

# FACT SHEET

**Progress on Mayor Daley's Affordable Housing and Community Jobs  
Commitments Made December, 1993**

CHICAGO AFFORDABLE  
HOUSING  
AND COMMUNITY  
JOBS BILL



**Analysis of the 1994 DOH Third Quarterly Report  
January 1-September 30**

**Chicago Rehab Network**

**Community Empowerment and Development Without Displacement**

**DOUBLE- AND TRIPLE- COUNTING**

**FACT: DOH double-counts and sometimes triple-counts the units that it claims to create. Its 3rd quarter report overcounts the units that it created by at least 456 units as a result. When the same project receives financing from more than one DOH subsidy program, these units are counted twice and sometimes three times.**

Address	# Units Receiving Multi-Family Rehab	# Units Receiving Tax Credits	# Units Receiving ARC subsidy	Total units in project	Total units DOH counted
6034 S. Prairie	33	33	0	33	66
5012 N. Winthrop	160	160	0	160	320
334 N. Menard	57	57	0	57	114
6100 S. Wabash	24	24	0	24	48
1900 S. Harding	48	48	14	48	110
5000 W. Monroe	15	0	4	15	19
4655 S. Lake Park	116	116	0	116	232
<b>TOTAL</b>	<b>453</b>	<b>438</b>	<b>18</b>	<b>453</b>	<b>909</b>

**TOTAL UNITS DOH CLAIMS TO HAVE CREATED = 909**  
**ACTUAL UNITS CREATED = 453**  
**NUMBER OF UNITS OVERCOUNTED = 456**

**HOUSING PRODUCTION BASED ON DOUBLE COUNTED FIGURES**

**FACT: Through the first three quarters of 1994, the city has created just 51% of the units that they originally committed to create. In reality, production is even lower since DOH double-counts units that receive funding through different programs. Note: Year-to-date production does not include 110 shelter beds created with DOH funds. While DOH continues to include shelter beds in their count of affordable housing units created, CRN believes that shelter beds are no solution to the affordable housing crisis. Shelter beds should no longer be counted as "units created."**

<u>Income Level</u>	<u>Orig. Commitment 1994 Production</u>	<u>Year-to-date Production</u>	<u>Percentage Units Built YDT</u>
\$0 - \$8000	1134	1256	110.8%
\$8 - \$15,000	1407	293	20.8%
\$15 - \$24,000	1095	460	42.0%
\$24 - \$29,000	784	414	52.8%
\$29 - \$38,000	418	68	16.7%
\$38 - \$58,000	50	8	16.0%
<b><u>TOTAL UNITS</u></b>	<b><u>4888</u></b>	<b><u>2499</u></b>	<b><u>51.1%</u></b>

Of course, projects which receive a loan through the Multi-family Rehab and New Construction program may also receive subsidies through DOH's Tax Credit program or its Low Income Housing Trust Fund (LIHTF) program. We might expect that, once we account for these additional subsidies, lower income housing might receive total per unit subsidies that are equal or higher than those received by higher income housing. In fact, when we account for the additional subsidies provided to Multi-family projects, the problem becomes even more stark. Note: we combined the \$0 - \$8000 category with the \$8 - \$15,000 category because the number of units created in the \$8 - \$15,000 category was too small to allow a meaningful comparison.

*Subsidies provided to Multi-family Rehab and Construction projects, 1994, by family income*

<u>Income Level</u>	<u>Total subsidies: Tax Credits</u>	<u>Total subsidies: LIHTC</u>	<u>Total Subsidies: All 3 programs</u>	<u>Total Per Unit Subsidy</u>
\$0 - \$15,000	\$4,936,650	\$112,437	\$17,589,680	\$25,529
\$15 - \$24,000	\$3,144,825	\$285,062	\$10,616,884	\$55,586
\$24 - \$29,000	\$1,929,776	\$0	\$11,038,774	\$51,343
\$29 - \$38,000	\$0	\$0	\$811,181	\$42,694
<b>TOTAL</b>	<b>\$10,011,251</b>	<b>\$397,499</b>	<b>\$40,056,519</b>	<b>\$35,957</b>

### COMMITMENTS TO CREATING AFFORDABLE HOUSING

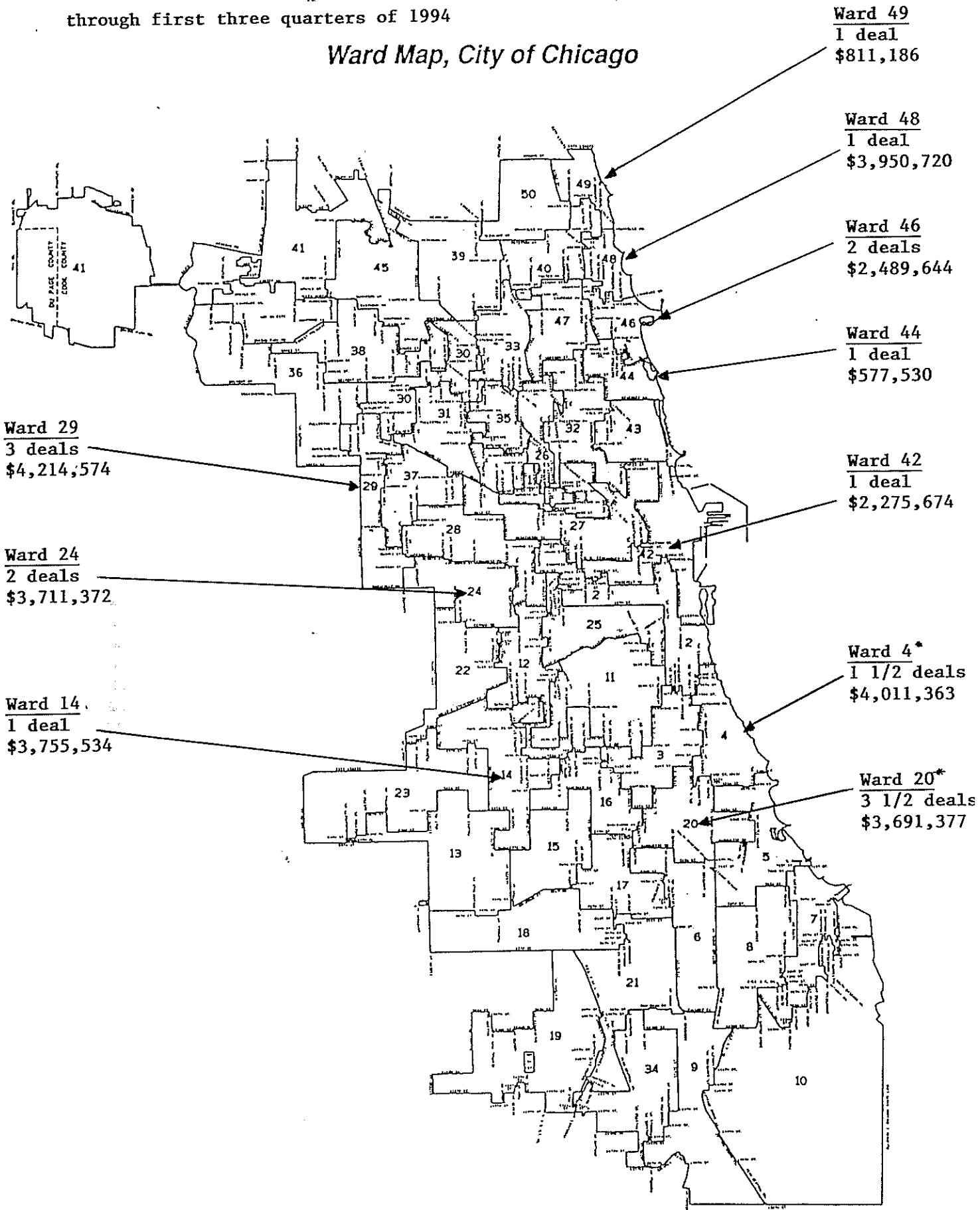
**FACT: Mayor Daley's housing commitments decreased by 9% since last December. 1590 units have been lost from the original commitment.**

<u>Income Level</u>	<u>Total Units 1993 Annual Commitment</u>	<u>Total Units 1994 Changed Goals</u>	<u>Change # of units/yr.</u>
\$0 - \$8000	1134	1161	+27
\$8 - \$15,000	1407	1311	-96
\$15 - \$24,000	1095	996	-99
\$24 - \$29,000	784	745	-39
\$29 - \$38,000	418	307	-111
\$38 - \$58,000	50	50	0
<b>TOTAL</b>	<b>4888</b>	<b>4570</b>	<b>-318</b>
<b>Total Reduction, Per Year</b>			<b>-318 units</b>
<b>Total Reduction, Five Year Projection</b>			<b>-1590 units</b>

MULTI-FAMILY REHAB AND NEW CONSTRUCTION PROGRAM LOANS

through first three quarters of 1994

*Ward Map, City of Chicago*



\* \$4,091,505 of DOH financing was allocated to a property at 4655 South Lake Park, 5606 South Wabash. This Property extends into both ward 4 and ward 20. Therefore, for the purposes of this calculation, the allotment was divided equally between the two wards.