



City of Chicago
Richard M. Daley, Mayor

Department of Housing

Julia Stasch
Commissioner

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January 30, 1998

To: The Honorable Ray Suarez, Chairman
City Council Housing Committee

From: Julia Stasch
Commissioner

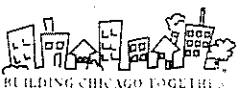
Re: **Fourth Quarter, 1997 Report**

I am pleased to present this report of the Department of Housing's activity during the fourth quarter of 1997. Our activities during this quarter brought us to a point where at year-end we had employed a total of more than \$200 million to create and preserve more than 8,200 units of housing.

Of this total, more than \$195 million was committed toward the creation of an unduplicated count of more than 4,300 units serving a broad range of income levels. This exceeds our projected total for housing creation by more than 400 units. Most programs under Housing Creation met or exceeded their goals for the year, and much of this activity has been reported in previous quarterly reports. Of particular note in the fourth quarter, DOH committed approximately \$16.5 million for the rehabilitation and new construction of 323 units in four developments, all of which had previously been allocated Low Income Housing Tax Credits by the City. Summaries of these developments are attached to this report. Because these units have been reported previously under Low Income Housing Tax Credits, our totals have been adjusted to eliminate double counting.

One development, Senior Suites Chicago Austin, was able to utilize the Affordable Rents for Chicago (ARC) program to make 13 units affordable to senior citizens with incomes under 30% of median. Because the ARC program uses HOME funds to reduce the amount of the first mortgage loan on a project, it can be difficult to use on developments that need to maximize their first mortgage amount (e.g. developments funded with tax exempt mortgage revenue bonds that generate their own tax credits) or their tax credit eligibility (which can be reduced because of the use of HOME funds). This proved to be the case on several developments in 1997 and as a result, approximately \$1.5 million in ARC funds remained uncommitted as of the end of the year. These funds will be carried over and utilized to create more units in 1998 for very, very low income households.

NEIGHBORHOODS



At year-end, there is also approximately \$3.5 million remaining in Multifamily Rehab & New Construction. This is directly attributable to several developments which have previously received tax credits but have not yet finalized their requirements for secondary financing. These funds will also be carried over and fully utilized in 1998.

In Housing Preservation, DOH's output reached three-fourths of initial projections; we committed approximately \$10 million to preserve almost 4,000 units. The shortfall in preservation activity was largely attributable to the previously reported slow start-up of two programs: Property Stabilization Fund and City Blocks. As described in our third quarter report, the enabling ordinance for the Property Stabilization Fund was passed by City Council on October 1, 1997. At this time, all participants have signed on to the agreement, and the first meeting of the Fund will be convened in February.

In the City Blocks program, significant activity has taken place since the June passage of the enabling ordinance. In the fourth quarter, we spent more than \$450,000 to improve the facades of 123 units, and we have applications in-house that far exceed our remaining 1997 and 1998 funds. A pending City Council ordinance will authorize the expenditure of more than \$1.2 million of City Blocks funds on 225 units that applied as block clubs under this program. In both the Property Stabilization Fund and the City Blocks program, all unused funds will be carried over for use in 1998.

As previously reported under the Lead Safe Homes Initiative, DOH has approved applications sufficient to absorb the program's remaining funds. At this stage, the pace of output is solely dependent on construction approvals by the Department of Health. Fourth quarter activity left approximately \$800,000 remaining in this program.

DOH has essentially completed commitment of the \$2 million originally allocated to the SRO Fire Safety Program in 1995. At this stage, it is our intention to push vigorously for the completion of the fire safety improvements and to recapture any unused funds. We are exploring the possibility of developing a new program to assist SRO's with any funds remaining from this program.

The EHAP, H-RAIL, and Heat Receiver programs all essentially met their goals for housing preservation in 1997.

As you know, in December the Mayor announced his continuing commitment to affordable housing and charged me with the responsibility to formulate a housing plan for the next five years, 1999-2003. We have begun identifying and meeting with key constituencies to develop a process to produce this plan, which we expect to be memorialized as a City Council ordinance midway through this year. Within the next 30 days, we will transmit to you an analysis of our activities over the first four years of the current plan. We expect this to be a valuable beginning point for our discussions on the next five-year plan. We also will be sending you a projection of our production for 1998. This is an exciting time for affordable housing, and we look forward to meeting with the Housing Committee to discuss our 1997 production, our 1998 projections, and our plans for the next five years.

AFFORDABLE HOUSING BOND INITIATIVE
 January 1, 1997 - December 31, 1997

Developer	For Profit/Not-for-Profit	Project Address	Bond Amount	# of Units	INCOME LEVEL				
					0-15%	16-30%	31-50%	51-60%	61-80%
Holsten Real Estate Development Corporation*	FP	5550 North Kenmore/1062 West Bryn Mawr	3,000,000	371			335	36	
Michigan Plaza Limited Partnership	NFP	Six scattered buildings on South Michigan Avenue	700,000	65		7	54	4	
			\$3,700,000	436	0	7	389	40	0

*This note explains details regarding the Multi-family Mortgage Revenue Bonds financing on the Bryn Mawr/Belle Shore Project. The total amount of tax exempt bond volume cap used by this project was \$12,027,000. For the purposes of this report \$4,827,000 was subtracted from this figure. Of this reduction \$2,800,000 represents bridge financing for tax credit equity. Since the bridge bond will be fully repaid out of a portion of the tax credit syndication proceeds, it has been subtracted from the bond total in order to avoid double counting of the City's financial resources committed to this project. Likewise, we have subtracted \$2,027,000 which represents the TIF portion of the bond.

CHICAGO LOW INCOME HOUSING TRUST FUND
 SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
 JANUARY 1, 1997 THRU DECEMBER 31, 1997

Page 1

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Arlandiz, Serigo & Elizabeth 1300 N. Homan	\$13,560 -	4 units 3 2br's from \$540 to \$275 1 3br from \$660 to \$325	4 17-30%
Bethel New Life 401 S. Kilbourn	\$10,260	3 units 3 2br's from \$425 to \$140	3 0-16%
Bethel New Life 4000 & 4400 W. Washington	\$48,000	20 units 20 2br's from \$375-450 to \$175-195	20 0-16%
Bethel New Life 4200 W. Washington	\$11,100	3 units 2 2br's from \$450 to \$140 1 3br from \$470 to \$165	3 0-16%
Bethel New Life 4008 W. Washington, 104 S. Hamlin, 303 S. Springfield & 4652 W. West End	\$9,600	4 units 1 2br from \$255 to \$55 1 2br from \$350 to \$150 1 3br from \$375 to \$175 1 3br from \$425 to \$225	3 0-16% 1 17-30%
Bickerdike 1567-69 N. Hoyne	\$38,400	16 units 16 SRO's from \$300 to \$100	16 0-16%
Bickerdike 929, 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	13 units 2 1br's from \$341 to \$125 5 2br's from \$394 to \$140 3 3br's from \$472 to \$325 3 4br's from \$525 to \$375	7 0-16% 6 17-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Boardman, William & Christina 8707 S. Escanaba	\$8,640	3 2br's from \$380 to \$140 3 units	3 0-168
Broadmoor Apartments TACH 7600 N. Bosworth	\$40,200	15 units 10 studios from \$395 to \$170 5 2br's from \$495 to \$275	10 0-168 5 17-308
Catholic Charities 6717 S. Elizabeth & 6209 S. Paulina	\$122,880	32 units 32 1br's from \$525 to \$205	32 17-308
Catholic Charities 1900 N. Karlov	\$24,000	8 units 8 beds from \$350 to \$100	8 0-168
Chicago Clergy Association 108 N. Sangamon (Men's Program)	\$121,800	25 units 5 beds from \$600 to \$ 30 10 beds from \$600 to \$140 10 beds from \$600 to \$330	15 0-168 10 17-308
Chicago Clergy Association 108 N. Sangamon (Women's program)	\$93,120	16 units 8 SRO's from \$600 to \$ 30 8 SRO's from \$600 to \$200	8 0-168 8 17-308
Chicago Urban League 4524-26 S. Michigan	\$19,440	4 units 4 2br's from \$545 to \$140	4 0-168
Circle Christian 5808 W. Fulton	\$7,140	3 units 1 1br from \$375 to \$230 1 2br from \$450 to \$275 1 3br from \$600 to \$325	3 17-308
Circle Christian 5700 W. Washington	\$5,784	2 units 1 2br from \$400 to \$140 1 2br from \$497 to \$275	1 0-168 1 17-308
City Lands 127-45 N. Central	\$45,000	15 units 15 2br's from \$440 to \$190	15 0-168
City Lands 301 S. Central	\$30,180	12 units 1 1br from \$350 to \$230 9 2br's from \$480 to \$275 2 3br's from \$600 to \$325	12 17-308

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
City Lands 5501 W. Corcoran/330 N. Pine	\$43,284	14 units 1 lbr from \$388 to \$230 3 2br's from \$478 to \$275 7 3br's from \$597 to \$325 3 4br's from \$687 to \$375	14 17-30%
City Lands Courtway Commons 4834 W. Adams	\$24,900	7 units 5 lbr's from \$400 to \$140 2 2br's from \$497 to \$275	5 0-16% 2 17-30%
City Lands Austin Square	\$19,080	6 units 6 3br's from \$640 To \$375	6 17-30%
City Lands 4900-10 W. Jackson	\$13,500	5 units 5 2br's from \$500 to \$275	5 17-30%
Claretian Associates 3201 E. 91st St.	\$142,584	43 units 1 studio from \$395 to \$205 42 lbr's from \$465-600 to \$240-290	43 17-30%
Cornerstone Comm. Outreach 1311-15 W. Leland	\$90,912	18 units 7 2br's from \$520 to \$170 11 3br's from \$666 to \$200	18 17-30%
Cornerstone Comm. Outreach 920 W. Wilson	\$95,400	51 units 25 SRO's from \$251 to \$101 6 lbr's from \$300 to \$100 20 lbr's from \$300 to \$150	51 0-16%
Community Dev. Partnership (Don Gianone & Steve Barron) 7436 S. Kingston	\$16,680	6 units 3 2br's from \$500 to \$275 2 2br's from \$490 to \$275 1 3br's from \$610 to \$325	6 17-30%
Community Dev. Partnership (Don Gianone & Steve Barron) 6034-52 S. Prairie	\$31,752	11 units 7 2br's from \$525 to \$275 4 2br's from \$499 to \$275	11 17-30%
Community Dev. Partnership (Don Gianone & Steve Barron) 7600 S. Essex	\$27,900	6 units 5 2br's from \$555 to \$140 1 3br from \$575 to \$325	5 0-16% 1 17-30%
Edgewater Shores 5326 N. Winthrop	\$120,000	50 units 50 studios from \$450 to \$250	50 17-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Family Rescue 6820-30 S. Riddgeland	\$79,339	23 2br's from \$375-450 to \$120 23 units	23 0-168
Fedorenko, Karyn 2839-47 W. Grace	\$3,180	1 1br from \$600 to \$335 1 unit	1 17-308
Greenwood Building Corp.	\$32,520	8 units 2 2br from \$640 to \$320 3 2br's from \$595 to \$275 3 3br's from \$695 to \$325	8 17-308
Mark Cosseff 1456 W. Birchwood	\$17,640	4 units 2 2br's from \$625 to \$275 2 2br's from \$710 to \$325	4 17-308
Herron Enterprises 7700 S. Essex	\$19,080	6 units 3 1br's from \$525 to \$262 3 2br's from \$757 to \$308	6 17-308
Hispanic Housing Buena Vista Apartments 3038 W. North Ave.	\$27,504	12 units 6 studios from \$313 to \$100 2 1br's from \$364 to \$125 4 1br's from \$364 to \$230	8 0-168 4 17-308
Hispanic Housing Augusta Associates 3301 W. Palmer	\$41,220	12 units 4 1br's from \$490 to \$230 1 2br from \$470 to \$140 7 2br's from \$570 to \$275	1 0-168 11 17-308
Hellenic Foundation Hollywood House 5700 N. Sheridan Rd.	\$101,940	49 units 25 studios from \$355 to \$200 12 studios from \$365 to \$200 12 1br's from \$450 to \$230	49 17-308
H.O.M.E. 7320 N. Sheridan Rd.	\$68,064	30 units 6 SRO's from \$627 to \$460 2 studios from \$290 to \$100 1 studio from \$290 to \$200 9 1br's from \$325 to \$125 8 1br's from \$325 to \$230 4 2br's from \$140	18 0-168 12 17-308
H.O.M.E. 1537 W. Rosemont	\$7,200	3 units 3 SRO's from \$630 to \$430	3 17-308

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Holsten Real Estate Dev. 1061 W. Rosemont	\$100,020	41 units, 3 SRO's from \$320 to \$75-G.A. 14 studios from \$370 to \$170 24 studios from \$395 to \$195	41 0-16%
Holsten Real Estate Dev. 4541 N. Sheridan Rd.	\$89,424	36 units 18 studios from \$344 to \$100 18 studios from \$370 to \$200	18 0-16% 18 17-30%
Holsten Real Estate Dev. 1325 W. Wilson	\$51,600	30 units 10 SRO's from \$275 to \$75-G.A. 10 SRO's from \$275 to \$175 10 studios from \$330 to \$200	20 0-16% 10 17-30%
Holsten Real Estate Dev. 5718 N. Winthrop	\$21,000	7 units 7 studios from \$350 to \$100	7 0-16%
Investment Management Corp. (Chicago Equity Fund) 1700 W. Juneway	\$29,208	9 units 5 2br's from \$501 to \$275 4 3br's from \$651 to \$325	9 17-30%
Kalybatas, Ricardo 2507 N. LeClair	\$8,400	2 units 1 1br from \$465 to \$125 1 1br from \$486 to \$125	2 0-16%
Safeway Investments Kolin Court Apartments 1203-11 S. Kolin	\$32,340	7 units 7 2br's from \$525 to \$140	7 0-16%
KOSOH 927 W. Wilson	\$88,158	24 units 5 studios from \$325 to \$170 5 1br's from \$450 to \$200 14 2br's from \$520-610 to \$164-170	19 0-16% 5 17-30%
Koyfman, Vladimir & Sofia 6229 N. Winthrop	\$153,600	40 units 8 studios from \$360 to \$100 32 1br's from \$460 to \$125	40 0-16%
Lakefront SRO 4727 N. Malden	\$52,320	20 units 4 disabled SRO units from \$440 to \$130 16 studios from \$245 to \$ 60	20 0-16%
Lakefront SRO 5042 N. Winthrop	\$128,760	53 units 8 SRO's from \$235 to \$125 35 SRO's from \$270 to \$50 10 SRO's from \$270 to \$100	53 0-16%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Council for Jewish Elderly Lewy House 1221 W. Sherwin	\$60,000	20 units, 20 lbr's from \$375 to \$125	20 0-16%
L.U.C.H.A. 1318 N. Rockwell	\$10,740	9 units 4 2br's from \$350 to \$270 5 2br's from \$390 to \$275	9 17-30%
L.U.C.H.A. 1456 N. Rockwell	\$8,940	8 units 5 2br's from \$350 to \$270 3 3br's from \$383 to \$268	8 17-30%
L.U.C.H.A. 1414-18 N. Washatenaw	\$9,840	6 units 1 lbr from \$395 to \$315 5 2br's \$400-500 to \$260-340	6 17-30%
L.U.C.H.A. 1451 N. Washatenaw	\$3,720	3 units 1 2br from \$400 to \$320 2 2br's from \$465 to \$350	3 17-30%
L.U.C.H.A. 3339 W. Division	\$35,640	22 units 22 SRO's from \$235 to \$100	22 0-16%
Marsh, Walter 2014-24 W. Aurther	\$3,000	1 unit 1 lbr from \$480 to \$230	1 17-30%
Mate, Moric 2839-43 W. Rosemont	\$7,020	2 units 1 lbr from \$480 to \$230 1 lbr from \$610 to \$275	2 17-30%
N.H.S. 723-25 N. Central	\$24,840	9 units 9 lbr's from \$355 to \$125	9 0-16%
Park Apartment Limited Part. Rich Sciortino 236 E. Garfield/5730 S. Calumet	\$105,564	28 units 15 2br's from \$560 to \$276 13 3br's from \$675 to \$326	28 16-30%
Investment Management Corp. Chicago Equity Fund 7715 N. Hermitage	\$50,815	28 units 8 studios \$314 to \$127-275 20 lbr's from \$340 to \$94-219	14 0-16% 14 17-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Investment Management Corp. Chicago Equity Fund 1614 W. Jonquill	\$21,409	6 3br's from \$500 to \$203	6 17-30%
National Equity Fund W.W. Limited Partnership 6928 N. Wayne	\$89,160	50 units 10 studios from \$300 to \$183 30 studios from \$325 to \$183 10 1br's from \$410 to \$210	40 0-16% 10 17-30%
P.R.I.D.E. 4946, 5000 W. Adams & 4945 W. Monroe	\$54,240	17 units 8 1br's from \$435 to \$125 8 2br's from \$450 to \$230 1 3br from \$605 to \$325	8 0-16% 9 17-30%
P.R.I.D.E. 5257 W. Congress & 36 N. Menard	\$97,128	33 units 15 2br's from \$350-375 to \$100-125 18 2br's from \$425-520 to \$220-325	15 0-16% 18 17-30%
P.R.I.D.E. 5001-05 W. Monroe	\$15,960	8 units 2 studios from \$275 to \$100 2 1br's from \$365 to \$125 4 2br's from \$400 to \$275	4 0-16% 4 17-30%
P.R.I.D.E. 347 S. Central	\$16,320	4 units 1 1br from \$430 to \$125 2 2br's from \$450 to \$140 1 3br from \$600 to \$165	4 0-16%
Rezmar 3258 E. 70th Pl.	\$44,220	11 units 11 1br's from \$485 to \$150	11 0-16%
Rezmar 4611 S. Drexel	\$51,120	10 units 10 2br's from \$576 to \$150	10 0-16%
Rezmar 4433-37 S. Greenwood	\$40,320	10 units 6 2br's from \$500 to \$140 4 3br's from \$625 to \$325	6 0-16% 4 17-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Rezmar 5751-59 S. Michigan Ave.	\$3,900	1 unit 1 3br's from \$650 to \$325	1 17-30%
Rezmar 7024 S. Paxton	\$49,284	8 units 5 2br's from \$621 to \$150 3 3br's from \$734 to \$150	8 0-16%
Rezmar 825, 829, 839 W. Sunnyside & 820 W. Agatite	\$49,200	13 units 6 1br's from \$400 to \$125 5 2br's from \$500 to \$140 2 3br's from \$650 to \$325	11 0-16% 2 17-30%
Rezmar 5040 W. Washington	\$40,464	8 units 4 2br's from \$583 to \$140 4 2br's from \$566 to \$166	8 0-16%
Rezmar 5606 S. Wabash	\$14,040	3 units 3 2br's from \$530 to \$140	3 0-16%
Southeast Chicago Dev. Comm. (David Sullivan) 8954 S. Commercial	\$17,700	4 units 1 3br from \$500 to \$165 3 4br's from \$565 to \$185	4 0-16%
Travelers & Immigrants Aid 4659 S. Drexel	\$85,800	49 units 4 studios from \$325 to \$225 19 studios from \$425 to \$275 26 1br's from \$525 to \$375	49 17-30%
U.N.O. 3066 E. 92nd St. & 9001 S. Muskegan	\$18,360	6 units 2 2br's from \$385 to \$140 4 3br's from \$425 to \$165	6 0-16%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Voice of the People 4431 N. Clifton	\$24,276	6 units 1 2br from \$493 to \$140 1 2br from \$519 to \$140 4 3br's from \$659 to \$365	2 0-16% 4 17-30%
Voice of the People 847 W. Sunnyside/ 4130 N. Kenmore	\$10,692	3 units 1 2br from \$505 to \$140 2 3br's from \$588 to \$325	1 0-16% 2 17-30%
Voice of the People 900 W. Windsor	\$22,320	6 units 6 2br's from \$450 to \$140	6 0-16%
Weisberger, William 6307-09 N. Mozart	\$9,000	2 units 1 2br from \$650 to \$275 1 2br from \$600 to \$225	2 17-30%
Renaissance Realty Group, Inc Wicker Park Place 1527-31 N. Wicker Park	\$71,100	30 studios from \$300-305 to \$110-115	30 0-16%
Wilson Winsor Partnership (Bob Barry) 915-17 W. Wilson	\$156,240	62 units 31 studios from \$360 to \$100 31 studios from \$360 to \$200	31 0-16% 31 17-30%
YMCA 4 East 111th St.	\$95,496	56 units 24 SRO's from \$269 to \$ 30 32 SRO's from \$269 to \$125-200	56 0-16%
YMCA 501 N. Central	\$114,780	50 units 37 SRO's from \$269 to \$ 30 13 SRO's from \$269 to \$48.50	50 0-16%
YMCA 3333 N. Marshfield	\$85,951	60 units 20 SRO's from \$251 to \$ 30 40 SRO's from \$296 to \$48.60-200	60 0-16%
YMCA 5000 S. Indiana	\$32,250	20 units 5 SRO's from \$196 to \$125 15 SRO's from \$196-206 to \$48.50	20 0-16%
TOTAL:	\$4,109,578	1,504 UNITS 33-Beds 392-Studio's 319-2br's 9-4br's 354-SRO's 309-1br's 88-3br's	913 0-16% 591 17-30%

CHICAGO LOW INCOME HOUSING TRUST FUND
SUPPORTIVE HOUSING PROGRAM FOR THE CONTINUUM OF CARE
SECOND ROUND SUMMARY OF PROJECTS FUNDED UNDER THE 1995 GRANT
JANUARY 1 THRU DECEMBER 31, 1997

SERVICE PROVIDER AND ADDRESS	AMOUNT SUBSIDY REQUESTED	REQUESTED OPERATING FUNDS	POPULATION & DISABILITY SERVED	CASE MANAGEMENT IN PLACE	REFERRAL MANAGEMENT IN PLACE	# UNITS TO BE ASSISTED	HOUSING PROVIDER AND ADDRESS	TOTAL NUMBER OF UNITS	NUMBER OF UNITS ALREADY ASSISTED	BREAKDOWN OF ASSISTED UNITS
Community Supportive Living Systems, Inc. 10837 S. Western Ave.	\$34,800	\$3,510	All populations w/ D.D., HIV/AIDS.	Yes 12/1	Yes	4	Ocie Windham 2531-41 E. 73rd St.	34	4 Trust Fund 3 Section 8	4 2br's at \$725
"	\$35,400		"	Yes 12/1	Yes	6	Carl Pettigrew 1618-32 E. 70th St.	38	2 2-Section 8	2 Studios at \$425 4 1br's at \$525
Featherfest 7358 S. Yates	\$19,200	\$9,402	All populations w/ all disabilities.	Yes 25/1	Yes	4	Daniel Reality 4526 N. Sheridan	102	25 25-Section 8	1 Studio at \$400 1 Studio at \$405
"	\$15,060		"	"	"	3	Daniel Reality 5727 N. Winthrop	45	20 20-Section 8	1 Studio at \$415 2 Studios at \$420
"	\$44,820		"	"	"	8	Private Residential George Triff 6642-52 N. Clark St.	35	1 1-Section 8	3 1br's at \$425/1 at \$460 2 3br's at \$650
"	\$16,800		"	"	"	2	Horton Enterprises 7704 S. Essex & 2449 E. 77th St.	12	2 2 Trust Fund	1 2br at \$650 1 3br at \$750
"	\$23,400		"	"	"	5	M & N Management 7601-09 S. Kingston/ 7549-55 S. Kingston	65	11 7 Section 8 4 4 Trust Fund	3 Studios at \$350 2 1br's at \$450
"	\$8,400		"	"	"	2	M & N Management 4724-26 S. Drexel	50	25 25-Section 8	2 Studios at \$350
"	\$30,600		"	"	"	4	M & N Management 2534 E. 76th St. & 7609 S. Kingston	65	12 7 Section 8 5 5 Trust Fund	3 2br's at \$650 1 2br at \$500
"	\$9,000		"	"	"	1	NHS 311 S. Central	20	None	1 3br's at \$750
"	\$7,800		"	"	"	1	NHS 5710 W. Race	20	None	1 3br at \$650
"	\$12,960		"	"	"	2	NHS 901 N. Hamlin	10	None	2 2br's at \$540
Lakeview Shelter 835 W. Addison	\$27,132	\$2,706	Males w/ mental illness & D.D.	Yes 10/1	Yes	7	YMCA 222 N. Marshfield	224	60 60 Trust Fund	7 SRO's at \$323
"	\$27,000		"	"	"	5	Century Place 712 W. Diversey	90	None	5 Studios at \$450
New Phoenix Assistance Center 7624 S. Phillips	\$34,800	\$1,740	Women w/ children w/ HIV/AIDS	Yes 16/1	Yes	4	Ocie Windham 2531-41 E. 73rd St.	34	7 4-Trust Fund 3-Section 8	4 2br's at \$725
Total	\$347,172	\$17,358				58		844		

Annual subsidy - \$364,530

* Total three year commitment is \$1,093,590

SUMMARY OF THE RECIPIENTS UNDER THE SUPPORTIVE HOUSING PROGRAM FOR THE CONTINUUM OF CARE 1996 GRANT
JANUARY 1 THRU DECEMBER 31, 1997

SERVICE PROVIDER AND ADDRESS	AMOUNT SUBSIDY REQUESTED	REQUESTED OPERATING FUNDS	REQUESTED SOCIAL SERVICE FUNDS	POPULATION & DISABILITY SERVED	CASE MANAGEMENT IN PLACE	REFERRAL MANAGEMENT IN PLACE	# UNITS TO BE ASSISTED	HOUSING PROVIDER AND ADDRESS	TOTAL NUMBER OF UNITS	NUMBER OF UNITS ALREADY ASSISTED	BREAKDOWN OF ASSISTED UNITS
Bethel New Life 367 N. Karlov Ave. Chicago Christian Industrial League 123 S. Green Ave. Comm. Support Living Systems 10837 S. Western Ave.	\$45,096	\$4,019	\$35,285	All populations w/ S.A. & HIV/AIDS	Yes 20/1	Yes	8	Bethel New Life 4350 W. Washington 1801 S. Wabash	25	None	2 2br's from \$475 to \$50 6 3br's from \$535 to \$50
Chicago Christian Industrial League 123 S. Green Ave. Comm. Support Living Systems 10837 S. Western Ave.	\$144,000	\$12,564	\$107,284	Males & Females w/ all disabilities.	Yes 30/1	Yes	50	18th & Wabash Corp. 1801 S. Wabash	170	None	50 SRO's from \$290 to \$50
Living Systems 10837 S. Western Ave.	\$50,220	\$5,191	\$29,217	All populations w/ all disabilities.	Yes 15/1	Yes	9	Archer Investments 8316-24 S. Ingleside	28	None	9 1br from \$525 to \$460
"	\$24,384	Included above	Included above	All populations w/ D.D., HIV/AIDS	"	"	4	Archer Investments 1751-41 E. 73rd Pl.	25	3	2 1br's from \$525 to \$60 1 2br from \$600 to \$60 1 2br from \$625 to \$60
Featherist 7368 S. Yates Supportive Services Dev. Corp. 36 S. Wabash	\$54,600	\$4,000	\$25,404	All populations w/ all disabilities	Yes 15/1	Yes	7	M & N Management 7601 S. Kinston/ 2543-45 E. 76th St.	34	2	2 2br's from \$650 to \$0
Supportive Services Dev. Corp. 36 S. Wabash	\$101,700	\$7,726	\$52,810	Women w/ children w/ S.A.	Yes 15/1	Yes	15	Rich Sceltrino 5950 S. King Dr. & 5951 S. Calumet	46	None	7 2br's from \$575 to \$50 8 3br's from \$650 to \$50
Total Recommended:	\$420,000	\$33,500	\$250,000				93				

* Funding amounts are annually for three years.

CHICAGO LOW INCOME HOUSING TRUST FUND
 AFFORDABLE RENTS FOR CHICAGO (ARC) COMMITMENTS
 JANUARY 1 thru DECEMBER 31, 1997

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ARC LOAN	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF REDUCED RENTS	INCOME LEVEL SERVED
Pine Central Limited Partnership 745-55 N. Central & 557-65 N. Pine	\$625,000	17 units 9 1br's from \$485 to \$200 5 2br's from \$550 to \$229 3 3br's from \$595 to \$271	17 16-30%

Senior Suites Chicago Austin Limited Partnership 335 N. Menard	\$289,500	13 Units 4 Studios from \$425 to \$275 5 Studios from \$468 to \$275 3 1br's from \$455 to \$299 1 1br from \$560 to \$299	13 16-30%
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Total: \$914,500 30 units 30 16-30%

**TAX INCREMENT FINANCING (TIF)
January 1, 1997 - December 31, 1997**

PROJECT NAME/ADDRESS	UNITS	CITY COUNCIL APPROVED	TIF PROCEEDS	COMMENTS
Bryn Mawr/Belle Shore 5550 North Kenmore/1062 W. Bryn Mawr	371	06/04/97	1,050,000 2,027,000 1,800,000	TIF Grant TIF Portion of Bond TIF Bond-Facade Project
<i>Totals</i>	371		\$4,877,000	

MULTI-FAMILY MORTGAGE REVENUE BONDS
 January 1, 1997 - December 31, 1997

Developer	For Profit/ Not-for-Profit	Project Address	Bond Amount	# of Units	INCOME LEVEL					
					0-15%	16-30%	31-50%	51-60%	61-80%	
Holsten Real Estate Development Corporation*	FP	5550 North Kenmore/1062 West Bryn Mawr	7,200,000	371			335	36		
Michigan Plaza Limited Partnership	NFP	Six scattered buildings on South Michigan Avenue	3,600,000	65		7	54	4		
			\$10,800,000	436	0	7	389	40		0

*This note explains details regarding the Multi-family Mortgage Revenue Bonds financing on the Bryn Mawr/Belle Shore Project. The total amount of tax exempt bond volume cap used by this project was \$12,027,000. For the purposes of this report \$4,827,000 was subtracted from this figure. Of this reduction \$2,800,000 represents bridge financing for tax credit equity. Since the bridge bond will be fully repaid out of a portion of the tax credit syndication proceeds, it has been subtracted from the bond total in order to avoid double counting of the City's financial resources committed to this project. Likewise, we have subtracted \$2,027,000 which represents the TIF portion of the bond.

**SUMMARIES OF LOANS APPROVED BY CITY COUNCIL
FOURTH QUARTER 1997**

ATTACHMENTS

1. **Evergreen Tower II Limited Partnership/Near North Development Corporation,
William Moorehead, and RSD, L.P.**
1343 North Cleveland

2. **Rainbow's End Limited Partnership/Shorebank Development Corporation**
7401-09 South Kingston
7526-40 South Kingston

3. **Ruth Shriman House Limited Partnership/Interfaith Housing Development Corporation**
4036-46 North Sheridan Road

4. **Senior Suites Chicago Austin Limited Partnership/Senior Lifestyle Corporation**
335 North Menard

**CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY, LOANS APPROVED BY CITY COUNCIL**

FOURTH QUARTER, 1997

NAME OF BORROWER/DEVELOPER: Evergreen Tower II, Operating L.P. / Near North Development Corporation, William Moorehead, and RSD, L.P.

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

PROJECT NAME AND ADDRESS: Evergreen Tower II
1343 N. Cleveland

WARD/ALDERMAN: 27 / Walter Burnett

CITY COUNCIL APPROVAL: November 12, 1997

APPLICATION DATE: March 31, 1997

TYPE OF PROJECT: New construction for senior housing.

DOH LOAN

Amount: \$6,099,417 (HOME, Corporate Funds, Program Income)
 Rate: 3%
 Maturity: 42 years
 Repayment: No monthly payments; balloon payment at maturity.
 Security: Second mortgage

DOH TAX CREDITS: \$500,000 (1997 reservation)

UNITS/RENTS

<u>Type</u>	<u>Number</u>	<u>Monthly Rent</u>	<u>Income Group</u>
1 Bedroom	40	\$473	31-50%
1 Bedroom	43	\$577	51-60%
1 Bedroom	6	\$700	61-80%* (Market Rate)
2 Bedroom	2	\$697	51-60%
2 Bedroom	<u>10*</u>	\$900	61-80%* (Market Rate)
TOTAL	101		

*One 2 bedroom unit will be occupied by the live-in janitor.

UTILITIES: Tenants pay for electricity.

Accessible units: 101
 Adapted units: 21

<u>PROJECT COSTS</u>	<u>Amount</u>	<u>Per Unit</u>	<u>%</u>
Acquisition	\$ 400,000	\$ 3,960	3%
Construction	\$ 9,800,000	\$ 97,030	81%
Soft Costs	\$ 1,104,130	\$ 10,932	9%
Developer Fee	\$ 805,387	\$ 7,974	7%
TOTAL	\$12,109,517	\$119,896	100%

Project Summary, Loans Approved by City Council
 Fourth Quarter, 1997
 Evergreen Tower II, L.P.

PROJECT FINANCING

<u>Source</u>	<u>Amount</u>	<u>Lien Position</u>	<u>Rate</u>	<u>Term/ Amort</u>	<u>Per Unit</u>	<u>%</u>
Bank Of America	\$ 2,560,000	1st	8.75%	40/40	25,347	21%
DOH	\$ 5,799,417	2nd	0%	42	57,420	48%
FHLB	\$ 300,000	3rd	0%	40	2,970	2%
First National Bank	\$ 3,250,000	Equity	N/A	N/A	32,178	27%
Near North Dev. Corp.	200,000	Equity	N/A	N/A	1,980	2%
General Partner	\$ 100	Equity	N/A	N/A	1	0%
TOTAL	\$12,109,517				\$119,896	100%

**CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY, LOANS APPROVED BY CITY COUNCIL**

FOURTH QUARTER, 1997

NAME OF BORROWER/DEVELOPER: Rainbow's End Limited Partnership/Shorebank Development Corporation.

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

PROJECT NAME AND ADDRESS: Rainbow's End
Buildings: 7401-09 S. Kingston and
7526-40 S. Kingston
Parking Lots: 7417 and 7421 S. Kingston
7515-21 S. Kingston

WARD/ALDERMAN: 7/William Beavers

CITY COUNCIL APPROVAL: November 12, 1997

APPLICATION DATE March 31, 1997

TYPE OF PROJECT: Acquisition and rehabilitation for family housing.

DOH LOAN :
Amount: \$3,303,652 (Home, Corporate Funds, Program Income)
Rate: 0%
Maturity: 42 years
Repayment: No monthly payment; balloon payment at maturity.
Security: Second mortgage.

DOH TAX CREDITS: \$328,815 (1997 reservation)

UNITS/RENTS

Type	Number	Monthly Rent	Income Group
1 Bedroom	15	\$475	31-50%
2 Bedroom	32	\$550	31-50%
3 Bedroom	8	\$625	31-50%
Total	55		

Utilities: Tenants pay for cooking gas and electricity.

Accessible Units: 4
Adaptable Units: 6

Page Two
 Project Summary, Loans Approved By City Council
 Fourth Quarter, 1997
 Rainbow's End

PROJECT COSTS

	Amount	Per Unit	Percent of Project
Acquisition	\$715,616	\$13,011	11%
Construction	4,489,918	81,635	69%
Soft Costs	764,250	13,895	12%
Developer's Fee	544,275	9,896	8%
Total	\$6,514,059	\$118,437	100%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term/ Amount	Per Unit	Percentage of Project
Prairie Mortgage	\$1,103,100	1st	7.625%	40/40	\$20,056	17%
DOH	3,303,652	2nd	0.00%	42	60,066	51%
Enterprise Social Investment Corp. (ESIC)	2,107,207	Equity	N/A	N/A	38,313	32%
Owner's Equity	100	Equity	N/A	N/A	2	0%
TOTAL	\$6,514,059				\$118,437	100%

**CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY, LOANS APPROVED BY CITY COUNCIL**

FOURTH QUARTER, 1997

NAME OF BORROWER/DEVELOPER: Ruth Shriman House Limited Partnership/Interfaith Housing Development Corporation of Chicago

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

PROJECT NAME AND ADDRESS: Ruth Shriman House
4036-46 North Sheridan Road

WARD/ALDERMAN: 46/Helen Shiller

CITY COUNCIL APPROVAL: November 12, 1997

APPLICATION DATE: February 28, 1997

TYPE OF PROJECT: New construction for senior housing.

DOH LOAN:

Amount: \$3,431,758 (HOME, Program Income, Corporate Funds)

Rate: 2%

Maturity: 30 years

Repayment: No monthly payments; balloon payment at maturity.

Security: Second mortgage

DOH TAX CREDITS: \$407,890 (1997 Reservation)

UNITS/RENTS

<u>Type</u>	<u>Number</u>	<u>Rent</u>	<u>Income Group</u>
Studio	6	\$260	16-30%
Studio	6	\$300	31-50%
1-Bedroom	24	\$275	16-30%
1-Bedroom	23	\$490	31-50%
1-Bedroom	<u>24*</u>	\$525	51-60%
Total:	83*		

* One of these units will be occupied by on-site staff.

Utilities: Tenants pay for electricity.

Handicapped-Adapted Units: 17
Handicapped-Adaptable Units: 66
Units for the Hearing and Vision Impaired: 2

PROJECT SUMMARY, LOANS APPROVED BY CITY COUNCIL
 FOURTH QUARTER, 1997
 RUTH SHRIMAN HOUSE LIMITED PARTNERSHIP

Page 2

PROJECT COSTS

	<u>Amount</u>	<u>Per Unit</u>	<u>%</u>
Acquisition	\$ 3,001	\$ 36	0%
Construction	5,914,066	71,254	82%
Soft Costs	716,254	8,630	10%
Developer's Fee	<u>581,666</u>	<u>7,008</u>	<u>8%</u>
Total:	\$7,214,987	\$86,928	100%

PROJECT FINANCING

<u>Source</u>	<u>Amount</u>	<u>Lien Position</u>	<u>Rate</u>	<u>Term/ Amort</u>	<u>Per Unit</u>	<u>%</u>
LaSalle Natl Bk	\$ 450,000	1st	Up to 9%*	32/30	\$ 5,422	6%
DOH	3,431,758	2nd	2%	30/	41,346	48%
IHDA	500,000	3rd	0%	30/	6,024	7%
FHLB/AHP	245,000	4th	0%	30/	2,952	3%
1st Chgo NBD	2,588,129	Equity	N/A	N/A	31,182	36%
Gen. Ptr.	<u>100</u>	Equity	N/A	N/A	<u>1</u>	<u>0%</u>
Total:	\$7,214,987				\$86,928	100%

* The actual rate will be set based on the applicable rate of the Twenty Year Treasury Bond plus 2.25%. It will be reset after 20 years, not to exceed 9%.

**CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY, LOANS APPROVED BY CITY COUNCIL**

FOURTH QUARTER, 1997

NAME OF BORROWER/DEVELOPER: Senior Suites Chicago Austin Limited Partnership/Senior Lifestyle Corporation

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

PROJECT NAME AND ADDRESS: Senior Suites of Austin
335 North Menard

WARD/ALDERMAN: 29/Sam Burrell

CITY COUNCIL APPROVAL: October 28, 1997

APPLICATION DATE: February 24, 1997

TYPE OF PROJECT: New construction for senior housing.

DOH LOAN

Amount: \$4,002,575 (HOME, Corporate Funds, Program Income)

Rate: 0%

Maturity: 32 years

Repayment: No monthly payment; balloon payment at maturity.

Security: Second Mortgage

DOH TAX CREDITS: \$462,931(1997 reservation)

UNITS/RENTS

<u>Type</u>	<u>Number</u>	<u>Rent</u>	<u>Income Group</u>
Studio	9	\$275	16-30%
Studio	12	\$425	31-50%
Studio	18	\$468	51-60%
1 Bedroom	4	\$299	16-30%
1 Bedroom	15	\$455	31-50%
1 Bedroom	<u>26</u>	\$560	51-60%
Total:	84		

Utilities: Owner pays for all utilities.

Accessible units: 9

Adaptable units: 9

PROJECT SUMMARY, LOANS APPROVED BY CITY COUNCIL
 FOURTH QUARTER, 1997
 SENIOR SUITES CHICAGO AUSTIN
 LIMITED PARTNERSHIP

Page 2

PROJECT COSTS

	<u>Amount</u>	<u>Per Unit</u>	<u>%</u>
Acquisition	\$ 6,805	\$ 81	0%
Construction	6,198,917	73,797	80%
Soft Costs	961,941	11,452	12%
Developer's Fee	<u>586,000</u>	<u>6.976</u>	<u>8%</u>
Total:	\$7,753,663	\$92,306	100%

PROJECT FINANCING

<u>Source</u>	<u>Amount</u>	<u>Lien Position</u>	<u>Rate</u>	<u>Term/ Amort</u>	<u>Per Unit</u>	<u>%</u>
Avondale Bank	\$ 297,000	1st	*8.75%	29/29	\$ 3,536	4%
DOH	4,002,575	2nd	0%	32	47,650	51%
ARC	289,500	3rd	0%	30	3,446	4%
Boston Capital	3,164,488	Equity	N/A	N/A	37,672	41%
Senior Lifestyle	<u>100</u>	Equity	N/A	N/A	<u>1</u>	<u>0%</u>
Total:	\$7,753,663				\$92,306	100%

* Adjustable rate, not to exceed 13%.

CAPP FINANCING REPORT
JANUARY 1, 1997 - DECEMBER 31, 1997

Approval Date	Borrower	Property Address	Units	CAPP Financing	Total Project Cost	Income Level
04/28/97	Lawndale Christian Development Corporation	1821 South Hamlin	4	100,000	327,568	61-80%
04/28/97	Historic North Pullman	10434 South Maryland	2	75,000	211,253	61-80%
05/05/97	Larry D. King	6921 South Woodlawn	1	25,000	75,000	61-80%
07/15/97	WECAN	1411-15 East 65th Place	6	180,000	418,580	61-80%
07/30/97	Historic North Pullman	10434 S. Maryland	2	85,000	213,440	61-80%
11/25/97	DeWayne Sandifer	1851 South Kornensky	4	120,000	276,130	61-80%
			19	\$585,000	\$1,521,971	

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (January 1 - December 31, 1997)

What are RESTRICTIONS with HOME

	1997							1997						
	Available Funds	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	YTD Expenditures	% of Goal	Projected Units	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	YTD Units	% of Goal
HOUSING CREATION														
Affordable Housing Bond Initiative	3,900,000	0	3,000,000	700,000	0	3,700,000	94.87%	98	0	371	65	0	436	444.90%
Low Income Housing Trust Fund														
Dedicated Revenue Stream	4,400,000	4,109,578	0	0	0	4,109,578	93.40%	1,500	1,504	0	0	0	1,504	100.27%
Supportive Housing**	3,207,582	0	1,093,590	2,110,500	0	3,204,090	99.89%	200	0	58	93	0	151	75.50%
Affordable Rents for Chicago (ARC)	2,414,238	0	625,000	0	289,500	914,500	37.88%	64	0	17	0	13	30	46.88%
<i>Home New Development saving for REDUCING RENT</i> CDBG Float Loans	4,000,000	0	0	0	0	0	0.00%	133	0	0	0	0	0	0.00%
Tax Increment Financing (TIF)	2,000,000	0	4,877,000	0	0	4,877,000	243.85%	100	0	371	0	0	371	371.00%
Single Family Mortgage Revenue Bonds (City Mortgage)	47,000,000	0	36,600,000	25,292,979	6,071,272	67,964,251	144.60%	470	0	404	258	78	740	157.45%
Multi-Family Mortgage Revenue Bonds	7,200,000	0	7,200,000	3,600,000	0	10,800,000	150.00%	371	0	371	65	0	436	117.52%
Mortgage Credit Certificate Program*** <i>Red Tax Credit</i>	28,835,414	14,372,741	12,847,419	1,377,580	237,674	28,835,414	100.00%	312	185	155	17	2	359	115.06%
Police Homebuyer	237,500	10,000	60,000	40,000	10,000	120,000	50.53%	48	2	12	8	2	24	50.00%
City Fee Waivers	650,000	33,635	173,758	72,785	129,306	409,484	63.00%	16	1	4	2	3	10	62.50%
Multi-Family Rehab & New Construction	39,700,614	3,675,983	12,936,335	3,048,995	16,537,402	36,198,715	91.18%	992	85	529	93	320	1,027	103.53%
HOME Multifamily Programs	\$29,179,094													
CDBG Multifamily Programs	\$6,595,673													
Corp/HOME Match	\$2,417,750													
Section 108	\$188,097													
Rental Rehab														
Supportive Housing Program	\$1,320,000													
CHOP II <i>[NHS-administrative]</i>	805,279	0	316,007	33,264	392,359	741,630	92.10%	80	0	34	5	48	87	108.75%
CAPP Financing	500,000	0	200,000	265,000	120,000	585,000	117.00%	20	0	7	8	4	19	95.00%
Single Family Rehab	1,215,000	230,055	297,113	285,234	284,882	1,097,284	90.31%	30	6	10	7	7	30	100.00%
CDBG	\$500,000													
HOME	\$715,000													

Better

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (January 1 - December 31, 1997)

<i>Units by Income Level</i>							
COMMENTS	0-15% \$0-8,000	16-30% \$8,000-16,250	31-50% \$16,250-27,050	51-60% \$27,050-32,450	61-80% \$32,450-41,600	81-120% \$41,600-64,900	Total Units
New Homes for Chicago Corporate HOME-Deep Subsidy	0	0	0	0	36	90	126
Vintage Homes	0	0	0	0	25	0	25
Low Income Housing Tax Credits	42	102	730	322	16		1,212
Empowerment Zone	0	0	0	0	0	0	0
Total Housing Creation (Less Multiple Benefit Units)	1,161	797	2,684	797	357	353	6,587 *
Net Housing Creation	0	(84)	(1,871)	(311)	(16)	0	(2,282)
	1,161	713	813	486	341	353	4,305 *
<u>HOUSING PRESERVATION</u>							
CDBG							
EHAP	227	574	428	0	0	0	1,229
H-RAIL	146	204	236	50	39	0	675
HAPP	0	0	0	0	0	0	0
Heat Receiver	45	35	418	161	53	0	712
BILP	0	16	0	0	0	0	16
Property Stabilization Fund	0	0	0	0	0	0	0
City Blocks							
CDBG	30	81	74	19	30	0	234
Corporate							
Lead-Safe Homes Initiative	96	31	34	8	11	0	180
Foreclosure Prevention	0	0	3	1	1	0	5
SRO Fire Safety Improvements	0	490	448	0	0	0	938
Total Housing Preservation (Less Multiple Benefit Units)	544	1,431	1,641	239	134	0	3,989
Net Housing Preservation	0	0	0	0	0	0	0
Total Creation + Preservation	1,705	2,228	4,325	1,036	491	353	10,576 *
Net Total Creation + Preservation	1,705	2,144	2,454	725	475	353	8,294 *

*Includes 33 beds in Special Needs Housing.

**Income distribution is not yet available for 438 units under the City Mortgage Program.

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (January 1 - December 31, 1997)
Units Accessing Multiple 1997 DOH Programs

	UNITS BY INCOME LEVEL						TOTAL UNITS	FUNDING SOURCE UNDER WHICH UNITS WERE INITIALLY COUNTED
	0-15% \$0-8,000	16-30% \$8,000-16,250	31-50% \$16,250-27,050	51-60% \$27,050-32,450	61-80% \$32,450-41,600	81-120% \$41,600-64,900		
<u>HOUSING CREATION</u>								
Affordable Housing Bond Initiative								
Holsten/Bryn Mawr/Belle Shore			335	36			371	Multi-family Rehab & New Construction
Michigan Plaza/St. Edmund's		7	58				65	Empowerment Zone (1996)
Affordable Rents for Chicago (ARC)								
NHS/Pine Central			17				17	Multi-family Rehab & New Construction
Senior Suites of Austin		13					13	Multi-family Rehab & New Construction
Tax Increment Financing (TIF)								
Holsten/Bryn Mawr/Belle Shore			335	36			371	Multi-family Rehab & New Construction
Multi-Family Mortgage Revenue Bonds								
Holsten/Bryn Mawr/Belle Shore			335	36			371	Multi-family Rehab & New Construction
Michigan Plaza/St. Edmund's		7	58				65	Empowerment Zone (1996)
Multi-Family Rehab & New Construction								
Circle Christian/Faith Residences			57	6			63	Low Income Housing Tax Credits (1996)
Michigan Plaza/St. Edmund's		7	58				65	Empowerment Zone (1996)
Senior Suites/Ravenswood Manor			32	48			80	Low Income Housing Tax Credits (1996)
Evergreen Tower II			40	45	15		101	Low Income Housing Tax Credits (1997)
Rainbow's End/Shorebank			55				55	Low Income Housing Tax Credits (1997)
Ruth Shriman House LP		30	29	24			83	Low Income Housing Tax Credits (1997)
Senior Suites of Austin		13	27	44			84	Low Income Housing Tax Credits (1997)
Low Income Housing Tax Credits								
Holsten/Bryn Mawr/Belle Shore			335	36			371	Multi-family Rehab & New Construction
St. Leonards House			42				42	LIHTC (1996) Tax Credit Allocation Withdrawn
Michigan Plaza/St. Edmund's		7	58				65	Empowerment Zone (1996)
Total	0	84	1,871	311	16	0	2,282	
<u>HOUSING PRESERVATION</u>								
Total	0	0	0	0	0	0	0	