4, \$615 to \$325	4: 16-30%	17	68, Englewood
SSG Ltd. Part. C/O IMC Property Management 7640-7656 S. Stewart	\$30,840	7 unit(s) 3 br: 7, \$705 to \$325	7: 16-30%	17	69, Greater Grand Crossing
Cynthia Jackson 7929 S. Harvard	\$5,220	1 unit(s) 3 br: 1, \$770 to \$325	1: 16-30%	17	44, Chatham
FaithWorks Investment 7209 S. Harvard	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325	1: 0-15%	17	69, Greater Grand Crossing
Barnes Real Estate 929 W. 54th Place	\$8,580	1 unit(s) 3 br: 1, \$980 to \$265	1: 0-15%	20	61, New City
Thompson, Teresa 729 W. 59th Street	\$8,880	1 unit(s) 4 br: 1, \$950 to \$210	1: 0-15%	20	68, Englewood
62nd St. Phase II Ltd. Part. 6201 S. King Drive 6155 S. Vernon	\$16,320	4 unit(s) 3 br: 4, \$665 to \$325	4: 16-30%	20	42, Woodlawn
Beverly, Eve 5627-5629 S. Indiana 5532-5534 S. Indiana	\$12,240	3 unit(s) 3 br: 2, \$600 to \$325 4 br: 1, \$700 to \$375	3: 16-30%	20	40, Washington Park
Washington Park, LLC C/O Brinshore Development 5950 S. King Dr. 5951 S. Calumet	\$35,200	7 unit(s) 3 br: 7, \$750 to \$325	7: 16-30%	20	40, Washington Park

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Dorchester Way Apts. Ltd. Part./IMC Property Management 6200 S. Dorchester	\$23,592	2 unit(s) 4 br: 2, \$996 to \$185	2: 16-30%	20	42, Woodlawn
Drexel Terrace C/O The Habitat Company 6140 S. Drexel	\$33,300	6 unit(s) 2 br: 2, \$670-585 to \$100 3 br: 4, \$725 to \$325	2: 0-15% 4: 16-30%	20	42, Woodlawn
LPSS Ltd. Part. Michigan Manor C/O IMC Property Management 5751-5759 S. Michigan Ave.	\$20,892	5 unit(s) 3 br: 5, \$666-\$705 to \$325	5: 0-15%	20	40, Washington Park
LPW Ltd. Part. Wabash Court C/O IMC Property Management 5606 S. Wabash	\$14,760	3 unit(s) 2 br: 3, \$550 to \$140	3: 0-15%	20	40, Washington Park
Prairie Apts. Ltd. Part. C/O IMC Property Management 6034-6052 S. Prairie	\$31,752	11 unit(s) 2 br: 7, \$525 to \$275 and 4, \$499 to \$275	11: 16-30%	20	40, Washington Park
WECAN 6146 S. Kenwood	\$17,580	4 unit(s) 1 br: 2, \$500 TO \$175-\$290 3 br: 2, \$750 TO \$180-\$390	2: 0-15% 2: 16-30%	20	42, Woodlawn
Woodlawn Development Corporation 6224-6226 S. Kimbark	\$11,556	3 unit(s) 1 br: 1, \$523 to \$230 2 br: 1, \$600 to \$275 3 br: 1, \$670 to \$325	3: 16-30%	20	42, Woodlawn
Barnes Real Estate 5719 S. Prairie	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	20	40, Washington Park
Thomas, Barbara 5817 S. Wabash	\$3,816	1 unit(s) 3 br: 1, \$850 to \$532	1: 16-30%	20	40, Washington Park
Woodlawn Properties 909 W. 50th St.	\$14,640	1 unit(s) 5 br: 1, \$1,500 to \$280	1: 0-15%	20	61, New City
Great American Realty, Inc. 1342 W. 82nd 1504 W. 81st	\$20,700	4 unit(s) 1 br: 1, \$610 to \$290 and 1, \$610 to \$175 2 br: 1, \$750 to \$320 and 1, \$750 to \$190	2: 0-15% 2: 16-30%	21	71, Auburn Gresham
Bouchee, Mary 9115 S. Ada St.	\$7,895	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	21	73, Washington Heights

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Bradley, Latricia 9443 S. Justine	\$5,400	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	21	73, Washington Heights
Patterson, Donald 4100 W. Ogden	\$29,280	4 unit(s) 2 br: 4, \$750 to \$140	4: 0-15%	22	29, North Lawndale
Barnes Real Estate 2349 S. Drake	\$9,120	1 unit(s) 3 br: 1, \$975 to \$225	1: 16-30%	22	30, South Lawndale
The Resurrection Project 2301-2303 S. Drake	\$2,340	2 unit(s) 3 br: 2, \$420-25 to \$325	2: 16-30%	22	30, South Lawndale
Grant, Wanda & Martin 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 & Martin 3710 W. Douglas	\$3,480	1 unit(s) 3 br: 1, \$615 to \$325	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3745 W. Douglas	\$17,220	3 unit(s) 4 br: 3, \$846-61 to \$375	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	\$37,380	7 unit(s) 2 br: 7, \$600 to \$155	7: 0-15%	24	29, North Lawndale
Song, Keum Sup 1511 S. Drake	\$4,464	1 unit(s) 3 br: 1, \$872 to \$500	1: 16-30%	24	29, North Lawndale
Tenard, Terrance 3946 W. Polk	\$9,420	1 unit(s) 3 br: 1, \$1000 to \$215	1: 0-15%	24	26, West Garfield Park
3346 W. Lexington Family LP 3346 W. Lexington	\$12,096	1 unit(s) 3 br: 1, \$1,300 to \$292	1: 0-15%	24	27, East Garfield Park
Barnes Real Estate 1525 S. Hamlin	\$13,440	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$725 to \$165	2: 0-15%	24	29, North Lawndale
Keeler Apartments Ltd. Partnership 1251-1255 S. Keeler	\$65,700	10 unit(s) 3 br: 9, \$705 to \$165 4 br: 1, \$800 to \$185	10: 0-15%	24	29, North Lawndale
Gonzalez, Gilbert 1841 S. Laflin	\$4,800	1 unit(s) 3 br: 1, \$700 to \$400	1: 16-30%	25	31, Lower West Side
Ibarra, Juan & Elizabeth 1714 W. 17th St.	\$4,320	1 unit(s) 2 br: 1, \$500 to \$140	1: 0-15%	25	31, Lower West Side
Scheck, Deborah 1622 S. Allport	\$6,420	1 unit(s) 3 br: 1, \$700 to \$165	1: 0-15%	25	31, Lower West Side

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The Resurrection Project 1712 W. 17th St.	\$4,140	2 unit(s) 2 br: 2, \$380-\$400 to \$275	2: 16-30%	25	31, Lower West Side
The Resurrection Project 1714 W. 19th St.	\$1,236	1 unit(s) 2 br: 1, \$375-93 to \$275	1: 16-30%	25	31, Lower West Side
The Resurrection Project 963 W. Cullerton	\$9,564	6 unit(s) Studios: 2, \$270 to \$200 3 br: 2, \$472-85 to \$325 4 br: 2, \$540 to \$375	6: 16-30%	25	31, Lower West Side
The Resurrection Project 967 W. 19th St.	\$1,080	1 unit(s) 2 br: 1, \$365 to \$275	1: 16-30%	25	31, Lower West Side
Gonzalez, Gilbert 2104 S. May	\$7,092	1 unit(s) 2 br: 1, \$850 to \$259	1: 16-30%	25	31, Lower West Side
The Resurrection Project 1313 W. 19th St.	\$1,380	1 unit(s) 1 br: 1, \$444 to \$329	1: 16-30%	25	31, Lower West Side
Brandon, Sean and Araceli 1921 W. 17th St.	\$5,448	1 unit(s) 3 br: 1, \$760 to \$306	1: 16-30%	25	31, Lower West Side
Hernandez, Monserrate 2500 W. Thomas	\$12,540	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$700 to \$165	1: 16-30%	25	31, Lower West Side
L.U.C.H.A. 1318 N. Rockwell	\$9,504	6 unit(s) 2 br: 3, \$370 to \$270 and 3, \$410 to \$275	2: 0-15%	26	24, West Town
L.U.C.H.A. 1456 N. Rockwell	\$5,808	4 unit(s) 2 br: 2, \$522-\$533 to \$270-\$427 3 br: 2, \$527-\$604 to \$427-\$469	6: 16-30%	26	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%	26	24, West Town
L.U.C.H.A. 1451 N. Washtenaw	\$3,696	2 unit(s) 2 br: 1, \$420 to \$320 and 1, \$485 to \$350	2: 16-30%	26	24, West Town
Rodriguez, Margarita 1019 N. Francisco	\$7,056	1 unit(s) 2 br: 1, \$1000 to \$412	2: 16-30%	26	24, West Town
Arlandiz, Elizabeth 1859 N. Kimball	\$24,060	4 unit(s) 1 br: 1, \$450 to \$125 2 br: 2, \$650 to \$140 3 br: 1, \$750 to \$165	1: 16-30%	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	4: 0-15%	26	23, Humboldt Park
Avelar, Manuel 3306-3308 W. Division	\$42,120	6 unit(s) 3 br: 6, \$750 to \$165	10: 16-30%	26	23, Humboldt Park
			6: 0-15%	26	23, Humboldt Park

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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	23, Humboldt Park
Humboldt Ridge II L.P. C/O LR Development 1810-17 N. St. Louis	\$29,400	5 unit(s) 2 br: 1, \$675 to \$190 and 1, \$675 to \$320 3 br: 2, \$800 to \$215 and 1, \$800 to \$360	3: 0-15% 2: 16-30%	26	22, Logan Square
L.U.C.H.A. 3339 W. Division 1152-58 N. Christiana	\$39,072	22 unit(s) SROs: 22, \$235 to \$100	22: 0-15%	26	23, Humboldt Park
Mercado, Doris 3345 W. Beach	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	26	23, Humboldt Park
Gomez, Michael 1622 N. Albany	\$4,560	1 unit(s) 2 br: 1, \$700 to \$320	1: 16-30%	26	23, Humboldt Park
Matt Olson 3416 W. Potomac	\$11,520	2 unit(s) 2 br: 2, \$980 to \$500	2: 16-30%	26	23, Humboldt Park
Nuestro Pueblo C/O Bickerdike Redevelopment Corporation 901-903 N. Sacramento 909-915 N. Sacramento	\$51,288	22 unit(s) 3 br: 13, \$516 to \$325 4 br: 9, \$574 to \$375	22: 16-30%	26	23, Humboldt Park
Augusta Assoc. Ltd./ Hispanic Housing 3301 W. Palmer	\$41,220	12 unit(s) 1 br: 4, \$490 to \$230 2 br: 1, \$470 to \$140 and 7, \$570 to \$275	1: 0-15% 11: 16-30%	26	22, Logan Square
La Paz C/O Bickerdike Redevelopment Corporation 3600-3606 W. Shakespeare	\$16,692	7 unit(s) 2 br: 4, \$457 to \$275 3 br: 3, \$546 to \$325	7: 16-30%	26	22, Logan Square
Bickerdike Redevelopment Corporation 929 N. Sacramento 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	13 unit(s) 1 br: 2, \$341 to \$125 2 br: 5, \$394 to \$140 3 br: 3, \$472 to \$325 4 br: 3, \$525 to \$375	7: 0-15% 6: 16-30%	26	23, Humboldt Park
Fregoso, Joaquin 3402-08 W. Lyndale	\$7,848	1 unit(s) 2 br: 1, \$740 to \$140	1: 0-15%	26	22, Logan Square

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Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 unit(s) 2 br: 2, \$385-425 to \$140	2: 0-15%	26	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	\$4,080	1 unit(s) 3 br: 1, \$725 to \$385	1: 16-30%	26	22, Logan Square
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
McDermitt Foundation 932 W. Washington	\$60,000	10 unit(s) Beds: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
McDermitt Foundation 124 N. Sangamon	\$97,440	20 unit(s) Beds: 20, \$600 to \$30-\$330	10: 0-15% 10: 16-30%	27	28, Near West Side
McDermitt Foundation (Men's Program) 108 N. Sangamon	\$121,800	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) Beds: 16, \$600 to \$200-30	8: 0-15% 8: 16-30%	27	28, Near West Side
McDermott Foundation 124 N. Sangamon	\$45,000	15 unit(s) Beds: 15, \$600 to \$350	15: 16-30%	27	28, Near West Side
Gates, Sylvester 507 N. Avers	\$7,200	1 unit(s) 3 br: 1, \$1000 to \$400	1: 16-30%	27	23, Humboldt Park
Kilgore, Helen 2416 W. Roosevelt	\$7,680	1 unit(s) 3 br: 1, \$850 to \$210	1: 0-15%	28	28, Near West Side
Dickson, Jerome 1131-35 S. Sacramento	\$6,300	1 unit(s) 3 br: 1, \$925 to \$325	1: 16-30%	28	29, North Lawndale
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	25, Austin
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	25, Austin



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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
Jackson Terrace Ltd. Part. C/ 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
Beihel New Life 4376& 4322 W. West End	\$34,678	6 unit(s) 2 br: 2, \$480 to \$190-\$0 3 br: 4, \$550 to \$215-\$0	6: 0-15%	28	26, West Garfield Park
Courtway Commons LLC 4815-25 W. Monroe	\$140,556	23 unit(s) 1 br: 3, \$450 to \$140 2 br: 11, \$550 to \$200 3 br: 5, \$750-656 to \$325-265 and 1, \$950 to \$200 4 br: 3, \$1,200-\$850 to \$375-\$125	19: 0-15% 4: 16-30%	28	25, Austin
Pine Place Ltd. Part. C/O IMC Property Management 5501 W. Corcoran 330 N. Pine	\$55,164	14 unit(s) 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%	28	25, Austin
Pine Lotus L P C/O J W Stewart 5449 W. Westend	\$ 12,000	2 unit(s) 2br: 1, \$525 to \$240 4 br: 1, \$1,200 to \$440	2: 16-30%	28	25, Austin
5700 W. Washington Assoc. C/O IMC Property Management 5700 W. Washington	\$12,768	4 unit(s) 2 br: 2, \$500 to \$240 and 2, \$550 to \$278	4: 16-30%	29	25, Austin
5837 West Washington LLC 5837 W. Washington	\$13,800	2 unit(s) 3 br: 2, \$900 to \$325	2: 16-30%	29	25, Austin

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Austin Mutual C/O IMC Property Management 5501-03 W. Congress 506-08 S. Lotus	\$4,200	1 unit(s) 2 br: 1, \$540 to \$190	1: 0-15%	29	25, Austin
The Fulton Apartments C/O Northridge Holdings, Ltd. 5808 W. Fulton	\$18,928	6 unit(s) 1 br: 1, \$450 to \$217 2 br: 1, \$525 to \$325 3 br: 4, \$525 to \$110-\$325	1: 0-15% 5: 16-30%	29	25, Austin
Columbus Park Limited Partnership C/O Mercy Housing Services Corporation 301 S. Central	\$10,860	3 unit(s) 1 br: 1, \$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
Ehresman, Duane 127 N. Central	\$7,500	1 unit(s) 3 br: 1, \$800 to \$175	1: 0-15%	29	25, Austin
Forbes, Lindel 5257 W. Congress	\$42,408	6 unit(s) 2 br: 6, \$447.25-\$472.25 to \$81-\$225	6: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	\$15,252	4 unit(s) 2 br: 3, \$407-\$438 to \$76-\$320 3 br: 1, \$530 to \$274	2: 0-15% 2: 16-30%	29	25, Austin
Madison Renaissance Apts. 5629-5647 W. Madison	\$4,896	2 unit(s) 1 br: 2, \$545-\$471 to \$312 to \$296	0: 0-15% 2: 16-30%	29	25, Austin
Faith Residence LP C/O J W Stewart 5642-52 W. Washington 110-14 N. Parkside	\$4,320	1 unit(s) 2 br: 1, \$775-\$650 to \$415 to \$340	1: 16-30%	29	25, Austin
Douglas, Jay 1523 N. Kedvale	\$13,320	2 unit(s) 3 br: 2, \$880 to \$325	2: 16-30%	30	23, Humboldt Park
Avelar, Manuel 4034 N. Cortland 1904 N. Keystone	\$12,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 0-15%	30	20, Hermosa

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Avelar, Manuel 4034-42 W. Corlland 1900-04 N. Keystone	\$6,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 0-15%	30	20, Hermosa
B & G Properties 2544 N. Avers	\$3,456	1 unit(s) 2 br: 1, \$720 to \$432	1: 16-30%	30	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	\$9,187	1 unit(s) 1 br: 1, \$625 to \$230	1: 16-30%	30	22, Logan Square
2507 N. LeClaire, LLC. 2507 N. LeClaire	\$8,400	2 unit(s) 1 br: 1, \$465 to \$125 and 1, \$486 to \$125	2: 0-15%	31	19, Belmont Cragin
Pagan, Conrad and Durasno, Carlos 3108 N. Keating	\$6,900	1 unit(s) br: 1, \$850 to \$275	1: 0-15%	31	19, Belmont Cragin
Fonseca, Luz 4128 W. George	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	31	21, Avondale
Salgado, Baldemar 4300 W. Fullerton 902 N. California	\$32,640	6 unit(s) 1 br: 1, \$475 to \$125 and 1, \$495 to \$125 2 br: 1, \$550 to \$275 and 2, \$540-60 to \$140 3 br: 1, \$650 to \$165	5: 0-15% 1: 16-30%	31 28	20, Hermosa
Lewandowski, Bogdan 2429 N. Tripp	\$7,080	1 unit(s) 2 br: 1, \$800 to \$210	1: 16-30%	31	20, Hermosa
Magdaleno, Antonio 3011 N. Kilpatrick	\$6,900	1 unit(s) 2 br: 1, \$850 to \$275	1: 0-15%	31	19, Belmont Cragin
Kotz-Fedorenko, Karyn 1944 W. Henderson	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	32	5, North Center
Kotz-Fedorenko, Karyn 1938 W. School St.	\$3,240	1 unit(s) 1 br: 1, \$395 to \$125	1: 0-15%	32	5, North Center
Meza, Carlos & Judy 2328 W. McLean	\$4,776	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	32	22, Logan Square
Fedoreko- Kotz, Karyn 2944-50 W. Cullom	\$9,600	2 unit(s) 1 br: 1, \$750 to \$175 and 1, \$750 to \$240	2: 0-15%	33	16, Irving Park
2846-56 W. Waveland Building C/O Picola Building Services 2846-56 W. Waveland	\$21,900	3 unit(s) 1 br: 2, \$750 to \$175 and 1, \$850 to \$175	3: 0-15%	33	16, Irving Park

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Putz, Erica 3518 W. Cullom 4301 N. Drake	\$20,760	3 unit(s) 2 br: 1, \$795 to \$190 3 br: 1, \$700 to \$360 and 1, \$950 to \$299	2: 0-15% 1: 16-30%	33	16, Irving Park
BASS 4500, LLC 4500-02 N. Sawyer	\$5,388	1 unit(s) 3 br: 1, \$1,000 to \$551	1: 16-30%	33	14, Albany park
Key, Lillia 1133 W. 111th St.	\$1,500	1 unit(s) 2 br: 1, \$525 to \$400	1: 16-30%	34	75, Morgan Park
Harper, Louise 1148 W. 111th Place	\$12,720	1 unit(s) 3 br: 1, \$1200 to \$165	1: 0-15%	34	75, Morgan Park
Manzella, Patricia 2511 N. Fairfield	\$7,680	1 unit(s) 3 br: 1, \$1000 to \$360	1: 16-30%	35	22, Logan Square
Zayas, Carlos 2749 N. Mozart	\$5,196	1 unit(s) 3 br: 1, \$550 to \$165	1: 0-15%	35	22, Logan Square
Capeles, Jose & Norma 2821 W. Lyndale	\$3,300	1 unit(s) 2 br: 1, \$600 to \$325	1: 16-30%	35	22, Logan Square
Capeles, Jose & Norma 2819 W. Lyndale	\$5,100	1 unit(s) 2 br: 1, \$700 to \$275	1: 16-30%	35	22, Logan Square
Flores, Robert 3008 W. George	\$7,320	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	35	21, Avondale
Fregoso, Lilia 3702-08 W. Lyndale	\$9,120	2 unit(s) 1 br: 2, \$700 to \$320	2: 16-30%	35	22, Logan Square
Hailof, 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	21, Avondale
Macias, Roberto 3268 W. Fullerton	\$7,020	1 unit(s) 4 br: 1, \$750 to \$250	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 \$270 3 br: 1, \$985 to \$300	2: 0-15%	35	22, Logan Square

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Perez, Idida 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) 3 br: 1, \$1200 to \$575	1: 0-15%	35	21, Avondale
Moreno, Isaías and Sofia 2414 N. Lawndale	\$3,720	1 unit(s) 2 br: 1, \$450 to \$140	1: 0-15%	35	22, Logan Square
Kimball C/O IMC Property Management 1908-14 N. Kimball 3400-08 W. Cortland	\$8,400	2 unit(s) 3 br: 2, \$700 to \$250	2: 16-30%	35	22, Logan Square
Castro, Maria 2913 N. Kedzie	\$6,120	1 unit(s) 2 br: 1, \$700 to \$190	1: 0-15%	35	21, Avondale
Kubik, Janina 7140 W. Addison	\$8,760	1 unit(s) 2 br: 1, \$880 to \$150	1: 16-30%	36	17, Dunning
European Development 723-725 N. Central	\$24,840	9 unit(s) 1 br: 9, \$440-\$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, \$560 to \$150	1: 0-15%	37	23, Humboldt Park
YMCA of Metro Chicago 501 N. Central	\$153,028	57 unit(s) SROs: 30, \$310 to \$220-145 and 27, \$310 to \$50	57: 0-15%	37	25, Austin
Nelson, Betty 4740 W. Grace	\$3,900	1 unit(s) 2 br: 1, \$575 to \$250	1: 16-30%	38	15, Portage Park
H.O.M.E. 1537 W. Rosemont	\$10,200	3 unit(s) SROs: 3, \$630 to \$430	3: 16-30%	40	77, Edgewater
YMCA of Metro Chicago 30 W. Chicago	\$192,823	58 unit(s) SROs: 58, \$405 to \$128	58: 0-15%	42	8, Near North Side
YMCA of Metro Chicago 3333 N. Marshfield	\$133,968	67 unit(s) SROs: 15, \$405 to \$210-50 and 52, \$305 to \$210-32	67: 0-15%	44	6, Lake View
AidsCare 315 W. Barry	\$14,400	6 unit(s) SROs: 6, \$350 to \$150	6: 0-15%	44	6, Lake View

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1325 Wilson LLC C/O Midlakes Management, LLC. 1325 W. Wilson	\$73,312	33 unit(s) SROs: 10, \$275 to \$75 and 10, \$275 to \$175 Studios: 10, \$330 to \$200 and 2, \$475 to \$250 1 br: 1, \$590 to \$290	20: 0-15% 13: 16-30%	46	3, Uptown
4431 Clifton Ltd. Part. LLC C/O IMC Property Management 4431 N. Clifton	\$18,078	5 unit(s) 2 br: 1, \$493 to \$140 and 1, \$519 to \$140 3 br: 3, \$659 to \$365	2: 0-15% 3: 16-30%	46	3, Uptown
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd.	\$89,424	36 unit(s) Studios: 18, \$344 to \$100 and 18, \$370 to \$200 2 br: 4, \$450 to \$140	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: 15, \$410 to \$160 1 br: 1, \$640 to \$240	16: 0-15%	46	3, Uptown
Cornerstone Community Outreach 920 W. Wilson	\$107,640	51 unit(s) SROs: 25, \$271 to \$101 1 br: 6, \$320 to \$100 and 20, \$320 to \$150	51: 0-15%	46	3, Uptown
Cornerstone Community Outreach 1311-1315 W. Leland	\$95,232	18 unit(s) 2 br: 7, \$540 to \$170 3 br: 11, \$686 to \$200	7: 0-15% 11: 16-30%	46	3, Uptown
Kosoh Housing Ltd. Part./IMC Property Management 927 W. Wilson	\$88,158	24 unit(s) Studios: 5, \$325 to \$170 1 br: 5, \$450 to \$200 2 br: 14, \$520-610 to \$164-170	19: 0-15% 5: 16-30%	46	3, Uptown
Lakefront SRO 4727 N. Malden	\$49,200	16 unit(s) SROs: 4, \$460 to \$140 (disabled) Studios: 12, \$295 to \$60	16: 0-15%	46	3, Uptown
Rezmar 825-829 W. Sunnyside 839 W. Sunnyside	\$51,456	13 unit(s) 1 br: 6, \$414 to \$125 2 br: 5, \$518 to \$140 3 br: 2, \$666 to \$325	11: 0-15% 2: 16-30%	46	3, Uptown
Ruth Shriman House 4040 N. Sheridan Rd.	\$53,100	15 unit(s) 1 br: 15, \$525 to \$230	15: 16-30%	46	3, Uptown

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

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Shea, Tom 831-33 W. Windsor	\$7,320	1 unit(s) 2 br: 1, \$760 to \$150	1: 0-15%	46	3, Uptown
Voice of the People 847 W. Sunnyside 4130 N. Kenmore	\$15,692	3 unit(s) 2 br: 1, \$505 to \$140 3 br: 2, \$588 to \$325	1: 0-15% 2: 16-30%	46	3, Uptown
Wilson Windsor Apartments 915-917 W. Wilson	\$173,523	62 unit(s) Studios: 31, \$455-\$495 to \$190-\$320 and 31, \$505-\$575 to \$230-\$360	31: 0-15% 31: 16-30%	46	3, Uptown
Rhoton, Donald G. 1429 W. Irving Park	\$3,828	1 unit(s) 1 br: 1, \$650 to \$331	1: 16-30%	47	6, Lake View
5240 N. Winthrop LLC. 5240 N. Winthrop	\$27,168	8 unit(s) SROs: 8, \$458 to \$175	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	3, Uptown
Mc Lenighan, Michael 5701 N. Sheridan Rd.	\$6,900	1 unit(s) Studios: 1, \$675 to \$100	1: 0-15%	48	77, Edgewater
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
MSS Enterprises 5326 N. Winthrop	\$140,032	32 unit(s) Studios: 32, \$575-\$650 to \$290-\$315	32: 16-30%	48	77, Edgewater
Blanchard, Brian 5781 N. Sheridan	\$5,496	1 unit(s) Studios: 1, \$650 to \$192	1: 0-15%	48	77, Edgewater
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%	48	77, Edgewater
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	\$82,680	35 unit(s) SROs: 3, \$320 to \$75 Studios: 14, \$370 to \$170 and 18, \$395 to \$195	35: 0-15%	48	77, Edgewater

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

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
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%	49	1, Rogers Park
A.M. Realty Group LLC 6748-50 N. Ashland	\$118,745	29 unit(s) 1 br: 20, \$510-\$590 to \$240-\$300 and 9, \$600 -\$665 to \$185 -\$305	3: 0-15% 26: 16-30%	49	1, Rogers Park
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
CMHDC 1714-24 W. Jonquil	\$7,836	1 unit(s) 2 br: 1, \$930 to \$277	1: 0-15%	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
Pedraza Realty, Inc. 7375-79 N. Damen	\$15,912	2 unit(s) 2 br: 1, \$875 to \$154 3 br: 1, \$875 to \$270	2: 0-15%	49	1, Rogers Park
Su Casa Assoc. C/O IMC Property Management 1614 W. Jonquil	\$26,409	8 unit(s) 1 br: 2, \$550 to \$260 3 br: 6, \$500 to \$203	8: 16-30%	49	1, Rogers Park
W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 10, \$300 to \$183 and 30, \$325 to \$183 1 br: 10, \$410 to \$210	40: 0-15% 10: 16-30%	49	1, Rogers Park
Fetterman, Morris 6319-6325 N. Mozart	\$12,300	3 unit(s) 1 br: 1, \$575 to \$230 and 2, \$570 to \$230	3: 16-30%	50	2, West Ridge
Weisberger, William 6307-6309 N. Mozart	\$11,830	2 unit(s) 2 br: 2, \$900 to \$407	2: 16-30%	50	2, West Ridge
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



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

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
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, Merci 6326 N. Mozart	\$9,820	1 unit(s) 3 br: 1, \$1085 to \$325	1: 0-15%	50	2, West Ridge
Wilmette Real Estate and Management 6200-36 N. Hoyne	\$10,980	2 unit(s) 1 br: 1, \$647 to \$244 2 br: 1, \$823 to \$311	2: 16-30%	50	2, West Ridge
Hurst, Kenneth & Francesca 554 W. 103 <sup>rd</sup>	\$5,700	1 unit(s) 2 br: 1, \$750 to \$250	1: 0-15%	09	73, Washington Heights
<b>TOTALS</b>	\$7,432,658	2,039 Beds: 86 SRO's: 447 Studios: 427 1-bedrooms: 393 2-bedrooms: 349 3-bedrooms: 281 4-bedrooms and up: 56	0-15% 1190 16-30% 849		

Department of Housing  
**SRO REFI REHAB PROGRAM**  
 January 1 - December 31, 2004

Quarter	Project Name	Project Address	Commitment	Number of Units	Units by Income Level					
					0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
1st	David Schonback	13536-42 S. Brandon	\$ 100,000	40	-	40	-	-	-	-
4th	Glen Meeks	11221 S. St. Lawrence	\$ 56,742	12		12				
<b>TOTALS</b>			<b>\$ 156,742</b>	<b>52</b>	<b>-</b>	<b>52</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

Quarter First Counted	TBI Status	Primary Address	CPD District	Commitment	Number of Residential Units	Ward	Units by Income Level						
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%
2004, 1	Rehab in Process	359-63 E. 55th Pl.	2	-	12	20	-	-	12	-	-	-	-
2004, 1	Rehab in Process	1404-16 W. 78th	6	-	21	17	-	-	21	-	-	-	-
2004, 1	Rehab in Process	8241-43 S. Drexel	6	-	12	8	-	-	12	-	-	-	-
2004, 1	Rehab in Process	8221-5 S. Ellis	6	-	15	8	-	-	15	-	-	-	-
2004, 1	Rehab in Process	5050 S. Laffin	7	\$100,000.00	12	16	-	-	12	-	-	-	-
2004, 1	Under Receivership	4357 W. West End Ave.	11	-	18	28	-	-	18	-	-	-	-
2004, 1	Rehab in Process	3621-29 W. Huron St.	11	-	12	27	-	-	12	-	-	-	-
2004, 1	Rehab in Process	4450-58 W. Congress Pkwy.	11	-	10	24	-	-	10	-	-	-	-
2004, 1	Rehab in Process	3533-35 W. Fullerton Ave.	14	-	16	35	-	-	16	-	-	-	-
2004, 1	Rehab in Process	331-35 N. Pine Ave.	15	-	24	37	-	-	24	-	-	-	-
2004, 1	Rehab in Process	5534-46 W. North	25	-	86	30	-	-	86	-	-	-	-
2004, 1	Rehab in Process	4201-09 S. Michigan Ave.	2	\$5,863.21	24	3	-	-	24	-	-	-	-
2004, 1	Rehab in Process	8022 S. Ellis	6	\$9,411.07	16	8	-	-	16	-	-	-	-
2004, 1	Under Receivership	6356-58 S. Laffin	7	\$30,116.37	6	16	-	-	6	-	-	-	-
2004, 1	Rehab in Process	4720-28 S. Drexel	21	-	64	4	-	-	64	-	-	-	-
2004, 2	Rehab in Process	1200 N. Parkside	25	-	16	29	-	-	16	-	-	-	-
2004, 2	Rehab in Process	301-07 N. Central Park	11	-	40	28	-	-	40	-	-	-	-
2004, 2	Rehab in Process	701-09 E. 62nd St.	3	-	21	20	-	-	21	-	-	-	-
2004, 2	Rehab in Process	11105 S. Emerald	22	-	10	34	-	-	10	-	-	-	-
2004, 2	Rehab in Process	700 W. 76th St.	6	-	12	17	-	-	12	-	-	-	-
2004, 2	Rehab in Process	3500 W. Armitage	14	-	5	31	-	-	5	-	-	-	-
2004, 2	Rehab in Process	4354-59 S. Indiana	2	-	24	3	-	-	24	-	-	-	-
2004, 2	Under Receivership	7110-16 S. Cornell Ave.	3	\$48,449.23	30	5	-	-	30	-	-	-	-
2004, 2	Under Receivership	1245-47 S. California	10	\$9,997.05	6	28	-	-	6	-	-	-	-
2004, 2	Rehab in Process	4800 S. Calumet	4	-	27	3	-	-	27	-	-	-	-
2004, 2	Rehab in Process	7908 S. Laffin	6	-	19	21	-	-	19	-	-	-	-
2004, 3	Rehab in Process	5502-04 W. Congress	15	\$100,000.00	20	29	-	-	20	-	-	-	-
2004, 3	Rehab in Process	510-12 E. Oakwood Blvd.	2	-	12	4	-	-	12	-	-	-	-
2004, 3	Rehab in Process	5007-09 S. King Dr.	2	-	16	3	-	-	16	-	-	-	-
2004, 3	Rehab in Process	1200-18 W. 78th St.	6	-	36	17	-	-	36	-	-	-	-
2004, 3	Rehab in Process	501-15 E. 44th St.	2	-	27	3	-	-	27	-	-	-	-
2004, 3	Rehab in Process	7900 S. Laffin	6	-	8	18	-	-	8	-	-	-	-
2004, 3	Rehab in Process	6829-49 S. King Dr.	3	-	24	20	-	-	24	-	-	-	-
2004, 3	Rehab in Process	6943-45 S. Indiana	3	-	6	20	-	-	6	-	-	-	-
2004, 3	Rehab in Process	4620-26 S. Vincennes	2	-	18	3	-	-	18	-	-	-	-
2004, 3	Rehab in Process	4101-07 W. Iowa St.	11	-	12	37	-	-	12	-	-	-	-
2004, 3	Rehab in Process	5166 S. Indiana	2	-	6	3	-	-	6	-	-	-	-
2004, 3	Rehab in Process	4709-11 S. Indiana	2	-	6	3	-	-	6	-	-	-	-
2004, 3	Rehab in Process	4719-21 S. Indiana	2	-	6	3	-	-	6	-	-	-	-
2004, 3	Under Receivership	7919-29 S. Maryland	6	\$1,260.00	36	8	-	-	36	-	-	-	-
2004, 3	Under Receivership	6218-20 S. King Dr.	3	\$13,720.00	12	20	-	-	12	-	-	-	-
2004, 3	Under Receivership	4701 W. West End Ave.	11	-	9	28	-	-	9	-	-	-	-
2004, 3	Under Receivership	7301-15 S. East End Ave.	3	-	39	8	-	-	39	-	-	-	-
2004, 3	Under Receivership	4035-37 W. Harrison	11	\$5,763.00	6	24	-	-	6	-	-	-	-
2004, 4	Rehab in Process	4005-07 S. Calumet Ave.	2	-	6	3	-	-	-	-	-	-	-
2004, 4	Rehab in Process	5900 S. Prairie Ave.	2	-	18	20	-	-	-	-	-	-	-
2004, 4	Rehab in Process	7002-10 S. Green St.	6	-	18	16	-	-	-	-	-	-	-
2004, 4	Rehab in Process	1865-67 S. Avers Ave.	10	-	6	24	-	-	-	-	-	-	-
2004, 4	Rehab in Process	159-61 N. Central Ave.	15	-	6	29	-	-	-	-	-	-	-
2004, 4	Rehab in Process	5239-59 S. Prairie	2	-	18	3	-	-	-	-	-	-	-
2004, 4	Rehab in Process	312-314 N. Central Ave.	15	\$2,057.52	68	29	-	-	-	-	-	-	-
2004, 4	Rehab in Process	4800-02 S. Champlain	2	-	6	4	-	-	-	-	-	-	-
2004, 4	Rehab in Process	1622 S. Hamlin	10	-	6	24	-	-	-	-	-	-	-
2004, 4	Rehab in Process	4852-58 S. Prairie	2	-	12	3	-	-	-	-	-	-	-
2004, 4	Rehab in Process	1316 W. 81st St.	6	-	18	21	-	-	-	-	-	-	-
2004, 4	Rehab in Process	535-43 E. 67th St.	3	-	12	20	-	-	-	-	-	-	-
2004, 4	Rehab in Process	7748-58 S. Kingston	4	-	30	7	-	-	-	-	-	-	-
2004, 4	Rehab in Process	8230-40 S. Drexel	6	-	30	8	-	-	-	-	-	-	-
2004, 4	Rehab in Process	556 N. Hamlin	11	-	8	27	-	-	-	-	-	-	-
2004, 4	Rehab in Process	344-46 W. 65th St.	7	-	6	20	-	-	-	-	-	-	-
2004, 4	Rehab in Process	1617 S. Avers	10	-	6	24	-	-	-	-	-	-	-
2004, 4	Rehab in Process	1131 S. Central Park	11	-	6	24	-	-	-	-	-	-	-
2004, 4	Rehab in Process	7331 S. Coles	3	-	36	7	-	-	-	-	-	-	-
2004, 4	Rehab in Process	7853-59 S. Ingleside	6	-	16	8	-	-	-	-	-	-	-
2004, 4	Rehab in Process	5150-52 S. Calumet	2	-	12	3	-	-	-	-	-	-	-
2004, 4	Rehab in Process	462-478 W. Winneconna Pkwy.	6	-	24	17	-	-	-	-	-	-	-
2004, 4	Rehab in Process	7314-24 N. Honore	24	-	32	49	-	-	-	-	-	-	-
2004, 4	Under Receivership	4545 S. St. Lawrence	2	-	6	3	-	-	-	-	-	-	-

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

Quarter First Counted	TBI Status	Primary Address	CPD District	Commitment	Number of Residential Units	Ward	Units by Income Level						
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%
2004, 4	Under Receivership	6205 S. Michigan	3	\$63,653.73	15	20							
2004, 4	Under Receivership	6100-04 S. Artesian	8	-	18	15							
2004, 4	Under Receivership	3256-58 W. Polk	11	-	12	24							
2004, 4	Under Receivership	5205-07 S. Indiana	2	-	6	3							
2004, 4	Under Receivership	404-10 W. 77th	6	-	48	17							
2004, 4	Under Receivership	4021-29 S. Ellis	21	\$51,266.00	38	4							
2004, 4	Under Receivership	6152-58 S. Eberhart	3	-	18	20							
2004, 4	Under Receivership	2433 W. Lithuanian Court	8	-	7	15							
2004, 4	Under Receivership	6807-09 S. Cornell	3	-	6	5							
TOTAL				\$441,557.18	1,431		-	-	857	-	-	-	-

Chicago Department of Housing  
**HUD MARK TO MARKET PROGRAM**  
 January 1 - December 31 2004

Quarter	Project Name	Project Type	Project Address	HUD- funded Rehab	Number of Units	Units by Income Level			
						0-15%	16-30%	31-50%	51-60%
1st	Bryn Mawr Apartments	Mortgage restructuring	Scattered sites, South Shore	\$ 909,192	100	-	-	-	-
3rd	Cyril Court Apartments	Mortgage restructuring	7130-50 S. Cyril Court	\$ 811,301	205	-	-	-	-
3rd	Burnham 325 Apartments	Mortgage restructuring	325 N. Austin	\$ 42,913	43	-	-	-	-
3rd	Corcoran Place Apartments	Mortgage restructuring	345 N. Austin	\$ 50,000	50	-	-	-	-
4th	Universal City Apartments	Mortgage restructuring	9530 S. Constance Ave	\$ 856,493	200	-	-	-	-
4th	Englewood Eden Green (Antioch Haven Homes)	Mortgage restructuring	420 W. 63rd Street	\$ 570,702	196	-	-	-	-
4th	Austin Renaissance Apartments	Mortgage restructuring	5113-23 W. Washington	\$ 404,460	71	-	-	-	-
<b>TOTALS</b>				<b>\$ 1,813,406</b>	<b>865</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

\* Amount increased from \$517,242 to \$909,192.

CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)

Applications Approved  
January 1 - December 31, 2004



Quarter Approved	Developer	Project Name	Address	Community Area	Ward	Write-down	Average write-down per unit	Total Units	Percent affordable	Affordable Units	Units by Income Level					
											0-15%	16-30%	31-50%	51-60%	61-80%	81-100%
1st	Victor Ayala	Grand West Lofts	2000 W. Grand Avenue	West Town	26	\$ 173,333	\$ 45,000	24	8%	2	-	-	-	-	1	1
1st	Rufino Builder, Inc.	Washtenaw Homes/Artesian Homes	1419 N. Washtenaw/1333 N. Artesian	West Town	26	\$ 260,000	\$ 53,333	7	43%	3	-	-	-	-	2	1
1st	STM Development, Inc.	STM Development, Inc.	2636-38 W. Potomac	West Town	26	\$ 173,333	\$ 155,000	6	33%	2	-	-	-	-	1	1
1st	834 N. Wood Street Corp.	Corner Condominiums	834-36 N. Wood St./1806 W. Rice St.	West Town	1	\$ 86,667	\$ 39,000	15	7%	1	-	-	-	-	1	-
1st	William Lawless	936 W. Sunnyside, LLC.	936 W. Sunnyside	Uptown	46	\$ 1,559,999	\$ 141,000	20	90%	18	-	-	-	-	10	8
2nd	Poter Construction	Leland/Sheridan Condominiums	4701 N. Sheridan	Uptown	46	\$ 620,000	\$ 62,000	60	17%	10	-	-	-	-	6	4
2nd	Walsh Development	2240 W. Diversey	2240 W. Diversey	Avondale	1	\$ 744,000	\$ 124,000	93	6%	6	-	-	-	-	3	3
2nd	Sedgwick Properties Dev. Corp.	828 W. Grace, LLC	828 W. Grace	Lake View	46	\$ 2,030,000	\$ 145,000	140	10%	14	-	-	-	-	8	6
2nd	Rosclare Development Inc.	2833-35 W. Division	2833-35 W. Division	West Town	26	\$ 325,000	\$ 65,000	16	31%	5	-	-	-	-	3	2
2nd	4301 N. Sheridan, LLC	The Mark	4301 N. Sheridan Road	Uptown	46	\$ 1,584,000	\$ 396,000	38	11%	4	-	-	-	-	2	2
2nd	East Lake Side LLC	2129-47 N. California	2129-47 N. California	Logan Square	1	\$ -	0.00	36	17%	6	-	-	-	-	3	3
3rd	Metropolitan Development Enterprises	Rainbo Village-Kinetic Lofts	4836 N. Clark	Uptown	46	\$ 2,082,700	\$ 160,208	127	10%	13	-	-	-	-	7	6
3rd	New Vision Development Corp	The Hamlin	326 N. Hamlin	West Garfield Park	28	\$ 58,800	\$ 19,600	3	100%	3	-	-	-	-	2	1
3rd	New Vision Development Corp	The Monroe	3402 W. Monroe	East Garfield Park	28	\$ 117,600	\$ 19,600	6	100%	6	-	-	-	-	3	3
3rd	New Vision Development Corp	344 N. Hamlin	344 N. Hamlin	West Garfield Park	28	\$ 177,200	\$ 22,150	8	100%	8	-	-	-	-	4	4
3rd	New Vision Development Corp	324 N. Hamlin	324 N. Hamlin	West Garfield Park	28	\$ 83,700	\$ 20,925	4	100%	4	-	-	-	-	2	2
3rd	New Vision Development Corp	322 S. Hamlin	322 S. Hamlin	West Garfield Park	28	\$ 117,600	\$ 19,600	6	100%	6	-	-	-	-	3	3
3rd	2740 W. Armitage LP	Armitage Terrace	2740 W. Armitage	Logan Square	1	\$ 754,000	\$ 83,778	50	18%	9	-	-	-	-	5	4
3rd	M. Siddiqui	4648-50 N. Winthrop	4648-50 N. Winthrop	Uptown	46	\$ 139,000	\$ 139,000	9	11%	1	-	-	-	-	1	0
3rd	Ravenswood Square LP	Ravenswood Square	4800 N. Damen	Lincoln Square	47	\$ 103,750	\$ 415,000	42	10%	4	-	-	-	-	2	2
3rd	Rivers Edge	Rivers Edge	2825 N. Oakley	Avondale	1	\$ 582,151	\$ 97,025	58	10%	6	-	-	-	-	3	3
3rd	Commercial Partners Dev. Inc.	Sheridan-Lakeside	4725 N. Sheridan	Uptown	46	\$ 170,000	\$ 170,000	12	8%	1	-	-	-	-	1	0
3rd	Spraul Mitchell Builders	The Larabee	865 N. Larrabee	Near North	27	\$ 349,570	\$ 58,262	72	8%	6	-	-	-	-	3	3
4th	2600 W. Diversey, LLC	2600 W. Diversey	2602-22 W. Diversey	Avondale	1	\$ 215,000	\$ 71,667	37	8%	3	-	-	-	-	2	1
4th	A&A Development	Parc Lofts at Spaulding	1820 N. Spaulding	Logan Square	26	\$ 1,087,100	\$ 54,355	49	41%	20	-	-	-	-	11	9
TOTAL \$ 13,594,503										161	-	-	-	-	89	71

2004 SUMMARY	
Participating developments	25
Affordable units	161
Average % of affordable units	36%
Total estimated value of developer write-downs	\$ 13,594,503
Average write-down per affordable unit	\$ 103,060

*New Vision? 100% affordable*

*Note sales prices*

Chicago Department of Housing  
**MAYORAL AFFORDABLE REQUIREMENTS ORDINANCE**  
 January 1 - December 31, 2004

Quarter	Type of Development	Project Title/Address	Total Units	Affordable Units	Type & Amount of City Assistance		Date of City Council Approval	Other Assistance through DOH	Affordable Units by Income Level					
					Land Write Down	TIF/Other Assistance			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%
1st	For Sale	North Washington Park Homes, 4950 S. Champlain	36	4	\$48,800	-	1/14/2004	No	0	0	0	0	0	4
1st	For Sale	Revere Run LLC, 73rd & University	27	3	\$260,599	-	3/31/2004	No	0	0	0	0	0	3
1st	For Sale	Crawford Development Partners, LLC 6500 Block of S. Woodlawn	21	2	\$55,000	-	2/11/2004	No	0	0	0	0	0	2
1st	For Sale	Madison-Racine LLC, 1200-12 W. Madison & 1416 N. Racine	164	32	\$800,000	-	3/10/2004	No	0	0	0	0	0	32
2nd	For Sale	2200 W. Madison Partnership LLC, 2200 W. Madison	48	10	\$662,200	-	5/5/2004	No	0	0	0	0	0	10
2nd	For Sale	Jefferson Park Development Corporation, 5201-5225 W. Lawrence	132	16	-	\$5,856,938	5/26/2004	No	0	0	0	0	0	16
3rd	For Sale	H.O.P.E. Foundation, 1300 Block of W. 52nd St.	7	7	\$31,000	-	7/21/2004	No	0	0	0	0	0	7
3rd	For Sale	4715 S. Champlain, 4715-17 S. Champlain	6	2	\$70,000	-	9/1/2004	No	0	0	0	0	0	2
3rd	For Sale	Chicago Klee Development, LLC, 4001-13 N. Milwaukee Ave. & 4022-32 N. Cicero	64	13	\$2,498,000	-	7/21/2004	No	0	0	0	0	0	13
4th	For Sale	4800 Damen, LLC, NW corner of Lawrence & Damen	42	9	-	\$3,000,000	11/3/2004	Yes	0	0	0	0	0	9
1st	Rental	A & A Development, 1750 & 1800 N. Spaulding	77	36	\$1,010,000	-	3/31/2004	No	0	0	0	36	0	0
3rd	Rental	Hispanic Housing, 2634 & 2656 W. North Ave.	100	60	-	-	9/1/2004	No	0	0	0	60	0	0
3rd	Rental	Senior Suites of Auburn Gresham, 1044-48 W. 79th St., 1047 W. 79th St., and 7900 S. Carpenter	85	85	\$519,000	-	9/1/2004	No	0	0	0	85	0	0
<b>TOTAL</b>			<b>809</b>	<b>279</b>	<b>\$5,954,599</b>	<b>\$8,856,938</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>181</b>	<b>0</b>	<b>98</b>

\* This project is a negotiated sale between the City and the developer. The developer will reimburse the City for all acquisition and relocation costs.



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



# HISTORIC CHICAGO BUNGALOW REPORT FORM

Historic Chicago Bungalow Association

Benefits Received

From October 1, 2000 - December 31, 2004

INDICATOR	NUMBER	DOLLARS EXPENDED
<b>Certifications/Marketing Bungalows-4th Qtr</b>		
Requests for information/general information pieces mailed*	18,693*	
Certification of existing owners	1,887	
Certification for new bungalow buyers		
# of Members Approved for Vouchers (4th qtr)**	156	
# of Members Approved for ComEd Grant (G1) (4th qtr)**	260	
# of Members Approved for ICECF Grant (G2) (4th qtr)**	144	
# of Participating members in Bungalow Tax Smart	0	
# of households who access other rehab bank loans	81 home equity 111 refinance	\$3,175,755 home equity \$12,145,510 refinance
	<b>Subtotal:</b>	\$15,321,265
# of households who utilized their own resources for rehab	1,313	\$5,373,337
# of households who receive appliance vouchers	1,191	\$1,150,750
# of households who receive energy efficiency matching dollars	699	\$1,504,615
# of households who receive ICECF grant matching dollars	101	\$189,060
# of households who receive IHDA grant matching dollars	137	\$542,235
<b>Bungalow Purchase</b>		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	81	\$2,419,233
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	45	\$9,983,381
# of loans for bungalow purchase in process	0	\$0
Actual # of households served, taking into account multiple benefits	1,525	

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

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



TABLE FOR INCOME LIMITS  
(EFFECTIVE JANUARY 28, 2004)

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

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

JANUARY 28, 2004

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

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

## CITY OF CHICAGO MAXIMUM AFFORDABLE MONTHLY RENTS 2004

		Number of Bedrooms	10%	20%	30%	40%	50%	60%	80%	120%		
MAXIMUM MONTHLY GROSS RENTS		0 (il1)	\$132	\$264	\$396	\$528	\$660	\$792	\$1,006	\$1,584		
		1	\$141	\$282	\$424	\$565	\$706	\$848	\$1,078	\$1,696		
		2 (il3)	\$169	\$339	\$509	\$679	\$848	\$1,018	\$1,293	\$2,037		
		3	\$196	\$392	\$588	\$784	\$980	\$1,176	\$1,495	\$2,352		
		4 (il6)	\$218	\$437	\$656	\$875	\$1,093	\$1,312	\$1,667	\$2,625		
		5	\$241	\$482	\$723	\$965	\$1,206	\$1,447	\$1,840	\$2,895		
MAXIMUM RENTS WHEN TENANTS PAY FOR COOKING GAS AND ELECTRIC FOR ALL PURPOSES	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$113	\$245	\$377	\$509	\$641	\$773	\$987	\$1,565		
		1	\$115	\$256	\$398	\$539	\$680	\$822	\$1,052	\$1,670		
		2 (il3)	\$137	\$307	\$477	\$647	\$816	\$986	\$1,261	\$2,005		
		3	\$158	\$354	\$550	\$746	\$942	\$1,138	\$1,457	\$2,314		
		4 (il6)	\$170	\$389	\$608	\$827	\$1,045	\$1,264	\$1,619	\$2,577		
		5	\$187	\$428	\$669	\$911	\$1,152	\$1,393	\$1,786	\$2,841		
	For Family buildings and Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$109	\$241	\$373	\$505	\$637	\$769	\$983	\$1,561		
		1	\$111	\$252	\$394	\$535	\$676	\$818	\$1,048	\$1,666		
		2 (il3)	\$133	\$303	\$473	\$643	\$812	\$982	\$1,257	\$2,001		
		3	\$154	\$350	\$546	\$742	\$938	\$1,134	\$1,453	\$2,310		
		4 (il6)	\$166	\$385	\$604	\$823	\$1,041	\$1,260	\$1,615	\$2,573		
		5	\$183	\$424	\$665	\$907	\$1,148	\$1,389	\$1,782	\$2,837		
		MAXIMUM RENTS WHEN TENANTS PAY FOR ELECTRIC HEAT, COOKING GAS AND ELECTRIC FOR ALL PURPOSES		0 (il1)	\$75	\$207	\$339	\$471	\$603	\$735	\$949	\$1,527
				1	\$63	\$204	\$346	\$487	\$628	\$770	\$1,000	\$1,618
2 (il3)	\$71			\$241	\$411	\$581	\$750	\$920	\$1,195	\$1,939		
3	\$79			\$275	\$471	\$667	\$863	\$1,059	\$1,378	\$2,235		
4 (il6)	\$70			\$289	\$508	\$727	\$945	\$1,164	\$1,519	\$2,477		
5	\$74			\$315	\$556	\$798	\$1,039	\$1,280	\$1,673	\$2,728		
For Family buildings and Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)			\$65	\$197	\$329	\$461	\$637	\$792	\$939	\$1,584	
	1			\$51	\$192	\$334	\$475	\$676	\$848	\$988	\$1,696	
	2 (il3)			\$57	\$227	\$397	\$567	\$812	\$1,018	\$1,181	\$2,037	
	3			\$63	\$259	\$455	\$651	\$938	\$1,176	\$1,362	\$2,352	
	4 (il6)	\$51	\$270	\$489	\$708	\$1,041	\$1,312	\$1,500	\$2,625			
5	\$53	\$294	\$535	\$777	\$1,148	\$1,447	\$1,652	\$2,895				

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

Number of Bedrooms	Cooking gas and electric for all purposes	Electric heat, cooking gas and electric for all purposes
0	\$19	\$57
1	\$26	\$78
2	\$32	\$98
3	\$38	\$117
4	\$48	\$148
5	\$54	\$167

Aggregate expenses per CHA utility schedule 2004

Aggregate Expenses for Family Buildings and Semi-Detached Row Houses, Duplexes, or Townhouses

Number of Bedrooms	Cooking gas and electric for all purposes	Electric heat, cooking gas and electric for all purposes
0	\$23	\$67
1	\$30	\$90
2	\$36	\$112
3	\$42	\$133
4	\$52	\$167
5	\$58	\$188

**TIF NIP MULTI-FAMILY PROGRAM**  
**January 1 -December 31, 2004**

Quarter	TIF District	Project Address	Amount of TIF Funds	Number of Units	Units by Income Level					
					0-15%	16-30%	31-50%	51-60%	61-80%	Unrestricted
1st	Midwest	1445 S. Millard Ave.	\$ 60,000	6	-	-	6	-	-	-
2nd	Lawrence-Kedzie	3720 W. Leland	\$ 40,000	4	-	-	4	-	-	-
2nd	Lawrence-Kedzie	3740 W. Leland	\$ 28,973	3	-	-	3	-	-	-
2nd	Lawrence-Kedzie	3746 W. Leland	\$ 11,900	7	-	-	3	2	2	-
2nd	Lawrence-Kedzie	4664-66 N. Spaulding	\$ 27,500	10	-	-	2	4	4	-
2nd	Lawrence-Kedzie	4854 N. Albany	\$ 4,775	3	-	-	-	-	3	-
2nd	Lawrence-Kedzie	3038 N. Ainsle/4900 N. Whipple	\$ 53,859	17	-	-	14	3	-	-
2nd	Lawrence-Kedzie	3724-32 W. Leland	\$ 5,775	26	-	-	-	13	13	-
3rd	Midwest	1455 S. Avers Ave.	\$ 32,774	6	-	-	6	-	-	-
4th	Midwest	1427 S. St. Louis	\$ 45,000	6	-	2	4	-	-	-
<b>TOTAL \$</b>			<b>310,556</b>	<b>88</b>	<b>-</b>	<b>2</b>	<b>42</b>	<b>22</b>	<b>22</b>	<b>-</b>

**TIF NIP SINGLE-FAMILY PROGRAM**  
**January 1 - December 31, 2004**

TIF District	Amount of TIF Funds	Number of Units	Units by Income Level						
			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
Midwest	\$ 749,129	116	8	17	36	11	16	14	14
Lawrence-Kedzie	\$ 204,923	33	3	4	11	3	4	4	4
<b>TOTAL</b>	<b>\$ 954,052</b>	<b>149</b>	<b>11</b>	<b>21</b>	<b>47</b>	<b>14</b>	<b>20</b>	<b>18</b>	<b>18</b>