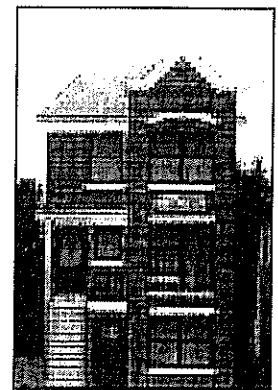


# AFFORDABLE HOUSING PLAN 2004-2008

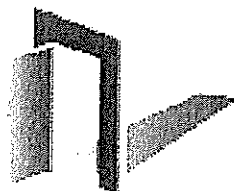


## Quarterly Progress Report January-March 2006



Keeping Chicago's  
neighborhoods affordable.

Chicago Department of Housing  
John G. Markowski, Commissioner



City of Chicago  
Richard M. Daley, Mayor





## LETTER FROM THE COMMISSIONER

I am pleased to submit the first Quarterly Progress Report of 2006, which presents the Department of Housing's progress on the goals set forth in the City's third Affordable Housing Plan, 2004–2008. For 2006, the Department plans to commit more than \$387 million to support more than 11,000 units of housing.

The Department expects to commit more than \$257 million to create or preserve 7,600 units of affordable rental housing in 2006. We have increased our production goals for the Low Income Housing Trust Fund Rental Subsidy Program in anticipation of receiving new funding from the State as a result of the statewide rental subsidy legislation passed last year. With these additional funds, DOH expects to assist approximately 400 more families than it did last year through the rental subsidy program. These funds will play a large role in achieving the goals laid out in the Mayor's Plan to End Homelessness.

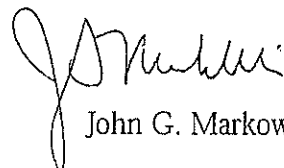
In 2006, we also plan to commit nearly \$107 million to promote and support affordable homeownership. Through programs such as TaxSmart and New Homes for Chicago, the Department expects to assist more than 1,500 households. In addition, market conditions have changed so that it is possible for the Department to bring back a competitive City Mortgage program, which will offer a below-market interest rate and 4% gift assistance to qualified homebuyers. We expect this program to be very successful in the current environment of rising interest rates.

In the area of home improvement and preservation, DOH plans to commit nearly \$22 million to support more than 2,300 families through programs such as Home Repairs for Accessible and Independent Living, TIF Neighborhood Improvement Program, and Emergency Housing Assistance Program. These programs help preserve Chicago's aging housing stock and help make it possible for people to remain in their homes.

DOH announced several new initiatives in the first quarter, including proposed changes to the New Homes for Chicago Program and our new Five-Year Senior Housing Plan. Changes in the works for the New Homes program include focusing subsidies on those who need them the most and using Downtown Density Bonus funds to encourage construction in difficult-to-develop areas of Chicago. We plan to implement these program changes in the second and third quarters of 2006.

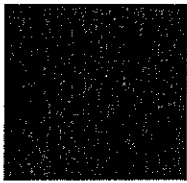
Our new Senior Housing Plan calls for the construction of 4,000 new units of senior housing by 2010 and outlines strategies to achieve this goal (for more information, see the story beginning on page 12). As these new initiatives move forward, we will keep you updated on their progress.

The year is off to a great start, and we look forward to continue working with all our partners to achieve the ambitious goals we have set for the Department of Housing.



John G. Markowski





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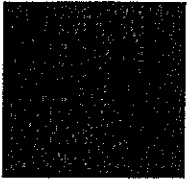
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## REFERENCE

1. Chicago Metropolitan Area Median Incomes
2. City of Chicago Maximum Affordable Monthly Rents







## INTRODUCTION

This document is the First Quarter 2006 report on the progress of the Chicago Department of Housing's third Affordable Housing Plan, 2004–2008.

DOH projected an active and productive year, committing over \$387 million in resources to support 11,461 units of housing.

Through the first quarter of 2006, the Department committed over \$86 million in funds to support over 4,000 units, which represents 35% of the 2006 unit goal and 22% of the 2006 resource allocation goal.









## CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2006, the Department expects to support 7,600 units of multi-family affordable rental housing through loans for new construction or rehab, through rental subsidies and through property stabilization programs.

Through the first quarter of 2006, the Department of Housing committed over \$54 million in resources to support over 3,000 units. These numbers represent 42% of the 2006 multi-family unit goal and 21% of the 2006 multi-family resource allocation goal.

### Multi-Family Rehab and New Construction

#### Ninety-nine new affordable senior units planned for Uptown

The City Council approved an ordinance supporting the construction of a \$22.8 million affordable senior apartment complex in the City's Uptown community.

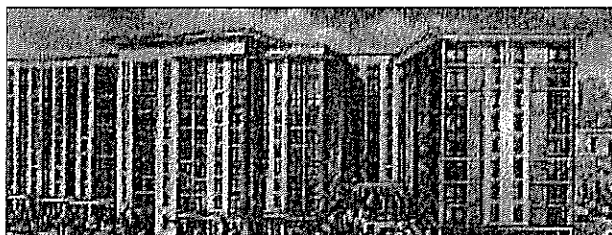
Wilson Yard Senior Apartments will provide 99 units in a 10-story tower. All of the 99 one-bedroom units will have affordable rents of \$625 and will be affordable to with a total household income at or below 50 percent of area median income. The building will be constructed from concrete with brick facing.

Holsten Real Estate Development Corp. plans to build the development at 1036 W. Montrose Ave. in the 46th Ward.

Amenities will include a multipurpose room, a laundry room and on-site parking in the adjacent garage. The development will include ground floor retail and commercial space. A social service program will also be provided for the residents, including social, recreational and health care services to be coordinated by a full-time social services manager.

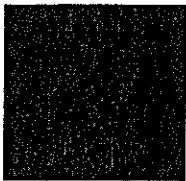
Wilson Yard Senior Apartments is a part of the greater Wilson Yard mixed-use redevelopment plan which includes additional affordable rental housing and a retail component.

The City will invest up to \$15 million in tax exempt bonds, up to \$4.8 million in loans and \$876,000 in tax credits, generating over \$9.7 million in equity for the project. The building is located in the Wilson Yard Tax Increment Financing (TIF) District and will also receive TIF assistance.



*Wilson Yard Senior Apartments, pictured on the left in the above rendering, will provide 99 affordable rental units for seniors. The development is part of the larger Wilson Yard mixed-use redevelopment plan, which includes additional affordable housing and retail.*





## Washington Park YMCA slated for rehab

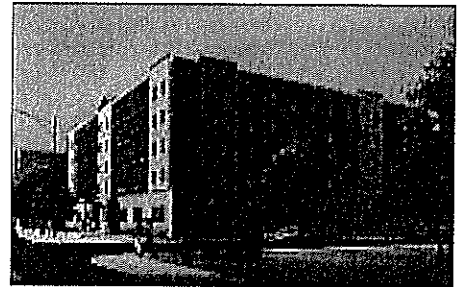
This quarter, City Council also approved an ordinance that authorizes the waiver of City fees associated with the development of a \$10.6 million single-room-occupancy (SRO) supportive housing development to be built with City assistance in the 3rd Ward. In addition to waiving certain City fees, the City will invest \$874,378 in low-income housing tax credits, which will generate \$9.2 million in equity for the project.

Affordable Housing Preservation Foundation plans to rehabilitate the former Washington Park YMCA, located at 5000 S. Indiana Ave., into a 63-unit building for formerly homeless individuals and CHA supportive housing tenants.

The complex will offer a wide variety of support services designed to assist in the transition from homelessness and will enable residents to live as independently as possible.

Each unit will be approximately 659 square feet, and will include a kitchenette and private bathroom.

The development of Washington Park SRO is another step in Chicago's effort to preserve and provide affordable housing with support services to those who are homeless or at risk of homelessness, which is the cornerstone of the City's 10-year Plan to End Homelessness.



*The former Washington Park YMCA, located at 5000 S. Indiana, will be rehabbed to create 63 units of supportive housing.*

## Keystone Place to bring 68 new affordable units to Woodlawn

In March, the City Council authorized the sale of 14 City-owned parcels and the waiver of related fees for the construction of a 68-unit mixed-income rental housing in the 5th Ward.

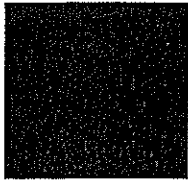
Brinshore Development plans to build Keystone Place, a mixed-income development that includes 17 buildings ranging from two- to six-flats, on scattered sites in the blocks bounded by 63rd Street, Marquette Road, and Minerva and Ellis avenues. The proposed development will bring 12 one-bedroom, 34 two-bedroom, 10 three-bedroom and 12 four-bedroom apartments at initial monthly rents from \$340 to \$975.

The project will include 61 affordable units, 38 of which will be reserved for former CHA residents, and seven market-rate units.

The Illinois Housing Development Authority and the Chicago Housing Authority are financing the construction of the rental units.







## Updates on Previously Reported Developments

### Martha Washington Apartments celebrates grand opening

In March, Mayor Richard M. Daley joined other city officials and community leaders to celebrate the official opening of the Martha Washington Apartments, a new \$16.9 million mixed-income senior housing development in the North Center community on the City's Northwest Side.

The 104-unit development, located at 2324 W. Irving Park Rd., provides four studios, 87 one-bedroom and 13 two-bedroom units in a five-story building with initial monthly rents from \$495 to \$895. Twenty-one of the units will be reserved for very low-income seniors making no more than 30 percent of area median income.

The Martha Washington Apartments is located on a seven-acre site that once housed the Martha Washington Hospital, and will be adjacent to two other planned senior facilities. North Center Senior Housing LP is the developer of the 101,000-square-foot facility. Features include activity rooms, a health center, a warming kitchen and laundry facilities. Advocate Health Care donated the land for the project.

The development furthers the City's commitment to support the growing housing and service needs of seniors. Since the early 1990s, the City has help construct 5,100 units of affordable senior housing.

Chicago has 400,000 citizens over the age of 60 and the number is expected to grow considerably. As a result, there will be significant changes in housing needs as more seniors decide whether to remain in their homes as they age or find other housing that meets their needs. (See page 12 for a related story on the City's new Senior Housing Plan.)

### Development for adults with spina bifida breaks ground

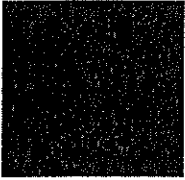
In March, Mayor Richard M. Daley joined officials of Anixter Center at a groundbreaking for the new Anixter Village, a 15-unit, affordable residential development for young adults with spina bifida.

"The new Anixter Village development will provide accessible, affordable housing and a warm, caring and supportive environment for young adults with spina bifida," Daley said at a ceremony at 2045-59 W. Washburne Ave. in the Illinois Medical District.

"Thanks to new medical treatments and technology, most people born with spina bifida can expect to have a normal life span," the Mayor continued. "They have careers, get married and have children just like everyone else. People with spina bifida should have the opportunity to make the most of their lives, just like everyone else in our society—and that's why we're building this center."







The City of Chicago donated land worth \$940,000 for the development, and also provided landscaping and site improvements.

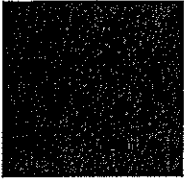
Other funding came from the U.S. Department of Housing and Urban Development, the Illinois Housing Development Authority, the Federal Home Loan Bank and private foundations.

Founded in 1919, the Anixter Center serves people with disabilities and other issues, including developmental disabilities, autism, AIDS, brain injury and deafness









## PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2006, DOH expects to commit nearly \$107 million to more than 1,500 households to help them achieve or sustain homeownership. DOH supports the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties, and financing programs for home purchase and rehabilitation.

Through the first quarter of 2006, the Department committed nearly \$28 million to support more than 350 units, achieving 23% of the annual homeownership unit goal and 26% of the annual homeownership resource allocation goal.

### Single Family Rehab and New Construction

#### **The Resurrection Project to build 133 new units of affordable for-sale housing**

In March, City Council approved an ordinance supporting the construction of 133 units of affordable for-sale housing on City-owned vacant lots in the Back of the Yards, Douglas Park, Little Village and Pilsen communities.

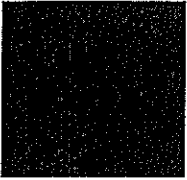
The ordinance authorizes the disposition of 47 City-owned parcels under the New Homes for Chicago program for the construction of Resurrection Homes on scattered sites in the 3rd, 12th, 20th, 22nd, 24th, 25th and 28th Wards. The developer will also receive up to \$1.5 million in subsidies.

The development, to be developed by The Resurrection Project, is a combination of 75 buildings, including condominiums, townhouses and single-family homes. The homes will feature two to three bedrooms and one to two baths with one off-street parking space. Sizes will range from approximately 1,114 to 1,950 square feet.

The Resurrection Project is one of the most prolific New Homes for Chicago developers. Since 1992, The Resurrection Project has built 140 new homes, producing 200 affordable units, through the New Homes for Chicago program.

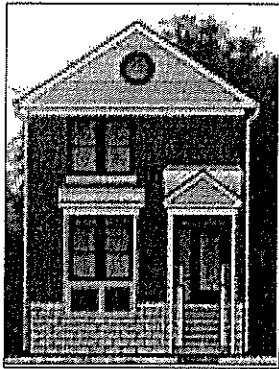




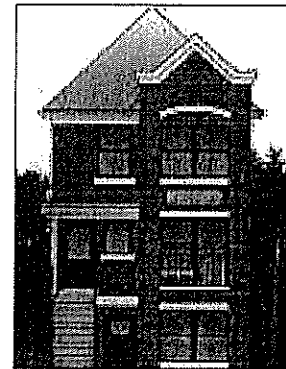


City assistance will provide \$10,000 in subsidies for each single-family home and \$30,000 for each two-flat building. Prices in the development will range from approximately \$134,000 to \$265,000.

All of the homes will be made affordable to eligible buyers who have household earnings within 120 percent of area median income. Purchase price assistance may further reduce the price of each of the single-family homes by up to \$30,000 for qualified buyers.



*These renderings show examples of the 133 units that The Resurrection Project is developing through the New Homes for Chicago program.*



## Homeownership Assistance

### Public Safety Officer Homebuyer Assistance Program

In the first quarter, City Council also approved an ordinance to expand the Police Officer Homeownership Incentive Program to include assistance to firefighters and paramedics.

The new Public Safety Officer Homebuyer Assistance Program will now provide up to \$7,500 in financial assistance to eligible police officers, firefighters and paramedics who purchase homes in CHA redevelopment areas that are a part of the Plan for Transformation. Eligible public safety officers who purchase a home in other areas of the City will be eligible for up to \$3,000 in assistance.

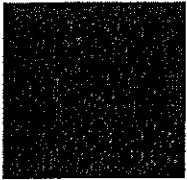
The program's aim is to enhance neighborhood revitalization efforts. It is available to non-probationary police officers, firefighters and paramedics in good standing with the City.

Public safety officers can use the loan to cover mortgage related expenses. The loan is forgiven over a five-year period unless the buyer moves during the five years.

The program has a budget of approximately \$300,000 for 2006. DOH estimates that it will assist 90 public safety officers in 2006. In the first quarter, four public safety officers received assistance through the program.







## Updates on Previously Reported Developments

### **Greenline Condominiums development to increase scope**

Also in the first quarter, City Council approved an ordinance to convey three more vacant, City-owned lots in the Woodlawn community for the Greenline Condominiums development.

The developer, Kimbark Maryland LLC, plans to build two more buildings with 11 units. The additional land is being conveyed under the City Lots for City Living program.

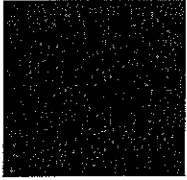
The amended ordinance also increases the total number of units from 45 to 64 and removes the price cap on eight market rate units.

Kimbark Maryland LLC is building the for-sale housing in the area bordered by Maryland, Kimbark, 66th St. and 67th St. in the 5th and 6th Wards. Construction on the project began in June of 2005.

The condos will have two to three bedrooms and some will have garages. Sizes will range from 1,200 to 1,600 square feet. Prices on the affordable units will start at about \$165,000.







## IMPROVEMENT AND PRESERVATION OF HOMES

In 2006, the Department of Housing expects to commit nearly \$22 million to assist more than 2,300 households to repair, modify or improve their homes. Through the first quarter, DOH has committed \$3.9 million in resources to support more than 500 units.

### **TIF Neighborhood Improvement Program coming to Morgan Park and West Pullman**

In the first quarter, City Council approved an ordinance that authorizes the Department of Housing to enter into an agreement with Neighborhood Housing Services of Chicago (NHS) and the Chicago office of the Local Initiatives Support Corporation (LISC) to administer the 119th /I-57 and 119th /Halsted TIF Neighborhood Improvement Program (TIF-NIP).

The program will offer matching grants of up to \$17,500 to qualified owner/occupants of one-to-four unit residential buildings for exterior repairs and limited interior improvements.

LISC/Chicago will provide the up-front financing, and NHS will administer a total of up to \$2 million in grants in parts of the Morgan Park and West Pullman communities. The homes must be located within the TIF boundaries.

Under the city's TIF-NIP program, residents who live in specially designated Tax Increment Financing Districts can apply for the grants to make repairs to their homes. The partnership between the Department of Housing, LISC/Chicago and NHS will provide quality, affordable housing in Chicago while working to maintain strong neighborhoods.

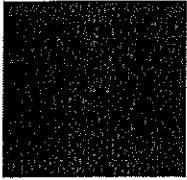
"The TIF Neighborhood Improvement Program offers residents the opportunity to preserve quality housing stock, to enhance their own investment in their home, and to contribute to the revitalization of their community," said Andrew Mooney, Senior Program Director of LISC/Chicago.

TIF-NIP has already helped improve more than 1,800 units of housing in the Bronzeville, Woodlawn, South Chicago, Albany Park, West Garfield Park, West Humboldt Park and Englewood communities.









### **DOH commits assistance to more than 200 units through EHAP**

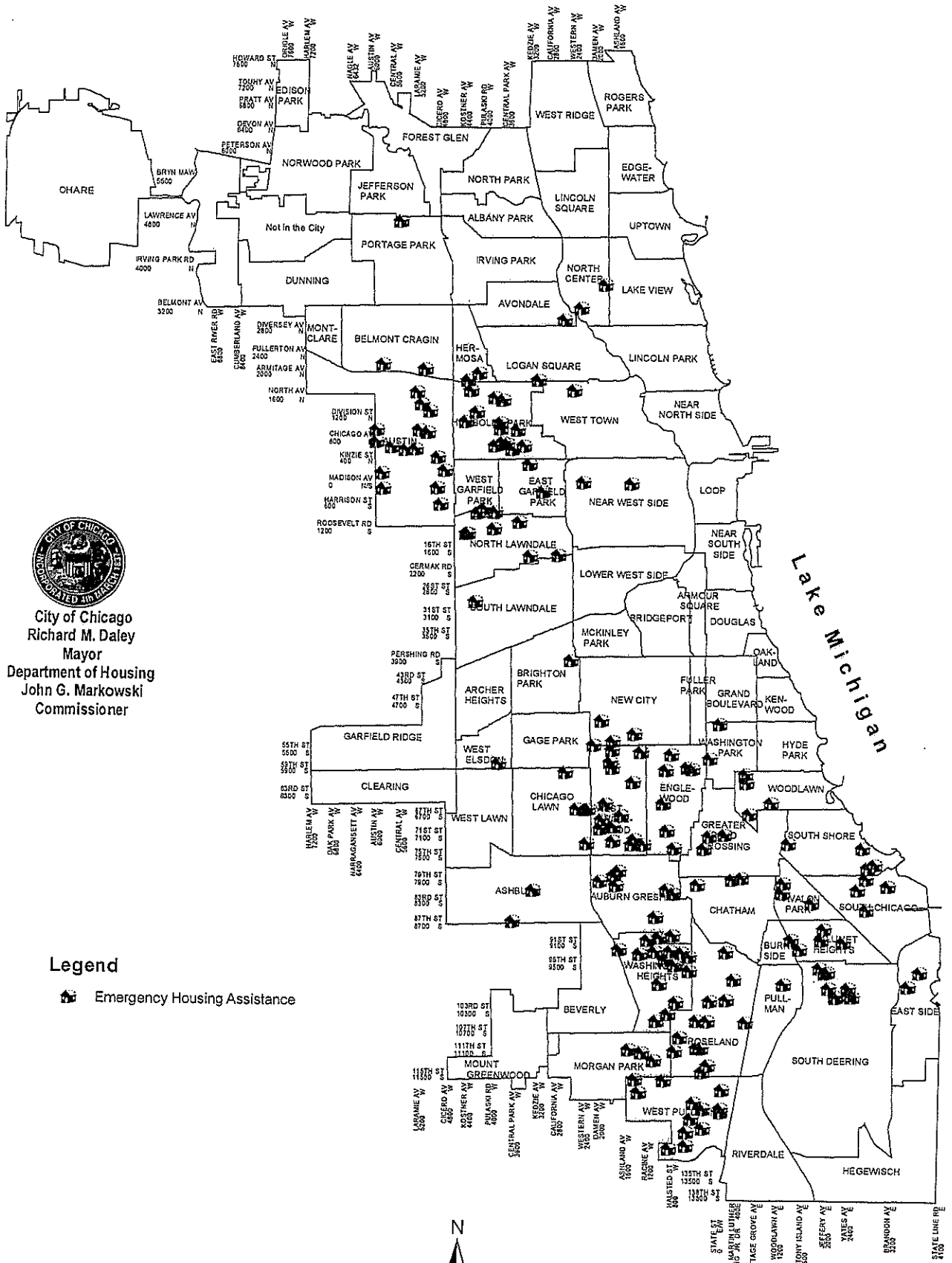
In the first quarter, the Department of Housing committed assistance to 253 units of housing through the Emergency Housing Assistance Program (EHAP). Through this program, DOH provides emergency repairs to porches, roofs, and furnaces for families earning less than 50% of the area median income (approximately \$37,700 for a family of four).


See the following page for a map showing the locations of the units to which the Department committed assistance in the first quarter of 2006.






# Emergency Housing Assistance Program (EHAP) Activity January 1, 2006 - March 31, 2006



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

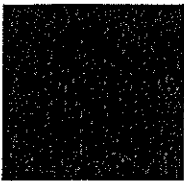
**Legend**  
 Emergency Housing Assistance

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April 25, 2006







## INTRA-CITY COLLABORATION

### **City establishes senior housing plan**

In the first quarter, Mayor Richard M. Daley announced a five-year senior housing plan that calls for creating 4,000 new housing units for seniors by 2010.

“Our seniors have raised their families, defended our country, been part of our workforce and created the communities we live in,” Daley said at a news conference at the new Renaissance Saint Luke senior development, 1501 W. Belmont Ave. “We want to keep them in Chicago, so they can remain a part of the fabric of our city, and live near their children, grandchildren, friends, organizations and places of worship.”

Renaissance St. Luke is one of 55 new senior housing developments the City has helped construct since 1989. Its 90 units are among the 5,100 senior housing units that have been added during that period.

“I’m very proud of what we’ve accomplished for our senior citizens,” Daley said. “But much more needs to be done.”

Chicago has 400,000 residents aged 60 and older, a number that is expected to increase substantially by 2020. Fifty-eight percent of senior households have annual incomes of less than \$30,000.

By aggressively pursuing available resources and working closely with private and public-sector partners, Daley said, “We intend to create more safe, affordable condos, apartments and supportive living facilities for seniors to call home.”

The five-year plan identifies the community areas with the greatest need for different types of senior housing: independent living apartments for seniors with low incomes and very low incomes; moderately priced condominiums; affordable full-service communities for independent seniors; and supportive living facilities.

The Mayor said the City is also committed to providing help for seniors who prefer to remain in their own homes and neighborhoods. The City Departments of Housing and Aging are working with community-based partners to provide services such as structural modifications to homes, home-delivered meals and temporary housekeeping assistance for those who are recovering from illnesses.

The Department of Housing has also developed a new senior housing resource list to help seniors find housing that meets their needs.

Assistant Commissioner Bill Povalla has been appointed to lead initiatives related to the senior housing plan.

See the following page for a map of priority community areas for senior housing.

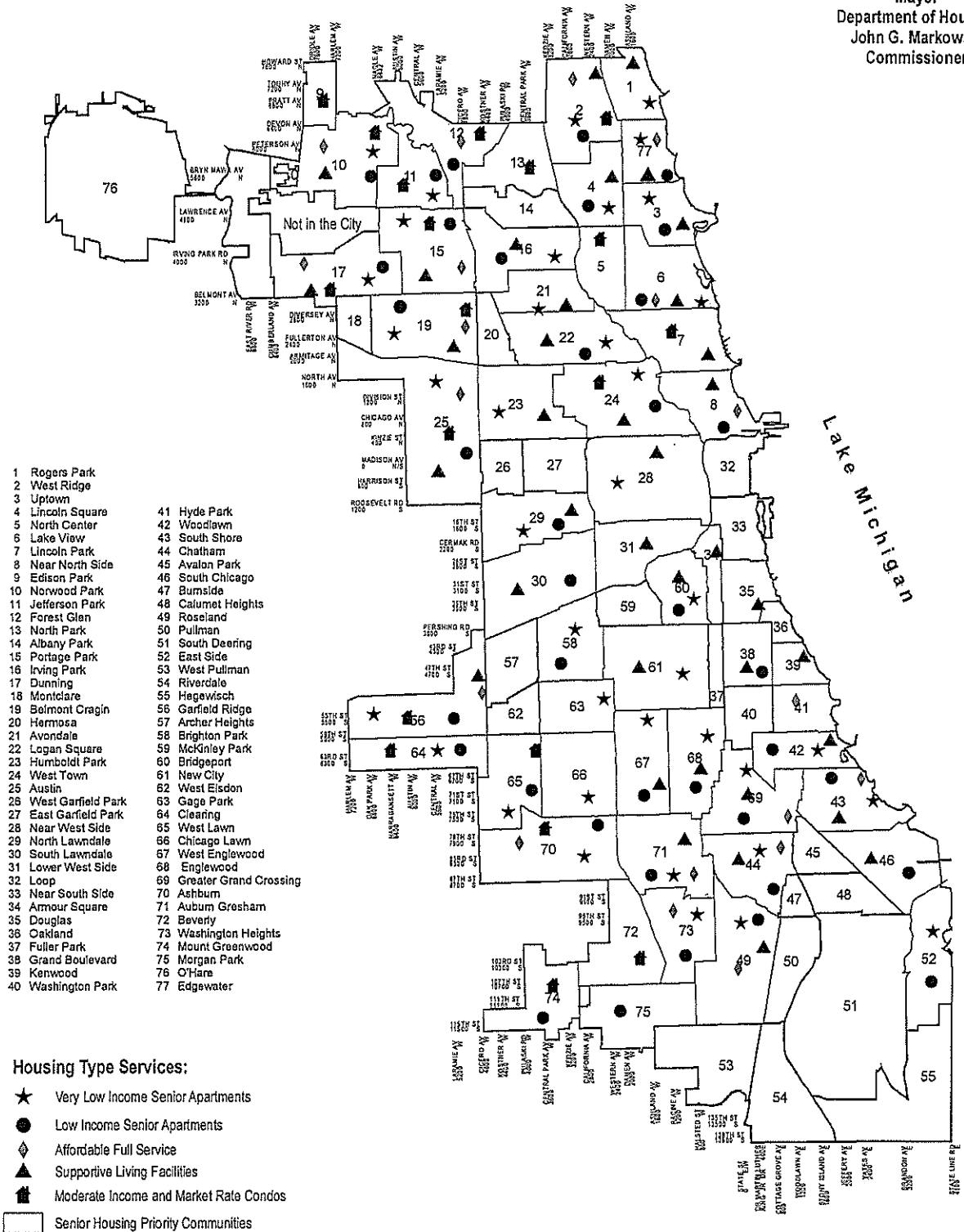




# Senior Housing Priority Communities



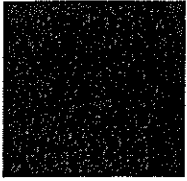
City of Chicago  
 Richard M. Daley  
 Mayor  
 Department of Housing  
 John G. Markowski  
 Commissioner



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## Faith-based Community Signs on to Assist with Foreclosure Prevention

In the first quarter, the Department of Housing announced that it is teaming up with the faith-based community to alert those threatened with mortgage foreclosure to seek help from reputable sources and avoid the dangers of rescue fraud schemes. The announcement came as the City reached the half-way point in its plan to help 1,500 home-owners avoid foreclosure and reclaim 300 vacant foreclosed properties.

Commissioner Markowski was joined by Bruce Gottschall, Executive Director of Neighborhood Housing Services (NHS), St. Sabina's Father Michael Pflieger and other religious leaders to warn homeowners against falling victim to lenders who profit unnecessarily from fraud and deception in the home lending process.

From 1993 through 2002, more than 9,000 Chicago families lost their homes to foreclosure. The City has helped to reverse that trend and has asked the faith-based community to become partners in spreading the word about foreclosure prevention awareness.

In particular, the city asked religious leaders to assist in the following ways:

- Distributing information and literature about HOPI to increase awareness of reputable organizations that people can turn to for help.
- Encouraging congregates to seek assistance at the first sign of delinquency.
- Recommending that homebuyers take classes before and after they purchase a home.
- Organizing homebuyer workshops.
- Educating their congregations about foreclosure prevention and helping locate appropriate service providers.

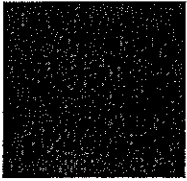
Fraudulent lending practices can take their toll on families and communities. After refinancing their mortgage, the Chatmans, 30-year residents of the Washington Heights community, were threatened with foreclosure due to a misapplied mortgage payment and "bait and switch" tactics that changed the term of their loan. They ended up paying more than \$8,000 in penalties and inflated fees to make the loan current. After being transferred between various sub prime lenders and charged more excessive rates and fees, they ended up in foreclosure again. Eventually, they joined a class-action lawsuit against the lender and settled their case. But the ordeal cost them thousands of dollars.

"I was in a difficult spot and had nowhere to turn for help," Ms. Bernadette Chatman said. "When I saw boarded up homes, I feared that one of those would probably be mine."

With the help of NHS, they were able to refinance their loan with an affordable fixed-rate mortgage and receive enough funds to repair their leaky roof and gutters.







"We want people to know about the free resources and solutions available to them when facing foreclosure—NHS of Chicago's Homeownership Preservation Initiative has been able to help hundreds of homeowners avoid foreclosure—and calling 311 is the first step in getting help," Gottschall said. "Unfortunately, we see that many homeowners are afraid to call their lenders and don't know that they can call 311 and organizations like NHS, so they fall victim to scam artists who profit off their situation and in the end they lose their home."

HOPI directs residents to call the City's 311 non-emergency number for help at the first sign of delinquency, where callers will be connected to a credit counseling agency for a free counseling session.

### **DOH sponsors the year's first affordable housing expo**

On March 4, Commissioner John G. Markowski and Alderman Ray Suarez (31st Ward) launched the year's first Affordable Neighborhoods Expo, designed to provide information about affordable housing resources and programs available citywide and educate consumers about homeownership. The event was held at Falconer School, 3020 N. Lamon Ave., in the City's Belmont Cragin community.

The Expo included representatives from other City agencies, financing organizations, and nonprofit groups that provide services for people looking for affordable housing. Structured around workshops on various topics from first-time homebuyer programs, home maintenance and credit counseling, the free fair was designed to raise awareness of the many affordable housing opportunities available in neighborhoods across Chicago.

"We provide an opportunity to advance homeownership and other affordable housing opportunities in the City," said Alderman Suarez, Chairman of the City Council's Housing and Real Estate Committee. "Today's Expo helps potential homebuyers gain access to resources and learn tips and techniques for realizing their dream of owning a home and helps current homeowners and renters get information on various programs."

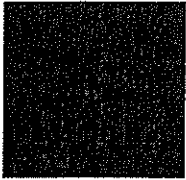
The Department of Housing provided information on affordable homebuying programs such as TaxSmart, the Historic Chicago Bungalow Initiative, and New Homes for Chicago, which offer purchase price, down payment and closing cost assistance, as well as federal income tax credits on purchase and rehab loans.

Other expos scheduled for this year include the following:

- Mid-South Affordable Neighborhoods Expo, April 1, 2006 at Manuel Perez Elementary School, 1241 W. 19th St.
- Artist Housing Expo, April 8, 2006, Chicago Cultural Center, 78 E. Washington St.
- West Regional Affordable Neighborhoods Expo, May 6, 2006, Austin Town Hall, 5610 W. Lake St.







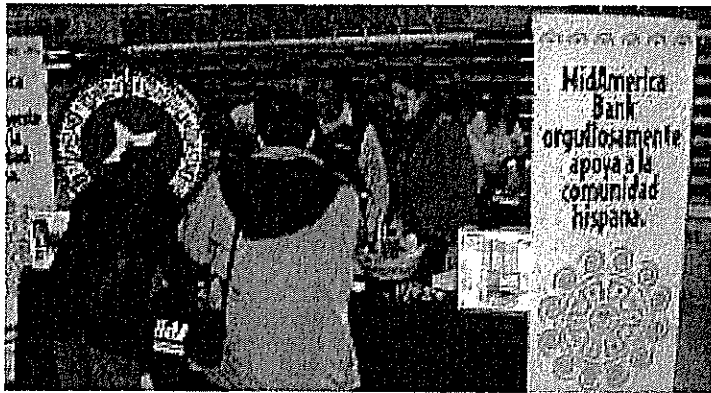
## City co-sponsors bilingual housing fair

On March 18, Mayor Richard M. Daley welcomed visitors to the 12th annual Camino A Su Casa, a bilingual housing fair designed to educate Latinos and first time homebuyers on the steps to homeownership.

This free event, which was held at the West Side Technical Institute, 2800 S. Western Ave., provided details on a number of City-sponsored homeownership programs for residents, which offer purchase price, down payment and closing cost assistance, as well as federal income tax credits on purchase and rehab loans.

More than 45 organizations also provided expert information and step-by-step advice on the home buying process through panel discussions in Spanish and English on buying, refinancing, and rehabbing a home.

Exhibitors included representatives from financing organizations and non profit groups that provide services for people looking for affordable housing.



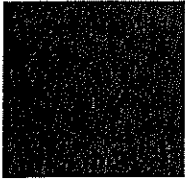
*Attendees of Camino A Su Casa visit the MidAmerica Bank booth to learn more about their mortgage options.*



*Mayor Richard M. Daley, Ofelia Navarro, Executive Director of Spanish Coalition for Housing, and Alderman Billy Ocasio (26th Ward) welcome attendees to the 12th annual Camino A Su Casa bilingual housing fair, held March 18 at the West Side Technical Institute.*







## ADVOCACY FOR POLICY CHANGE

### **City officials travel to Washington, DC to lobby for CDBG and immigration reform**

In February, Commissioner Markowski joined several aldermen, community leaders, and other City officials in a two-day trip to Washington, DC to meet with various members of Congress to gain support for Community Development Block Grant (CDBG) funding and immigration reform.

President Bush's 2007 budget proposes a 25% cut in CDBG funding. Chicago received approximately \$86 million in CDBG for 2006, down 10% from 2005. CDBG makes up almost half of Department of Housing's core budget and covers the vast majority of the department's personnel and administrative costs.

The group met with staff from the House Committee on Financial Services, the office of Representative Judy Biggert (R-IL), the office of Representative Melissa Bean (D-IL), and with Representative Michael R. Turner (R-OH), Chairman of the Speaker's Task Force on Saving America's Cities.

All of the representatives and staff voiced their support for maintaining level funding for CDBG.

Aldermen who took part in the trip included Budget Committee Chair William Beavers (7th Ward), George Cardenas (12th Ward), Manuel Flores (1st Ward), Madeline Haithcock (2nd Ward), Margaret Laurino (39th Ward), Billy Ocasio (26th Ward), Daniel Solis (25th Ward), and Housing and Real Estate Committee Chair Ray Suarez (31st Ward).

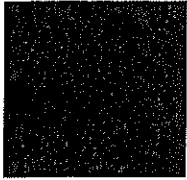
Community leaders included Ricardo Estrada from Erie Neighborhood House, Mary Meg McCarthy of the Midwest Immigration and Human Rights Center, and Wilma Ward of the Northwest Side Community Development Corporation.

In addition to Commissioner Markowski, other City officials attending the lobbying sessions included Jose Cerda, Deputy Chief of Policy for the Mayor's Office, John Dunn and Ken Meyer of the Mayor's Office of Intergovernmental Affairs, and Jarese Wilson of the Office of Budget and Management.









*A group of community leaders and City officials met with Representative Michael R. Turner (R-OH), Chairman of the Speaker's Task Force on Saving America's Cities to discuss protecting funding for CDBG for 2007. Pictured from left to right are: Ricardo Estrada, Commissioner Markowski, Alderman Suarez, Representative Turner, Alderman Beavers, Alderman Haithcock, Wilma Ward, and Alderman Reboyras.*

## **City Council approves Community Land Trust ordinance**

This quarter the City Council approved an ordinance to establish the Chicago Community Land Trust, which will help ensure that affordable homes remain affordable when the initial owners sell them.

Under the Chicago Community Land Trust, the land beneath a home is leased to the homeowner through a long-term renewable ground lease. When the homeowner decides to move, he or she can sell the home for an amount determined by the resale formula set forth in the ground lease. If the unit is a condominium, the resale formula is set forth in a long-term deed restriction, which works like the ground lease to maintain long-term affordability of the unit.

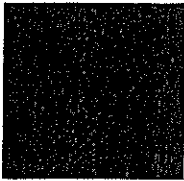
When the Community Land Trust designs the resale formula, it will balance the need to give homeowners a fair return for their investment with the need to keep the price affordable for the next low- or moderate-income buyer.

The organization of the Chicago Community Land Trust is modeled on the Chicago Low Income Housing Trust Fund. It has been established as a nonprofit corporation with a Board of Directors appointed by the Mayor, with the advice and consent of the City Council. It will be administered and staffed by the Chicago Department of Housing.

The following is a list of the initial Board of Directors, as appointed by the Mayor and approved by the City Council:







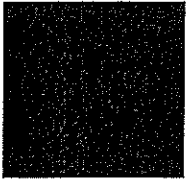
<b>Name</b>	<b>Title</b>	<b>Organization</b>
Patricia Abrams	Executive Director	Renaissance Collaborative
Joy Aruguete	Executive Director	Bickerdike Redevelopment Corporation
Alicia Berg	Vice President of Campus Environment	Columbia College Chicago
Melissa Borino	First Vice President	Washington Mutual Bank
Bruce Gottschall	Executive Director	Neighborhood Housing Services
Lori Healey	Commissioner	City of Chicago Department of Planning and Development
John G. Markowski	Commissioner	City of Chicago Department of Housing
Max Lapertosa	Attorney	Access Living
Rosanna Marquez	President/CEO	The Eleanor Foundation
David Narefsky	Partner	Mayer, Brown, Rowe & Maw
Ofelia Navarro	Executive Director	Spanish Coalition for Housing
Terry Peterson	Chief Executive Officer	Chicago Housing Authority
Guacolda Reyes	Vice President of Community Development	The Resurrection Project
Ernest Sawyer	President	ERS Enterprises
Richard Townsell	Executive Director	Lawndale Christian Development Corporation
Terry Young	Lead Director, Central Midwest Group	Fannie Mae

The John D. and Catherine T. MacArthur Foundation is providing a three-year, \$396,000 grant to cover start-up costs for the trust, which is expected to become self-sustaining within three years. The goal is to bring 300 units into the Trust's portfolio during the first three years.

This ordinance makes Chicago the first big city in the country to create a citywide community land trust. The ordinance was prepared in consultation with an advisory group whose members represented community-based and faith-based organizations, as well the legal, financial, and philanthropic sectors of Chicago.







# APPENDICES





Department of Housing  
**2006 ESTIMATES OF PRODUCTION BY INCOME LEVEL**

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level					Total Units		
				0-15%	16-30%	31-50%	51-60%	61-80%		81-100%	101+%
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>											
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>											
Multi-family Loans			\$ 30,715,005	13	226	309	357	20	-	-	925
HOME Multi-family Programs	\$ 23,000,000										
CDBG Multi-family Programs	\$ 5,681,733										
Affordable Housing Bond Initiative	\$ 513,272										
Corporate Fund	\$ 1,520,000										
Affordable Rents for Chicago (ARC)			\$ 2,000,000	15	15						30
TIF Subsidies			\$ 7,500,000	-	-	30	35	34	-	-	99
Tax Credit Equity			\$ 80,000,000	366	184	319	265	-	-	-	1,134
Multi-family Mortgage Revenue Bonds			\$ 104,000,000	316	189	76	317	-	-	-	898
City Land (Multi-family)			\$ 2,000,000	1	24	33	39	2	-	-	100
City Fee Waivers (Multi-family)			\$ 825,000	17	293	401	463	26	-	-	1,200
Illinois Affordable Housing Tax Credit (value of donations/equity)			\$ 3,000,000	32	92	147	29	-	-	-	300
Lawdale Restoration Redevelopment			\$ 12,890,000	249	249	249	248	-	-	-	1,243
<b>RENTAL ASSISTANCE</b>											
Low-Income Housing Trust Fund Rental Subsidy Program			\$ 10,500,000	1,453	1,047	-	-	-	-	-	2,500
<b>SAFETY &amp; CODE ENFORCEMENT</b>											
Heat Receivership			\$ 400,000	15	68	156	49	12	-	-	300
<b>MULTI-FAMILY BUILDING STABILIZATION</b>											
SRO Refi Rehab			\$ 500,000	-	250	-	-	-	-	-	250
Troubled Buildings Initiative			\$ 2,000,000	-	-	750	-	-	-	-	750
TIF-NIP (Multi-family)			\$ 750,000	-	3	97	50	50	-	-	200
<b>SITE ENHANCEMENT</b>											
Site Improvements (Multi-family)			\$ 750,000	242	137	283	161	142	26	9	1,000
Subtotal	\$ 257,830,005		\$ 257,830,005	2,719	2,776	2,850	2,013	535	26	9	10,929
Less Multiple Benefits											(3,329)
Net, Creation and Preservation of Affordable Rental	\$ 257,830,005		\$ 257,830,005	2,719	2,776	2,850	2,013	535	26	9	7,600
Breakdown of income level distribution, % of net total											
				36%	37%	38%	26%	7%	0%	0%	

2006 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level					Total Units		
				0-15%	16-30%	31-50%	51-60%	61-80%		81-100%	101+%
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>											
<b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b>											
New Homes for Chicago	\$ 3,500,000	\$ -	\$ 3,500,000	-	-	-	6	86	123	65	280
HomeStart	\$ -	\$ -	\$ -	-	-	-	-	-	18	82	100
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 5,000,000	\$ -	\$ 5,000,000	-	-	-	-	50	50	-	100
City Land	\$ 3,000,000	\$ -	\$ 3,000,000	-	-	-	6	86	141	147	380
City Fee Waivers (Single Family)	\$ 364,150	\$ -	\$ 364,150	-	-	-	6	136	191	147	480
<b>SITE ENHANCEMENT</b>											
Site Improvements (Single Family)	\$ 750,000	\$ -	\$ 750,000	-	-	-	39	159	141	36	375
<b>ABANDONED PROPERTY TRANSFER PROGRAMS</b>											
Troubled Buildings Initiative (Single Family)	\$ 1,000,000	\$ -	\$ 1,000,000	-	7	21	-	70	10	-	120
Single Family Preservation Programs (HUD Homes, PCT, CHRP)	\$ -	\$ -	\$ -	-	-	-	-	10	-	-	10
<b>HOMEOWNERSHIP ASSISTANCE</b>											
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	\$ 65,000,000	\$ -	\$ 65,000,000	-	-	34	24	96	172	124	450
Public Safety Officer Home Buyer Assistance	\$ 308,750	\$ -	\$ 308,750	-	-	-	-	-	22	68	90
Teacher Home Buyer Assistance	\$ 500,000	\$ -	\$ 500,000	-	-	1	1	20	38	40	100
Home Purchase Assistance	\$ 2,500,000	\$ -	\$ 2,500,000	5	5	16	28	46	-	-	100
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 21,000,000	\$ -	\$ 21,000,000	-	10	25	35	90	80	-	240
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 4,000,000	\$ -	\$ 4,000,000	5	10	25	25	55	10	-	130
Subtotal	\$ 106,922,900	\$ -	\$ 106,922,900	10	32	122	182	904	996	709	2,955
Less Multiple Benefits				(5)	(5)	(27)	(79)	(427)	(502)	(364)	(1,409)
Net, Promotion and Support of Homeownership	\$ 106,922,900	\$ -	\$ 106,922,900	5	27	95	103	477	494	345	1,546
Breakdown of income level distribution, % of net total				0%	2%	6%	7%	31%	32%	22%	
<b>TO IMPROVE AND PRESERVE HOMES</b>											
Emergency Housing Assistance Program (EHAP)	\$ 6,500,000	\$ -	\$ 6,500,000	64	312	424	-	-	-	-	800
H-RAIL	\$ 2,279,682	\$ -	\$ 2,279,682	75	234	142	31	18	-	-	500
Facade Improvements	\$ 760,000	\$ -	\$ 760,000	-	15	24	10	22	5	4	80
TIF-NIP (Single-family)	\$ 3,250,000	\$ -	\$ 3,250,000	31	96	110	52	80	16	-	385
Neighborhood Lending Program: Home Improvement (NHS)	\$ 8,000,000	\$ -	\$ 8,000,000	5	10	25	10	50	30	-	130
Bungalow Initiative	\$ 1,200,000	\$ -	\$ 1,200,000	-	-	63	73	158	101	25	420
Subtotal	\$ 21,989,682	\$ -	\$ 21,989,682	175	667	788	176	328	152	29	2,315
Less Multiple Benefits				-	-	-	-	-	-	-	-
Net, Improvement and Preservation of Homes	\$ 21,989,682	\$ -	\$ 21,989,682	175	667	788	176	328	152	29	2,315
Breakdown of income level distribution, % of net total				8%	29%	34%	8%	14%	7%	1%	



Department of Housing  
2006 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level					Total Units	
				0-15%	16-30%	31-50%	51-60%	61-80%		81-100%
PROGRAMMATIC APPLICATION TBD										
GO Bonds	\$ 1,000,000	\$ -	\$ 1,000,000							
<b>HOUSING PRODUCTION INITIATIVES: NET TOTAL</b>	<b>\$ 387,742,587</b>	<b>\$ -</b>	<b>\$ 387,742,587</b>	<b>2,899</b>	<b>3,470</b>	<b>3,733</b>	<b>2,292</b>	<b>1,340</b>	<b>672</b>	<b>383</b>
Breakdown of income level distribution, % of net total										
<b>OTHER INITIATIVES</b>				25%	30%	33%	20%	12%	6%	3%
Delegate Agencies										
Housing Resource Centers	\$ 1,043,401		\$ 2,553,085							
Citywide Resource Centers	\$ 426,600									
Homeownership Housing Counseling Centers	\$ 307,563									
Professional & Technical Services	\$ 775,521									
Community Housing Development Orgs. (CHDO) Operating Assistance	\$ 750,000		\$ 750,000							
	Subtotal \$ 3,303,085		\$ 3,303,085							
<b>OPERATING EXPENSES</b>										
Administrative										
	Subtotal \$ 15,938,590		\$ 15,938,600							
<b>GRAND TOTAL</b>			<b>\$ 406,984,272</b>							

**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**

January 1 - March 31, 2006

	Total Funds Anticipated	2006 COMMITMENTS			Projected Units	2006 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>								
<b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b>								
Multi-family Loans	\$ 30,715,005	\$ 4,000,000	\$ 4,000,000	13.02%	925	99	99	10.70%
Affordable Rents for Chicago (ARC)	\$ 2,000,000	\$ -	\$ -	0.00%	30	-	-	0.00%
TIF Subsidies	\$ 7,500,000	\$ 7,462,886	\$ 7,462,886	99.51%	99	99	99	100.00%
Tax Credit Equity	\$ 80,000,000	\$ 18,206,800	\$ 18,206,800	22.76%	1,134	162	162	14.29%
Multi-family Mortgage Revenue Bonds	\$ 104,000,000	\$ 15,000,000	\$ 15,000,000	14.42%	898	99	99	11.02%
City Land (Multi-family)	\$ 2,000,000	\$ 1,355,000	\$ 1,355,000	67.75%	100	68	68	68.00%
City Fee Waivers (Multi-family)	\$ 825,000	\$ 158,470	\$ 158,470	19.21%	1,200	230	230	19.17%
Illinois Affordable Housing Tax Credit (value of donations)	\$ 3,000,000	\$ -	\$ -	0.00%	300	-	-	0.00%
Affordable Requirements Ordinance (Multi-family)	\$ 12,890,000	\$ -	\$ -	0.00%	1,243	-	-	44.89%
Lawndale Restoration Redevelopment								
<b>RENTAL ASSISTANCE</b>								
Low-Income Housing Trust Fund Rental Subsidy Program	\$ 10,500,000	\$ 8,077,517	\$ 8,077,517	76.93%	2,500	2,149	2,149	85.96%
<b>SAFETY &amp; CODE ENFORCEMENT</b>								
Heat Receivership	\$ 400,000	\$ 70,000	\$ 70,000	0.00%	300	38	38	12.67%
<b>MULTI-FAMILY BUILDING STABILIZATION</b>								
SRO Refi Rehab	\$ 500,000	\$ -	\$ -	0.00%	250	-	-	0.00%
Troubled Buildings Initiative	\$ 2,000,000	\$ 299,478	\$ 299,478	14.97%	750	220	220	29.33%
TIF-NIP (Multi-family)	\$ 750,000	\$ -	\$ -	0.00%	200	-	-	0.00%
<b>SITE ENHANCEMENT</b>								
Site Improvements (Multi-family)	\$ 750,000	\$ 10,000	\$ 10,000	1.33%	1,000	13	13	1.30%
Subtotal	\$ 257,830,005	\$ 54,640,151	\$ 54,640,151		10,929	3,735	3,735	
Less Multiple Benefits					(3,329)	(538)	(538)	
Net, Creation and Preservation of Affordable Rental	\$ 257,830,005	\$ 54,640,151	\$ 54,640,151	21.19%	7,600	3,197	3,197	42.07%

**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
January 1 - March 31, 2006

	Total Funds Anticipated	2006 COMMITMENTS			Projected Units	2006 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>								
<u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u>								
New Homes for Chicago	\$ 3,500,000	\$ 1,450,000	\$ 1,450,000	41.43%	280	133	47.50%	
HomeStart	\$ -	\$ -	\$ -		100	-		
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ 5,000,000	\$ 1,734,000	\$ 1,734,000	34.68%	100	33	33.00%	
City Land	\$ 3,000,000	\$ 1,705,000	\$ 1,705,000	56.83%	380	152	40.00%	
Affordable Requirements Ordinance (Single Family)	\$ -	\$ 5,264,999	\$ 5,264,999		19	19		
City Fee Waivers (Single Family)	\$ 364,150	\$ 141,570	\$ 141,570	38.88%	480	185	38.54%	
<u>SITE ENHANCEMENT</u>								
Site Improvements (Single Family)	\$ 750,000	\$ -	\$ -	0.00%	375	-	0.00%	
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>								
Troubled Buildings Initiative (Single Family)	\$ 1,000,000	\$ 191,808	\$ 191,808	19.18%	120	20	16.67%	
Single Family Preservation Programs (HUD Homes, PCT, CHIRP)	\$ -	\$ -	\$ -		10	6	60.00%	
<u>HOMEOWNERSHIP ASSISTANCE</u>								
City Mortgage/Tax Smart MCC (SF Mortgage Revenue Bonds)	\$ 65,000,000	\$ 9,182,182	\$ 9,182,182	14.13%	450	53	11.78%	
Public Safety Officer Homeowner Incentive Program	\$ 308,750	\$ 12,000	\$ 12,000	3.89%	90	4	4.44%	
Teacher Home Buyer Assistance	\$ 500,000	\$ 63,900	\$ 63,900	12.78%	100	18	18.00%	
Home Options	\$ -	\$ 12,000	\$ 12,000		1	1		
Home Purchase Assistance	\$ 2,500,000	\$ 456,000	\$ 456,000	18.24%	100	20	20.00%	
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	\$ 21,000,000	\$ 6,153,667	\$ 6,153,667	29.30%	240	44	18.33%	
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	\$ 4,000,000	\$ 1,425,841	\$ 1,425,841	35.65%	130	19	14.62%	
Subtotal	\$ 106,922,900	\$ 27,792,967	\$ 27,792,967		2,955	707		
Less Multiple Benefits					(1,409)	(355)		
Net, Promotion and Support of Homeownership	\$ 106,922,900	\$ 27,792,967	\$ 27,792,967	25.99%	1,546	352	22.74%	

**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**

January 1 - March 31, 2006

	Total Funds Anticipated	2006 COMMITMENTS			Projected Units	2006 UNITS SERVED		
		First Quarter	Year to Date	% of Goal		First Quarter	Year to Date	% of Goal
<b>TO IMPROVE AND PRESERVE HOMES</b>								
Emergency Housing Assistance Program (EHAP)	\$ 6,500,000	\$ 1,611,033	\$ 1,611,033	24.79%	800	253	253	31.63%
H-RAIL	\$ 2,279,682	\$ 150,743	\$ 150,743	6.61%	500	15	15	3.00%
Facade Improvements	\$ 760,000	\$ 160,000	\$ 160,000	21.05%	80	17	17	21.25%
TIF-NIP (Single-family)	\$ 3,250,000	\$ 129,375	\$ 129,375	3.98%	385	15	15	3.90%
Neighborhood Lending Program: Home Improvement (NHS)	\$ 8,000,000	\$ 1,479,361	\$ 1,479,361	18.49%	130	40	40	30.77%
Bungalow Initiative	\$ 1,200,000	\$ 340,133	\$ 340,133	28.34%	420	179	179	42.62%
Subtotal	\$ 21,989,682	\$ 3,870,645	\$ 3,870,645		2,315	519	519	
Less Multiple Benefits								
Net, Improvement and Preservation of Homes	\$ 21,989,682	\$ 3,870,645	\$ 3,870,645	17.60%	2,315	519	519	22.42%
<b>PROGRAMMATIC APPLICATION TBD</b>								
GO Bonds	\$ 1,000,000							
Less Multiple Benefits								
Net, Programmatic Application TBD	\$ 1,000,000	\$ -	\$ -	0.00%				
<b>NET GRAND TOTAL</b>	\$ 387,742,587	\$ 86,303,763	\$ 86,303,763	22.26%	11,461	4,068	4,068	35.49%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 2006

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>							
<b><u>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</u></b>							
Multi-family Loans	-	-	99	-	-	-	99
Affordable Rents for Chicago (ARC)	-	-	-	-	-	-	-
TIF Subsidies	-	-	99	-	-	-	99
Tax Credit Equity	-	63	99	-	-	-	162
Multi-family Mortgage Revenue Bonds	-	-	99	-	-	-	99
City Land (Multi-family)	12	13	25	11	3	4	68
City Fee Waivers (Multi-family)	12	76	124	11	3	4	230
Illinois Affordable Housing Tax Credit (value of donations)	-	-	-	-	-	-	-
Affordable Requirements Ordinance (Multi-family)	-	-	-	-	-	-	-
Lawndale Restoration Redevelopment	112	112	112	111	111	-	558
<b><u>RENTAL ASSISTANCE</u></b>							
Low-Income Housing Trust Fund Rental Subsidy Program	1,280	869	-	-	-	-	2,149
<b><u>SAFETY &amp; CODE ENFORCEMENT</u></b>							
Heat Receivership	2	9	20	6	1	-	38
<b><u>MULTI-FAMILY BUILDING STABILIZATION</u></b>							
SRO Refi Rehab	-	-	-	-	-	-	-
Troubled Buildings Initiative	-	-	220	-	-	-	220
TIF-NIP (Multi-family)	-	-	-	-	-	-	-
<b><u>SITE ENHANCEMENT</u></b>							
Site Improvements	3	2	4	2	2	-	13
Subtotal	1,421	1,144	901	141	120	8	3,735
(less Multiple Benefits)	(14)	(78)	(424)	(13)	(5)	(4)	(538)
Net, Creation and Preservation of Affordable Rental	1,407	1,066	477	128	115	4	3,197
% of category subtotal	44%	33%	15%	4%	4%	3%	0%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 2006

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>							
<b><u>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</u></b>							
New Homes for Chicago	-	-	-	-	44	56	133
HomeStart II	-	-	-	-	-	-	-
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	18	15	33
City Land	-	-	-	-	52	64	152
Affordable Requirements Ordinance (Single Family)	-	-	-	-	2	16	19
City Fee Waivers (Single-family)	-	-	-	-	70	79	185
<b><u>SITE ENHANCEMENT</u></b>							
Site Improvements	-	-	-	-	-	-	-
<b><u>ABANDONED PROPERTY TRANSFER PROGRAMS</u></b>							
Troubled Buildings Initiative (Single Family)*	-	1	3	2	12	2	20
Single Family Preservation Programs (HUD Homes, PCT, CHIRP)	-	-	-	-	6	-	6
<b><u>HOMEOWNERSHIP ASSISTANCE</u></b>							
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	-	3	11	23	53
Public Safety Officer Homeowner Incentive Program	-	-	-	-	-	-	4
Teacher Homebuyer Assistance	-	-	-	2	1	4	18
Home Options	-	1	-	-	-	-	1
Home Purchase Assistance	-	2	3	6	9	-	20
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	-	-	9	-	11	12	44
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	-	5	3	4	4	3	19
Subtotal	-	9	18	17	240	274	707
(less Multiple Benefits)	-	(2)	(3)	(7)	(127)	(143)	(355)
Net, Promotion and Support of Homeownership	-	7	15	10	113	131	352
% of category subtotal	0%	2%	4%	3%	32%	37%	21%

Department of Housing  
**COMMITMENTS AND PRODUCTION COMPARISON TO PLAN**  
 January 1 - March 31, 2006

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
<b>TO IMPROVE AND PRESERVE HOMES</b>								
Emergency Housing Assistance (EHAP)								
H-RAIL	20	87	146	-	-	-	-	253
Facade Improvements	3	5	6	1	-	-	-	15
TIF-NIP (Single-family)	-	5	4	2	2	1	3	17
Neighborhood Lending Program: Home Improvement (NHS)	2	1	6	2	-	4	-	15
Bungalow Initiative	-	9	12	1	8	6	4	40
	-	-	27	31	67	43	11	179
Subtotal	25	107	201	37	77	54	18	519
(less Multiple Benefits)								
Net, Improvement and Preservation of Homes	25	107	201	37	77	54	18	519
% of category subtotal	5%	21%	39%	7%	15%	10%	3%	
<b>PROGRAMMATIC APPLICATION TBD</b>								
GO Bonds								
(less Multiple Benefits)								
Net, Programmatic Application TBD								
% of category subtotal	0%	0%	0%	0%	0%	0%	0%	
<b>NET GRAND TOTAL</b>	1,432	1,180	693	175	305	189	93	4,068

Department of Housing  
2006 UNITS ACCESSING MULTIPLE DOH PROGRAMS

	% of Units to Receive Multiple Benefits	Units by Income Level						Total Units	Funding Source Under Which Units Were Initially Counted	
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%			101+ %
<b>TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS</b>										
<u><b>MULTI-FAMILY REHAB &amp; NEW CONSTRUCTION</b></u>										
Multi-family Loans Wilson Yard	100%	-	-	99	-	-	-	-	99	2006 Tax credit equity
TIF Subsidies Wilson Yard	100%	-	-	99	-	-	-	-	99	2006 Tax credit equity
Multi-family Mortgage Revenue Bonds Wilson Yard	100%	-	-	99	-	-	-	-	99	2006 Tax credit equity
City Fee Waivers (Multi-family)	100%	12	76	124	11	3	4	-	230	2006 Tax credit equity
<u><b>SITE ENHANCEMENT</b></u>										
Site Improvements	80%	2	2	3	2	2	-	-	11	
	Subtotal	14	78	424	13	5	4	-	538	
<b>TO PROMOTE AND SUPPORT HOMEOWNERSHIP</b>										
<u><b>SINGLE-FAMILY REHAB &amp; NEW CONSTRUCTION</b></u>										
City Land Resurrection Homes City Fee Waivers (Single Family)	100%	-	-	-	-	44	56	33	133	New Homes for Chicago
<u><b>HOMEOWNERSHIP ASSISTANCE</b></u> City Mortgage/Tax Smart MCC Home Purchase Assistance	33% 100%	-	-	-	1	4	8	5	17	
	Subtotal	-	2	3	6	9	-	-	20	
		-	2	3	7	127	143	74	355	
<b>GRAND TOTAL</b>		14	80	427	20	132	147	74	893	



**CITY OF CHICAGO DEPARTMENT OF HOUSING**  
**SUMMARIES OF APPROVED MULTI-FAMILY DEVELOPMENTS**  
**FIRST QUARTER 2006**

**ATTACHMENTS**

**Wilson Yard**  
Wilson Yard Senior Housing, L.P.  
1036 W. Montrose Ave.

**Washington Park SRO**  
Affordable Housing Preservation Foundation, 51<sup>st</sup> Street Y LLC  
5000 S. Indiana Ave.

**Keystone Place**  
Keystone Place LP  
Scattered sites in Woodlawn

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJECT SUMMARY**

**FIRST QUARTER 2006**

**BORROWER/DEVELOPER:** Wilson Yard Senior Housing, L.P.

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

**PROJECT NAME AND ADDRESS:** Wilson Yard Senior Apartments  
1036 W. Montrose Ave.

**WARD/ALDERMAN:** 46<sup>th</sup> Ward/Alderman Helen Shiller

**COMMUNITY AREA:** Uptown

**CITY COUNCIL APPROVAL:** February 8, 2006

**TYPE OF PROJECT:** New construction of a mid-rise elevator building with 99 affordable one-bedroom units for seniors.

**DOH TAX-EXEMPT BONDS:** Up to \$15,000,000

**DOH LOAN:** Up to \$4,000,000  
**Rate:** 0% accruing, non-amortizing  
**Term of Loan:** 45 years  
 No repayment during the term of the loan. Repayment of accrued interest and principal will be due as a balloon payment at maturity, sale or refinancing.

**Security:** 2<sup>nd</sup> mortgage

**DOH TAX CREDITS:** DOH Reservation: \$876,031 (4% credits generated by bond financing)  
 Equity/Price: \$9,785,271 / \$1.117  
 Syndicator: Alliant

**TAX INCREMENT FINANCING:** \$7,462,886, pay-as-you-go

**UNIT MIX/RENTS:**

Type	Number	Monthly Rent	Income Levels Served
1-bedroom	99	\$625	31-50% AMI
<b>Total</b>	<b>99</b>		

Utilities: Tenants will be responsible for electric only. Building owner provides heat.  
 Accessible units: Twenty percent of the units will be accessible; 80% of the units will be adaptable.

**Project Summary**  
**Wilson Yard Senior Apartments**  
**Page Two**

**PROJECT COSTS**

<b>Project Costs</b>	<b>Amount</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Acquisition	\$1,047,501	\$10,581	4.6%
Hard Costs	\$16,481,257	\$166,477	72.3%
Soft Costs	\$3,673,327	\$37,104	16.1%
Developer's Fee	\$1,558,068	\$15,738	6.8%
Deferred Developer's Fee	\$38,786	\$392	0.2%
<b>Total</b>	<b>\$22,798,939</b>	<b>\$230,292</b>	<b>100%</b>

**PROJECT FINANCING**

<b>Source</b>	<b>Amount</b>	<b>Position</b>	<b>Rate</b>	<b>Term</b>	<b>Per Unit</b>	<b>Percent of Project</b>
Series A Private Activity Bond	\$1,865,000	1 <sup>st</sup>	6.25%	30	\$18,838	8.2%
DOH Loan	\$4,000,000	2 <sup>nd</sup>	0%	30	\$40,404	17.5%
IHDA Trust Fund Loan	\$750,000	3 <sup>rd</sup>	1%	30	\$7,576	3.3%
Dougherty Loan against TIF	\$5,759,882	4 <sup>th</sup>	6.5%	30	\$58,180	25.3%
Federal Home Loan Bank	\$600,000	5 <sup>th</sup>	NA	NA	\$6,061	2.6%
LHITC Equity (Alliant)	\$9,785,271	6 <sup>th</sup>	NA	NA	\$98,841	42.9%
Deferred Developer's Fee	\$38,786	NA	NA	NA	\$392	0.2%
<b>Total</b>	<b>\$22,798,939</b>				<b>\$230,292</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJECT SUMMARY**

**FIRST QUARTER 2006**

**BORROWER/DEVELOPER:** Affordable Housing Preservation Foundation, 51<sup>st</sup> Street Y LLC

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

**PROJECT NAME AND ADDRESS:** Washington Park SRO  
5000 S. Indiana Ave.

**WARD/ALDERMAN:** 3<sup>rd</sup> Ward/Alderman Dorothy Tillman

**COMMUNITY AREA:** Grand Boulevard

**CITY COUNCIL APPROVAL:** March 1, 2006

**TYPE OF PROJECT:** Rehabilitation of the old Washington Park YMCA into a 63-unit Single Room Occupancy (SRO) Building.

**DOH TAX CREDITS:** DOH Reservation: \$874,378  
Equity/Price: \$8,421,529 (\$.96/ net on \$1.00)  
Syndicator: Enterprise Social Investment Corporation (ESIC)

**UNIT MIX/RENTS:**

Type	Number	Monthly Rent	Income Levels Served
Studio (CHA subsidized)	32	\$572	16-30% AMI
Studio (HUD McKinney-Vento subsidized)	31	\$624	16-30% AMI
<b>Total</b>	<b>63</b>		

**PROJECT COSTS**

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	\$430,000	\$6,824	4.06%
Hard Costs	\$7,538,000	\$119,651	71.23%
Soft Costs	\$2,015,116	\$31,987	19.04%
Developer Fee	\$600,000	\$9,524	5.67%
<b>Total</b>	<b>\$10,583,116</b>	<b>\$167,986</b>	<b>100%</b>

**Project Summary**  
**Washington Park SRO**  
**Page Two**

**PROJECT FINANCING**

Source	Amount	Position	Rate	Term	Per Unit	Percent of Project
LIHTC Equity	\$8,421,529	1 <sup>st</sup>	NA	NA	\$133,675	79.58%
FHLB Grant	\$500,000	2 <sup>nd</sup>	NA	NA	\$7,937	4.72%
IHDA Trust Fund	\$750,00	3 <sup>rd</sup>	NA	NA	\$11,905	7.09%
Supportive Housing Program	\$400,000	4 <sup>th</sup>	NA	NA	\$6,349	3.78%
Green Sources	\$450,175	5 <sup>th</sup>	NA	NA	\$7,146	4.25%
Deferred Developer Fee	\$61,412	6 <sup>th</sup>	NA	NA	\$975	0.58%
<b>Total</b>	<b>\$10,583,116</b>				<b>\$167,986</b>	<b>100%</b>

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJECT SUMMARY**

**FIRST QUARTER 2006**

**BORROWER/DEVELOPER:** Keystone Place LP

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

**PROJECT NAME AND ADDRESS:** Keystone Place  
Scattered sites in Woodlawn

**WARD/ALDERMAN:** 5<sup>th</sup> Ward/Alderman Leslie Hairston

**COMMUNITY AREA:** Woodlawn

**CITY COUNCIL APPROVAL:** March 1, 2006

**TYPE OF PROJECT:** Keystone Place will be a mixed-income development of new housing on vacant lots currently owned by the City of Chicago and the Habitat Company, LLC. The development will consist of both rental and for-sale units. This City Lots request is for vacant land for the rental project, which will be 69 apartments in 17 2-flat, 3-flat, 4-flat (with an office) and 6-flat buildings. The 68 rental units will contain 38 public housing replacement units funded as part of the CHA Lakefront Consent Decree, an additional 23 affordable tax credit units at or below 60% AMI, and seven market-rate units.

**CITY LOTS REQUEST:** Disposition of 14 City-owned lots for \$1.00 each for a mixed-income, scattered-site, rental housing development, which will include CHA units. Total value of City land is \$1,355,000.

**CITY OF CHICAGO  
DEPARTMENT OF HOUSING**

**LOAN CLOSINGS  
JANUARY – MARCH 2005**

<b><u>Project/Developer</u></b>	<b><u>City Council Approval Date</u></b>	<b><u>Closing Date</u></b>
Roosevelt Place/Roosevelt Place, LP	November 2, 2005	January 19, 2006

Department of Housing  
**MULTI-FAMILY LOAN RECIPIENTS**  
 January 1 - March 31, 2006

Quarter Approved	Development Name	Developer	Primary Project Address	Loan Amount	Total Units	Units by Income Level					TOT + %	
						0-15%	16-30%	31-50%	51-60%	61-80%		81-100%
1st	Wilson Yard Senior Apartments	Wilson Yard Senior Housing, L.P. (Holsten)	1036 W. Montrose	\$ 4,000,000	99	-	-	99	-	-	-	-
<b>TOTAL</b>				<b>\$ 4,000,000</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



Department of Housing  
**MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS**  
 January 1 - March 31, 2006

Quarter Approved	Development/Developer	Primary Project Address	Bond Allocation	Total Units	Units by Income Level						
					0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
1st	Wilson Yard Senior Apartments/Wilson Yard Senior Housing, L.P. (Holsten)	1036 W. Montrose	\$ 15,000,000	99	-	-	99	-	-	-	-
<b>TOTAL \$</b>			<b>15,000,000</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

2006 LOW INCOME HOUSING TAX CREDIT RECIPIENTS

	Quarter Approved	Development / Developer	Primary Project Address	Tax Credit Allocation	Equity Generated	Total Units	Units by Income Level						Syndicator		
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%		101+ %	
LOW INCOME HOUSING TAX CREDITS GENERATED BY BOND FINANCING	1st	Wilson Yard Senior Apartments/Wilson Yard Senior Housing, L.P. (Holsten)	1036 W. Montrose	\$ 876,031	\$ 9,785,271	99	-	-	99	-	-	-	-	Alliant	
2005 DOH ANNUAL ALLOCATION	1st	Washington Park SRO/Affordable Housing Preservation Foundation	5000 S. Indiana	\$ 874,378	\$ 8,421,529	63	-	63	-	-	-	-	-	ESIC	
<b>TOTAL APPROVED TAX CREDIT PROJECTS</b>							<b>162</b>	<b>-</b>	<b>63</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>-</b>		
					<b>\$ 1,750,409</b>	<b>\$ 18,206,800</b>									

Department of Housing  
**TAX INCREMENT FINANCING (TIF) RECIPIENTS**  
 January 1 - March 31, 2006

Type of Development	Development/Developer	Address	Ward	Community Area	City Council Approval Date	Amount of TIF Assistance	Total Units	Units by Income Level						
								0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
Multi-family	Wilson Yard Senior Apartments/Wilson Yard Senior Housing, L.P. (Holsten)	1036 W. Montrose	46	Uptown	2/8/2006	\$ 7,462,886	99	-	-	99	-	-	-	-
<b>TOTAL \$</b>							<b>99</b>	<b>-</b>	<b>-</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Department of Housing  
**CITY LAND RECIPIENTS**  
 January 1 - March 31, 2006

Quarter Approved	Type of Development	Development Name	Developer	Primary Project Address	Value of Land Write Down	Total Units	Units by Income Level						
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
1st	Multi-family	Keystone Place	Keystone Place GP, LLC/Brinshore Development	Scattered sites in Woodlawn	\$ 1,355,000	68	12	13	25	11	3	4	-
1st	Single family	Resurrection Homes	The Resurrection Project	Scattered sites including: 1900 block of S. Troy, 1900-2100 blocks of S. Albany, 2600 block of W. Cullerton, 3000 block of W. Cullerton, 4700 block of S. Racine, 4700 block of S. Elizabeth, 4700 block of S. Throop, 4700-4800 blocks of S. Ada, 4800 block of S. Loomis, 3000 block of W. 19th St., 2600 block of W. Luther St.	\$ 1,645,000	133	-	-	-	-	44	56	33
1st	Single family	Greenline Condos	Benjamin Van Horne	6708 S. Evans, 6710 S. Evans, & 6718 S. Langley	\$ 60,000	19	-	-	-	-	8	8	3
<b>TOTAL \$</b>					<b>\$ 3,060,000</b>	<b>220</b>	<b>12</b>	<b>13</b>	<b>25</b>	<b>11</b>	<b>55</b>	<b>68</b>	<b>36</b>

\* This development was originally approved in 2005 for 45 units; this represents the addition of 3 lots and 19 units to the development.

Department of Housing  
**NEW HOMES FOR CHICAGO**  
 Approved by City Council January 1 - March 31, 2006

Quarter Approved by City Council	Development Name	Developer	Primary Project Address	Ward(s)	Developer Subsidy	Units	Units by Income Level						
							0-15% 30%	16-30%	31-50%	51-60%	61-80%	81-100%	101%
1st	Resurrection Homes	The Resurrection Project	Scattered sites including: 1900 block of S. Troy, 1900-2100 blocks of S. Albany, 2600 block of W. Cullerton, 3000 block of W. Cullerton, 4700 block of S. Racine, 4700 block of S. Elizabeth, 4700 block of S. Throop, 4700-4800 blocks of S. Ada, 4800 block of S. Loomis, 3000 block of W. 19th St., 2600 block of W. Luther St.	3, 12, 20, 22, 24, 25, 28	\$1,450,000.00	133	-	-	-	-	44	56	3
<b>TOTAL</b>						133	-	-	-	44	56	3	

Department of Housing  
**CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)**  
 Applications Approved January 1 - March 31, 2006

Quarter Approved	Developer	Project Name	Address	Community Area	Ward	Total Write-down Amount	Average Write-down Per Affordable Unit	Total Units	Affordable Units	Percent affordable	Units by Income Level						
											0-60%	61-80%	81-100% + 101% +				
1st	Delphi Ventures Corp.	4146 N. Kenmore	4146 N. Kenmore	Uptown	46	\$432,000	\$144,000	23	3	13%	-	2	1	-			
1st	Thrush	740 W. Fulton	740 W. Fulton	Near West Side	27	\$415,000	\$20,750	132	20	15%	-	11	9	-			
1st	Kopley Group XVI, LLC	1791 W. Howard Street	1791 W. Howard	Rogers Park	49	\$69,600	\$17,400	37	4	11%	-	2	2	-			
1st	Ruitenberg-Stern	Hubbard Street Lofts	1050 W. Hubbard	West Town	27	\$292,500	\$97,500	21	3	14%	-	2	1	-			
1st	840 W Belle Plaine LLC	840 W. Belle Plaine	840 W. Belle Plaine	Uptown	46	\$200,000	\$200,000	11	1	9%	-	1	0	-			
1st	TKK Construction	KRIS Artesian	1333 N. Artesian	West Town	26	\$145,000	\$145,000	3	1	33%	-	1	0	-			
1st	932 W. Cuyler Assoc. LLC	932 W. Cuyler	934 W. Cuyler	Uptown	46	\$179,900	\$179,900	16	1	6%	-	1	0	-			
<b>TOTAL</b>								<b>\$1,734,000</b>	<b>\$</b>	<b>52,545</b>	<b>243</b>	<b>33</b>	<b>14%</b>	<b>-</b>	<b>18</b>	<b>15</b>	<b>-</b>

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
January 1 - December 31, 2006

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Torres, Maria G. 1544 N. Bosworth	\$4,200	1 unit(s) 1 br: 1, \$850 to \$500	1: 0-15%	1	24, West Town
Bickerdike Redevelopment Corporation 1567-1569 N. Hoyne	\$38,400	16 unit(s) SROs: 16, \$450-\$530 to \$152-\$234	16: 0-15%	1	24, West Town
Hernandez, Monserrate 2540 W. Augusta	\$11,760	2 unit(s) 3 br: 1, \$735 to \$325 and 1, \$735 to \$165	1: 0-15% 1: 16-30%	1	24, West Town
Wicker Park Place Ltd. Part. C/O Renaissance Realty Group, Inc. 1527-1531 N. Wicker Park	\$78,480	30 unit(s) Studios: 23, \$377-\$395 to \$157-\$177 and 7, \$405-\$455 to \$202-\$237	30: 0-15%	1	24, West Town
Puiz, Erica 2856 N. Rockwell	\$15,360	2 unit(s) 2 br: 1, \$925 to \$370 and 1, \$950 to \$225	1: 0-15% 1: 16-30%	1	21, Avondale
Renaissance Realty Group, Inc. 2517 W. Fullerton	\$36,660	13 unit(s) Studios: 13, \$500-\$520 to \$265-\$285	13: 16-30%	1	22, Logan Square
Ferrar, Frances 2944 N. Rockwell	\$5,028	1 unit(s) 2 br: 1, \$750 to \$331		1	21, Avondale
Avelar, Manuel 2735-2737 W. Chanoy	\$16,440	3 unit(s) 1 br: 1, \$525 to \$125 2 br: 2, \$625 to \$140	1: 16-30% 3: 0-15%	1	22, Logan Square
Fregoso, Leticia and Joaquin 2449 N. Maplewood	\$8,280	1 unit(s) 2 br: 1, \$1,050 to \$360		1	22, Logan Square
Lakefront Supportive Housing 1521 S. Wabash	\$79,620	37 unit(s) SROs: 37, \$350-\$320 to \$320-\$60	1: 16-30% 37: 0-15%	2	33, Near South Side
Herron Enterprises 116-118 S. California	\$20,484	3 unit(s) 3 br: 3, \$915 to \$304-\$415		2	27, East Garfield Park
Barnes Real Estate 2847 W. Congress	\$7,620	1 unit(s) 3 br: 1, \$800 to \$165	3: 16-30% 1: 0-15%	2	27, East Garfield Park
Brown, Varinia 2721 W. Gladys	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325		2	27, East Garfield Park
Herron Enterprises 122 S. California	\$27,816	6 unit(s) 1 br: 3, \$700 to \$249-\$412 2 br: 3, \$770 to \$333-\$400	1: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2710 W. Jackson	\$37,800	14 unit(s) SROs: 14, \$375 to \$150	6: 16-30% 14: 0-15%	2	27, East Garfield Park

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
January 1 - December 31, 2006

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Worthy, John 2723 W. Washington Blvd.	\$8,640	1 unit(s) 3 br: 1, \$980 to \$260	1: 0-15%	2	27, East Garfield Park
Barnes Real Estate 4749 S. Throop	\$7,380	1 unit(s) 3 br: 1, \$1050 to \$435	1: 0-15%	3	61, New City
Jackson, Sammie 4945 S. Halsted	\$5,940	1 unit(s) 3 br: 1, \$820 to \$325	1: 16-30%	3	61, New City
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	5 unit(s) 2 br: 3, \$575-\$500 to \$290-\$185 3 br: 2, \$700 to \$335-\$450	3: 0-15% 2: 16-30%	3	38, Grand Boulevard
Barnes Real Estate 4637 S. Prairie	\$9,504	1 unit(s) 2 br: 1, \$982 to \$190	1: 0-15%	3	38, Grand Boulevard
Barnes Real Estate 4824 S. Prairie	\$17,520	2 unit(s) 5 br: 2, \$1000-\$940 to \$260-\$280	2: 16-30%	3	38, Grand Boulevard
CMHDC 5154 S. King Drive	\$6,120	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	3	40, Washington Park
Barne Real Estate 3840-2 S. King Drive	\$32,460	5 unit(s) 1 br: 3, \$600 to \$125 2 br: 2, \$780 to \$140	5: 0-15%	3	35, Douglas
Redevelopment Services Corp. 4331 S. King Drive	\$7,650	1 unit(s) 4 br: 1, \$1,100 to \$465	1: 16-30%	3	38, Grand Boulevard
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	\$118,164	29 unit(s) 2 br: 16, \$801-\$706 to \$397 3 br: 13, \$833 to \$463	29: 16-30%	3	40, Washington Park
Hilliard Homes LP C/O Holsten Management 2111 S. Clarke	\$17,340	6 unit(s) 1 br: 6, \$695-\$650 to \$450-\$495	6: 16-30%	3	33, Near South Side
Preferred Hyde Park 4544 S. Indiana	\$12,000	1 unit(s) 4 br: 1, \$1,200 to \$200	1: 0-15%	3	40, Washington Park
King Preservation LP 5035 S. King Drive	\$54,900	8 unit(s) 1 br: 5, \$725 to \$270-\$190 4 br: 2, \$950 to \$235 5 br: 1, \$1,050 to \$260	4: 0-15% 4: 16-30%	3	38, Grand Boulevard
4611 S. Drexel L.P. C/O Realty and Mortgage 4611 S. Drexel	\$53,640	10 unit(s) 2 br: 10, \$597-\$800 to \$150-\$400	10: 0-15%	4	39, Kenwood



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Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Heartland Housing 4659 S. Drexel	\$100,500	49 unit(s) Studios: 4, \$295-\$445 to \$120-\$270 and 19, \$465-\$500 to \$290-\$395 1 br: 26, \$525-\$615 to \$350-\$510 4 br: 2, \$996 to \$185	49: 16-30%	4	39, Kenwood
Kenwood-Oakland Ltd. Part. C/O IMC Property Management 4341 S. Greenwood 4358 S. Lake Park	\$19,464	2 unit(s)	2: 0-15%	4	39, Kenwood
Oates, Beutonna 4340 S. Lake Park	\$10,500	1 unit(s)	1: 0-15%	4	39, Kenwood
SSG Ltd. Part. C/O IMC Property Management 4433-4437 S. Greenwood	\$42,336	10 unit(s) 2 br: 6, \$515-\$675 to \$155-\$350 3 br: 4, \$700-\$725 to \$340-\$406	6: 0-15% 4: 16-30%	4	39, Kenwood
South Ingleside LP C/O Urban Property Advisors 4746 S. Ingleside 4737-39 S. Ingleside	\$5,280	1 unit(s) 2 br: 1, \$600 to \$160	1: 0-15%	4	39, Kenwood
Mayberry, Gary and Senorites 4356 S. Berkeley	\$3,816	1 unit(s) 3 br: 1, \$950 to \$632	1: 16-30%	4	39, Kenwood
EPAX Ltd. Part. C/O IMC Property Management 7024 S. Paxton	\$51,768	8 unit(s) 2 br: 5, \$562-\$675 to \$150-\$300 3 br: 3, \$775-\$805 to \$250-\$254	8: 0-15%	5	43, South Shore
Family Rescue Development Corp. 6820-6830 S. Ridgeland	\$82,710	22 unit(s) 1 br: 6, \$380 to \$52-\$356 2 br: 6, \$475 to \$65-\$219 3 br: 10, \$530 to \$41-\$385 3 br: 1, \$960 to \$490	22: 0-15%	5	43, South Shore
Brown, L. Chandra 1948 E. 73rd St.	\$5,640	1 unit(s)	1: 16-30%	5	43, South Shore
LPSS South Shore Manor C/O IMC Property Management 3258 E. 70th Place	\$46,464	11 unit(s) 1 br: 11, \$502-\$615 to \$150-\$263	11: 0-15%	5	43, South Shore
Wilbourn, Sandy 6511 S. Blackstone	\$5,724	1 unit(s) 2 br: 1, \$1,000 to \$523	1: 16-30%	5	42, Woodlawn

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O'Keefe Courts LP C/O Urban Property Advisors 6936-44 S. Clyde 4737-39 S. Ingleside	\$4,380	1 unit(s) 3 br: 1, \$750 to \$385	1: 16-30%	5	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	\$5,700	1 unit(s) 2 br: 1, \$700 to \$225	1: 0-15%	5	43, South Shore
Darling, Jake J. 6845 S. Ridgeland	\$5,700	1 unit(s) 3 br: 1, \$1,000 to \$525	1: 16-30%	5	43, South Shore
Island Terrace Apartments 6430 S. Stony Island	\$5,700	1 unit(s) 1 br: 1, \$749 to \$274	1: 0-15%	5	42, Woodlawn
ERA Real Estate 1509 E. Marquette	\$7,200	1 unit(s) 3 br: 1, \$900 to \$300	1: 16-30%	5	42, Woodlawn
Barnes Real Estate 7531 S. Eberhart	\$7,896	1 unit(s) 5 br: 1, \$1093 to \$435	1: 0-15%	6	69, Greater Grand Crossing
Kennedy, Sonia 57 W. 74th St.	\$6,000	1 unit(s) 2 br: 1, \$750 to \$275	1: 16-30%	6	69, Greater Grand Crossing
Payne, Charles 7331 S. Vernon	\$5,160	1 unit(s) 1 br: 1, \$750 to \$320	1: 16-30%	6	69, Greater Grand Crossing
Marsh, Mary Ann & Reginald 7538 S. Rhodes	\$5,832	1 unit(s) 4 br: 1, \$1100 to \$614	1: 16-30%	6	69, Greater Grand Crossing
Ekong, Eno 6712 S. Emerald	\$7,740	1 unit(s) 3 br: 1, \$900 to \$255	1: 0-15%	6	68, Englewood
Oldshore LLC 7210 S. Yates	\$7,164	1 unit(s) 1 br: 1, \$750 to \$153	1: 0-15%	7	43, South Shore
El-Amin, Ayesha 6613 S. Langley	\$7,500	1 unit(s) 3 br: 1, \$1025 to \$400	1: 16-30%	7	46, South Chicago
Harper, Louise 2668 E. 78th	\$8,208	2 unit(s) 2 br: 1, \$690 to \$446 and 1, \$690 to \$250	1: 0-15% 1: 16-30%	7	43, South Shore
Synovation Development LLC 7700 S. Essex	\$22,656	4 unit(s) 2 br: 2, \$675 to \$300 and 2, \$790 to \$365	4: 16-30%	7	43, South Shore
All Properties Real Estate, Inc. 3004 E. 78th St.	\$7,164	1 unit(s) 2 br: 1, \$750 to \$175	1: 0-15%	7	43, South Shore
King-Essex Apts. C/O IMC Property Management 7600 S. Essex	\$58,862	13 unit(s) 2 br: 10, \$560-\$650 to \$145-\$280 3 br: 3, \$700-\$850 to \$300-\$435	11: 0-15% 2: 16-30%	7	43, South Shore

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Kingston Apt. C/O IMC Property Management 7436 S. Kingston	\$16,680	6 unit(s) 2 br: 3, \$500-\$550 to \$300-\$325 and 2, \$725-\$650 to \$500-\$450 3 br: 1, \$790 to \$500	6: 16-30%	7	43, South Shore
Curry, Lea 7637 S. Essex	\$7,320	1 unit(s) 2 br: 1, \$754 to \$140	1: 0-15%	7	43, South Shore
Nwanah, Patrick 7827 S. Colfax	\$7,164	1 unit(s) 2 br: 1, \$775 to \$178	1: 0-15%	7	43, South Shore
Pugh, Arnold 7838 S. Phillips	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	7	43, South Shore
Saez, Angela 7838 S. Colfax	\$29,100	5 unit(s) 3 br: 5, \$650-\$715 to \$165-\$230	5: 16-30%	7	43, South Shore
Monroe, Antoinette 7337 South Shore Dr.	\$9,240	1 unit(s) 2 br: 1, \$960 to \$190	1: 0-15%	7	43, South Shore
Jean, Hector 2815 E. 76th St.	\$7,020	1 unit(s) 4 br: 1, \$790 to \$205	1: 16-30%	7	43, South Shore
Malone Realty LLC 2801 E. 77th Place	\$7,800	1 unit(s) 3 br: 1, \$1,100 to \$450	1: 16-30%	7	43, South Shore
Anchor Management 7559 S. Essex	\$5,700	1 unit(s) 3 br: 1, \$900 to \$425	1: 16-30%	7	43, South Shore
Herron Enterprises 7901 S. Kingston	\$14,436	5 unit(s) Studios: 5, \$465 to \$297-\$155	1: 16-30%	7	46, South Chicago
Love, Ronald 8112 S. Bennett Ave.	\$8,640	1 unit(s) 4 br: 1, \$1200 to \$480	5: 0-15%	8	46, South Chicago
Peel, Arnel 851 E. 87th Place	\$7,320	1 unit(s) 2 br: 1, \$900 to \$290	1: 16-30%	8	44, Chatham
Reason, Chester 7955 S. Kenwood	\$4,680	1 unit(s) 3 br: 1, \$650 to \$260	1: 16-30%	8	45, Avalon Park
Washington, Major 10949-10951 S. Vernon	\$4,800	1 unit(s) 2 br: 1, \$525 to \$125	1: 0-15%	9	49, Roseland
Brown, Allen 30 E. 118th	\$14,640	1 unit(s) 6 br: 1, \$1,650 to \$430	1: 16-30%	9	53, West Pullman
Dunkle, Raymond Barry 11572 S. Front	\$8,400	1 unit(s) 2 br: 1, \$825 to \$125	1: 0-15%	9	53, West Pullman
Thompson Real Estate 13150 S. Forrestville	\$8,880	1 unit(s) 4 br: 1, \$1173 to \$433	1: 16-30%	9	54, Riverdale

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Hurst, Kenneth & Francesca 554 W. 103rd	\$5,520	1 unit(s) 2 br: 1, \$725 to \$265	1: 0-15%	9	73, Washington Heights
Boardman, William & Christina 8707 S. Escanaba	\$9,360	3 unit(s) 2 br: 3, \$630 - \$515 to \$255-\$370	3: 0-15%	10	46, South Chicago
Rehab South Chicago C/O Clarefians Associates 3251 E. 91st St.	\$8,724	3 unit(s) 3 br: 1, \$490 to \$143 and 1, \$430 to \$330 4 br: 1, \$655 to \$375	1: 0-15% 2: 16-30%	10	46, South Chicago
South East Little Village Ltd. Part. U.N.O. (East Lake Management) 3066 E. 92nd St. 9001 S. Muskegan	\$18,360	6 unit(s) 2 br: 4, \$410 to \$165-\$185 3 br: 2, \$450 to \$190	6: 0-15%	10	46, South Chicago
9001 Commercial Building C/O Southeast Chicago Dev. Comm.	\$22,500	4 unit(s) 2 br: 3, \$650 to \$215-\$190 and 1, \$760 to \$215	1: 0-15% 3: 16-30%	10	46, South Chicago
9001 S. Commercial 8954-56 Commercial Ave. Building LP 8954 S. Commercial	\$18,900	3 unit(s) 3 br: 1, \$655 to \$250 4 br: 2, \$725-\$995 to \$265-\$285	3: 0-15%	10	46, South Chicago
Villa Guadalupe Senior Services, Inc. Claretian Associates 3201 E. 91st St.	\$145,744	42 unit(s) Studios: 1, \$447-\$468 to \$240-\$275 1 br: 41, \$447-\$832 to \$240-\$390	42: 16-30%	10	46, South Chicago
Casa Kirk, Inc. 3200 E. 92nd St.	\$30,240	7 unit(s) 3 br: 7, \$825 to \$360	7: 16-30%	10	46, South Chicago
Barnes Real Estate 2310 S. Sacramento	\$6,120	1 unit(s) 1 br: 1, \$685 to \$175	1: 0-15%	12	30, South Lawndale
Goss, Edward 2505 W. 69th St.	\$5,880	1 unit(s) 3 br: 1, \$850 to \$360	1: 16-30%	13	65, West Lawn
Patria Partners, LLC 5925 S. Marshfield	\$9,600	1 unit(s) 3 br: 1, \$1230 to \$430	1: 16-30%	15	67, West Englewood

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Churchview Manor Apartments C/ O Greater Southwest Dev. Corp. 2626 W. 63rd St.	\$58,380	20 unit(s) 1 br: 19, \$549 to \$299 2 br: 1, \$679 to \$358	20: 16-30%	15	66, Chicago Lawn
Earle, Penny 6730, 6759 S. Wood	\$13,020	3 unit(s) 3 br: 2, \$770 to \$325-\$580 4 br: 1, \$850 to \$400	1: 0-15% 2: 16-30%	15	67, West Englewood
Park Management & Investments 6307 S. Rockwell	\$5,340	1 unit(s) 2 br: 1, \$585 to \$140	1: 0-15%	15	66, Chicago Lawn
Barnes Real Estate 1715 W. 58th	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	15	67, West Englewood
Hicks, Linda 6024 S. Artesian 2542 W. 64th	\$12,816	2 unit(s) 3 br: 2, \$1,000-\$900 to \$442-\$390	2: 16-30%	15	66, Chicago Lawn
Oates, Beutonna 5658 S. Bishop	\$5,100	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	16	67, West Englewood
Arlandiz, Elizabeth 5550 S. Mozart	\$5,400	1 unit(s) 2 br: 1, \$750 to \$300	1: 16-30%	16	63, Gage Park
Barnes Real Estate 5226 S. May	\$7,020	1 unit(s) 2 br: 1, \$725 to \$140	1: 0-15%	16	61, New City
Barnes Real Estate 5735 S. Elizabeth	\$8,880	1 unit(s) 5 br: 1, \$1,100 to \$360	1: 0-15%	16	67, West Englewood
Barnes Real Estate 5529 S. Ada	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	16	67, West Englewood
Barnes Real Estate 6340 S. Sangamon	\$7,320	1 unit(s) 2 br: 1, \$800 to \$190	1: 0-15%	16	68, Englewood
Barnes Real Estate 2214 W. 51st	\$6,600	1 unit(s) 2 br: 1, \$800 to \$250	1: 16-30%	16	63, Gage Park
Davis, Dianne 1107 W. Garfield Blvd.	\$11,220	2 unit(s) 1 br: 1, \$550 to \$125 2 br: 1, \$650 to \$140	1: 0-15% 1: 16-30%	16	68, New City
Elzy, Curfiss 5337 S. Carpenter	\$7,500	1 unit(s) 4 br: 1, \$1000 to \$375	1: 16-30%	16	61, New City
Jackson, Sammie 5404 S. Bishop	\$5,280	1 unit(s) 2 br: 1, \$500 to \$60	1: 0-15%	16	61, New City

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Miller, Jeanette 5539 S. Sangamon	\$5,700	1 unit(s) 3 br: 1, \$825 to \$350	1: 16-30%	16	68, Englewood
Oates, Beutonna 1411 W. 55th	\$8,424	1 unit(s) 5 br: 1, \$1050 to \$175	1: 0-15%	16	67, West Englewood
Barnes Real Estate 6224 S. Morgan	\$17,400	2 unit(s) 1 br: 1, \$550 to \$170 4 br: 1, \$1250 to \$180	2: 0-15%	16	68, Englewood
Goss, Edward 5925 S. Rockwell	\$5,880	1 unit(s) 3 br: 1, \$850 to \$360	1: 16-30%	16	66, Chicago Lawn
Eggleston C/O IMC Property Management 443 W. 75th 7502-06 S. Eggleston	\$21,000	5 unit(s) 3 br: 5, \$850-\$865 to \$500-\$515	5: 16-30%	17	69, Greater Grand Crossing
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth	\$148,102	32 unit(s) Studios: 14, \$527 to \$260-\$270 1 br: 18, \$621 to \$240-\$300	32: 16-30%	17	67, West Englewood
Barnes Real Estate 6733 S. Morgan	\$8,520	1 unit(s) 3 br: 1, \$875 to \$165	1: 0-15%	17	68, Englewood
Barnes Real Estate 7309 S. May	\$7,980	1 unit(s) 3 br: 1, \$900 to \$235	1: 16-30%	17	68, Englewood
Harris, Brian 7830 S. Sangamon	\$15,480	2 unit(s) 3 br: 2, \$1000 to \$300-\$410	1: 0-15% 1: 16-30%	17	71, Auburn Gresham
Silas, Michelle 7800 S. Ada	\$13,200	1 unit(s) 4 br: 1, \$1625 to \$525	1: 16-30%	17	71, Auburn Gresham
SSG Ltd. Part. C/O IMC Property Management 7000-7010 S. Sangamon	\$13,920	4 unit(s) 3 br: 4, \$615-\$800 to \$325-\$435	4: 16-30%	17	68, Englewood
Cynthia Jackson 7929 S. Harvard	\$5,220	1 unit(s) 3 br: 1, \$835 to \$400	1: 16-30%	17	44, Chatham
Busch, John P. 7209 S. Harvard	\$6,600	1 unit(s) 3 br: 1, \$900 to \$350	1: 0-15%	17	69, Greater Grand Crossing
Page, Bobbie 8434 S. Paulina	\$4,500	1 unit(s) 1 br: 1, \$575 to \$125	1: 0-15%	18	71, Auburn Gresham
Barnes Real Estate 929 W. 54th Place	\$8,580	1 unit(s) 3 br: 1, \$980 to \$265	1: 0-15%	20	61, New City

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62nd St. Phase II Ltd. Part. 6201 S. King Drive 6155 S. Vernon	\$18,240	4 unit(s) 3 br: 4, \$685-\$700 to \$325-\$420	4: 16-30%	20	42, Woodlawn
Beverly, Eve 5627-5629 S. Indiana 5532-5534 S. Indiana	\$12,240	3 unit(s) 3 br: 2, \$600 to \$325 4 br: 1, \$700 to \$375	3: 16-30%	20	40, Washington Park
Washington Park, LLC C/O Brinshore Development 5950 S. King Dr. 5951 S. Calumet	\$35,200	7 unit(s) 3 br: 7, \$874-\$735 to \$449-\$251	7: 16-30%	20	40, Washington Park
Dorchester Way Apts. Ltd. Part. C/O IMC Property Management 6200 S. Dorchester	\$23,592	4 unit(s) 4 br: 4, \$900-\$1,032 to \$221-\$515	1: 0-15% 3: 16-30%	20	42, Woodlawn
Drexel Terrace C/O The Habitat Company 6140 S. Drexel	\$33,300	6 unit(s) 2 br: 2, \$670-\$85 to \$100 3 br: 4, \$725 to \$325	2: 0-15% 4: 16-30%	20	42, Woodlawn
LPW Ltd. Part. Wabash Court C/O IMC Property Management 5606 S. Wabash	\$23,652	5 unit(s) 2 br: 5, \$563-\$850 to \$153-\$440	5: 0-15%	20	40, Washington Park
Prairie Apts. Ltd. Part. C/O IMC Property Management 6034-6052 S. Prairie	\$35,952	12 unit(s) 2 br: 7, \$550-\$700 to \$372-\$425 and 5, \$740-\$850 to \$425-\$600	12: 16-30%	20	40, Washington Park
WECAN 6146 S. Kenwood	\$17,580	2 unit(s) 1 br: 1, \$500 to \$175-\$290 3 br: 1, \$735 to \$525	1: 0-15% 1: 16-30%	20	42, Woodlawn
Woodlawn Development Associates 6224-6226 S. Kimbark	\$12,852	3 unit(s) 1 br: 1, \$559 to \$230 2 br: 1, \$636 to \$275 3 br: 1, \$670 to \$325	3: 16-30%	20	42, Woodlawn
Barnes Real Estate 5719 S. Prairie	\$8,220	1 unit(s) 3 br: 1, \$900 to \$215	1: 0-15%	20	40, Washington Park
Woodlawn Properties 909 W. 50th St.	\$14,640	1 unit(s) 5 br: 1, \$1,500 to \$280	1: 0-15%	20	61, New City

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St. Edmunds Place C/O JW Stewart 6109-6119 S. Indiana	\$24,780	4 unit(s) 2 br: 1, \$650 to \$170 and 1, \$650 to \$100 3 br: 2, \$800 -\$750 to \$260-\$255	4: 0-15%	20	40, Washington Park
Woodlawn Property Management 909 W. 51st Place	\$14,460	1 unit(s) 5 br: 1, \$1,500 to \$280	1: 0-15%	20	61, New City
Herron Enterprises 6565 S. Yale	\$14,148	4 unit(s) 1 br: 4, \$605-525 to \$316-\$175	2: 0-15% 2: 16-30%	20	68, Englewood
Great American Realty, Inc. 1342 W. 82nd 1504 W. 81st	\$20,700	4 unit(s) 1 br: 1, \$610 to \$290 and 1, \$610 to \$175 2 br: 1, \$750 to \$320 and 1, \$750 to \$190	2: 0-15% 2: 16-30%	21	71, Auburn Gresham
Bouchee, Mary 9115 S. Ada St.	\$7,895	1 unit(s) 2 br: 1, \$823 to \$165	1: 0-15%	21	73, Washington Heights
Bradley, Patricia 9443 S. Justine	\$5,400	1 unit(s) 2 br: 1, \$800 to \$350	1: 16-30%	21	73, Washington Heights
Patterson, Donald 4100 W. Ogden	\$29,280	4 unit(s) 2 br: 4, \$750 to \$140	4: 0-15%	22	29, North Lawndale
Barnes Real Estate 2349 S. Drake	\$9,120	1 unit(s) 3 br: 1, \$975 to \$215	1: 16-30%	22	30, South Lawndale
Grant, Wanda & Martin 1338 S. Albany 1246 S. Lawndale	\$22,488	4 unit(s) 3 br: 3, \$850-\$630 to \$400-\$275 5 br: 1, \$1050 to \$400	4: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3710 W. Douglas	\$3,480	1 unit(s) 3 br: 1, \$800 to \$510	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3745 W. Douglas	\$17,220	3 unit(s) 4 br: 3, \$861-\$776 to \$405-\$320	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	\$37,380	7 unit(s) 2 br: 7, \$651 to \$206	7: 0-15%	24	29, North Lawndale
Tenard, Terrance 3946 W. Polk	\$9,420	1 unit(s) 3 br: 1, \$1000 to \$215	1: 0-15%	24	26, West Garfield Park
3346 W. Lexington Family LP 3346 W. Lexington	\$12,096	1 unit(s) 3 br: 1, \$1,300 to \$292	1: 0-15%	24	27, East Garfield Park
Barnes Real Estate 1525 S. Hamlin	\$13,440	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$775 to \$165	2: 0-15%	24	29, North Lawndale



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Keeler Apartments Ltd. Partnership 1251-1255 S. Keeler	\$65,700	10 unit(s) 3 br: 9, \$746 to \$206 4 br: 1, \$846 to \$231	10: 0-15%	24	29, North Lawndale
Liberty Square LP C/O Bonheur Realty Services Corp. 711 S. Independence Blvd.	\$64,920	11 unit(s) 1 br: 1, \$625 to \$175 2 br: 6, \$725 to \$320-\$190 3 br: 3, \$910 to \$360-\$215 4 br: 1, \$1,000 to \$395	3: 0-15% 8: 16-30%	24	27, East Garfield Park
Novara, Marisa and Christians, Ted 1852 S. Troy	\$6,360	1 unit(s) 3 br: 1, \$900 to \$370	1: 16-30%	24	29, North Lawndale
McKinley, Luebertha and Dortch, Charles 1444 S. Ridgeway	\$7,680	1 unit(s) 3 br: 1, \$1,000 to \$360	1: 16-30%	24	29, North Lawndale
Bilic, Blazena 704 S. Independence	\$5,400	1 unit(s) 1 br: 1, \$600 to \$150	1: 0-15%	24	26, West Garfield Park
Hernandez, Monserrate 519-27 S. Laverne	\$15,564	3 unit(s) 3 br: 2, \$800-\$850 to \$466-\$365 4 br: 1, \$900 to \$466	3: 16-30%	24	25, Austin
Gonzalez, Gilbert 1841 S. Laffin	\$4,800	1 unit(s) 3 br: 1, \$850 to \$450	1: 16-30%	25	31, Lower West Side
Ibarra, Juan & Elizabeth 1714 W. 17th St.	\$4,320	1 unit(s) 2 br: 1, \$500 to \$140	1: 0-15%	25	31, Lower West Side
Scheck, Deborah 1622 S. Allport	\$6,420	1 unit(s) 3 br: 1, \$775 to \$240	1: 0-15%	25	31, Lower West Side
The Resurrection Project 1712 W. 17th St.	\$4,140	2 unit(s) 2 br: 2, \$473-\$525 to \$358-\$410	2: 16-30%	25	31, Lower West Side
The Resurrection Project 1714 W. 19th St.	\$1,236	1 unit(s) 2 br: 1, \$519 to \$301	1: 16-30%	25	31, Lower West Side
The Resurrection Project 963 W. Cullerton	\$11,904	7 unit(s) Studios: 3, \$336-\$349 to \$136-\$269 3 br: 2, \$639-\$700 to \$474-\$505 4 br: 2, \$540 to \$320-\$491	7: 16-30%	25	31, Lower West Side
The Resurrection Project 967 W. 19th St.	\$1,080	1 unit(s) 2 br: 1, \$475 to \$385	1: 16-30%	25	31, Lower West Side
Gonzalez, Gilbert 2104 S. May	\$7,092	1 unit(s) 2 br: 1, \$850 to \$450	1: 16-30%	25	31, Lower West Side

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The Resurrection Project 1313 W. 19th St.	\$1,380	1 unit(s) 1 br: 1, \$466 to \$351	1: 16-30%	25	31, Lower West Side
Brandon, Sean and Araceli 1921 W. 17th St.	\$5,448	1 unit(s) 3 br: 1, \$760 to \$306	1: 16-30%	25	31, Lower West Side
Hernandez, Monseirrate 2500 W. Thomas	\$12,540	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$700 to \$165	2: 0-15%	26	24, West Town
L.U.C.H.A. 1318 N. Rockwell	\$9,504	6 unit(s) 2 br: 3, \$370 to \$270 and 3, \$622-\$641 to \$468-\$487	6: 16-30%	26	24, West Town
L.U.C.H.A. 1456 N. Rockwell	\$5,808	4 unit(s) 2 br: 2, \$522-\$533 to \$270-\$427 3 br: 2, \$527-\$604 to \$427-\$469	4: 16-30%	26	24, West Town
L.U.C.H.A. 1414-1418 N. Washtenaw	\$8,292	4 unit(s) 1 br: 1, \$583 to \$438 2 br: 1, \$420-\$588 to \$260-\$428 3 br: 2, \$726 to \$526	4: 16-30%	26	24, West Town
L.U.C.H.A. 1451 N. Washtenaw	\$3,696	2 unit(s) 2 br: 1, \$420 to \$320 and 1, \$660 to \$506	2: 16-30%	26	24, West Town
Rodriguez, Margarita 1019 N. Francisco	\$7,056	1 unit(s) 2 br: 1, \$1000 to \$412	1: 16-30%	26	24, West Town
Arlandiz, Sergio & Elizabeth 1300 N. Homan	\$34,080	10 unit(s) 2 br: 6, \$540 to \$275 3 br: 4, \$660 to \$325	10: 16-30%	26	23, Humboldt Park
Avelar, Manuel 3306-3308 W. Division	\$42,120	6 unit(s) 3 br: 6, \$750 to \$165	6: 0-15%	26	23, Humboldt Park
Humboldt Park Ltd. C/O Hispanic Housing Dev. Corp 3038 W. North Ave.	\$27,504	12 unit(s) Studios: 6, \$457-\$504 to \$265-\$346 1 br: 6, \$413 to \$200	8: 0-15% 4: 16-30%	26	23, Humboldt Park
Humboldt Ridge II L.P. C/O LR Development 1810-16 N. St. Louis	\$41,424	6 unit(s) 2 br: 1, \$675 to \$190 3 br: 5, \$800 to \$326-\$198	3: 0-15% 3: 16-30%	26	22, Logan Square
L.U.C.H.A. 3339 W. Division 1152-58 N. Christiana	\$39,072	22 unit(s) SROs: 22, \$298-\$307 to \$150-\$159	22: 0-15%	26	23, Humboldt Park
Mercado, Doris 3345 W. Beach	\$8,820	1 unit(s) 3 br: 1, \$1050 to \$365	1: 0-15%	26	23, Humboldt Park
Gomez, Michael 1622 N. Albany	\$4,560	1 unit(s) 2 br: 1, \$700 to \$320	1: 16-30%	26	23, Humboldt Park

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Olson, Matt 3416 W. Potomac	\$11,520	2 unit(s) 2 br: 2, \$980 to \$500	2: 16-30%	26	23, Humboldt Park
Nuestro Pueblo C/O Bickerdike Redevelopment Corporation 901-903 N. Sacramento 909-915 N. Sacramento	\$51,288	22 unit(s) 3 br: 13, \$516 to \$325 4 br: 9, \$574 to \$375	22: 16-30%	26	23, Humboldt Park
Augusta Assoc. Ltd. C/O Hispanic Housing 3301 W. Palmer	\$41,220	12 unit(s) 1 br: 2, \$589 to \$230-\$423 2 br: 2, \$618 to \$288-\$423 and 8, \$646-\$751 to \$386-\$456	1: 0-15% 11: 16-30%	26	22, Logan Square
La Paz C/O Bickerdike Redevelopment Corporation 3600-3606 W. Shakespeare	\$16,692	7 unit(s) 2 br: 4, \$526-\$545 to \$344-\$363 3 br: 3, \$629 to \$408	7: 16-30%	26	22, Logan Square
Bickerdike Redevelopment Corporation 929 N. Sacramento 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	12 unit(s) 1 br: 3, \$422-\$433 to \$240-\$290 2 br: 3, \$486-\$498 to \$230-\$344 3 br: 3, \$584-\$599 to \$247-\$395 4 br: 3, \$633-\$665 to \$434-\$452	7: 0-15% 5: 16-30%	26	23, Humboldt Park
Fregoso, Joaquin and Leticia 3402-08 W. Lyndale	\$7,848	1 unit(s) 2 br: 1, \$1100 to \$500	1: 0-15%	26	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 unit(s) 2 br: 2, \$385-425 to \$140	2: 0-15%	26	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	\$4,080	1 unit(s) 3 br: 1, \$750 to \$385	1: 16-30%	26	22, Logan Square
Barnes Real Estate 634 N. Avers 7230 S. Yale	\$15,336	2 unit(s) 2 br: 1, \$675 to \$360 6 br: 1, \$1350 to \$210	1: 0-15% 1: 16-30%	27	23, Humboldt Park
Ferguson, Jacqueline 1039 N. Hamlin	\$4,239	1 unit(s) 2 br: 1, \$743.25 to \$390	1: 16-30%	27	23, Humboldt Park
McDermott Foundation 932 W. Washington	\$60,000	10 unit(s) Beds: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
McDermott Foundation 124 N. Sangamon	\$97,440	20 unit(s) Beds: 20, \$600 to \$30-\$330	10: 0-15% 10: 16-30%	27	28, Near West Side

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McDermott Foundation (Men's Program) 108 N. Sangamon	\$121,800	25 unit(s) Beds: 5, \$600 to \$30 and 10, \$600 to \$140 and 10, \$600 to \$330	15: 0-15% 10: 16-30%	27	28, Near West Side
McDermott Foundation (Women's Program) 108 N. Sangamon	\$93,120	16 unit(s) 16, \$600 to \$200-30	8: 0-15% 8: 16-30%	27	28, Near West Side
McDermott Foundation 124 N. Sangamon	\$45,000	15 unit(s) Beds: 15, \$600 to \$350	15: 16-30%	27	28, Near West Side
Gates, Sylvester 507 N. Avers	\$7,200	1 unit(s) 3 br: 1, \$1000 to \$400	1: 16-30%	27	23, Humboldt Park
Senior Suites West Humboldt Park 701-19 N. Lawndale 700-08 N. Monticello	\$65,480	19 unit(s) Studios: 5, \$450 to \$250-\$150 and 12, \$485 to \$250-\$150 1 br: 2, \$600 to \$290-\$175	10: 0-15% 9: 16-30%	27	23, Humboldt Park
Martinez, Charles 1205 N. Hamlin	\$7,272	1 unit(s) 2 br: 1, \$1,000 to \$394	1: 16-30%	27	23, Humboldt Park
Kilgore, Helen 2416 W. Roosevelt	\$7,680	1 unit(s) 2 br: 1, \$850 to \$210	1: 0-15%	28	28, Near West Side
Dickson, Jerome 1131-35 S. Sacramento	\$6,300	2 unit(s) 2 br: 1, \$700 to \$425 and 1, \$271 to \$171	2: 0-15%	28	29, North Lawndale
Austin Shore C/O East Lake Management Group, Inc. 169-85 N. LeClaire 149-51 N. Lavergne	\$8,400	2 unit(s) 2 br: 2, \$562-\$700 to \$212-\$350	2: 0-15%	28	25, Austin
Austin Square C/O East Lake Management Group, Inc. 4701-09 W. Maypole	\$46,200	13 unit(s) 3 br: 13, \$309-\$779 to \$109-\$450	13: 16-30%	28	25, Austin
Barnes Real Estate 3107 W. Monroe	\$6,960	1 unit(s) 3 br: 1, \$900 to \$320	1: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. C/ O East Lake Management Group, Inc. 4900-4910 W. Jackson	\$20,100	6 unit(s) 2 br: 6, \$54-\$700 to \$196-\$435	6: 16-30%	28	25, Austin

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Washington Courts Ltd. Part. C/O IMC Property Management 5040 W. Washington	\$46,640	8 unit(s) 2 br: 4, \$595-\$670 to \$160-\$212 and 4, \$676-\$750 to \$352-\$376	8: 0-15%	28	25, Austin
West Wash. Ltd. Part. C/O IMC Property Management 4200 W. Washington 4400 W. Washington	\$52,560	19 unit(s) 2 br: 18, \$398-\$700 to \$196-\$465 3 br: 1, \$746 to \$446	19: 0-15%	28	26, West Garfield Park
Bethel New Life 4376& 4322 W. West End	\$34,678	6 unit(s) 2 br: 2, \$480 to \$190-\$0 3 br: 4, \$550 to \$215-\$0	6: 0-15%	28	26, West Garfield Park
Congress Commons LLC 4815-25 W. Monroe 5203 W. Congress	\$162,354	25 unit(s) 1 br: 3, \$450 to \$140 2 br: 11, \$550-\$407 to \$200-\$77 3 br: 7, \$950-656 to \$325-230 and 1, \$950 to \$200 4 br: 3, \$1,200-\$850 to \$375-\$125	22: 0-15% 3: 16-30%	28 29	25, Austin
Pine Place Ltd. Part. C/O East Lake Management Group, Inc. 5501 W. Corcoran 330 N. Pine	\$55,164	14 unit(s) 1 br: 1, \$500 to \$215 2 br: 3, \$535-\$630 to \$312-\$350 3 br: 7, \$725-\$850 to \$366-\$500 4 br: 3, \$1,000-\$916 to \$742-\$639	14: 16-30%	28	25, Austin
Pine Lotus L P C/O J W Stewart 5449 W. Westend	\$12,000	2 unit(s) 2 br: 1, \$525 to \$285 4 br: 1, \$1,200 to \$440	2: 0-15%	28	25, Austin
Homan Apt. Rental 357 S. Homan	\$9,972	1 unit(s) 2 br: 1, \$1,191 to \$360		28	27, East Garfield Park
Cobbins, Antwon 4440 W. Adams	\$7,800	1 unit(s) 3 br: 1, \$875 to \$225	1: 16-30%	28	26, West Garfield Park
5700 W. Washington Assoc. C/O East Lake Management Group, Inc. 5700 W. Washington	\$12,768	4 unit(s) 2 br: 2, \$528-\$584 to \$268-\$312 and 2, \$594-\$635 to \$322-\$375	4: 16-30%	29	25, Austin
5837 West Washington LLC 5837 W. Washington	\$13,800	2 unit(s) 3 br: 2, \$900 to \$325	2: 16-30%	29	25, Austin

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Austin Mutual C/O IMC Property Management 5501-03 W. Congress 506-08 S. Lotus	\$4,200	1 unit(s) 2 br: 1, \$567 to \$217	1: 0-15%	29	25, Austin
The Fulton Apartments C/O Northridge Holdings, Ltd. 5808 W. Fulton	\$18,928	6 unit(s) 1 br: 1, \$450 to \$217 2 br: 1, \$525 to \$325 3 br: 4, \$525 to \$110-\$325	1: 0-15% 5: 16-30%	29	25, Austin
Columbus Park Limited Partnership C/O Mercy Housing Services Corporation 301 S. Central	\$10,860	3 unit(s) 1 br: 1, \$550 to \$275 2 br: 1, \$643 to \$400 3 br: 1, \$675 to \$325	3: 16-30%	29	25, Austin
Forbes, Lindel 5257 W. Congress	\$42,408	5 unit(s) 2 br: 5, \$711.58-\$736.08 to \$101-\$214	5: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	\$15,252	4 unit(s) 2 br: 3, \$800-\$900 to \$441-\$444 3 br: 1, \$900 to \$444	2: 0-15% 2: 16-30%	29	25, Austin
Madison Renaissance Apts. 5629-5647 W. Madison	\$4,896	2 unit(s) 1 br: 2, \$545-\$471 to \$312-\$296	0: 0-15% 2: 16-30%	29	25, Austin
Faith Residence LP C/O J W Stewart 5642-52 W. Washington 110-14 N. Parkside	\$8,400	2 unit(s) 2 br: 1, \$650 to \$300 3 br: 1, \$775-\$650 to \$425	2: 16-30%	29	25, Austin
Hernandez, Monserrate 5714-24 W. Thomas	\$14,844	3 unit(s) 2 br: 3, \$650 to \$196-\$300	1: 0-15% 2: 16-30%	29	25, Austin
Douglas, Jay 1523 N. Kedvale	\$13,320	2 unit(s) 3 br: 2, \$880 to \$325	2: 16-30%	30	23, Humboldt Park
Avelar, Manuel 4034 N. Cortland 1904 N. Keystone	\$17,820	3 unit(s) 1 br: 3, \$650 to \$150-\$165	3: 0-15%	30	20, Hermosa
Paredes, Jose 2544 N. Avers	\$3,456	1 unit(s) 2 br: 1, \$720 to \$432	1: 16-30%	30	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	\$9,187	2 unit(s) 1 br: 2, \$775-\$925 to \$350-\$500	2: 16-30%	30	22, Logan Square
Aguirre, Julio 2507 N. Lotus	\$10,560	1 unit(s) 2 br: 1, \$1,200 to \$320	1: 16-30%	30	19, Belmont Cragin

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Arlandiz, Sergio and Elizabeth 3935-45 W. Cortland	\$22,800	4 unit(s) 1 br: 2, \$725 to \$275 2 br: 2, \$875 to \$375	4: 0-15%	30	20, Hermosa
Fonseca, Luz 4128 W. George	\$6,300	1 unit(s) 3 br: 1, \$695 to \$170	1: 0-15%	31	21, Avondale
Salgado, Baldemar 4300 W. Fullerton 902 N. California	\$32,640	6 unit(s) 1 br: 1, \$535 to \$125 and 1, \$550 to \$125 2 br: 1, \$605 to \$275 and 2, \$705-615 to \$165-\$140 3 br: 1, \$705 to \$165	5: 0-15% 1: 16-30%	31 28	20, Hermosa
Lewandowski, Bogdan 2429 N. Tripp	\$7,080	1 unit(s) 2 br: 1, \$800 to \$210	1: 16-30%	31	20, Hermosa
Magdaleno, Antonio 3011 N. Kilpatrick	\$6,900	1 unit(s) 2 br: 1, \$850 to \$275	1: 0-15%	31	19, Belmont
Lerma, Jose 4641 W. Parker	\$6,900	1 unit(s) 2 br: 1, \$800 to \$225	1: 16-30%	31	19, Belmont
Perez, Pascual 2701 N. Laramie	\$7,680	1 unit(s) 2 br: 1, \$800 to \$160	1: 0-15%	31	19, Belmont
Kotz-Fedorenko, Karyn 1944 W. Henderson	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	32	5, North Center
Kotz-Fedorenko, Karyn 1938 W. School St.	\$3,240	1 unit(s) 1 br: 1, \$395 to \$125	1: 0-15%	32	5, North Center
Meza, Carlos & Judy 2328 W. McLean	\$4,776	1 unit(s) 2 br: 1, \$673 to \$275	1: 16-30%	32	22, Logan Square
Renaissance Saint Luke LP 1501 W. Belmont	\$47,700	10 unit(s) Studios: 5, \$695 to \$200 and 5, \$695 to \$395	5: 0-15% 5: 16-30%	32	6, Lake View
Alvarez, Jose and Rojas, Antonio 2124 W. Wellington	\$9,276	1 unit(s) 3 br: 1, \$1,125 to \$352	1: 16-30%	32	5, North Center
Fedoreko- Kotz, Karyn 2944-50 W. Cullom	\$16,350	3 unit(s) 1 br: 1, \$750 to \$290 and 2, \$750 to \$240	3: 0-15%	33	16, Irving Park
2846-56 W. Waveland Building C/O Wald Management Inc. 2846-56 W. Waveland	\$15,000	2 unit(s) 1 br: 1, \$750 to \$175 and 1, \$850 to \$175	2: 0-15%	33	16, Irving Park

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Putz, Erica 3518 W. Cullom 4301 N. Drake	\$13,270	2 unit(s) 2 br: 1, \$795 to \$190 and 1, \$950 to \$299	1: 0-15% 1: 16-30%	33	16, Irving Park
BASS 4500, LLC 4500-02 N. Sawyer	\$5,988	1 unit(s) 3 br: 1, \$1,050 to \$551	1: 16-30%	33	14, Albany park
Key, Lillia 1133 W. 111th St.	\$1,500	1 unit(s) 2 br: 1, \$525 to \$400	1: 16-30%	34	75, Morgan Park
Harper, Louise 1148 W. 111th Place	\$12,720	1 unit(s) 3 br: 1, \$1200 to \$165	1: 0-15%	34	75, Morgan Park
Lakefront Supportive Housing 11045 S. Wentworth	\$28,080	12 unit(s) SROs: 12, \$400 to \$387-\$88	12: 0-15%	34	49, Roseland
Manzella, Patricia 2511 N. Fairfield	\$7,680	1 unit(s) 3 br: 1, \$1100 to \$360	1: 16-30%	35	22, Logan Square
Zayas, Carlos 2749 N. Mozart	\$5,196	1 unit(s) 3 br: 1, \$650 to \$217	1: 0-15%	35	22, Logan Square
Capeles, Jose & Norma 2819 W. Lyndale	\$8,400	2 unit(s) 2 br: 2, \$700-\$600 to \$275-\$375	2: 16-30%	35	22, Logan Square
Flores, Robert 3008 W. George	\$7,320	1 unit(s) 2 br: 1, \$750 to \$140	1: 0-15%	35	21, Avondale
Fregoso, Lilia 3702-08 W. Lyndale	\$9,120	2 unit(s) 1 br: 2, \$725-\$850 to \$400-\$550	2: 16-30%	35	22, Logan Square
Hallof, George & Katharina 2015 N. Humboldt	\$5,676	1 unit(s) 3 br: 1, \$930 to \$457	1: 16-30%	35	22, Logan Square
Ibarra, Lourdes 2901 N. Dawson	\$5,520	1 unit(s) 2 br: 1, \$650 to \$190	1: 0-15%	35	21, Avondale
Macias, Roberto 3268 W. Fullerton	\$7,020	1 unit(s) 4 br: 1, \$850 to \$265	1: 0-15%	35	22, Logan Square
Macks, Mitchell C. 2600 N. Kimball	\$63,997	11 unit(s) Studios: 6, \$725-\$625 to \$400-\$125 1 br: 3, \$775 to \$200-\$300 and 1, \$750 to \$325	8: 0-15% 3: 16-30%	35	22, Logan Square
Pagan, Louis Angel 3017 W. Beldon Ave.	\$16,950	2 unit(s) 2 br: 1, \$955 to \$270 3 br: 1, \$985 to \$300	2: 0-15%	35	22, Logan Square
Perez, Idilda 3707 W. Wrightwood	\$7,175	1 unit(s) 3 br: 1, \$795 to \$200	1: 0-15%	35	22, Logan Square



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Delgado, Antonio 2944 N. Whipple	\$7,500	1 unit(s) 3 br: 1, \$1200 to \$575	1: 0-15%	35	21, Avondale
Moreno, Isaias and Sofia 2414 N. Lawndale	\$3,720	1 unit(s) 2 br: 1, \$540 to \$230	1: 0-15%	35	22, Logan Square
Kimball C/O IMC Property Management 1908-14 N. Kimball 3400-08 W. Corland	\$8,400	2 unit(s) 3 br: 2, \$750 to \$400	2: 16-30%	35	22, Logan Square
Castro, Maria 2913 N. Kedzie	\$6,120	1 unit(s) 2 br: 1, \$700 to \$190	1: 0-15%	35	21, Avondale
Nunez, Sandra and Francisco 2921 N. Dawson	\$10,836	2 unit(s) 2 br: 2, \$800-\$750 to \$337-\$310	2: 16-30%	35	21, Avondale
Humboldt Park United Methodist Church 2120-22 N. Mozart	\$22,500	4 unit(s) 1 br: 3, \$550 to \$150 3 br: 1, \$900 to 4225	4: 0-15%	35	22, Logan Square
Kubik, Janina 7140 W. Addison	\$8,760	1 unit(s) 2 br: 1, \$880 to \$150	1: 16-30%	36	17, Dunning
European Development 723-725 N. Central	\$24,840	9 unit(s) 1 br: 9, \$440 to \$210	9: 0-15%	37	25, Austin
Barnes Real Estate 5442 W. Augusta	\$11,820	1 unit(s) 4 br: 1, \$1475 to \$490	1: 0-15%	37	25, Austin
Colon, Jose E. 4221 W. Potomac	\$4,920	1 unit(s) 1 br: 1, \$560 to \$150	1: 0-15%	37	23, Humboldt Park
YMCA of Metro Chicago 501 N. Central	\$157,643	59 unit(s) SROs: 32, \$332 to \$220-145 and 27, \$332 to \$50	59: 0-15%	37	25, Austin
Pine Central L.P. 745 N. Central	\$4,452	1 unit(s) 1 br: 1, \$536 to \$165	1: 0-15%	37	25, Austin
Velazquez, Ramon 5137 W. Dickens	\$6,300	1 unit(s) 2 br: 1, \$800 to \$275	1: 0-15%	37	19, Belmont Cragin
Nelson, Betty 4740 W. Grace	\$3,900	1 unit(s) 2 br: 1, \$775 to \$400	1: 16-30%	38	15, Portage Park
Miller, Jeanette 5539 S. Sagamon	\$6,000	1 unit(s) 2 br: 1, \$975 to \$350	1: 16-30%	40	4, Lincoln Square
H.O.M.E. 1537 W. Rosemont	\$10,200	3 unit(s) SROs: 3, \$917 to \$467-\$509	3: 16-30%	40	77, Edgewater

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YMCA of Metro Chicago 30 W. Chicago	\$232,269	73 unit(s) SROs: 56, \$415 to \$128 and 17, \$355 to \$163-\$66	73: 0-15%	42	8, Near North Side
YMCA of Metro Chicago 3333 N. Marshfield	\$141,283	70 unit(s) SROs: 16, \$451-\$412 to \$254-\$97 and 54, \$365-\$306 to \$2268-37	70: 0-15%	44	6, Lake View
AidsCare 1235 W. Sawyer	\$14,400	6 unit(s) SROs: 6, \$425-\$320 to \$225-\$120	5: 0-15% 1: 16-30%	44	6, Lake View
The Norman Apts. C/O Circle Mgmt. Group, LLC 1325 W. Wilson	\$73,312	33 unit(s) SROs: 20, \$340-\$395 to \$185-\$245 Studios: 12, \$435-\$510 to \$185-\$285 1 br: 1, \$600 to \$333	20: 0-15% 13: 16-30%	46	3, Uptown
4431 Clifton Ltd. Part. LLC C/O IMC Property Management 4431 N. Clifton	\$18,078	5 unit(s) 2 br: 1, \$664 to \$162 and 1, \$844 to \$304 3 br: 3, \$929 to \$465	2: 0-15% 3: 16-30%	46	3, Uptown
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd.	\$89,424	36 unit(s) Studios: 18, \$575 to \$331-\$431 and 18, \$615-\$600 to \$456-\$471	18: 0-15% 18: 16-30%	46	3, Uptown
900 W. Windsor Ltd. Part. C/O IMC Property Management 900 W. Windsor	\$21,780	4 unit(s) 2 br: 4, \$687.50-\$808 to \$185-\$394	4: 0-15%	46	3, Uptown
Bachelor Properties LLC 1134-40 W. Wilson	\$49,800	16 unit(s) Studios: 15, \$410 to \$160 1 br: 1, \$560 to \$160	16: 0-15%	46	3, Uptown
Cornerstone Community Outreach 920 W. Wilson	\$119,820	51 unit(s) SROs: 25, \$271 to \$101 1 br: 6, \$385 to \$195-\$290 and 20, \$385 to \$85-\$175	51: 0-15%	46	3, Uptown
Cornerstone Community Outreach 1311-1315 W. Leland	\$95,232	18 unit(s) 2 br: 7, \$530 to \$10-\$30 3 br: 11, \$676 to \$10-\$200	7: 0-15% 11: 16-30%	46	3, Uptown
Kosoh Housing Ltd. Part./IMC Property Management 927 W. Wilson	\$88,158	24 unit(s) Studios: 5, \$350-\$364 to \$200-\$250 1 br: 5, \$489-\$612 to \$209-\$265 2 br: 14, \$678-710 to \$259-\$382	19: 0-15% 5: 16-30%	46	3, Uptown
Lakefront Supportive Housing 4727 N. Malden	\$52,668	31 unit(s) SROs: 31, \$495-\$305 to \$295-\$60	31: 0-15%	46	3, Uptown

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
 January 1 - December 31, 2006

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Wolcott Real Property, LLC 825-845 W. Sunnyside 820 W. Agate	\$51,456	14 unit(s) 1 br: 6, \$905-\$650 to \$259-\$419 2 br: 5, \$525-\$575 to \$175-\$332 3 br: 3, \$600-\$713 to \$318-\$500	12: 0-15% 2: 16-30%	46	3, Uptown
Ruth Shriman House 4040 N. Sheridan Rd.	\$53,100	15 unit(s) 1 br: 15, \$598-\$557 to \$373-\$230	15: 16-30%	46	3, Uptown
Shea, Tom 831-33 W. Windsor	\$7,020	1 unit(s) 2 br: 1, \$760 to \$175	1: 0-15%	46	3, Uptown
Voice of the People 847 W. Sunnyside 4130 N. Kenmore	\$15,692	3 unit(s) 2 br: 1, \$650 to \$259 3 br: 2, \$799-\$905 to \$336-\$419	1: 0-15% 2: 16-30%	46	3, Uptown
Wilson Windsor Apartments 915-917 W. Wilson	\$173,523	62 unit(s) Studios: 31, \$385-\$495 to \$190-\$320 and 31, \$500-\$610 to \$225-\$390	31: 0-15% 31: 16-30%	46	3, Uptown
Voice of the People 4431 N. Racine	\$6,600	1 unit(s) 3 br: 1, \$1,050 to \$500	1: 16-30%	46	3, Uptown
Inspiration Corporation To Be determined	\$183,420	27 unit(s) SROs: 9, \$500 to 0 Studios: 5, \$565 to \$0 1 br: 10, \$790-\$660 to \$0 2 br: 3, \$830 to \$0	27: 0-15%	46	3, Uptown
5240 N. Winthrop LLC. 5240 N. Winthrop	\$27,168	8 unit(s) SROs: 8, \$438 to \$155	8: 0-15%	48	77, Edgewater
Hellenic Foundation 5700 N. Sheridan Rd.	\$146,681	49 unit(s) Studios: 37, \$491-\$550 to \$160-\$405 1 br: 12, \$611-\$791 to \$281-\$616	49: 16-30%	48	77, Edgewater
Lakefront Supportive Housing 5042 N. Winthrop	\$115,320	56 unit(s) SROs: 56, \$350-\$340 to \$295-\$60	56: 0-15%	48	3, Uptown
Mc Lenighan, Michael 5484 W. Higgins	\$6,900	1 unit(s) Studios: 1, \$675 to \$100	1: 0-15%	48	77, Edgewater
5718 Winthrop Apts. C/O Circle Mgmt Group, LLC 5718 N. Winthrop	\$53,280	17 unit(s) Studios: 15, \$450-\$610 to \$95-\$435 1 br: 1, \$635 to \$200 and 1, \$665 to \$395	15: 0-15% 2: 16-30%	48	77, Edgewater
MSS Enterprises 5326 N. Winthrop	\$140,032	26 unit(s) Studios: 18, \$615-\$650 to \$323-\$178 1 br: 8, \$925-\$845 to \$416-\$178	19: 0-15% 7: 16-30%	48	77, Edgewater
Blanchard, Brian and June 5701 N. Sheridan Rd.	\$5,496	1 unit(s) Studios: 1, \$650 to \$192	1: 0-15%	48	77, Edgewater

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
**January 1 - December 31, 2006**

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
6229 Winthrop, Inc. C/O Vranas and Chioros Associates, Inc. 6229 N. Winthrop	\$157,598	40 unit(s) Studios: 8, \$517 to \$171-\$185 1 br: 32, \$624 to \$188-\$324	40: 0-15%	48	77, Edgewater
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	\$82,680	35 unit(s) SROs: 3, \$465-\$470 to \$225-\$270 Studios: 14, \$515-\$535 to \$315-\$335 and 18, \$495-\$510 to \$250-\$310	35: 0-15%	48	77, Edgewater
Sinfes, Rene 6221 N. Wayne	\$8,652	1 unit(s) 3 br: 1, \$1,100 to \$379	1: 16-30%	48	77, Edgewater
Broadmoor Apts. Ltd. C/O IMC Property Management 7600 N. Bosworth	\$95,928	36 unit(s) Studios: 20, \$395 to \$170 and 2, \$350 to \$93-\$103 1 br: 4, \$475-\$350 to \$286-\$183 2 br: 10, \$495 to \$27	20: 0-15% 16: 16-30%	49	1, Rogers Park
A.M. Realty Group LLC 6748-50 N. Ashland	\$118,745	29 unit(s) 1 br: 20, \$510-\$590 to \$240-\$300 and 9, \$600-\$665 to \$185-\$305 2 br: 2, \$860 to \$500-\$560 and 3, \$960 to \$485 3 br: 3, \$1159-\$1475 to \$630-\$737	3: 0-15% 26: 16-30%	49	1, Rogers Park
Kass Management Services, Inc 1456 W. Birchwood	\$32,520	8 unit(s) 3 br: 3, \$1159-\$1475 to \$630-\$737	8: 16-30%	49	1, Rogers Park
CMHDC 1714-24 W. Jonquil	\$7,560	1 unit(s) 3 br: 1, \$930 to \$300	1: 0-15%	49	1, Rogers Park
Council for Jewish Elderly 1221 W. Sherwin	\$74,400	20 unit(s) 1 br: 20, \$550-\$720 to \$265-\$435	20: 0-15%	49	1, Rogers Park
Entire Nous Ltd. Part. C/O IMC Property Management 1700 W. Juneway	\$32,208	10 unit(s) 1 br: 1, \$482 to \$233 2 br: 5, \$535-\$692 to \$309-\$366 3 br: 4, \$710-\$800 to \$384-\$574	10: 16-30%	49	1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd.	\$71,564	30 unit(s) SROs: 6, \$627 to \$460 Studios: 2, \$424 to \$169 and 1, \$424 to \$160 1 br: 9, \$424-\$469 to \$160-\$376 and 6, \$796 to \$315-\$323 2 br: 6, \$917 to \$610-\$831	18: 0-15% 12: 16-30%	49	1, Rogers Park
Pedraza Realty, Inc. 7375-79 N. Damen	\$14,280	2 unit(s) 2 br: 1, \$875 to \$270 3 br: 1, \$875 to \$290	2: 0-15%	49	1, Rogers Park

**CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM**  
 January 1 - December 31, 2006

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance and Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Su Casa Assoc./O IMC Property Management 1614 W. Jonquil	\$26,409	8 unit(s) 1 br: 2, \$417-596 to \$222-\$300 3 br: 6, \$600-\$739 to \$370-\$412	8: 16-30%	49	1, Rogers Park
W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 2, \$415 to \$233-\$248 and 38, \$430 to \$248 1 br: 10, \$530 to \$290	40: 0-15% 10: 16-30%	49	1, Rogers Park
Fetterman, Morris 6319-6325 N. Mozart	\$12,300	3 unit(s) 1 br: 1, \$575 to \$230 and 2, \$570 to \$230	3: 16-30%	50	2, West Ridge
Weisberger, William 6307-6309 N. Mozart	\$11,830	2 unit(s) 2 br: 2, \$900 to \$407	2: 16-30%	50	2, West Ridge
Marsh, Walter 2014-2024 W. Arthur 7333 N. Ridge	\$10,560	2 unit(s) 1 br: 2, \$600-\$770 to \$270-\$160	2: 0-15%	50	2, West Ridge
Cajamarca, Merc 6326 N. Mozart	\$12,096	1 unit(s) 3 br: 1, \$1200 to \$382	1: 0-15%	50	2, West Ridge
Wilmette Real Estate and Management 6200-36 N. Hoyne	\$10,980	2 unit(s) 1 br: 1, \$647 to \$244 2 br: 1, \$823 to \$311	2: 16-30%	50	2, West Ridge
Rodriguez, Godofredo 2923 N. Dawson	\$4,500	1 unit(s) 2 br: 1, \$850 to \$375	1: 16-30%		33, Avondale
<b>TOTALS</b>	<b>\$ 8,077,517</b>	<b>2149</b> Beds: 86 Sro's: 470 Studios: 440 1-brs: 421 2-brs: 377 3-brs: 292 4-brs and up: 63	<b>0-15% 1280 16-30% 869</b>		

CITY OF CHICAGO  
DEPARTMENT OF HOUSING  
CHICAGO LOW INCOME HOUSING TRUST FUND - RENTAL SUBSIDY PROGRAM  
PROJECTED CHANGE IN FUND BALANCE  
(FORECAST FOR 2006)

	FORECAST		ACTUAL ACTIVITY
	January 1 - December 31, 2006	January 1 - December 31, 2006	as of January 31, 2006
YR 2005 CHANGE IN FUND BALANCE:			
Year 2005 City of Chicago Appropriation	\$7,500,000.00	\$7,500,000.00	\$7,500,000.00
Retention by City	-\$525,000.00 @5%	-\$525,000.00 @5%	-\$375,000.00
NET YEAR 2005 City of Chicago Appropriation	\$6,975,000.00	\$6,975,000.00	\$7,125,000.00
Projected Earnings for Year 2005	\$65,000.00	\$65,000.00	\$7,775.00
Total Projected Resources Available	\$7,040,000.00	\$7,040,000.00	\$7,132,775.00
Year 2005 Awarded Contracts - Projected	-\$7,924,959.00	-\$7,924,959.00	-\$7,924,959.00
Calculated Recaptured Funds from Awarded Contracts for 2005	\$257,438.00	\$257,438.00	\$0.00
Funding for Staff Position	-\$60,000.00	-\$60,000.00	-\$60,000.00
PROJECTED NET CHANGE IN 2005 FUND BALANCE	-\$687,521.00	-\$687,521.00	-\$852,184.00
FUND BALANCE			
Projected Unrestricted Fund Balance at 12-31-2005	\$3,413,058.00	\$3,413,058.00	\$3,413,058.00 *
Projected Change in Fund Balance for 2006	-\$687,521.00	-\$687,521.00	-\$852,184.00
PROJECTED UNRESTRICTED FUND BALANCE - Projected at 12-31-06	\$2,725,537.00	\$2,725,537.00	\$2,560,874.00

\* Based on Projected Unrestricted Fund Balance at 12-31-05.

Department of Housing  
**TROUBLED BUILDINGS INITIATIVE (Multi-family)**  
 January 1 - March 31, 2006

Quarter First Counted	TBI Status	Primary Address	Ward	CPD District	Number of Residential Units	Units by Income Level					
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%
2006,1	Rehab in Process	400 S. Kilbourn Ave.	24	11	16	-	-	-	-	-	-
2006,1	Rehab in Process	2915-19 W. Fillmore St.	28	11	9	-	-	-	-	-	-
2006,1	Rehab in Process	1555-57 W. 69th St.	16	7	6	-	-	-	-	-	-
2006,1	Rehab in Process	5522-24 S. Indiana	3	2	40	-	-	-	-	-	-
2006,1	Under Receivership	7031-37 S. Merrill	5	3	24	-	-	-	-	-	-
2006,1	Under Receivership	300-10 N. Central	29	15	36	-	-	-	-	-	-
2006,1	Under Receivership	3400-08 W. Barry	35	14	7	-	-	-	-	-	-
2006,1	Recovered/Rehab Complete	1018-20 W. 78th St.	17	6	8	-	-	-	-	-	-
2006,1	Recovered/Rehab Complete	8112 S. Maryland	8	1	3	-	-	-	-	-	-
2006,1	Recovered/Rehab Complete	1200 N. Lockwood Ave.	37	15	14	-	-	-	-	-	-
2006,1	Recovered/Rehab Complete	9047 S. Muskegon Ave.	7	4	21	-	-	-	-	-	-
2006,1	Recovered/Rehab Complete	9043 S. Escanaba	7	4	24	-	-	-	-	-	-
2006,1	Recovered/Rehab Complete	6408 N. Fairfield	50	24	12	-	-	-	-	-	-
<b>TOTAL</b>					<b>220</b>	-	-	<b>220</b>	-	-	-

Department of Housing  
**TIF NIP SINGLE-FAMILY PROGRAM**  
 January 1 - March 31, 2006

TIF District	Amount of TIF Funds	Number of Units	Units by Income Level						
			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
Englewood	\$ 80,500	10	-	1	3	2	-	-	4
Chicago/Central Park	\$ 37,375	4	1	-	3	-	-	-	-
South Chicago	\$ 11,500	1	1	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 129,375</b>	<b>15</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>4</b>



Department of Housing  
**MAYORAL AFFORDABLE REQUIREMENTS ORDINANCE**  
 January 1 - March 31, 2006

Quarter	Date of City Council Approval	Type of Development	Project Title/Address	Total Units	Affordable Units	Type & Amount of City Assistance			Other Assistance through DOH?	Affordable Units by Income Level				
						Land Write Down	TIF/Other Assistance			0-15%	16-30%	31-50%	51-60%	61-80%
1st	03/01/06	For sale	Oakland Crescent Estates/ 4063-71 S. Ellis Avenue	20	3	\$134,000	\$0	No	0	0	0	0	0	2
1st	03/01/06	For sale	Lake Park Partners II LLC/ 1227-1247 E. 46th Street	12	2	\$70,000	\$0	No	0	0	0	0	0	2
1st	02/08/06	For sale	Asat Inc./ 6401-6415 N. Rockwell Street	30	6	\$914,999	\$3,600,000	No	0	0	0	0	0	6
1st	01/11/06	For sale	South Shore Development VI/7650 S. Colfax Ave.; 8036 S. Kingston Ave.; 7520 S. Luella	17	2	\$31,000	\$0	No	0	0	0	0	2	0
1st	03/29/06	For sale	Greenwood, Berkeley, Ellis LLC/4300 Blocks of S. Greenwood, Ellis and Berkeley Avenues	24	6	\$515,000	\$0	No	0	0	0	0	0	6
<b>TOTAL</b>				<b>103</b>	<b>19</b>	<b>\$1,664,999</b>	<b>\$3,600,000</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>16</b>

Unduplicated units: 19



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



# HISTORIC CHICAGO BUNGALOW INITIATIVE

Benefits Received October 1, 2000 to March 31, 2006

Program inception date: October 1, 2000

INITIATIVE	NUMBER	DOLLARS EXPENDED
<b>Certifications/Marketing Bungalows-3rd Qtr</b>		
Requests for information/general information pieces mailed*	22,590	
Certification of existing owners	3,675	
Certification for new bungalow buyers	406	
# of Members Approved for Vouchers (2nd qtr)**	484	
# of Members Approved for ComEd Grant (G1) (2nd qtr)**	578	
# of Members Approved for ICECF Grant (G2) (2nd qtr)**	499	
# of Participating members in Bungalow Tax Smart	2	
# of households who access other rehab bank loans	95	\$3,932,155 home equity
	120	\$12,211,535 refinance
<b>Subtotal:</b>	215	\$16,143,690
# of households who utilized their own resources for rehab	1,994	\$8,969,541
# of households who receive appliance vouchers	1,662	\$2,537,000
# of households who receive energy efficiency matching dollars	935	\$1,848,238
# of households who receive ICECF grant matching dollars	438	\$785,885
# of households who receive IHDA grant matching dollars	266	\$1,038,385
<b>Bungalow Purchase</b>		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	108	\$7,467,982
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	84	\$18,344,806
# of loans for bungalow purchase in process	0	\$0
Actual # of households served, taking into account multiple benefits	3,233	

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

\*\* New info provided as of first quarter 2005.

Note: Due to processing time, dollar amounts lag behind number of households receiving benefits.

Department of Housing  
**311 Homeownership Preservation Initiative (HOPI) Activity**  
 January 1 - March 31, 2006

Referral Outcomes		Number of Borrowers
Budget Improvement Needed Prior to Loan Resolution	Counseling has taken place and it was determined Borrower can fix situation on their own with basic budgeting help/minor changes. Usually temporary financial crisis.	26
Debt Management Plan Recommended	Debt Management Plan recommended for unsecured debts.	42
Loan Counseling Repayment Plan/Loss Mitigation Repayment Plan	Plan confirmed with Loan Counselor or Loss Mitigation department and repayment plan set.	2
Counseled - Other Action Taken	Counseling session has taken place, but no plan has been agreed to with the client. No concrete action items were established. Behind the scenes work on-going.	0
Pre-Foreclosure/Short Sale Recommended	Borrower does not have the resources to recover, therefore pre-foreclosure has been advised. Housing is not affordable; selling it is the best solution.	8
Referred to Other Agency	After counseling has taken place, the Borrower is referred to a third party – social services, bankruptcy attorney, local housing authority, etc.	31
Total number of borrowers assisted		109

TABLE FOR INCOME LIMITS  
(EFFECTIVE MARCH 8, 2006)

Household Size	10% Area Median Income	15% Area Median Income	20% Area Median Income	30% Area Median Income	50% Area Median Income (HUD Very Low Income Limit)	60% Area Median Income	65% Area Median Income	80% Area Median Income (HUD Low Income Limit)	90% Area Median Income	95% Area Median Income	100% Area Median Income	120% Area Median Income	140% Area Median Income
1 person	5,300	7,900	10,550	15,850	26,400	31,680	34,300	41,700	47,500	50,150	52,800	63,350	73,900
2 persons	6,050	9,050	12,050	18,100	30,150	36,180	39,200	47,700	54,250	57,300	60,300	72,350	84,400
3 persons	6,800	10,200	13,600	20,350	33,950	40,740	44,150	53,650	61,100	64,500	67,900	81,500	95,050
4 persons	7,550	11,300	15,100	22,600	37,700	45,240	49,000	59,600	67,850	71,650	75,400	90,500	105,550
5 persons	8,150	12,200	16,300	24,450	40,700	48,840	52,900	64,350	73,250	77,350	81,400	97,700	113,950
6 persons	8,750	13,150	17,500	26,250	43,750	52,500	56,900	69,150	78,750	83,150	87,500	105,000	122,500
7 persons	9,350	14,050	18,700	28,050	46,750	56,100	60,800	73,900	84,150	88,850	93,500	112,200	130,900
8 persons	9,950	14,950	19,900	29,850	49,750	59,700	64,700	78,650	89,550	94,550	99,500	119,400	139,300

Income limits are based on the Chicago-Naperville-Joliet HMFA median family income of \$72,400 for a family of four (4), as adjusted by HUD. Effective until superseded.

MARCH 8, 2006

Income limits for 30%, 50%, 60%, and 80% as published by HUD.

Income limits for 65%, 90%, 95%, 100%, 115%, 120%, and 140% extrapolated per HUD methodology (PDR 2006-02) following HUD protocols of rounding all income limits to the nearest \$50.

**CITY OF CHICAGO  
MAXIMUM AFFORDABLE MONTHLY RENTS 2006**

		Number of Bedrooms	30%	50%*	60%	80%	HUD Fair Market Rent (FMR)*
MAXIMUM MONTHLY GROSS RENTS		0 (il1)	\$396	\$660	\$792	\$1,043	\$701
		1	\$424	\$706	\$848	\$1,118	\$802
		2 (il3)	\$509	\$848	\$1,019	\$1,341	\$901
		3	\$588	\$980	\$1,176	\$1,549	\$1,102
		4 (il6)	\$656	\$1,093	\$1,313	\$1,729	\$1,244
		5	\$724	\$1,206	\$1,448	\$1,907	\$1,431
MAXIMUM RENTS WHEN TENANTS PAY FOR COOKING GAS AND OTHER ELECTRIC (i.e., TENANTS DO NOT PAY FOR HEAT)	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$375	\$639	\$771	\$1,022	\$680
		1	\$395	\$677	\$819	\$1,089	\$773
		2 (il3)	\$472	\$811	\$982	\$1,304	\$864
		3	\$544	\$936	\$1,132	\$1,505	\$1,058
		4 (il6)	\$602	\$1,039	\$1,259	\$1,675	\$1,190
	For Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$370	\$634	\$766	\$1,017	\$675
		1	\$390	\$672	\$814	\$1,084	\$768
		2 (il3)	\$468	\$807	\$978	\$1,300	\$860
		3	\$540	\$932	\$1,128	\$1,501	\$1,054
		4 (il6)	\$597	\$1,034	\$1,254	\$1,670	\$1,185
	5	\$658	\$1,140	\$1,382	\$1,841	\$1,365	
MAXIMUM RENTS WHEN TENANTS PAY FOR ELECTRIC HEAT, COOKING GAS AND OTHER ELECTRIC	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$348	\$612	\$744	\$995	\$653
		1	\$360	\$642	\$784	\$1,054	\$738
		2 (il3)	\$429	\$768	\$939	\$1,261	\$821
		3	\$494	\$886	\$1,082	\$1,455	\$1,008
		4 (il6)	\$542	\$979	\$1,199	\$1,615	\$1,130
	For Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$339	\$603	\$735	\$986	\$644
		1	\$350	\$632	\$774	\$1,044	\$728
		2 (il3)	\$420	\$759	\$930	\$1,252	\$812
		3	\$484	\$876	\$1,072	\$1,445	\$998
		4 (il6)	\$529	\$966	\$1,186	\$1,602	\$1,117
	5	\$581	\$1,063	\$1,305	\$1,764	\$1,288	
MAXIMUM RENTS WHEN TENANTS PAY FOR GAS HEAT, COOKING GAS AND OTHER ELECTRIC	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$328	\$592	\$724	\$975	\$633
		1	\$335	\$617	\$759	\$1,029	\$713
		2 (il3)	\$366	\$705	\$876	\$1,198	\$758
		3	\$420	\$812	\$1,008	\$1,381	\$934
		4 (il6)	\$452	\$889	\$1,109	\$1,525	\$1,040
	For Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$318	\$582	\$714	\$965	\$623
		1	\$322	\$604	\$746	\$1,016	\$700
		2 (il3)	\$386	\$725	\$896	\$1,218	\$778
		3	\$443	\$835	\$1,031	\$1,404	\$957
		4 (il6)	\$478	\$915	\$1,135	\$1,551	\$1,066
	5	\$525	\$1,007	\$1,249	\$1,708	\$1,232	
MAXIMUM RENTS WHEN TENANTS PAY FOR ELECTRIC COOKING AND OTHER ELECTRIC (i.e., TENANTS DO NOT PAY FOR HEAT)	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	\$375	\$639	\$771	\$1,022	\$680
		1	\$397	\$679	\$821	\$1,091	\$775
		2 (il3)	\$474	\$813	\$984	\$1,306	\$866
		3	\$546	\$938	\$1,134	\$1,507	\$1,060
		4 (il6)	\$604	\$1,041	\$1,261	\$1,677	\$1,192
	For Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	\$344	\$608	\$740	\$991	\$649
		1	\$358	\$640	\$782	\$1,052	\$736
		2 (il3)	\$430	\$769	\$940	\$1,262	\$822
		3	\$496	\$888	\$1,084	\$1,457	\$1,010
		4 (il6)	\$544	\$981	\$1,201	\$1,617	\$1,132
	5	\$598	\$1,080	\$1,322	\$1,781	\$1,305	

\* Published by HUD

Note 1: For HOME-funded developments, rents are the "lesser of" the FMR for the unit size or 30% of the adjusted income of a family whose income equals 65% of the area median. This is known as the "High HOME Rent."

Note 2: In HOME-funded developments with 5 or more units, 20% of the HOME-assisted units must be occupied by very-low income families whose rents do not exceed 30% of the annual income of a family whose income equals 50% of the area median. This is known as the "Low HOME Rent."

