



Analysis of the First Quarter 2011 Housing Report

Accepting the Challenge: Five Year Affordable Housing Plan, 2009-2013

Presented August 9, 2011

Introduction

The release of the Department's 1st Quarter Progress Report for 2011 is the first opportunity for our new aldermen and administration, as well as our new Commissioner, Andrew Mooney, to participate in and witness the City's Five Year Plan quarterly hearings in their new roles.

The Department, in all of its iterations, has engaged in a Five Year Housing plan and reporting process for close to two decades. The Five Year Affordable Housing plan was instituted as a result of the Affordable Housing and Community Jobs Campaign which began in 1992, a campaign that was organized by the Chicago Coalition for the Homeless, Latinos United and the Chicago Rehab Network and was composed of over 250 housing and community development advocates. The coalition called for increased resources for housing and a dedicated plan to target resources to create and preserve affordable housing.

In 1994, the City responded to the campaign with an Ordinance that established the inaugural Five-Year Housing Plan identifying new financial resources towards affordable housing creation and operating within the framework of accountability. The first Five-Year Plan committed \$750 million to create and preserve 18,000 units of affordable housing. In addition, the City was to report on its progress quarterly to the City Council Housing Committee, in which we are participating today.

Since then, CRN has monitored and published quarterly analyses of the City's progress on its production and goals set forth in the Five Year Housing Plan. The reporting process has expanded and grown more successful with each subsequent plan due in part to the commitment to transparency and accountability found from past Departmental leaders and especially the participation and leadership of Aldermen and the Committee on Housing and Real Estate. In 2009, the City of Chicago unveiled the fourth Five Year Housing Plan for the City of Chicago, *Accepting the Challenge*, committing over \$2.1 billion to create or preserve over 50,000 units of affordable housing through 2013.

Well into our fourth Five Year plan, an issue then that remains today is that housing and the economic health of the City are intertwined. As we face another difficult fiscal outlook in the City of Chicago, we recognize the effort of our City leaders to stabilize our neighborhoods and begin to restore our economy. A huge obstacle, still, is the wave of

foreclosures that continue to ravage communities and the spate of vacant and abandoned buildings that are left in its wake. While we are still a long way from relief, we commend this Committee, notably Chairman Suarez, Alderman Pat Dowell, and Alderman Fioretti, for their work towards the passage of an amendment to the Vacant Property ordinance last month which expands the definition of ownership—and thus the responsibility—for vacant buildings. This is yet one more tool at the City’s disposal in the effort to restore and stabilize our communities.

We also commend Chairman Suarez for his resolution in City Hall calling on the Illinois delegation to preserve HOME and CDBG funding.

Key Findings

- **The Department reports that at the end of the First Quarter of 2011, it has committed a total of \$53 million and assisted almost 3,700 units.** Production is tracked at 12 percent of the year’s resource allocation goal and 46 percent of the year’s unit goal. A large percentage of Multifamily units assisted in the First quarter are from the Low Income Housing Trust Fund Rental Subsidy units, which are renewed every year.
- **The Department approved one Multifamily Project this quarter:** Hazel Winthrop Apartments, a 30-unit multifamily rental housing development in the Uptown community.
- **The City of Chicago has completed 28 units in 20 properties and sold or leased 7 units in 5 properties under the Neighborhood Stabilization Program.** The City has received a total of \$169 million in federal funding NSP beginning in 2009 and has spent \$26 million, or 15 percent, of the total grant amounts for NSP 1-3 as of the 2Q 2011. Mercy Portfolio Services will need to spend approximately \$7 million per month to fulfill its contract responsibility with HUD and NSP.
- **Appropriation estimates for the Department of Housing and Economic Development—as with each of the City Departments—were not included in the release of the City of Chicago FY 2012 Preliminary Budget under its new format, the Annual Financial Analysis. A consequence of this new budget process is a short timeline of thirty days to comment on real budget numbers.** With the City’s estimated \$635 million deficit, it is important to be able to know what resources will be available to each city department. Moreover, given the economic ripple effect of investment in housing provides for communities and the city overall, the Department of Housing and Economic Development ought to be saved from budgetary cuts.

Analysis of First Quarter Activities

The Department reports committing about \$53 million to assist 3,700 units in the First Quarter of 2011—or 12 percent of the year’s resource commitment goal and 46 percent of the year’s unit production goal.

Rental Subsidy units including the **Low-Income Housing Trust Fund**, which are renewed annually, and Heat Receivership units, which is a program under Safety and Code Enforcement, are subtracted by CRN from the multifamily total in order to obtain a more accurate representation of actual multifamily units created. After these adjustments, the net year-to-date multifamily new production added to the overall City's rental housing stock amounts to 439 units. (See Table 1).

Table 1. CRN Analysis of Unit Production: January – March 2011 Year-to-Date

	Projected Units	0-15%	16-30%	31-50%	51-60%	60-80%	81-100%	101+%	YTD Total	% of Goal
Multi-Family*	5,662	1,706	1,048	295	114	207	46	11	3,427	60.53%
<i>Less Rental Subsidy Units</i>	-2643	-1689	-954	-	-	-	-	-	-2,643	
<i>Less Site Improvements and Heat Receivership Units</i>	-1600	-17	-78	-179	-57	-14		-	-345	
Net MF New Units**	1,419	0	16	116	57	193	46	11	439	30.94%
Single Family less Multiple Benefits	609	1	4	6	8	55	27	11	112	18.39%
Improve and Preserve	1,780	8	28	98	10	23	26	8	201	11.29%

*Net Multi Family units after subtracting units receiving multiple benefits

**These are new Multi Family units created through DHED programs not counting units assisted by the Low-Income Housing Trust Fund which are renewed every year, Supportive Housing Rental Assistance, and Safety and Code Enforcement Programs.

Approved Multifamily Developments

The Department approved one Multifamily Project this quarter:

Hazel Winthrop Apartments

Rehabilitation and preservation of 30 family units in Uptown.

- **Income targets:**

- 8 two-bedroom units at < 60% AMI
- 17 three-bedroom units at < 60% AMI
- 5 four-bedroom units at < 60% AMI
- Tenants will receive Section 8 assistance and pay no more than 30 percent of their income

Neighborhood Stabilization Program

The most recent progress on NSP according to ChicagoNSP.org shows 28 units in 20 properties have been completed and 7 units in 5 properties have been sold or leased. (See attached: *Status of Chicago Neighborhood Stabilization Program Properties as of June 16, 2011*)

Below is a summary chart of the City of Chicago's NSP funding expenditures at the end of the second quarter of 2011 and includes the deadlines for each Grant term to spend 100 percent of the funds. According to this progress, the City would have to spend \$116 million from the first two rounds of NSP, or \$6.5 million a month, AND obligate \$8 million of the third round of NSP in approximately 18 months in order to satisfy HUD's requirements.

NSP Expenditures Progress Report – City of Chicago (As Of 2Q 2011)								
	Grant Amount	Committed	Expended	% Expended	% Expended for Low-Income	Program Income (PI)	PI as % of Total Grant Amount	Expenditure Deadline
NSP 1	\$55.2	100.00%	\$21.8	39.55%	15.87%	\$0.5	0.87%	February 2013
NSP 2	\$98.0	54.04%	\$4.2	4.29%	1.97%	\$0.0	0.00%	March 2013
NSP 3	\$16.0	0.00%	\$0.0	0.00%	0.00%	\$0.0	0.00%	February 2014

Source: HUD Snapshot Reports, <http://hudnsphelp.info>

City of Chicago FY2012 Budget

Mayor Rahm Emanuel released the City of Chicago Preliminary Budget last month which shows a \$635 million deficit for FY 2012.

Faced with the daunting task of closing a considerable budget gap, Mayor Emanuel, as his first task as Mayor, established a new budgeting process that incorporates both a historical analysis as well as financial forecasting of the City's revenues and expenditures to help inform decisions regarding the City's finances and budget. The preliminary budget document, the **Annual Financial Analysis**, provides a comprehensive analysis and discussion of the City's current financial state and outlook.

However, absent from the new Annual Financial Analysis are detailed line-item budget estimates for FY 2012 for each City Department, Grants like CDBG, and detailed revenue sources and expenditures for the Corporate Fund and other special funds that were all included in the Preliminary Budget documents of the past. While historical figures and projections help provide context to the City's budget outlook, the Annual Financial Analysis should serve, rather, as an enhancement to the previously existing Preliminary Budget format instead of a stand-alone document.

We take this opportunity to raise this issue to this Committee due to our shared interest in ensuring that resources for housing and the Department are sufficiently maintained. **Yet a consequence of this new budget process is a short timeline of thirty days to comment on real budget numbers.** The lack of information regarding budgetary trends impacting the Department of Housing and Economic Development makes a full and timely analysis and assessment of the Department's needs and availability of resources very challenging.

Housing Affordability

New data from the Center for Housing Policy' *Paycheck to Paycheck* housing cost and wage database shows that while housing costs are declining, many workers still find affordability out of reach.

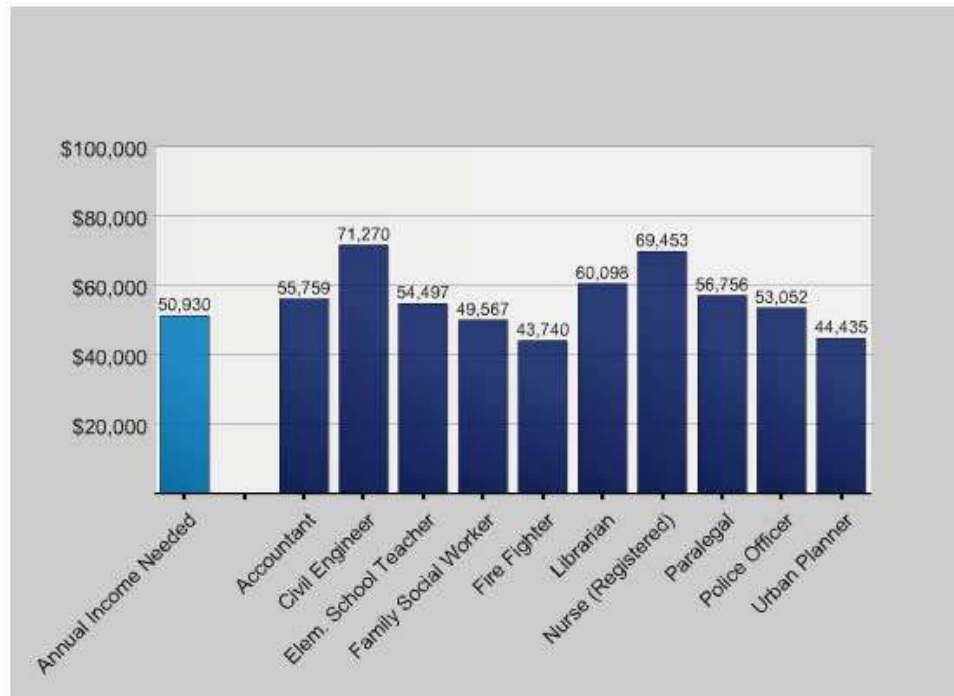
The new study shows a median housing price of \$172,000 in the Chicago area, which has been on a steady decline in the last few years. A household would have to earn at least \$50,930 to afford to buy a median-priced home in Chicago, assuming a 10 percent down payment. While this may bode as better news in terms of affordability, one would have to consider the burdens attached to homeownership: assembling a down payment, access to credit, property taxes, and funds for repairs and utilities. Additionally, the reason for the decline in home prices is likely due to the impacts of foreclosures, suggesting that many communities continue to struggle in this depressed market.

On the other hand, among renters, the high cost of housing seems to have been left largely unabated despite the continued market decline. The Fair Market Rate for a typical one-bedroom apartment is \$904 per month, and \$1,016 per month for a two-bedroom. A worker would have to earn at least \$19.50 an hour—assuming a 40-hour work week, 52 weeks a year—to be able to afford a two-bedroom apartment, or \$17.40 an hour using the same assumptions.

The graphs below illustrate the housing cost and wage comparisons derived from the *Paycheck to Paycheck* data.

HOMEOWNERSHIP MARKET — CHICAGO, IL

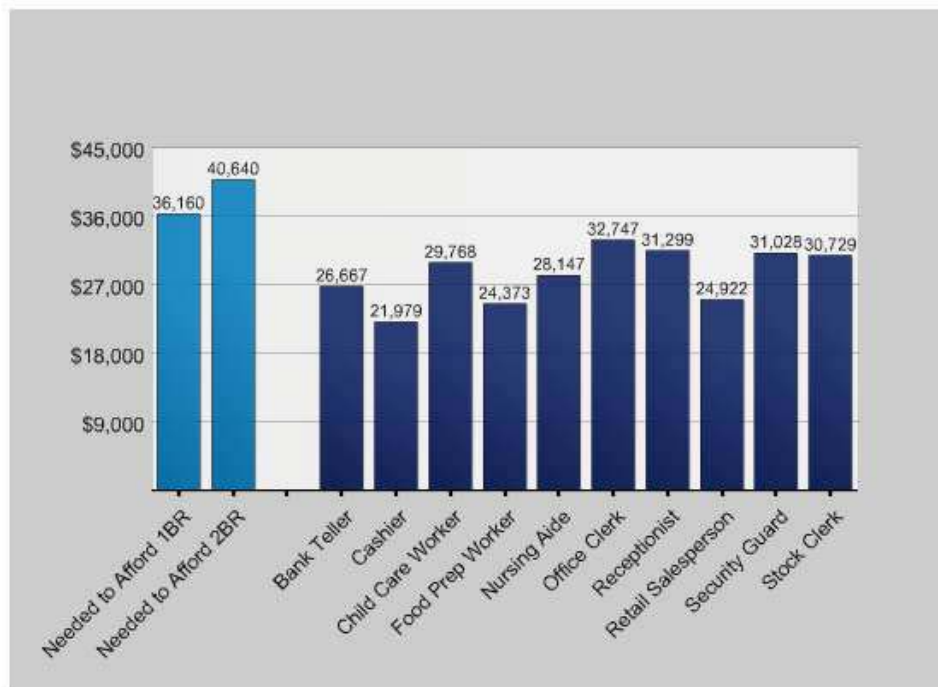
2011 Median Priced Home: \$172,000



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RENTAL MARKET — CHICAGO, IL

2011 Fair Market Rent: 1BR \$904/month, 2BR \$1,016/month



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APPENDIX

Table 1. Commitments and Unit Production Totals Reported by Department of Housing and Economic Development – Year to Date 2011

	Total Projected Commitments	1st Quarter Commitments	YTD	% of Goal
Multi Family	\$355,442,732	\$37,662,400	\$37,662,400	10.60%
Single Family	\$64,304,100	\$13,483,715	\$13,483,715	20.97%
Improve and Preserve	\$16,042,832	\$1,640,223	\$1,640,223	10.22%
Programmatic Applications	\$1,250,000	\$0	\$0	0.00%
Total	\$437,039,664	\$52,786,338	\$52,786,338	12.08%

	Total Projected Units	1st Quarter Units	YTD	% of Goal
Multi Family	5,662	3,427	3,427	60.53%
Single Family	609	112	112	18.39%
Improve and Preserve	1,780	201	201	11.29%
Total	8,051	3,740	3,740	46.45%

Status of Chicago Neighborhood Stabilization Program Properties

Updated: June 16, 2011

	Property Location	Number of units	Community Area	Developer	Under Contract	Acquired	In Rehab	Demo'd	Rehab Complete/ Substantially Complete or For Sale	Sold/Leased Up
1	3252-56 W Leland Ave.	6	Albany Park	Chicago Metropolitan Housing Development Corporation	x	x				
2	4711 N Monticello Ave.	2	Albany Park	KMW Communities, LLC	x	x				
3	7646 S Morgan St.	2	Auburn Gresham	Team 4 Construction LLC	x	x				
4	7719 S Ada St.	2	Auburn Gresham	New Homes for New Pisgah	x	x				
5	7719 S Throop St.	2	Auburn Gresham	New Homes for New Pisgah	x	x				
6	7721 S Carpenter St.	2	Auburn Gresham	Team 4 Construction LLC	x	x				
7	7734 S Aberdeen St.	1	Auburn Gresham	Team 4 Construction LLC	x	x				
8	7801 S Aberdeen St.	1	Auburn Gresham	New Homes for New Pisgah	x	x	x		x	
9	7804 S Green St.	2	Auburn Gresham	New Homes for New Pisgah	x	x	x		x	
10	7835 S Ada St.	1	Auburn Gresham	New Homes for New Pisgah	x	x	x		x	
11	7914 S Carpenter St.	4	Auburn Gresham	New Homes for New Pisgah	x	x				
12	1641 N Lamon Ave.	4	Austin	KMA Holdings	x	x	x			
13	220-222 S Lotus Ave.	4	Austin	Avalon Investments	x	x	x			
14	347-51 S Central Ave.	22	Austin	Karry L. Young Development LLC	x	x	x			
15	5006 W Concord Pl.	2	Austin	KMA Holdings	x	x	x			

* This property will be posted for Chicago NSP approved developers to submit redevelopment proposals.

	Property Location	Number of units	Community Area	Developer	Under Contract	Acquired	In Rehab	Demo'd	Rehab Complete/ Substantially Complete or For Sale	Sold/Leased Up
16	5141 W Concord Place	1	Austin	Karry L. Young Development LLC	x	x	x		x	
17	5235 W Adams St.	2	Austin	N/A to be demo'd	x	x				
18	5254-56 W Adams St.	1	Austin	Breaking Ground	x	x				
19	5521 W Gladys Ave.	8	Austin	Three Corners	x	x	x			
20	5546 W Quincy St.	2	Austin	Breaking Ground	x	x				
21	7953 S Vernon Ave.	16	Chatham	Celadon Holdings	x	x				
22	2501-05 W 63rd St.	15	Chicago Lawn	KMA Holdings	x	x				
23	2925 W 59th St.	9	Chicago Lawn	New Directions	x	x				
24	3328 W 65th St.	1	Chicago Lawn	DMR Investments	x	x				
25	3335 W 62nd Pl	1	Chicago Lawn	*To be posted	x					
26	3454 W Marquette Rd.	2	Chicago Lawn	Selection in process	x	x				
27	6016 S Whipple St.	1	Chicago Lawn	DMR Investments	x	x				
28	6118 S Sacramento Ave.	1	Chicago Lawn	Selection in process	x	x				
29	6124 S Sacramento	1	Chicago Lawn	Selection in process	x	x				
30	6237 S Sacramento Avenue	2	Chicago Lawn	DMR Investments	x	x				
31	6324 S Campbell Ave.	1	Chicago Lawn	Karry L. Young Development LLC	x	x	x		x	
32	6348 S Campbell Ave.	2	Chicago Lawn	Karry L. Young Development LLC	x	x	x			
33	6349 S Campbell Ave.	1	Chicago Lawn	N/A	x	x	x		x	
34	6351 S Campbell Ave.	2	Chicago Lawn	Karry L. Young Development LLC	x	x	x		x	
35	6354 S Rockwell St.	1	Chicago Lawn	Karry L. Young Development LLC	x	x	x			
36	6405 S. Rockwell St.	1	Chicago Lawn	Karry L. Young Development LLC	x	x	x		x	
37	6408 S Talman Ave.	1	Chicago Lawn	Vesta Property Development	x	x	x			
38	6433 S Talman Ave.	1	Chicago Lawn	Vesta Property Development	x	x	x			

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	Property Location	Number of units	Community Area	Developer	Under Contract	Acquired	In Rehab	Demo'd	Rehab Complete/ Substantially Complete or For Sale	Sold/Leased Up
39	6501 S Artesian Ave.	2	Chicago Lawn	Karry L. Young Development LLC	x	x	x		x	
40	6511 S Maplewood Ave.	2	Chicago Lawn	Vesta Property Development	x	x	x			
41	6614 S Campbell Ave.	1	Chicago Lawn	Karry L. Young Development LLC	x	x	x		x	x
42	327 N Central Park Ave.	2	East Garfield Park	Community Male Empowerment Project	x	x	x			
43	3352 W Walnut Ave.	2	East Garfield Park	Community Male Empowerment Project	x	x	x		x	x
44	3412 W Walnut St.	2	East Garfield Park	Community Male Empowerment Project	x	x	x		x	x
45	3430 W Fulton Ave.	3	East Garfield Park	N/A	x	x		x		
46	6544 S. Union	1	Englewood	N/A to be demo'd	x					
47	436-42 E. 47th St.	21	Grand Boulevard	*To be posted	x					
48	4800-14 S Calumet Ave.	21	Grand Boulevard	Selection in process	x	x				
49	4815 S Forrestville Ave.	1	Grand Boulevard	*To Be Posted	x					
50	6956 S Woodlawn Ave.	1	Greater Grand Crossing	Selection in process	x	x				
51	6966 S Woodlawn Ave.	1	Greater Grand Crossing	Revere Properties	x	x	x		x	
52	7014 S Kimbark Ave.	4	Greater Grand Crossing	Celadon Holdings	x	x				
53	7122 S Ellis Ave.	2	Greater Grand Crossing	N/A to be demo'd	x	x				
54	7140 S Woodlawn Ave.	1	Greater Grand Crossing	Team 4 Construction LLC	x	x	x			
55	7143 S University Ave.	2	Greater Grand Crossing	Team 4 Construction LLC	x	x	x			

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	Property Location	Number of units	Community Area	Developer	Under Contract	Acquired	In Rehab	Demo'd	Rehab Complete/ Substantially Complete or For Sale	Sold/Leased Up
56	7217 S Ellis Ave.	2	Greater Grand Crossing	Revere Properties	x	x	x		x	
57	1823 N Tripp Ave.	2	Hermosa	Keaney Construction	x	x				
58	1830 N Kedvale Ave.	1	Hermosa	CDG II Inc	x	x				
59	2028 N. Kilbourn	1	Hermosa	*To Be Posted	x					
60	2039 N. Kostner	2	Hermosa	*To Be Posted	x					
61	2112 N Kilbourn	1	Hermosa	*To be posted	x	x				
62	2118 N Keeler Ave.	1	Hermosa	JML Development	x	x				
63	2244 M Kostner Ave.	2	Hermosa	JML Development	x	x				
64	4326 W Dickens Ave.	2	Hermosa	Selection in process	x	x				
65	1007 N Ridgeway Ave.	2	Humboldt Park	KMW Communities, LLC	x	x				
66	1015 N Pulaski Road	30	Humboldt Park	Celadon Holdings	x					
67	1055-57 N Kilbourn St.	4	Humboldt Park	CDG II Inc	x	x				
68	1122-24 N Monticello Ave.	4	Humboldt Park	Selection in process	x	x				
69	1636 N Spaulding Ave.	2	Humboldt Park	Anchor Group Ltd. of Illinois	x	x	x			
70	3302-08 W Huron St.	8	Humboldt Park	Hispanic Housing Development Corporation	x					
71	3339 W Le Moyne St.	1	Humboldt Park	Anchor Group Ltd. of Illinois	x	x	x			
72	3417 W Hirsch St.	1	Humboldt Park	Latin United Community Housing Association (LUCHA)	x	x	x		x	
73	3507 W Hirsch St.	1	Humboldt Park	N/A to be demo'd	x	x				

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	Property Location	Number of units	Community Area	Developer	Under Contract	Acquired	In Rehab	Demo'd	Rehab Complete/ Substantially Complete or For Sale	Sold/Leased Up
74	3518 W LeMoyn St.	1	Humboldt Park	Latin United Community Housing Association (LUCHA)	x	x	x		x	
75	3818 W Ohio St.	3	Humboldt Park	KMW Communities, LLC	x	x				
76	3847 W Huron St.	3	Humboldt Park	KMW Communities, LLC	x	x				
77	4204 W. Walton	1	Humboldt Park	*To Be Posted	x					
78	4231 W Division St.	14	Humboldt Park	IFF	x	x				
79	4253 W Cortez	2	Humboldt Park	Selection in process	x	x				
80	4440 W. Rice	1	Humboldt Park	Selection in process	x	x				
81	536 N Avers Ave.	2	Humboldt Park	Anchor Group Ltd. of Illinois	x	x	x			
82	650 N Sawyer Ave.	2	Humboldt Park	CDG II INC	x	x				
83	730 N Springfield Ave.	2	Humboldt Park	KMW Communities, LLC	x	x				
84	825 N Karlov Ave.	2	Humboldt Park	KMW Communities, LLC	x	x				
85	3508 W Palmer St.	1	Logan Square	JML Development	x	x				
86	3519 W Dickens	2	Logan Square	*To be posted	x	x				
87	3520 W Palmer St.	3	Logan Square	Selection in process	x					
88	3550 W Lyndale St.	7	Logan Square	Hispanic Housing Development Corporation	x	x				
89	1214 W 52nd St.	3	New City	New West Realty (Sherman Park, LLC)	x	x	x			
90	1540 S Drake Ave.	2	North Lawndale	Breaking Ground	x	x	x			
91	1550 S Sawyer Ave.	2	North Lawndale	Breaking Ground	x	x	x			
92	1553 S Sawyer Ave.	6	North Lawndale	N/A to be demo'd	x	x				

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	Property Location	Number of units	Community Area	Developer	Under Contract	Acquired	In Rehab	Demo'd	Rehab Complete/ Substantially Complete or For Sale	Sold/Leased Up
93	1649 S Trumbull Ave.	2	North Lawndale	Breaking Ground	x	x	x		x	
94	1863 S Lawndale Ave.	15	North Lawndale	Lawndale Christian Development Corporation	x	x				
95	3551 W Douglas Blvd.	2	North Lawndale	Breaking Ground	x	x	x		x	
96	4066 S Lake Park Ave.	1	Oakland	Breaking Ground	x	x	x		x	x
97	10713 S Cottage Grove Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x	x			
98	10722 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
99	10725 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
100	10728 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
101	10730 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
102	10731 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
103	10742 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x	x			
104	10744 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x	x			
105	10764 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				

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106	10766 S Champlain Ave.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
107	609 E 107th St.	1	Pullman	Chicago Neighborhood Initiatives	x	x				
108	29 W 108th St.	1	Roseland	Team 4 Construction LLC	x	x	x			
109	49 W 108th St.	1	Roseland	Team 4 Construction LLC	x	x	x			
110	3247 E. 91st St.	3	South Chicago	Claretian Associates	x	x				
111	3252 E 91st St.	3	South Chicago	N/A	x	x		x		
112	8146 S Marquette Ave.	1	South Chicago	KLEO Community Family Life Center	x	x				
113	8322 S Houston Ave.	4	South Chicago	Bronzeville Renovations	x	x				
114	8332 S Muskegon	1	South Chicago	N/A to be demo'd	x	x				
115	8404 S Manistee	2	South Chicago	N/A to be demo'd	x	x				
116	8420 S Muskegon Avenue	1	South Chicago	N/A to be demo'd	x	x				
117	8518 S Marquette Avenue	2	South Chicago	KLEO Community Family Life Center	x	x				
118	8622 S Saginaw Ave.	1	South Chicago	KLEO Community Family Life Center	x	x				
119	8637 S Saginaw Ave.	4	South Chicago	Bronzeville Renovations	x	x				
120	9100 S Burley Ave.	7	South Chicago	Claretian Associates	x	x				
121	2635 S St Louis Ave.	2	South Lawndale	Breaking Ground	x	x				
122	7525 S Ridgeland Ave.	2	South Shore	DMR Investments	x	x	x			
123	7543-45 S Phillips Ave.	7	South Shore	New Homes for New Pisgah	x	x				
124	7622 S Cregier Ave.	1	South Shore	Genesis Housing Development Corp	x	x	x		x	x

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125	7631 S Cregier Ave.	1	South Shore	Genesis Housing Development Corp	x	x	x			
126	7728 S Ridgeland Ave.	2	South Shore	DMR Investments	x	x	x			
127	5520 S Prairie Ave.	18	Washington Park	New West Realty (Sherman Park, LLC)	x	x	x			
128	5615 S Prairie Ave.	10	Washington Park	Preservation of Affordable Housing (POAH)	x	x	x			
129	5655 S Indiana	22	Washington Park	*To be posted	x					
130	5840 S King Drive	6	Washington Park	IFF	x	x				
131	5923-39 S Wabash Ave.	48	Washington Park	St. Edmund's Oasis, LLC	x	x				
132	6015-31 S Indiana Ave.	46	Washington Park	Brinshore Development (Ironwood Court LLC)	x	x	x			
133	6034 S Prairie	33	Washington Park	Selection in process	x					
134	6214 S Indiana Ave.	2	Washington Park	Selection in process	x	x				
135	11612 S Elizabeth Ave.	1	West Pullman	Team 4 Construction LLC	x	x	x			
136	12013-15 S Eggleston Ave.	12	West Pullman	KMA Holdings	x	x				
137	6110 S Eberhart Ave.	3	Woodlawn	KLEO Community Family Life Center	x	x				

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138	6200 S. Vernon, 6156-58 S. Vernon, 6201-03 S. Eberhart, 6153- 6159 S. Eberhart, 6200-06 S. Rhodes, 6154-56 S. Rhodes, 6153-59 S. St. Lawrence	102	Woodlawn	Preservation of Affordable Housing (POAH)	x	x				
139	6323 S Ingleside Ave.	3	Woodlawn	Preservation of Affordable Housing (POAH)	x	x				
140	6428 S Ingleside Ave.	3	Woodlawn	Preservation of Affordable Housing (POAH)	x	x				
141	6456 S Maryland Ave.	12	Woodlawn	Preservation of Affordable Housing (POAH)	x	x	x			
142	6523 S Saint Lawrence	1	Woodlawn	N/A to be demo'd	x	x				
	Total properties	142			142	130	52	2	20	5
	Total units	724			724	600	189	6	28	7

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