



City of Chicago
Richard M. Daley, Mayor

Department of Housing

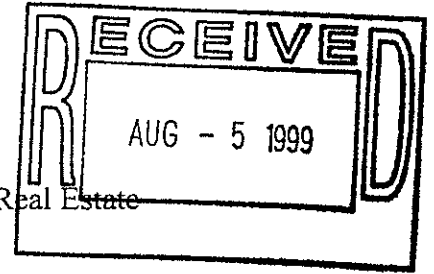
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July 30, 1999

To: The Honorable Ray Suarez, Chairman
City Council Committee on Housing and Real Estate

From: Jack Markowski *JM*
Acting Commissioner

Re: **Second Quarter 1999 Report**



Attached is the report of the Department of Housing activities and production for the second quarter of 1999. As you will see, in this quarter the department made significant progress on virtually all priorities and strategic outcomes contained in our five year affordable housing plan. Overall production continued on pace to achieve our annual goals, and we have now raised more than \$10 million toward our \$30 million annual resource challenge.

We look forward to discussing the contents of this report with the Housing Committee.

NEIGHBORHOODS



HOUSING OPPORTUNITIES INTO THE NEW CENTURY
QUARTERLY REPORT ON PROGRESS TOWARD STRATEGIC OUTCOMES
 Second Quarter, 1999

STRATEGIC OUTCOMES AND PRIORITIES	ACTIVITIES THIS QUARTER
<p>I. Expanding Housing Affordability in Support of Healthy Communities</p>	
<p>A. Sustainable Home Ownership</p>	
<p>1. The Department will stretch market-based opportunities for households earning up to 100% of area median income</p>	<p>The Department of Housing issued \$65 million in tax exempt bonds to finance the City Mortgage program in 1999. This will assist approximately 620 first time home buyers. In mid-June, the Department launched a new, trilingual marketing initiative for City Mortgage and TaxSmart mortgage, consisting of radio ads in English and Spanish, and print ads in the real estate section of the Sun Times, Polish Daily News, La Raza, Extra and the Defender. The Department held a meeting with Realtors and lenders to promote these programs. Finally, the Department created a home buyer hotline with information on these programs (742-HOME).</p>
<p>2. Priority: The Department will use the leverage of its own programs as well as those of its partners to remove non-financial barriers that continue to place home ownership out of reach of potentially qualified and interested buyers.</p>	<p>During the first six months of 1999, 942 first-time home buyers received pre-purchase counseling from one of DOH's Homeownership Housing Counseling Centers. Centers are located in Austin, Humboldt Park, Logan Square, the Near South Side, Rogers Park, Roseland and West Town. DOH also continues, in partnership with Neighborhood Housing Services (NHS), to offer foreclosure prevention counseling and emergency loans to homeowners who have fallen behind in mortgage payments due to a life event such as a serious illness, lay-off etc. As of June 30, this program counseled 143 homeowners and made loans totaling over \$125,000 to 18 households.</p> <p>To date DOH has co-sponsored 36 homeownership opportunity workshops, participated in 50 workshops and attended 125 homeownership events. Most of these workshops have taken place in 14 out of the 50 aldermanic wards.</p>

(using way of measuring effectiveness of these programs)

<p>B. Sustainable and Affordable Rental Housing</p> <p>1. Priority: The Department will develop affordable rental housing for larger families through rehabilitation programs and new construction, particularly in the under 50% of median income range.</p>	<p>In April, DOH announced 12 major multi-family developments that will receive tax credits and other DOH financing over the next 12 months. Six of these developments are multi-family developments which will serve families below 50% of the median income.</p> <p>Four multi-family developments, totaling 557 units, were approved during the 2nd quarter. The developments represented 140 units of newly created senior units and 417 family units scheduled for rehabilitation.</p> <p>In April, the Chicago Low Income Housing Trust Fund (CLIHTF) released a Request for Proposals (RFP) targeting underserved communities, smaller 1-4 unit buildings, and large 3-4 bedroom units. CLIHTF has committed \$783,468 in rental assistance to support a total of 208 units of affordable housing. Among the 208 units are 29 two-bedrooms, 75 three-bedrooms, 13 four-bedrooms, and one five-bedroom apartments.</p>
<p>2. Priority: The Department will develop viable strategies for rental projects supported by HUD-subsidized mortgages eligible for prepayment, tax credit financing and expiring Section 8 contracts.</p>	<p>In May, City Council approved an ordinance authorizing the Department to enter into a contract with the Office of Multifamily Housing Assistance Restructuring (OHMAR)—the division in HUD responsible for implementation of the Mark-to-Market program. Under this contract, which we executed with OHMAR in June, the Department will be responsible for restructuring the loans of HUD insured properties that are participating in the permanent Mark-to-Market program. The Department continues its work on 7 restructure transactions assigned to it by HUD in fourth quarter 1998. We submitted our first restructure plan to HUD in May.</p>

*could show some strategies
1. where the CLIHTF units
over from we could track
2. over from their progress*

has more units or year-round or affordable?

3. Priority: The Department will focus resources to support housing needs for households earning under 30% of median income.

*Use the money found to fund the units to their own addresses
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The Chicago Low Income Housing Trust Fund (CLHTF) Board of Directors approved the Rental Emergency Assistance Loan (REAL) Program and the annual meeting of CLHTF on June 17 served as the kick-off for the program. This program will provide eligible tenants loans at 0 percent interest to help them stay current with their rent. Eligible individuals must live in the service area of the Metropolitan Family Services (CLHTF partner in this program) or in a CLHTF property, have income at or below 30 percent of median, and face an unforeseen emergency such as loss of job, loss of public benefits, or sudden illness. CLHTF anticipates that this proactive program will prevent evictions and homelessness and give tenants an opportunity to get back on their feet after a set-back.

CLHTF's New Home New Start program, in conjunction with the Illinois Department of Human Services and the Chicago Housing Authority (CHA), assists working and former TANF recipients transition from public housing to the private housing market. This assistance fills a notable gap by providing such families with access to clean, decent, affordable housing. The programs primarily serves families at 0-15% of the median income. To date, 45 units were filled by former CHA residents. CLHTF has allocated \$323,364 from the \$450,000 budget for this program. New Home New Start will serve 120 households over the two year program.

In the second quarter, the Affordable Rents for Chicago (ARC) program had three loans approved, totaling \$672,200. This will support 22 units of housing for households under 30% of median income. Half of the units are family units with a strong focus on three- and four- bedrooms. The ARC program requires that these units must be affordable for the duration of the first mortgage, usually 20 to 30 years.

4. Priority: The Department will be an active partner in planning and implementing the Chicago Housing Authority's redevelopment of public housing properties and housing alternatives for transitioning residents.

On behalf of CHA and The Habitat Company (the receiver for the development of CHA's non-elderly housing) DOH continues to facilitate a Request for Qualifications for a master developer for the mixed finance development of CHA's Ida B. Wells and Madden Park Homes. Three final (Ida B. Wells Lakefront Development Corp. and McCormack Baron & Associates; All UrbanTeng, LLC; and Woodlawn Community Development Corporation/LR Development Joint Venture) been recommended by a broadly-based evaluation panel, and recommendations will be made for a master developer after interviews of the Finalists and presentations to the community in August. The master developer will be responsible for working with public housing residents, neighbors from the surrounding community, community based organizations, local institutions, public agencies and others to develop a detailed master plan, financial plan and phasing the schedule for the project. The master developer will directly develop and remain involved in a major component of the project, and will create opportunities for other local developers to participate as well.

Also on behalf of CHA and The Habitat Company, DOH is facilitating the procurement process for a development manager for the mixed income redevelopment of CHA's ABLA Homes. The development manager will work with the ABLA HOPE VI working group to develop detailed master plans, financial plans and development schedules for the project, and manage the process of engaging other developers to implement the plans. The development manager will not have a financial interest in the project beyond its project management role. The ABLA Request for Proposals has just been released, with a submission due date in mid-September.

DOH was also instrumental in due diligence and negotiations with the U.S. Department of Housing and Urban Development (HUD) in advance of the transition of the CHA back to local control. These activities resulted in a Memorandum of Understanding with HUD to work jointly on a plan for a Performance Compact that would provide significant flexibility under public housing laws and regulations in return for accountability to specific performance standards and goals.

DOH approved rehabilitation financing for Archer Court Apartments (147 units), a "city-state" public housing project. These projects are ineligible for public housing modernization funds, so the city facilitated the conveyance of the property to private developers who are utilizing tax exempt bond financing to rehabilitate the property. This financing will assist in the long term retention of 147 project-based Section 8 units in the Armour Square.

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5. Priority: The Department will include tenant education and information components in its rental housing strategies.

In time for the busy fall rental season, DOH is prepared to announce "Chicago Rents Right", an unprecedented partnership between the city, the Chicagoland Apartment Association and Metropolitan Tenants Organization, as well as other rental housing groups, property managers and building owners. This initiative will focus on educating low-income and immigrant renters about their rights as renters. At the same time, the group will also reach out to small landlords, to publicize the assistance available to help these landlords manage their properties and comply with local laws. On a related note, HUD recently announced that it is awarding a National Best Practices Award to the city's tenant education hotline, which is operated by the Metropolitan Tenants Organization (MTO), and funded primarily by DOH. The hotline responds to over 13,000 inquiries a year.

<p>II. Assuring Housing and Supportive Services for the Neediest</p> <p>A. Very Low Income Families and Individuals</p>	<p>1. Priority: The Department will support Single Room Occupancy (SRO) and family housing by developing, rehabilitating or arranging special financing for properties linked with supportive services in target areas where shelter-plus-support services and job creation opportunities can be closely linked.</p>	<p>On April 15, DOH, in conjunction with the Corporation for Supportive Housing and the Illinois Housing Development Authority, selected three sponsors and concepts to support for the 1999-2000 funding year under the SRO initiative. These sponsors were selected after review of their responses to DOH's Request to Submit Concept Papers. The chosen sponsors represent three very different concepts and will provide housing to varied target populations.</p> <ul style="list-style-type: none"> • <i>Century Place Development Corporation (CPDC)</i> will develop a 70-110 unit supportive housing development. Seventy-five percent of the units will be targeted at homeless individuals and the remaining 25 percent of the units will be targeted at-risk individuals including working poor and working single parents (limited to one child). • <i>Chicago Christian Industrial League</i> will develop a 150-unit supportive SRO in the Near South area. This project will target low income wage earners, particularly those working in the service industry in the Loop. • <i>Interfaith Housing Development Corporation / St. Leonard's House (IHDC/SLH)</i> will develop a 70-unit supportive housing development for women ex-offenders. This development will have 63 SRO units, 3 two-bedrooms units and 4 three-bedroom units. Many women released from prison have children but do not have them in their direct care. The larger family size units will be available for women who are recently reunited with their children. This supportive housing environment will help these families readjust and provide the needed support during this family transition. <p>The SRO Refi-Rehab program will provide low-interest rehabilitation and financing funds to assist SRO owners make capital improvements on their property and secure convention financing. The program will also assist owners in establishing linkages with community - based social service providers so tenants can readily access services. The program passed in City Council on May 12. A program description was forwarded to the Law Department to draft the agreement with Community Investment Corporation, one of DOH's partners in the program.</p>
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2. Priority: The Department will develop partnership programs that increase subsidy assistance for individuals whose progress through the continuum of care promises transition to permanent affordable housing in a reasonable period of time.

In the 1999 round of McKinney funding, DOH applied directly for funding to support two programs. DOH, on behalf of CLIHTF, submitted an application for \$1.4 million to fund 100 units of supportive housing on a scattered site basis. CLIHTF already has three awards of Supportive Housing Program funding which is utilized by community-based agencies. One goal of the 1999 application was to include new sponsors in our program; four of the ten partnering agencies in our application are new to CLIHTF and the HUD programs. DOH also submitted a renewal application for the GAP funding program which funds agencies to provide supportive services in developments funded through DOH capital resources. This application was for \$1.2 million. Both of these applications were ranked very high in the local ranking (#8 and #14 respectively).

III. Affordable Housing Improvement and Enhancement

A. Preserving Housing Stock

1. Priority: The Department will make preservation of housing stock integral to its programs and activities in target areas by deploying resources focused on small, entrepreneurial developers.

This quarter DOH launched several important elements of a new Neighborhood Preservation Initiative. In May, DOH announced changes in the Single-Family Preservation Program through the consolidation of City powers of Abandonment with other Acquisition Authority. The combined application will include, but is not limited to: requests for buildings being placed in CAPP process, utility liens, receivership liens, the tax reactivation program and demolition liens. Applications will be submitted to DOH and accepted on a "rolling-basis". This Single-Family Preservation Financing Fund (\$1.2 million) will offer 0% interest loans of up to \$35,000 per unit. Buildings up to 4 units are eligible for financing. The Vintage Homes Program will retain \$300,000 for NHS or other developers to pursue larger-scale rehabilitation projects. Two additional elements of the Neighborhood Preservation Initiative, which were approved this quarter, are the SRO Refi-Rehab program and the EZ Multi-Family Preservation Program. SRO Refi-Rehab will use to \$1,000,000 to finance the rehabilitation of 500 units and the EZ Multi-Family Program will use \$1,437,000 to preserve 300 units of housing.



<p>2. Priority: The Department will enhance its efforts to support development of capacities of existing and new rehabbers committed to local, community-based redevelopment.</p>	<p>The DOH has developed two programmatic initiatives which are targeted specifically to the Empowerment Zone areas to attract organizations and qualified individuals interested in rehabilitation activity. Our partner, Community Investment Corporation (CIC) in the Multi-Family Preservation Program has agreed to provide 6 seminars and workshops in each of the three zone clusters to build capacity of newly developed contractors and zone residents. These seminars will cover such issues as building maintenance and property management. Through a grant from the DOH Citywide Resource Center, the Community Investment Corporation also offers a comprehensive property management training course for neighborhood landlords. The cost of the four-night training is only \$35 for community groups and \$85 for all others.</p>
<p>3. Priority: The Department will target preservation strategies to those at-risk properties in which the Department or its partners have development or investment interest.</p>	<p>The Property Stabilization Fund is in its second year with renewed commitments from all of the founding members. Exclusive of the City, Fund members have pledged \$450,000. Additionally, the Chicago Community Trust has awarded \$50,000 to the Fund. With the City's commitment to match contributions on a dollar-for-dollar basis, the total amount of funding available for 1999 will be \$1 million. Several funding requests are currently under review and should be approved in the third quarter.</p>
<p>IV. Linking Housing and Job Opportunities</p>	
<p>A. Jobs and Housing</p>	
<p>1. Priority: The Department will create new partnerships with intermediary and community organizations capable of providing employment programs serving residents of properties in which the Department or its partners have an interest.</p>	<p>The Department will invite representatives from Mayor's Office of Workforce Development, foundations, and provider organizations to help DOH design and implement a survey instrument that will measure the need for employment services in DOH support developments. The results of the survey will serve as a guide to DOH as it designs mechanisms to link employment with housing.</p>



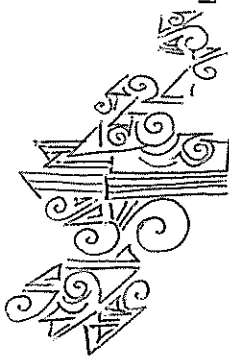
<p>2. Priority: The Department, when identifying target areas for its programs, will give priority to those where we: fare-to-work goals can be supported directly as part of the Department's projects for the development of new or rehabilitated housing.</p>	<p>In coordination with DOH, the Empowerment Zone staff is negotiating with building and trade unions to promote the placement of pre-apprenticeship trainees on DOH supported sites in the Empowerment Zone.</p> <p>Holsten Development Company, the developer of North Town Village, a multi-family project in the Cabrini Green neighborhood, received proposals from local employment service providers to implement workforce development plans for North Town's 79 families. Holsten has also been working with their sub-contractors on hiring qualified residents of the Cabrini community in construction related projects.</p>
<p>V. Building Public and Private Capacity to Sustain Long-Term Strategy</p>	
<p>A. Capacity and Decision -Making</p>	
<p>1. Priority: The Department will commit itself to a resource-development strategy targeted at adding \$150 million over the next five years to the pool of resources for affordable housing programs.</p>	<p>During the second quarter, City Council approved three more of the Empowerment Zone initiatives: <u>Multi-Family Building Preservation, Single Family Preservation and Small Building Preservation in Pilsen and Little Village</u>. These initiatives account for \$4,937,500 toward the resource challenge.</p> <p>DOH and the Chicago Rehab Network initiated planning for a Public-Private Financing Initiative. This initiative is designed to create new financing tools for the development and preservation of affordable housing. DOH and the Rehab Network will draw on the expertise of experts from the finance industry, in order to apply their knowledge of finance to the housing field. The initial roundtable discussion will convene in early August and culminate with a conference in January 2000.</p>

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<p>2. Priority: The Department will identify new opportunities for highly focused intra-departmental collaboration in support of affordable housing programs, as well as new opportunities for region-wide common action to advance an affordable housing agenda.</p>	<p>The <u>Department of Environment and DOH</u> are discussing several opportunities for <u>collaboration on energy efficient housing</u> in Chicago's neighborhoods. DOH has proposed three initiatives: a Single Family Energy Efficiency Program, a Large Scale Single Family Energy Efficiency Program and a Multi-Family Energy Efficiency Program. DOH is seeking an allocation from the ComEd Energy Fund to support these initiatives. <u>DOH architectural staff formalized a monthly Roundtable with the Department of Buildings, a process, six months in the formation. The architectural staff and DOB will coordinate review activities; assist developers in permit procurement, and advise developers jointly, in an effort to reduce pre-development timing, reduce costs, and increase developer's knowledge of the permit process. In cooperation with the TIF section of the Department of Planning and Development, DOH has been designing a Neighborhood Improvement Program that will use the TIF increment to finance home improvement grants. DOH will introduce the TIF-NIF program in the Third Quarter.</u></p>
<p>3. Priority: The Department will develop an improved capacity for data-gathering and analysis of information on housing and land inventories, trends and program impacts; will streamline procedural requirements for housing developers and service providers; and will encourage other city departments to make parallel improvements as necessary.</p>	<p>DOH continues to participate on the Technical Advisors Panel for the Regional Rental Market Analysis that is being managed by the Metropolitan Planning Council. The study, which is being conducted by the University of Illinois at Chicago, will have three components: 1) a comprehensive database on the supply of and demand for rental housing in the six county area, 2) a qualitative analysis of the needs and perceptions of the region's rental property owners, developers and lower-income tenants, and 3) 5 to 10 year forecasts of housing supply and demand.</p>
<p>4. Priority: The Department will work to strengthen the capacity of housing-related not-for-profit organizations in support of its comprehensive housing strategies.</p>	<p>The Department awarded Capacity Building Grants totalling \$25,754 to 6 nonprofit, housing development corporations. <i>(a little over 1,000 capacity - what does this do?)</i></p> <p>In 1999 eight of DOH's Housing Resource Centers are serving as convenors of information and capacity building seminars for other delegate agencies in their region. The regions correspond with the Department of Planning and Development's six planning districts. During the first six months of the year, seminars were held at the Edgewater Community Council (North), Greater Southwest Community Development Corporation (Southwest), Lawndale Christian Community Development Corporation (West), Woodlawn East Community and Neighbors (WECAN) (South).</p>

5. Priority: The Department will act as catalyst for key housing policy stakeholders to raise their voices collectively, for favorable policy changes and additional resources.

DOH, along with Catholic Charities, the Jewish Council for the Elderly, Providence Management and Development, Lutheran Social Services of Illinois, the Illinois Housing Development Authority, Reps. Schakowsky and Davis, has been working to identify the source of the funding gap for Section 202 and 811 projects. Through Reps. Schakowsky and Davis, and representatives at HUD, DOH brought attention to the impact of a 1996 policy change. HUD has since reversed its position on the funding gap issue and will now review waivers for projects in the pipeline. Most importantly, all new Section 202 and 811 awards in Chicago will be funded at the maximum amount (240% of the cost basis).



DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (JANUARY 1 - JUNE 30, 1999)

They're behind schedule on all MF prog. except the MF Mortg. Rev. Bonds the LIHTF rent subs & the new "New Home/New Start" program

contrast w/ New Homes -- 82%

lets ask for this electronically in Excel

1999 AVAILABLE FUNDS	1999 PROJECTED UNITS				% OF GOAL	1999 YTD EXPENDITURES				% OF GOAL	YTD UNITS	% OF GOAL
	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER		FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER			
MULTI-FAMILY PROGRAMS												
Multi-Family Rehab & New Construction	10,430,024	3,850,104	0	0	14,280,128	35%	186	562	0	0	748	71%
Multi-Family Programs	\$2,408,027	64,480	0	0	6,72,200	27%	3	27	0	0	75	10%
LIHTF Multi-Family Programs	\$4,000,000	1,725,000	0	0	1,725,000	43%	0	167	0	0	167	147%
Corporate/CMJ Match	\$30,000,000	1,933,722	8,719,036	0	10,652,760	36%	24	417	0	0	441	41%
Multi-Family Housing Bond Initiative	\$25,000,000	0	14,986,374	0	14,986,374	60%	0	417	0	0	417	70%
Improvement Ann.	\$600,000	83,650	100,000	0	183,650	31%	0	0	0	0	0	0%
AT FURNACE IN HIS FOR CHICAGO (AFC)	\$1,437,500	0	0	0	0	0%	0	0	0	0	0	0%
30 SUBSIDIES	\$1,000,000	0	0	0	0	0%	0	0	0	0	0	0%
TAX CREDIT EQUITY	\$6,500,000	4,600,032	783,468	0	5,383,500	83%	1,503	208	0	0	1,711	71%
NEW HOME'S PROGRAMS IN HOME LOANS	\$450,000	323,384	0	0	323,384	72%	0	45	0	0	45	4%
CITY 111 WAREHS	\$2,282,056	0	0	0	0	0%	0	0	0	0	0	0%
EZ Multi Family Building Preservation (Resource Challenge)	\$200,000	750	0	0	750	0%	0	0	0	0	0	0%
Plaza EZ Small Multi Family Building Preservation (Resource Challenge)	\$300,000	36,188	0	0	36,188	12%	63	0	0	0	63	10%
Rental Assistance	\$1,000,000	0	0	0	0	0%	0	0	0	0	0	0%
LOW INCOME HOUSING TRUST FUND LITERAL SUBSIDY PROGRAM	\$1,000,000	0	0	0	0	0%	0	0	0	0	0	0%
New Home/New Start (Resource Challenge)	\$2,000,000	750	0	0	750	0%	0	0	0	0	0	0%
Supportive Housing (Resource Challenge)	\$2,000,000	0	0	0	0	0%	0	0	0	0	0	0%
Subs & Code Enforcement	\$200,000	750	0	0	750	0%	0	0	0	0	0	0%
HOUSING ANTI-DROPHOUT PREVENTION PROGRAM (HAPP)	\$300,000	36,188	0	0	36,188	12%	63	0	0	0	63	10%
HEAT RECEIVERSHIP	\$1,000,000	0	0	0	0	0%	0	0	0	0	0	0%
SHO FIRE SAFETY	\$1,000,000	0	0	0	0	0%	0	0	0	0	0	0%
Multi-Family Building Stabilization	\$1,000,000	0	0	0	0	0%	0	0	0	0	0	0%
SENIOR REPAIR	\$600,000	0	0	0	0	0%	0	0	0	0	0	0%
HUD MARK TO MARKET	\$114,987,983	\$17,159,856	\$31,098,058	\$0	\$48,257,914	42%	9,106	1,871	1,818	0	3,695	41%
PROPERTY STABILIZATION FUND	\$114,987,983	\$17,159,856	\$31,098,058	\$0	\$48,257,914	42%	(1,531)	(119)	(321)	0	(440)	-
Total Multi-Family Programs (Less Multiple Benefit Units)							7,576	1,752	1,497	0	3,249	43%
Net Multi-Family												
	\$3,185,000	300,000	2,300,000	0	2,600,000	82%	236	210	210	0	446	95%
Single Family Rehab & New Construction	\$4,000,000	0	0	0	0	0%	0	0	0	0	0	0%
NEW HOMES FOR CHICAGO	\$1,200,000	0	0	0	0	0%	0	0	0	0	0	0%
VIOLATION ITEMS	\$500,000	0	0	0	0	0%	0	0	0	0	0	0%
PRESERVATION FINANCING FUND	\$500,000	0	0	0	0	0%	0	0	0	0	0	0%
CONDO REPAIR	\$500,000	0	0	0	0	0%	0	0	0	0	0	0%

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SINGLE-FAMILY PROGRAMS

Single Family Rehab & New Construction
NEW HOMES FOR CHICAGO
VIOLATION ITEMS
PRESERVATION FINANCING FUND
CONDO REPAIR

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (JANUARY 1 - JUNE 30, 1999)

Some of programs currently in progress are being converted to the 7/1/01 FY99

	1999						PROJECTED UNITS	% OF GOAL	YTD EXPENDITURES	FOURTH QUARTER	THIRD QUARTER	SECOND QUARTER	FIRST QUARTER	FIFTH QUARTER	YTD UNITS	% OF GOAL
	AVAILABLE FUNDS	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER	YTD										
Child Care - 16,000	\$2,000,000	0	261,312	0	0	0	1.6%	261,312	0	0	0	0	0	0	1.6%	
Child Care - 16,000	\$2,000,000	400,000	1,240,000	0	0	0	8.4%	1,678,000	0	0	0	0	0	0	8.4%	
Child Care - 16,000	\$1,000,000	1,750,000	225,378	0	0	0	14.0%	2,420,228	0	0	0	0	0	0	14.0%	
Home Based Assistance - 10,000	\$30,000,000	5,420,000	5,420,000	0	0	0	30%	10,870,000	0	0	0	0	0	0	31%	
Home Based Assistance - 10,000	\$75,204,357	10,011,700	17,452,771	0	0	0	40%	37,064,531	0	0	0	0	0	0	40%	
Home Based Assistance - 10,000	\$2,000,000	70,000	40,000	0	0	0	40%	120,000	0	0	0	0	0	0	40%	
Home Based Assistance - 10,000	\$2,000,000	340,000	420,000	0	0	0	37%	740,000	0	0	0	0	0	0	37%	
Home Based Assistance - 10,000	\$75,000	0	20,000	0	0	0	27%	20,000	0	0	0	0	0	0	27%	
Home Based Assistance - 10,000	\$500,000	75,120	270,895	0	0	0	60%	346,015	0	0	0	0	0	0	60%	
Home Based Assistance - 10,000	\$250,000	48,483	69,219	0	0	0	48%	115,702	0	0	0	0	0	0	48%	
Home Based Assistance - 10,000	\$950,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0%	
Total Single-Family Programs (Resource Challenge)	\$124,787,317	\$26,325,913	\$27,732,775	\$0	\$0	\$0	43%	\$54,058,688	\$0	\$0	\$0	\$0	\$0	0	54%	
Total Single-Family Programs (Resource Challenge)	\$124,787,317	\$26,325,913	\$27,732,775	\$0	\$0	\$0	43%	\$54,058,688	\$0	\$0	\$0	\$0	\$0	0	50%	
MISCELLANEOUS IMPROVEMENT PROGRAMS																
Home Based Assistance - 10,000	\$3,700,000	473,000	2,450,000	0	0	0	70%	2,923,000	0	0	0	0	0	0	77%	
Home Based Assistance - 10,000	\$2,893,000	415,000	575,000	0	0	0	35%	1,010,000	0	0	0	0	0	0	23%	
Home Based Assistance - 10,000	\$1,750,000	0	90,000	0	0	0	3%	90,000	0	0	0	0	0	0	5%	
Home Based Assistance - 10,000	\$2,500,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0%	
Home Based Assistance - 10,000	\$1,000,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0%	
Home Based Assistance - 10,000	\$240,000	14,370	151,030	0	0	0	60%	165,300	0	0	0	0	0	0	60%	
Home Based Assistance - 10,000	\$750,000	50,000	180,000	0	0	0	31%	230,000	0	0	0	0	0	0	31%	
Home Based Assistance - 10,000	\$1,000,000	0	0	0	0	0	0%	0	0	0	0	0	0	0	0%	
Total Improvement Programs (Resource Challenge)	\$12,932,000	\$572,370	\$3,416,930	\$0	\$0	\$0	34%	\$4,389,300	\$0	\$0	\$0	\$0	\$0	0	31%	
Total Improvement Programs (Resource Challenge)	\$12,932,000	\$572,370	\$3,416,930	\$0	\$0	\$0	34%	\$4,389,300	\$0	\$0	\$0	\$0	\$0	0	31%	
Total DOH Programs	\$137,719,317	\$32,648,283	\$31,149,705	\$0	\$0	\$0	47%	\$58,448,000	\$0	\$0	\$0	\$0	\$0	0	50%	
Remaining Resource Challenge	\$19,730,444	\$0	\$0	\$0	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$0	\$0	0	0%	
NET TOTAL DOH PROGRAMS	\$272,418,744	\$44,458,139	\$62,247,763	\$0	\$0	\$0	39%	\$106,705,902	\$0	\$0	\$0	\$0	\$0	0	46%	

What is this for? ... could be used for ...

could be used for ...

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (JANUARY 1 - JUNE 30, 1999)

is correct this capped at 2% to be capped at 10%

	UNITS BY INCOME LEVEL					TOTAL UNITS
	0-15%	16-30%	31-50%	51-80%	61-80%	
MULTIFAMILY PROGRAMS						
Multi Family Rehab. & New Construction	415	25	107	201	0	748
MULTIFAMILY LOANS	1	24	0	0	0	25
ADJUDICATED RENTALS FOR CHICAGO (ARPC)	147	0	0	0	0	147
IN CARPORTS	255	0	24	162	0	441
Tax Credit Equity	255	0	0	162	0	417
FOR RENTAL & REPAIRS, IN OTHER BONDS						
Special Assistance						
Low Income Housing, Inmate Food	1,078	725	0	0	0	1,803
New Home/New Start	45	0	0	0	0	45
Supportive Housing	0	0	0	0	0	0
Subsidy & Code Enforcement						
TRAPP	0	0	0	0	0	0
HEAT INCENTIVES	45	0	6	3	0	53
CRS FOR CARE BY	0	0	0	0	0	0
Multi Family Building Stabilization	0	0	0	0	0	0
SFO REH REPAIR	0	0	0	0	0	0
HEAT FORS TO MAINT	0	0	0	0	0	0
PROPERTY STABILIZATION FUND						
Total Multi-Family Programs	2,241	783	137	528	0	3,689
Less Multiple Benefit Units	(259)	(22)	(69)	(53)	0	(443)
Net Multi-Family Programs	1,982	761	71	475	0	3,249
Projected Annual Distribution	2,527	2,862	1,328	426	412	7,575
SINGLE FAMILY PROGRAMS						
Single Family Rehab. & New Construction	0	0	25	56	57	225
NEW HOMES FOR CHICAGO	0	0	0	0	0	0
VILLAGE HOMES	0	0	0	0	0	0
PRELIMINARY PROGRAMS FUND	0	0	0	0	0	0
CHICAGO HELPER	0	0	0	0	0	0
SINGLE FAMILY REPAIR	3	1	0	1	3	8
CITY LAND	2	0	25	56	100	283

Handwritten notes at bottom of page: 2/20/99, 5/11/99, 5/10/99, 5/10/99

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (JANUARY 1 - JUNE 30, 1999)

	UNITS BY INCOME LEVEL						TOTAL UNITS
	0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
<u>Home Buyer Assistance</u>							
MORTGAGE CREDIT CERTIFICATES PROGRAM (VOLUME CAP)	0	0	22	15	43	51	131
FIRST MORTGAGE PERMANENT FINANCING & DOWN PAYMENT ASSISTANCE	0	1	51	31	128	138	368
FOCUS REHABILITATION	0	0	0	0	0	0	0
HOME PURCHASE ASSISTANCE PROGRAM	0	0	7	6	6	13	34
UNITED BANK PARTNER	0	0	4	0	0	0	4
CHICAGO	0	5	12	9	11	0	37
CHICAGO HOME OWNERSHIP PROGRAM	0	1	6	2	9	0	18
Resource Challenge	0	0	0	0	0	0	0
Total Single-Family Programs	0	8	152	176	357	387	1,120
<i>Less Multiple Family Units</i>	(5)	0	(25)	(55)	(57)	(74)	(230)
Net Single-Family Programs	0	8	127	120	300	313	900
Projected Annual Distribution	0	23	284	388	689	524	1,789
<u>MISCELLANEOUS IMPROVEMENT PROGRAMS</u>							
EMERGENCY HOME REPAIRS	70	260	240	0	0	0	570
ACCESSIBILITY IMPROVEMENTS	25	53	51	12	8	0	149
CITY BLOCKS	1	3	11	0	2	0	17
DEED REFORMING FUND FUND	0	0	0	0	0	0	0
LEAD SAFE HOMES INITIATIVE	9	7	7	3	4	0	30
Site Enhancement SITE IMPROVEMENT	0	0	42	45	32	7	126
Other	0	0	0	0	0	0	0
GO BONDS	105	323	351	60	46	7	892
DOH PROGRAM NOT YET IDENTIFIED	0	0	0	0	0	0	0
Total Improvement Programs	105	323	351	60	46	7	892
<i>Less Multiple Family Units</i>	0	0	0	0	0	0	0
Net Improvement Programs	105	323	351	60	46	7	892
Projected Annual Distribution	484	788	581	208	92	13	2,148
Net Total DOH Programs	2,351	1,174	840	784	403	384	5,711
Projected Resource Challenge Distribution	100	107	340	198	83	0	828
Projected Annual Distribution	3,111	3,760	2,823	1,322	1,176	537	12,339

This seems like a great unrefined market

6,861 9,384 10,606 11,782 12,319

11 months months 10/1999

*The income distribution of 10 units and the City Mortgage Program are shown 1.25% of the area median income. **Total units include 13 Market Rate Units.

DOH PRODUCTION AND EXPENDITURE COMPARISON TO PLAN (JANUARY 1 - JUNE 30, 1999)
 UNITS ACCESSING MULTIPLE 1999 DOH PROGRAMS

	UNITS BY INCOME LEVEL					TOTAL UNITS	FUNDING SOURCE UNDER WHICH UNITS WERE INITIALLY COUNTED
	0-15%	16-30%	31-50%	51-80%	81-120%		
MULTIFAMILY PROGRAMS							
City Land							
Multi Family Loans							
51 Eberhart's Block				27		27	LOW INCOME HOUSING TAX CREDITS (1998)
Prattville Park Limited Partnership/University Development			30	26		56	LOW INCOME HOUSING TAX CREDITS (1998)
Prattville Park Apartments II/Community in Action			9			9	LOW INCOME HOUSING TAX CREDITS (1997)
Professional Services Limited Partnership Phase I			24			24	LOW INCOME HOUSING TAX CREDITS (1999)
Housing Opportunities Near Employment	5					5	CITY LAND
Alfordville Rents, Inc. Chicago (ARL)							
Presentation Apartments II/Community in Action			3			3	LOW INCOME HOUSING TAX CREDITS (1997)
WELCAN, Inc.		10				10	MULTIFAMILY LOANS
Prattville Park Apartments, L.P./University Development		7				7	MULTIFAMILY LOANS
Wood Park Enterprises, Inc.		5				5	MULTIFAMILY LOANS
Multi Family Mortgage Revenue Bonds							
Community Housing Partners V, L.P.	147					147	MULTIFAMILY LOANS
111 Subsidies							
Community Housing Partners V, L.P.	147					147	MULTIFAMILY LOANS
TOTAL	289	22	66	53	0	440	

SINGLIFAMILY PROGRAMS

	UNITS BY INCOME LEVEL					TOTAL UNITS	FUNDING SOURCE UNDER WHICH UNITS WERE INITIALLY COUNTED
	0-15%	16-30%	31-50%	51-80%	81-120%		
City Land							
New Chatham Apartments II A/L Development Corporation				10	10	20	NEW HOMES FOR CHICAGO
Housing Opportunities Near Employment				4		4	MULTIFAMILY LOANS
Avalon Park, L.P.C.				9	15	24	**NEW HOMES FOR CHICAGO
Eastward Homes III/P & Partners III			25	15	15	55	NEW HOMES FOR CHICAGO
Englewood Village			10	14	20	44	NEW HOMES FOR CHICAGO
Genesis Homes/NEW Englewood Homes			5	5	10	20	NEW HOMES FOR CHICAGO
Illinois United Bourgeois Development Corp.	5	0	25	57	74	230	**
TOTAL	5	0	25	57	74	230	**

**Total units include 11 Market Rate Units

PROGRESS TOWARD MEETING RESOURCE CHALLENGE GOALS

Second Quarter, 1999

Resource Challenge	\$30,000,000
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DOH Programs

▶ Empowerment Zone	\$6,937,500
Multi-Family Rehab & New Construction	2,000,000
Multi-Family Building Preservation	1,437,500
Single-Family Building Preservation	2,500,000
Pilsen Small Building Preservation	1,000,000
▶ New Home/New Start	450,000
▶ Supportive Housing	2,282,056
▶ Chicago Home Ownership Assistance Program	<u>600,000</u>
	\$10,269,556

Remaining Resource Challenge	\$19,730,444
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SUMMARIES OF LOANS APPROVED BY CITY COUNCIL

SECOND QUARTER 1999

ATTACHMENTS

1. **Community Housing Partners IV Limited Partnership**
Barbara Jean Wright Courts Apartments
1354 South Morgan

2. **Community Housing Partners V Limited Partnership**
Archer Courts Apartments
2220 & 2242 South Princeton

3. **Housing Opportunities Mean Empowerment/Habilitative Systems, Inc.**
HSI/Family Community Homes
257 South Kilpatrick Street

4. **Housing Opportunities Mean Empowerment Two/Habilitative Systems, Inc.**
Elois McCoy Village Apartments
4650 West Van Buren Street

5. **Sabina Senior Housing Corporation**
St. Sabina Apartments
1222 West 79th Street

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

SECOND QUARTER, 1999

Why do some
loans require
repayment?
Others
just balloon
payment

NAME OF BORROWER/DEVELOPER: Community Housing Partners IV, L.P. (CHPIVLP), a limited partnership whose general partners will be Chicago Community Development Corporation (CCDC) a for profit corporation and Residents Development Corporation (RDC) a not-for-profit with a .05% ownership interest each and whose limited partner will be the Chicago Equity Fund with a 99% ownership interest.

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

PROJECT NAME AND ADDRESS: Barbara Jean Wright Courts Apartments
1354 S. Morgan (see attached for other 26 addresses)

WARD/ALDERMAN: 2nd/Alderman Haithcock

COMMUNITY AREA: Near West Side

CITY COUNCIL APPROVED May 12, 1999

APPLICATION DATE: September 11, 1998

TYPE OF PROJECT: Acquisition and rehabilitation of twenty seven (27) buildings comprised of two and three story walk-ups. The project will contain 270 units with 252 on-site parking spaces. Twenty one units will not be LIHTC or CDBG funded or restricted. Of which, 19 will be occupied by market rate renters, one will be occupied by the on-site janitor, and the other will be the property management office.

TAX EXEMPT BOND REQUEST:

SERIES A BOND: \$6,475,000 (supported by cash flow)
SERIES B BOND: \$2,969,521 (repaid from equity pay-in)
TOTAL: \$9,444,521 (City Volume Cap requested)

DOH BOND UNDERWRITING ASSUMPTIONS:

RATE: 6.5%
TERM: Thirty (30) years.
REPAYMENT: \$40 (?)
SECURITY: First Mortgage
STATUS: Non-Recourse

DOH TAX CREDITS: None. (\$631,749-4% credit generated by Bonds)

Page Two
 Project Summary
 B. J. Wright

UNITS/RENTS:

<u>TYPE</u>	<u>NUMBER</u>	<u>MONTHLY RENT</u>	<u>INCOME GROUP</u>
2 BR	46	\$549	0-17%
2 BR	63	\$549	51-60%
2 BR	10	\$549	51-60%
3 BR	46	\$611	0-17%
3 BR	69	\$611	51-60%
3 BR	10	\$611	51-60%
4 BR	16	\$675	0-17%
4 BR	9	\$675	51-60%
4 BR	<u>1</u>	\$675	51-60%
TOTAL UNITS:	270		

*Section 8 units.

UTILITIES: Owner pays heating and cooking gas, tenants pay electricity.

Accessible units: 2

Adaptable units: 2

<u>TOTAL PROJECT COSTS:</u>	<u>AMOUNT</u>	<u>PER UNIT</u>	<u>% OF PROJECT</u>
Acquisition	\$ 8,133,375	\$30,124	45.5%
Hard Costs	\$ 7,071,510	\$25,191	39.5%
Soft Costs	\$ 1,689,595	\$ 6,258	9.0%
Developer's Fee	<u>\$ 995,000</u>	<u>\$ 3,685</u>	<u>5.6%</u>
TOTAL	\$17,889,477	\$66,257	100.0%

FINANCING (DEVELOPMENT AND PERMANENT):

<u>SOURCE</u>	<u>AMOUNT</u>	<u>POSITION</u>	<u>RATE</u>	<u>AMORT/TERM</u>	<u>STATUS</u>	<u>PER UNIT</u>
LASALLE	\$ 6,475,000*	1st	6.5% Adj.**	30/30	Approved	\$23, 98
HUD	\$ 6,550,875	3rd	1.00%	30	Approved	\$24,262
CEF	\$ 4,738,116				Approved	\$17,549
CCDC/RDC	<u>\$ 125,489</u>					<u>\$ 465</u>
TOTAL:	\$17,889,477					\$66,257

* 2,969,521 in Tax-exempt bonds will be used to provide a three year bridge loan for the syndication proceeds.

** The bonds are "low-floaters", their rate "floats" weekly. The developers have bought a CAP rate that will not exceed 8%.

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

SECOND QUARTER, 1999

NAME OF BORROWER/DEVELOPER: Community Housing Partners V, L.P. (CHPVLP), a limited partnership whose general partner is Chicago Community Development Corporation (CCDC) 1% ownership interest each and whose limited partner will be the Chicago Equity Fund with a 99% ownership interest.

FOR PROFIT/NOT FOR PROFIT: For-profit

PROJECT NAME AND ADDRESS: Archer Courts Apartments
2220 & 2242 South Princeton

WARD/ALDERMAN: 25th/ Alderman Solis

COMMUNITY AREA: Armour Square

CITY COUNCIL APPROVED: May 12, 1999

APPLICATION DATE: February 17, 1998

TYPE OF PROJECT: Acquisition and rehabilitation of a 99% occupied, two building, 147 unit project with 51 on-site parking spaces currently owned by the Chicago Housing Authority (CHA) in the Armour Square Community Area. This project will preserve 145 Section 8 apartments for households with incomes at or below 80% of area median income. Two units will be occupied by the on-site property management staff. The developers have a Phase II plan to build 46 market rate homes on vacant land at Archer Courts to create a mixed income community.



DOH REQUEST:

Tax Exempt Bond: \$5,544,853 (City Volume Cap)

Tax Increment Financing: \$1,725,000

↳ what does that mean?

DOH LOAN:

Amount: \$2,507,911

Rate: 2%

Maturity: Forty (40) years

Repayment: None. A balloon payment for the outstanding balance due at Maturity.

Security: Second Mortgage

DOH TAX CREDITS: None. (\$449,547 in 4% LIHTCs generated by bonds)

Page Two
 Project Summary
 Archer Courts Apartments

UNITS/RENTS:

<u>TYPE</u>	<u>NUMBER</u>	<u>MONTHLY RENT</u>	<u>INCOME GROUP</u>
1 BR	106	\$550	0-17%
2 BR	28	\$700	0-17%
3 BR	<u>13</u>	\$775	0-17%
TOTAL:	147*		

UTILITIES: Owner pay all utilities.

Accessible units: 131
Adaptable units: 8

<u>PROJECT COSTS:</u>	<u>AMOUNT</u>	<u>PER UNIT</u>	<u>% OF PROJECT</u>
Acquisition	\$ 750,000	\$ 5,102	6.8%
Hard Costs	\$ 7,579,451	\$51,561	68.3%
Soft Costs	\$ 1,988,400	\$13,527	17.9%
Developer's Fee	\$ <u>774,618</u>	\$ <u>5,270</u>	<u>7.0%</u>
TOTAL	\$11,092,469	\$75,459	100.0%

PROJECT FINANCING:

<u>SOURCE</u>	<u>AMOUNT</u>	<u>POSITION</u>	<u>RATE</u>	<u>AMORT/TERM</u>	<u>STATUS</u>	<u>PER UNIT</u>
TRI	\$ 4,541,800*	1st	6.5% Fixed	40/40	Pending	\$30,897
DOH	\$ 2,507,911	2nd	2.00%	40	Pending	\$17,061
CHA	\$ 650,000	3rd	AFR	40	Committed	\$ 4,422
CEF	\$ 3,392,658				Pending	\$23,079
CCDC	\$ <u>100</u>					\$ <u>0</u>
TOTAL:	\$11,092,469					\$74,459

SPECIAL CONDITIONS:

- 1) The Tax Increment Financing Reserve will be in place for the life of the TIF (23 years). After which, it will be used to pay-down DOH's loan.
- 2) The developer will enter into a 99 year land lease with the Chicago Housing Authority (CHA). The developers will have fee simple title to the buildings and a lease for the land. The developers will pay an annual lease fee of \$2,400.

EXCEPTIONS TO DOH POLICY:

DOH may not be named on the General Contractor's Letter of Credit due to a Ginnie Mae (the FHA insurer) policy. Corporation Council is confirming the restriction.

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

SECOND QUARTER, 1999

NAME OF BORROWER/DEVELOPER: Housing Opportunities Mean Empowerment } who's
(Habilitative Systems, Inc.) } HHS?

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

PROJECT NAME AND ADDRESS: HSI/Family Community Homes
257 South Kilpatrick Street
5025-29 West Maypole
4850 West Fulton Street
4732 West Ohio Street
3415-25 West Huron Street

WARD/ALDERMAN: 27th - Walter Burnett/28th - Ed Smith

CITY COUNCIL APPROVAL: May 12, 1999

APPLICATION DATE: July 31, 1998

TYPE OF PROJECT: New construction of five one-story, fully accessible, community homes. Each home will consist of eight single bedrooms, with a bathroom for every four bedrooms. In addition, there will be a bathroom and an office for the resident staff. There will also be a living room, recreation room, dining room, kitchen, laundry room and an outdoor patio. Each site will serve eight disabled individuals. Thus a total of 40 people will be served. The 40 developmentally disabled clients will range from moderately to profoundly handicapped. Most of these clients are currently residing in housing leased by HSI. There will be five (5) parking spaces; one space per building.

DOH LOAN

Amount: \$449,267 - HOME funds and authorization to convey two City-owned lots located at 4850 W. Fulton Street for \$1.00 (PIN numbers 16-09-405-025, and 16-09-406-007).

Rate: 0.00%

Maturity: 40 years

Repayment: Balloon payment of principal at the end of term, sale or refinancing.

Security: Second mortgage on subject property.

Page 2.
Project Summary
Housing Opportunities Mean Empowerment

DOH TAX CREDITS: None.

UNITS/RENTS

<u>TYPE</u>	<u>NUMBER</u>	<u>MONTHLY RENT</u>	<u>INCOME GROUP</u>
5 Community Homes	8 Bedrooms each	30% of Tenant's Income	0-16%

*HUD has awarded this project a Project Rental Assistance Contract of \$104,000. The term of this contract is 5 years, subject to appropriations and is renewable.

UTILITIES: Tenants do not pay any utilities.

Accessible units: All five (5) buildings

PROJECT COSTS:

Acquisition	\$ 97,896	\$ 2,447	4%
Construction	1,901,750	47,544	82%
Soft Costs	146,000	3,650	6%
Developer's Fee	<u>186,621</u>	<u>4,666</u>	<u>8%</u>
Total	\$2,332,267	\$ 58,307	100%

PROJECT FINANCING:

<u>Source</u>	<u>Amount</u>	<u>Position</u>	<u>Rate</u>	<u>Term</u>	<u>Status</u>	<u>Per Unit</u>
HUD	\$1,883,000	1st Mortgage	0.00%	40 years	Approved	\$47,075
DOH	<u>449,267</u>	2nd Mortgage	0.00%	40 years	Pending	<u>11,232</u>
TOTAL	\$2,332,267					\$58,307

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

SECOND QUARTER, 1999

NAME OF BORROWER/DEVELOPER: Housing Opportunities Mean Empowerment Two, Inc. }
(Habilitative Systems, Inc.)

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

PROJECT NAME AND ADDRESS: Elois McCoy Village Apartments
4650 West Van Buren Street

WARD/ALDERMAN: 24th - Michael D. Chandler

CITY COUNCIL APPROVAL: June 9, 1999

APPLICATION DATE: July 31, 1998

TYPE OF PROJECT: New construction of six-story elderly apartment building, containing 59 one-bedroom apartments and one two-bedroom manager's unit. The building will have a community/multi-purpose room, warming kitchen, laundry and craft room. There will be on-site parking, 19 parking spaces for seniors.

DOH LOAN:

Amount: \$505,126 - HOME funds
Rate: 0.00%
Maturity: 40 years
Repayment: Balloon payment of principal at the end of term, sale or refinancing.
Security: Second mortgage on subject property

DOH TAX CREDITS: None.

UNITS/RENTS

<u>TYPE</u>	<u>NUMBER</u>	<u>MONTHLY RENT</u>	<u>INCOME GROUP</u>
1 Bedroom	59	\$600 *	0-16%
2 Bedroom	<u>1</u>	Non-Income	Manager Unit
Total	60		

Accessible units: 59

Project Summary
Elois McCoy Village Apartments (HUD 202 Project)
Page 2.

*HUD has awarded this project a Project Rental Assistance Contract of \$160,000. The term of this contract is 5 years, subject to appropriations and is renewable.

UTILITIES: Tenants do not pay any utilities.

PROJECT COSTS

	<u>Amount</u>	<u>Per Unit</u>	<u>% of Project</u>
Acquisition	\$ 230,104	\$ 3,835	4%
Construction	4,337,000	72,283	83%
Soft Costs	262,500	4,375	5%
Developer's Fee	419,922	6,999	8%
Total	\$5,249,526	\$87,492	100%

PROJECT FINANCING

<u>Source</u>	<u>Amount</u>	<u>Position</u>	<u>Rate</u>	<u>Term</u>	<u>Status</u>	<u>Per Unit</u>
HUD	\$4,744,400	1st Mortgage	0.00%	40 years	Approved	\$79,073
DOH	<u>505,126</u>	2nd Mortgage	0.00%	40 years	Pending	<u>8,419</u>
TOTAL	\$5,249,526					\$87,492

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

SECOND QUARTER, 1999

NAME OF BORROWER/DEVELOPER: Sabina Senior Housing Corporation/
Catholic Charities Housing Development Corporation

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

PROJECT NAME AND ADDRESS: St. Sabina Apartments/1222 West 79th Street

WARD/ALDERMAN: 17th/Terry Peterson

COMMUNITY AREA: Auburn-Gresham

CITY COUNCIL APPROVAL: May 12, 1999

APPLICATION DATE: November 2, 1998

TYPE OF PROJECT: The acquisition and new construction of a five-story building, constructed of masonry and precast concrete. The building will contain 80 one-bedroom rental units and serve tenants 62 years of age or older. Building amenities will include a community room, an activities room, a lounge/lobby, a laundry facility, and public restrooms. Approximately 33 parking spaces will be provided on-site along with landscaped open space.

DOH LOAN:

Amount: \$387,800 HOME Funds

Rate: 0% interest

Maturity: 40 years

Repayment: Balloon payment due upon sale or refinancing

Security: Second mortgage on subject property.

EXCEPTIONS TO DOH POLICY:

1. Waiver of developer's 10% equity contribution
2. Waiver of 1.2 debt coverage ratio.

(Neither are required under the Section 202 program.)

DOH TAC CREDITS: None.

UNIT MIX/RENTS:

TYPE	NUMBER	RENT	SQUARE FOOT	INCOME GROUP
1 BR.	80*	30% of tenant's income**	527	0-50%

*4 accessible units and 80 adaptable units

**HUD subsidizes the difference between the aggregate tenant rent and the operation "break even" costs. Under the PRAC, this amount could be adjusted annually as rent and operating costs fluctuate.

UTILITIES: Tenants pay for electricity.

Page two
 Project summary
 Sabina Senior Housing Corporation

PROJECT COSTS:

	<u>Amount</u>	<u>Per Unit</u>	<u>% of Project</u>
Acquisition	\$ 1.00	\$ 0	0.00%
Construction	6,225,145	78,189	90.91%
Soft Costs	625,254	7,816	9.09%
Developer's Fee	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total:	\$6,880,400	\$86,005	100.00%

PROJECT FINANCING:

<u>Source</u>	<u>Amount</u>	<u>Position</u>	<u>Rate</u>	<u>Term</u>	<u>Status</u>	<u>Per Unit</u>
HUD 202	\$6,492,600	1st	0.00%		\$81,158	94.36%
DOH	<u>387,800</u>	<u>2nd</u>	<u>0.00%</u>		<u>4,848</u>	<u>5.64%</u>
Total:	\$6,880,400				\$86,005	100.00%

**CITY OF CHICAGO
DEPARTMENT OF HOUSING**

**LOAN CLOSINGS - SECOND QUARTER
APRIL 1 - JUNE 30, 1999**

<u>DEVELOPER/PROJECT</u>	<u>CITY COUNCIL APPROVAL DATE</u>	<u>LOAN CLOSING DATE</u>
Lenore Y. Bedar 3023 W. Jackson	July 29, 1998	June 2, 1999
Anixter Center Crystal Courts 1122 N. California	June 10, 1998	June 8, 1999
CCDC Archer Court Apts. 2220-24 S. Princeton 2240-44 S. Princeton	May 12, 1999	June 10, 1999
Sabina Senior Housing Corp./ Catholic Charities St. Sabina Apts. 1222 W. 79th St.	April 21, 1999	June 24, 1999
Wabash Y Renaissance & Lakefront SRO 3745-63 S. Wabash	October 7, 1999	June 29, 1999
St. Edmund's Village 6253 S. Michigan (Predevelopment Loan)	-----	April 14, 1999
Woodlawn Development Associates 6224-26 S. Kimbark	-----	April 22, 1999

June 30, 1999

CHICAGO LOW INCOME HOUSING TRUST FUND
 AFFORDABLE RENTS FOR CHICAGO (ARC) COMMITMENTS
 APRIL 1 THRU JUNE 30, 1999

ORGANIZATION	DATE APPROVED	ADDRESS	AMOUNT OF ARC LOAN	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF REDUCED RENT	INCOME LEVEL SERVED	
WECAN, Inc.	4-5-99	6146 S. Kenwood	\$200,000	10 Units 10-1 bedrooms from \$425 to \$271	16-30%	
Prairie Park Apartments L.P.	4-13-99	317 E. 55th St., 5521 & 5537 S. Prairie	\$322,200	7 Units 1-1 bedroom from \$445 to \$165 1-2 bedroom from \$540 to \$234 4-3 bedrooms from \$650 to \$289 1-4 bedroom from \$680 to \$325	1-15% 16-30% " "	
Brand New Beginnings, Inc.	4-13-99	103-15 E. 58th St.	\$150,000	5 Units 2-2 bedrooms from \$550 to \$302 3-3 bedrooms from \$650 to \$350	16-30% "	
TOTAL:				\$672,200	22 Units	1 0-15% 21 16-30%

1999 LOW INCOME HOUSING TAX CREDIT RECIPIENTS

Developer/Project Name	For Profit/ Not-for-Profit	Project Address	Tax Credit Allocation	Equity Generated	# of Units	UNITS BY INCOME LEVEL					Syndicator	
						0-15%	16-30%	31-50%	51-60%	61-80%		81-120%
DOH ANNUAL ALLOCATION												
PROGRESSIVE SQUARE LP PHASE I 4746-52 SOUTH WABASH	NFP	4746-52 SOUTH WABASH	\$302,144	\$1,033,722	24			24				NET
LOW INCOME HOUSING TAX CREDITS GENERATED BY BOND FINANCING												
COMMUNITY HOUSING PARTNERS V. L P ANCHER COURTS APARTMENTS	FP	2220 & 2242 SOUTH PRINCETON	\$440,547	\$3,302,658	147				147			CEF
COMMUNITY HOUSING PARTNERS IV, L P BARBARA JEAN WRIGHT COURTS APARTMENTS	FP/NFP	1354 SOUTH MOROAN	\$631,740	\$5,320,380	270				108	162		CEF
TOTAL APPROVED TAX CREDIT PROJECTS			\$1,383,440	\$10,657,760	441	0	255	24	162	0	0	

MULTI-FAMILY MORTGAGE REVENUE BONDS
 JANUARY 1, 1999 - JUNE 30, 1999

DEVELOPER	FOR PROFIT/ NOT-FOR-PROFIT	PROJECT ADDRESS	BOND AMOUNT	# OF UNITS	INCOME LEVEL				
					0-15%	16-30%	31-50%	51-60% 61-80%	
COMMUNITY HOUSING PARTNERS IV, L.P. BARBARA JEAN WRIGHT COURTS APARTMENTS	FP/NFP	1354 SOUTH MOROAN (SEE ATTACHED FOR OTHER 26 ADDRESSES)	9,444,521	270	108			162	
COMMUNITY HOUSING PARTNERS V, L.P. ARCHER COURTS APARTMENTS	FP	2220 & 222 SOUTH PRINCETON	5,544,853	147	147				
			\$14,989,374	417	255	0	0	162	0

CHICAGO LAW INCOME HOUSING TRUST FUND
 SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
 JANUARY 1, 1999 THRU DECEMBER 31, 1999

Page 1

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Arlaudiz, Sergio & Elizabeth 1300 N. Haman	\$13,560	4 units 3 2br's from \$540 to \$275 1 3br from \$660 to \$325	4 16-30%
A.M. Realty Management (Mike Loyfman) 6748 50 N. Ashland Bethel New Life 4000 W. Washington	\$93,840 \$24,000	26 units 20 1br's from \$525 to \$230 6 1br's from \$650 to \$230 10 units 10 2br's from \$375-450 to \$175-195	26 16-30% 20 0-15%
Bethel New Life 4200 & 4400 W. Washington	\$45,360	16 units 15 2br's from \$375-450 to \$147 195 1 3br from \$478 to \$173	16 0-15%
Bethel New Life 4008 W. Washington, 104 S. Hamlin & 4652 W. West End	\$7,200	3 units 1 2br from \$361 to \$161 1 3br from \$382 to \$182 1 3br from \$450 to \$250	2 0-15% 1 16-30%
Bickerdike 1567 69 N. Hoyne	\$38,400	16 units 16 SRO's from \$300 to \$100	16 0-15%
Bickerdike 929, 2314 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 0-15% 6 16-30%

ORGANIZATION 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. Eastman St. Brookmead Apartments (Investment Management Corp.) 7600 N. Bosworth	\$9,360 \$80,400	3 units 3 2br's from \$420 to \$160 30 units 20 studios from \$395 to \$170 10 2br's from \$495 to \$275	3 0-15% 20 0-15% 10 16-30%
Catholic Charities 6717 S. Elizabeth & 6209 S. Paulina	\$128,112	32 units 14 studios from \$477 to \$220 18 1br's from \$571 to \$240	32 16-30%
Catholic Charities 1900 N. Karlov	\$28,020	8 units 8 studios from \$450 to \$100	8 0-15%
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 0-15% 10 16-30%
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 0-15% 8 16-30%
South Michigan B.P. 4524 26 S. Michigan	\$19,440	4 units 4 2br's from \$545 to \$140	4 0-15%
Circle Christian 5808 W. Fulton	\$19,380	6 units 2 1br's from \$375 to \$230 1 2br from \$500 to \$240 3 3br's from \$600 to \$0- 325	1 0-15% 5 16-30%
Circle Christian 5700 W. Washington	\$12,168	4 units 2 2br's from \$500 to \$240 2 2br's from \$550 to \$278	4 16-30%
City Lands (ShoreBank) 127-45 N. Central	\$63,000	15 units 15 2br's from \$540 to \$190	15 0-15%
City Lands (ShoreBank) 301 S. Central	\$37,368	12 units 1 1br from \$375 to \$230 9 2br's from \$540 to \$275 2 3br's from \$617 to \$325	12 16 30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS:	INCOME LEVEL, SERVED
City Lands (ShoreBank) 5501 W. Concordan/330 H. Pine	\$55,164	14 units 1 1br from \$443 to \$230 3 2br's from \$540 to \$275 7 3br's from \$656 to \$325 3 4br's from \$800 to \$375	14 16-30%
City Lands (ShoreBank) Courtway Commons 4834 W. Adams	\$57,600	14 units 10 1br's from \$450 to \$140 4 4br's from \$800 to \$275	10 0-15% 4 16-30%
City Lands (ShoreBank) Aust in Square	\$39,600	12 units 12 3br's from \$650 to \$375	12 16-30%
City Lands (ShoreBank) 4900 10 W. Jackson	\$15,900	5 units 5 2br's from \$540 to \$275	5 16-30%
Clarelian Associates 3201 E. 91st St.	\$145,744	42 units 1 studio from \$415 to \$205 41 1br's from \$480-620 to \$240 290	42 16-30%
Cornerstone Comm. Outreach 1311-15 W. Ireland	\$95,232	18 units 7 2br's from \$540 to \$170 11 3br's from \$686 to \$200	7 0-15% 8 16-30%
Cornerstone Comm. Outreach 920 W. Wilson	\$107,640	51 units 25 SRO's from \$271 to \$101 6 1br's from \$320 to \$100 20 1br's from \$320 to \$150	51 0-15%
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 16-30%
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 16-30%
Community Dev. Partnership (Don Gianone & Steve Barron) 7600 S. Essex	\$50,820	11 units 9 2br's from \$555 to \$140 2 3br's from \$575 to \$325	9 0-15% 2 16-30%
Edgewater Shores 5326 H. Winthrop	\$120,000	50 studios from \$450 to \$250	50 16-30%

ORGANIZATION	ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REPTS	INCOME LEVEL SERVED
Family Resene	6820 30 S. Ridgeland	\$82,710	22 units 3 2br's from \$375-450 to \$120	23 0-15%
Fedorenko, Karyn	2839 47 W. Grace	\$3,180	1 unit 1 1br from \$650 to \$385	1 16-30%
Greenwood Building Corp.	Mark Cozzell	\$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 16-30%
Herron Enterprises	1450 W. Birchwood	\$19,200	4 units 2 2br's from \$660 to \$287 2 2br's from \$775 to \$333	4 16-30%
Herron Enterprises	7700 S. Essex	\$20,880	6 units 3 1br's from \$560 to \$287 3 2br's from \$610 to \$333	6 16-30%
Hispanic Housing	Buena Vista Apartments	\$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 0-15% 4 16-30%
Hispanic Housing	Augusta Associates	\$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 0-15% 11 16-30%
Hellenic Foundation	Hollywood House	\$107,820	49 units 37 studios from \$345-400 to \$135 195 12 1br's from \$440-505 to \$210-260	49 16-30%
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 \$550 to \$140	18 0-15% 12 16-30%
H.O.M.E.	1537 W. Rosemont	\$7,200	3 units 3 SRO's from \$630 to \$430	3 16-30%

ORGANIZATION ABB ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL, SERVED
Holsten Real Estate Dev. 1001 W. Rosemont	\$100,000	41 units 3 SRO's from \$320 to \$ 75 14 studios from \$370 to \$170 24 studios from \$395 to \$195	41 0-15%
Ford Towers 4541 N. Sheridan Rd.	\$89,424	36 units 18 studios from \$344 to \$100 18 studios from \$370 to \$200	18 0-15% 18 16-30%
Holsten Real Estate Dev. 1325 W. Wilson	\$51,600	30 units 10 SRO's from \$275 to \$ 75 10 SRO's from \$275 to \$175 10 Studios from \$330 to \$200	20 0-15% 10 16-30%
Pride Properties 5718 N. Winthrop	\$42,000	14 units 14 Studios from \$350 to \$100	14 0-15%
Investment Management Corp. (Chicago Equity Fund) 1700 W. Juneway Kalybatas, Ricardo 2507 N. LeClaire	\$29,208 \$0,400	9 units 5 2br's from \$501 to \$275 4 3br's from \$651 to \$325 2 units 1 1br from \$465 to \$125 1 1br from \$486 to \$125	9 16-30% 2 0-15%
Safeway Investments Kolin Court Apartments 1203 N. S. Kolin	\$37,380	7 units 7 2br's from \$600 to \$155	7 0-15%
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 0-15% 5 16-30%
Koymen, Vladimir & Sofia 6229 N. Winthrop	\$153,600	40 units 8 studios from \$385 to \$175 32 1br's from \$485 to \$150	40 0-15%
Lakefront SRO 4727 N. Halchen	\$49,320	18 units 4 disabled SRO units from \$440 to \$130 14 studios from \$265 to \$ 60	18 0-15%
Lakefront SRO 5042 N. Winthrop	\$109,920	47 units 8 SRO's from \$245 to \$135 27 SRO's from \$290 to \$50 12 SRO's from \$250 to \$100	47 0-15%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REPTS	INCOME LEVEL, SERVED
Connect For Jewish Elderly Levy House 1221 W. Sherman I.U.C.H.A. 1418 N. Rockwell	\$68,400 \$12,900	20 br's from \$460 to \$175 20 units 4 br's from \$370 to \$270 5 br's from \$410 to \$275 9 units	20 0-15% 9 16-30%
I.U.C.H.A. 1450 N. Rockwell	\$10,800	5 br's from \$370 to \$270 3 br's from \$405 to \$270 8 units	8 16-30%
I.U.C.H.A. 1414 N. Washington	\$11,400	6 units 1 br from \$415 to \$315 5 br's \$420-525 to \$260-340 3 units	6 16-30% 3 16-30%
I.U.C.H.A. 1451 N. Washington	\$4,440	1 br from \$420 to \$320 2 br's from \$485 to \$350 22 units	22 0-15%
I.U.C.H.A. 3339 W. Division	\$35,640	22 SRO's from \$235 to \$100	22 0-15%
Marsh, Walter 2014 24 W. Archer Male, Horie 2839 43 W. Rosemont	\$6,000 \$7,020	2 br from \$480 to \$230 2 units 1 br from \$480 to \$230 1 br from \$610 to \$275	2 16-30% 2 16-30%
D.H.S. 723 25 N. Central Park Apartment Limited Part. Rich Scortlino 236 E. Calfield/5730 S. Calumet Investment Management Corp. Chicago Equity Fund 7715 N. Hermitage	\$24,840 \$105,504 \$50,815	9 br's from \$370 to \$140 28 units 15 br's from \$560 to \$270 13 br's from \$675 to \$326 28 units 8 studios \$314 to \$127.775 20 br's from \$340 to \$94.214	9 0-15% 28 16-30% 14 0-15% 14 16-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED UNITS	INCOME LEVEL SERVED
Investment Management Corp. Chicago Equity Fund 1614 W. Joughlin National Equity Fund W.W. Limited Partnership 6928 N. Wayne	\$21,409	6 units 6 br's from \$500 to \$200	6 16-30%
P.R.I.D.E. 4946, 5000 W. Belmont 4945 W. Monroe	\$89,160	50 units 10 studios from \$300 to \$183 30 studios from \$325 to \$183 10 br's from \$410 to \$210	40 0-15% 10 16-30%
P.R.I.D.E. 4946, 5000 W. Belmont 4945 W. Monroe	\$79,710	24 units 14 br's from \$448-464 to \$68 8 br's from \$464 to \$230 2 br from \$530-623 to \$219-325	12 0-15% 12 16-30%
P.R.I.D.E. 5257 W. Congress	\$43,830	15 units 15 br's from \$361-386 to \$61-203	7 0-15% 8 16-30%
P.R.I.D.E. 139-45 S. Central P.R.I.D.E. 5001 05 W. Monroe	\$12,948	4 units 3 br's from \$407-438 to \$76-210 1 br from \$530 to \$274	2 0-15% 2 16-30%
P.R.I.D.E. 347 S. Central	\$16,992	8 units 2 studios from \$283 to \$100 2 br's from \$376 to \$125 4 br's from \$412 to \$275	4 0-15% 4 16-30%
P.R.I.D.E. 347 S. Central	\$28,381	9 units 1 br from \$407 to \$90 2 br's from \$407-464 to \$64-220 1 br from \$618 to \$165	5 0-15% 4 16-30%
P.R.I.D.E. 105 S. Central Adelino Pl. 5203 W. Congress Adilam V. Rezmat 3258 E. 70th Pl. Rezmat 4611 S. Pascal Rezmat 4433-37 S. Greenwood	\$7,668	2 units 2 br's from \$407-438 to \$77-139	2 0-15%
	\$46,464	11 units 11 br's from \$502 to \$150	11 0-15%
	\$53,640	10 units 10 br's from \$597 to \$150	10 0-15%
	\$42,330	10 units 6 br's from \$518 to \$140 4 br's from \$640 to \$325	6 0-15% 4 16-30%

ORGANIZATION ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENT'S	INCOME LEVEL, SERVED
Rezmat 5751 59 S. Michigan Ave.	\$4,092	1 unit 1 3br's from \$666 to \$325	1 16-30%
Rezmat 7024 S. Paxton	\$51,768	8 units 5 2br's from \$645 to \$150 3 3br's from \$763 to \$150	8 0-15%
Rezmat 825, 839, 859 W. Sunnyside & 820 W. Aradite	\$51,450	13 units 6 1br's from \$414 to \$125 5 2br's from \$518 to \$140 2 3br's from \$666 to \$325	11 0-15% 2 16-30%
Rezmat 5040 W. Washington	\$44,640	8 units 4 2br's from \$605 to \$140 4 2br's from \$631 to \$166	8 0-15%
Rezmat 5606 S. Wabash Southeast Chicago Dev. Comm. (David Sullivan)	\$14,760	3 units 3 2br's from \$550 to \$140	3 0-15%
8954 S. Commercial Travelers & Immigrants Aid 4659 S. Dearl	\$18,900	4 units 1 3br from \$540 to \$180 3 4br's from \$605 to \$200	4 0-15%
U.I.C.O. 3066 E. 93rd St. & 9001 S. Muskegon	\$85,800	49 units 4 studios from \$325 to \$225 19 studios from \$425 to \$275 26 1br's from \$525 to \$375	49 -16-30%
	\$18,360	6 units 2 2br's from \$385 to \$140 4 3br's from \$425 to \$165	6 0-15%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REITS:	INCOME LEVEL, SERVED
Voice of the People 4431 N. Clinton	\$24,276	6 units 1 2br from \$493 to \$140 1 2br from \$519 to \$140 4 3br's from \$659 to \$365	2 0-15% 4 16-30%
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 0-15% 2 16-30%
Voice of the People 900 W. Windsor	\$22,320	6 units 6 2br's from \$450 to \$140	6 0-15%
Weisberger, William 6307-09 N. Dorant	\$9,000	2 units 2 2br's from \$695 to \$320	2 16-30%
Renaissance Realty Group, Inc. Wicker Park Place 1527-31 N. Wicker Park	\$75,600	30 units 30 studios from \$315-320 to \$110-115	30 0-15%
Wilson Winsor Partnership (Bob Barry) 915-17 W. Wilson	\$167,400	62 units 31 studios from \$375 to \$100 31 studios from \$375 to \$200	31 0-15% 31 16-30%
YMCA 4 East 111th St.	\$126,942	56 units 24 SRO's from \$296 to \$ 30 32 SRO's from \$296 to \$125-190	56 0-15%
YMCA 501 N. Central	\$127,380	50 units 32 SRO's from \$290 to \$ 30 18 SRO's from \$290 to \$125-190	50 0-15%
YMCA 3333 N. Thrushfield	\$110,280	60 units 50 SRO's from \$292 to \$30-190 10 SRO's from \$339 to \$190	60 0-15%
YMCA 5000 S. Indiana	\$93,930	50 units 15 SRO's from \$228 to \$48.50 15 SRO's from \$228 to \$125	50 0-15%
Vanquez 2636 W. Evergreen	\$5,820	1 unit 1 3br from \$650 to \$165	1 0-15%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REITS:	INCOME LEVEL, SERVED
Atlandiz, Sergio & Elizabeth 1859 H. Humboldt	\$30,180	5 units 1 1br from \$450 to \$125, 2 2br's from \$650 to \$140 2 3br's from \$750 to \$165	5 0-15%
Atlandiz, Sergio & Elizabeth 5550 S. Decent	\$5,400	1 unit 1 1br from \$725 to \$275	1 16-30%
Meza, Carlos & Judy 2328 W. McLain	\$4,500	1 unit 1 2br from \$650 to \$275	1 16-30%
Hallof, George & Katharina 2015 H. Humboldt	\$5,100	1 unit 1 3br from \$750 to \$325	1 16-30%
Zayas, Carlos & Angelina 2749 H. Decent	\$4,670	1 unit 1 3br from \$550 to \$165	1 0-15%
Flores, Roberto 3008 W. George	\$7,370	1 unit 1 2br from \$750 to \$140	1 0-15%
Avelar, Manuel 3006-08 W. Diversion	\$42,170	6 units 6 3br's from \$750 to \$165	6 0-15%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REITS	INCOME LEVEL SERVED
Avellan, Manuel 2735 W. W. Chabery	\$16,410	3 units 1 br from \$525 to \$125 2 br's from \$625 to \$140	3 0-15%
The Reconstruction Project 1712 W. 17th St.	\$2,760	2 units 2 br's from \$380-400 to \$275	2 16-30%
The Reconstruction Project 963 W. Columbia	\$9,344	6 units 2 studios from \$270 to \$300 2 br's from \$472-85 to \$425 2 br's from \$540 to \$375	6 16-30%
The Reconstruction Project 967 W. 19th St.	\$1,080	1 unit 1 br from \$365 to \$275	1 16-30%
The Reconstruction Project 1747 W. 19th St.	\$2,916	2 units 2 br's from \$375-93 to \$375	2 16-30%
The Reconstruction Project 2301 03 St. Bridge	\$2,340	2 units 2 br's from \$420-25 to \$375	2 16-30%
Singelton, Arrie 2105 W. B. Lombardi	\$6,360	2 units 2 br's from \$385-425 to \$140	2 0-15%
First Spanish United Church 2609 D. Kimball	\$11,400	2 units 2 br's from \$750 to \$375	2 16-30%
Peters, Jethro 3707 W. Wrightwood	\$6,180	1 unit 1 br from \$680 to \$165	1 0-15%
Lanning, Dennis 1133 W. 17th St.	\$4,500	1 unit 1 br from \$550 to \$275	1 16-30%
Vaquero, Eleazar 1929 S. Throop	\$2,160	1 unit 1 br from \$320 to \$140	1 0-15%

ORGANIZATION	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REFFTS	INCOME LEVEL SERVED
ADD ADDRESS of PROJECT LOBARRA, Juan & Elizabeth 1714 W. 17th St.	\$4,500	1 br from \$500 to \$140 1 unit	1 0-15%
SEDCORP 9001 S. Commercial	\$8,460	3 br's from \$510 to \$275 3 units	3 16-30%
Bickerdike Keeleve-Edgemont 901-03 S. 909-15 N. Commercial	\$51,288	13 br's from \$516 to \$325 9 br's from \$574 to \$375 22 units	22 16-30%
LICHA 1456 W. Keeleve	\$7,500	3 br's from \$525 to \$375 1 br from \$424 to \$224 3 units	3 16-30%
Hickman, David 5919 W. Kieve	\$8,580	1 br from \$900 to \$185 1 unit	1 0-15%
Beverly, Eve 5627-29 S. Indiana	\$7,700	1 br from \$600 to \$325 1 br from \$700 to \$375 2 units	2 16-30%
Keele Apartment 1251 61 S. Keele	\$25,920	4 br's from \$705 to \$165 4 units	4 0-15%
Dickson, Jerome 1131-33 S. Commercial	\$6,300	1 br from \$850 to \$325 1 unit	1 16-30%
Saez, Angela 7838-43 S. Collins	\$29,100	5 br's from \$650 to \$165 5 units	5 0-15%
Horton, Elizabeth 116-18 S. California	\$12,000	2 br's from \$825 to \$325 2 units	2 16-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL, NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED RENTS	INCOME LEVEL SERVED
Walker, Nancy 4457 36 St. Toronto	\$19,140	5 units 3 br's from \$505 to \$140 2 br's from \$575 to \$325	3 0-15% 2 16-30%
Collins, Sam 2321 St. Fitzroy	\$12,060	3 units 3 br's from \$500 to \$165	3 0-15%
Grant, Wanda & Martin 3710 W. Bond St.	\$3,480	1 unit 1 br from \$615 to \$325	1 16-30%
Grant, Wanda & Martin 1338 St. Albany & 1246 St. Lawrence	\$22,488	4 units 3 br's from \$753 to \$525 1 5br from \$990 to \$400	4 16-30%
Pedorenko, Kerry 1944 W. Bond St.	\$6,300	1 unit 1 br from \$850 to \$325	1 16-30%
Rezman - Prexel Terrace 6140 St. Prexel	\$19,200	4 units 4 br's from \$725 to \$325	4 16-30%
Rezman - Sandjamon Court 7000-10 St. Sandjamon	\$13,920	4 units 4 br's from \$615 to \$325	4 16-30%
Rezman - Woodlawn Place Scattered Sites	\$16,320	4 units 4 br's from \$665 to \$325	4 16-30%
Rezman - Stewart Court 7640 St. Stewart	\$18,240	4 units 4 br's from \$705 to \$325	4 16-30%
Rezman - Michigan Court 5751 St. Michigan Ave.	\$16,800	4 units 4 br's from \$675 to \$325	4 16-30%

ORGANIZATION AND ADDRESS OF PROJECT	AMOUNT OF ANNUAL SUBSIDY	TOTAL NUMBER OF UNITS RECEIVING ASSISTANCE & BREAKDOWN OF SUBSIDIZED REPTS	INCOME LEVEL SERVED
Pedotenko, Kathryn 1938 W. School St.	\$3,230	1 unit 1 br from \$395 to \$125	1 0-15%
Fefferman, Morris 6439-45 N. Richmond	\$3,960	1 unit 1 br from \$560 to \$230	1 16-30%
Fefferman, Morris 6319-25 N. Mozart	\$3,960	1 unit 1 br from \$560 to \$230	1 16-30%
Ruth Striman House 4040 N. Sheridan Rd.	\$53,100	15 units 15 br's from \$525 to \$230	15 16-30%
Lawson House YMCA 30 W. Chicago	\$130,200	50 units 50 SRO's from \$317 to \$100	50 0-15%
Haymarket Center 932 W. Washington	\$60,000	10 units 10 SRO's from \$600 to \$100	10 0-15%
5240 N. Winthrop, I.L.C. Boulevard, Hy 5240 N. Winthrop	\$20,560	8 units 8 SRO's from \$335 to \$100	8 0-15%
Lassin, Lorraine & Eugene 2952 W. Belmont	\$4,032	1 unit 1 2br from \$476 to \$140	1 0-15%
Colton, Frances 4221 W. Potomac	\$4,920	1 unit 1 br from \$550 to \$140	1 0-15%
Patterson, Donald 4100 W. Capen	\$14,640	2 units 2 2br's from \$750 to \$140	2 0-15%
TOTAL:	\$5,397,500	1,803 25-Beds 488-SRO's 388-Studios 345-1br's 347-2br's 184-3br's 25-4br's 1-5br	1,078 0-15% 725 16-30%

NEW HOMES FOR CHICAGO PROGRAM
 JANUARY 1 - JUNE 30, 1999

DEVELOPMENT	PROJECT DESCRIPTION	CITY SUBSIDY	CITY COUNCIL APPROVED	CITY COUNCIL APPROVED						TOTAL UNITS
				0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
NEW CHATHAM CENTURY PLACE DEVELOPMENT CORPORATION	20 UNITS CHATHAM WARD 8	300,000	03/10/99					10	10	20
AVALON PARK, L. L. C. URBAN EQUITIES, INC.	17 UNITS AVALON PARK WARD 5		04/21/99					4	4	21
BOULEVARD HOMES TRP & MONTERREY	30 UNITS PILSEN/ LITTLE VILLAGE WARDS 12 & 25	680,000	04/21/99				6	9	15	30
ENGLEWOOD VILLAGE ST. BENARD'S, EAST LAKE & SHATHIES	90 UNITS ENGLEWOOD WARD 20	800,000	05/09/99		25		35	15	15	90
GENESIS HOMES GENESIS DEVELOPMENT CORPORATION & NEW ENGLAND BUILDERS	44 UNITS GRAND BOULEVARD WARD 4	520,000	05/09/99				10	14	20	44
HEARTS UNITED BONHEUR DEVELOPMENT CORP.	20 UNITS GRAND BOULEVARD WARD 4	300,000	06/09/99				5	5	10	20
TOTAL DEVELOPMENT SUBSIDY		\$2,600,000		0	0	25	50	57	74	225

*TOTAL INCLUDES 13 MARKET RATE UNITS

DOH MAJOR MULTI-FAMILY DEVELOPMENTS, 1999

30-Jul-99

Project Name/Developer/Address	For Profit/ Not-for-Profit	New/ Rehab	Project Type	Number of Units	Anticipated DOH Financing	Anticipated Annual Tax Credit (1)	Estimated Equity	Total Development Cost
DEVELOPMENTS TO BE FINANCED WITH LOW INCOME HOUSING TAX CREDITS AND DOH SECONDARY FINANCING								
Humboldt Park Tenant Ownership Chicago Mutual Housing /Bickerdike Redevelopment 3653-57 Wabansia & 1635-41 North Lawndale	NFP	Rehab	Family Housing	21	793,152	149,286	1,049,902	2,615,518
Casa Puebla Brighthouse Development & The Resurrection Project 2004-24 South Racine, 1646-50 Throsp, 4600 South Wood	FP/NFP	Rehab	Family Housing	85	4,365,000	616,511	4,315,577	9,969,370
Antioch Homes Englewood Housing Group LLC Various sites between 6300-6600 Normal	NFP	Rehab	Family Housing	59	2,296,577	595,000	4,165,000	8,205,648
Senior Suites Washington Heights Senior Lifestyles Corporation 840-852 West 103rd Street	FP	New	Senior Housing	85	3,384,409	598,756	4,191,292	8,222,872
Greger Apartments LR Development 7010-7018 Greger	FP	Rehab	Senior Housing	87	1,200,000	460,929	3,226,503	5,300,000
Yale Building Yale Partnership 6565 South Yale	FP	Rehab	Senior Housing	68	1,509,631	521,903	3,653,321	6,791,697
Wheeler House New Birth Community Care Center (COGIC) 1450 West 69th Street	NFP	New	Senior Housing	89	3,423,000	553,059	3,871,413	7,748,304
North Town Village Holsten Real Estate Dev. Corp./Kenard Corporation 1250-1400 North Halsted	FP	New	Family Housing	155	9,100,000	430,000	3,010,000	28,287,772
			Sub-Total	649	\$26,071,769	\$3,926,144	\$27,483,008	\$77,141,181

DOH MAJOR MULTI-FAMILY DEVELOPMENTS, 1999

Project Name/Developer/Address	For Profit/ Not-for-Profit	New/ Rehab	Project Type	Number of Units	Anticipated DOH Financing	Anticipated Annual Tax Credit (1)	Estimated Equity	Total Development Cost
DEVELOPMENTS TO BE FINANCED WITH TAX EXEMPT BONDS AND DOH SECONDARY FINANCING								
St. Edmund's Village St. Edmund's Village LP 6253 South Michigan Avenue	NFP	Rehab	Family Housing	230	2,405,935	359,922	2,519,454	12,966,788
Stone Terrace Apartments East Lake Management 8415 South Vincennes	FP	Rehab	Family Housing	154	3,263,654	398,500	2,789,500	9,924,000
South Park Plaza Woodlawn Community Development Corporation 2616 South King Drive	NFP	New	Family Housing	130	3,677,362	513,110	3,591,770	14,227,362
			Sub-Total	514	\$9,346,951	\$1,271,532	\$8,900,724	\$37,118,150
DEVELOPMENTS TO BE FINANCED WITH DOH SECONDARY FINANCING ONLY								
Cottage View Terrace New Kenwood LLC (Davis/Racco/Ditton) 4801 South Cottage Grove	FP	New	Senior Housing	97	2,550,892			13,137,921
			Sub-Total	97	\$2,550,892			\$13,137,921
SPECIAL NEEDS DEVELOPMENTS								
Independence House Inner Voice, Inc. (Interfaith) 900-908 Independence Boulevard	FP/NFP	New	Special Needs Family Housing	24				3,540,062
Casa Kirk Interfaith Housing & Carelian Associates 3200 East 92nd Street	FP/NFP	New	Special Needs Family Housing	27				4,032,495
Neon Street (Unity House) TIA/Chicago Connections 4331-33 South Vincennes	FP/NFP	Rehab	Special Needs Teen Housing	7				557,544
			Sub-Total	58				\$8,130,101
GRAND TOTAL: 12 Housing Developments								
				1,260	\$37,989,612	\$5,197,676	\$36,383,732	\$127,397,252

30-Jul-99