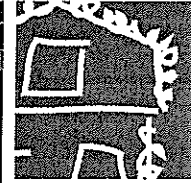
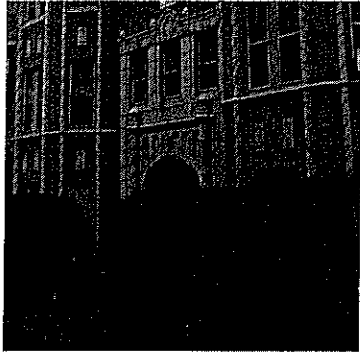
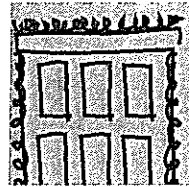
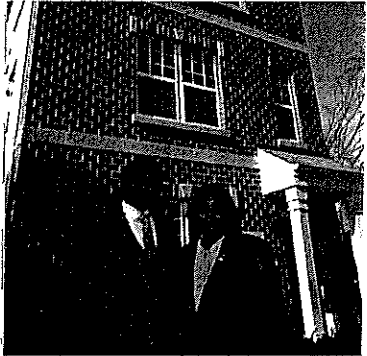
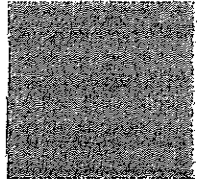
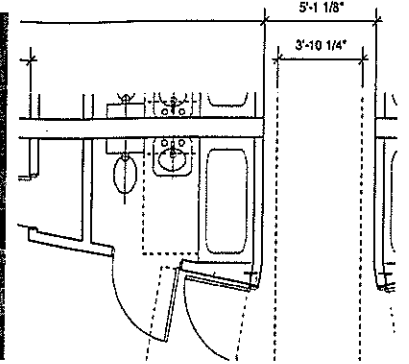


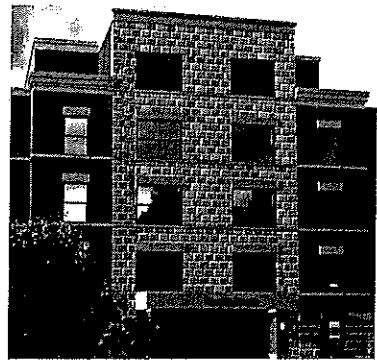
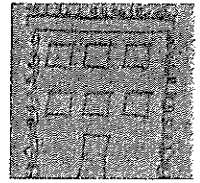
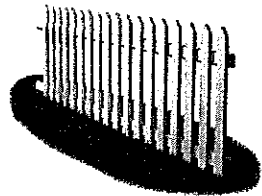
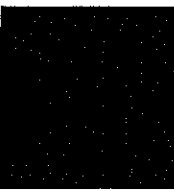
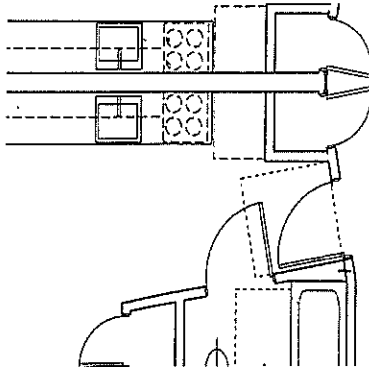
Affordable Housing Plan 1999-2003

Quarterly Progress Report

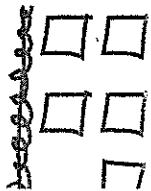
Quarter ending
December 31, 2002



APRIL



Keeping Chicago's
neighborhoods affordable.



Chicago Department of Housing
John G. Markowski, Commissioner



City of Chicago
Richard M. Daley, Mayor

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LETTER FROM THE COMMISSIONER

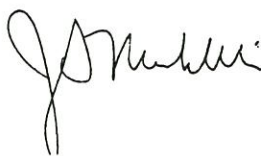
I am pleased to submit the Fourth Quarter Progress Report of 2002 and demonstrate the Department of Housing's progress on our second Affordable Housing Plan, 1999-2003.

As you will see, the Department has continued to fulfill the objectives of the Five Year Plan. From creating and preserving affordable rental buildings, to promoting and supporting homeownership, to improving and preserving homes, DOH has committed to help those in need. In 2002, the Department utilized \$267 million in resources toward 9,950 housing units. Of this total, 74% are households below 50% of the area median income; 49% of the households served are below 30% of the area median income.

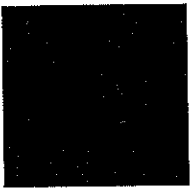
We also continue to make progress on the citywide goal of creating mixed-income communities, building by building, neighborhood by neighborhood. Recent legislation passed, due to the advocacy of Mayor Daley and other housing stakeholders, has created new tools for the new construction and preservation of affordable housing.

- The expansion of the Class 9 program reduces property taxes for affordable rental housing throughout Cook County. The Assessor's office already has received approximately 300 applications, and DOH has been working on the first Chicago development to effectively use Class 9 with other revenue streams toward the new construction of affordable rental housing. Under the new Class S property tax classification, almost 250 units of Section 8 housing have been preserved in Chicago.
- Illinois Affordable Housing Tax Credits, also known as Donations Tax Credits, have been awarded to seven projects, in the amount of \$4,565,000. This will translate into donations worth \$5,314,000 towards affordable housing projects.
- The Chicago Partnership for Affordable Neighborhoods (CPAN) has gained commitments for over 150 affordable homeownership opportunities in appreciating neighborhoods to ensure that working families can afford to stay in their communities. This is accomplished, in part, through incentives such as permit fee waivers.
- Under an ordinance recently introduced by the Mayor, the City will formalize and strengthen requirements for affordable components in city-assisted residential developments.

With our eyes now turned toward the last year remaining in the Five Year Plan, the Department expects to surpass the original high goals and continue to raise the bar on innovation in affordable housing.



John G. Markowski
Commissioner



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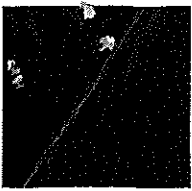
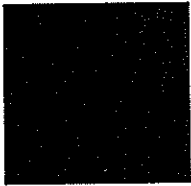


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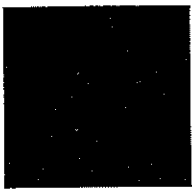
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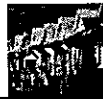


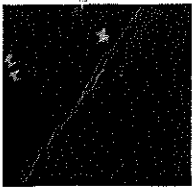
INTRODUCTION

This document is the Fourth Quarter 2002 report on the progress of the Chicago Department of Housing's Affordable Housing Plan 1999-2003. By the close of 2002, the Department has committed over \$267 million in funds to support almost 10,000 units. This puts the Department's cumulative Five Year Plan expenditures, from January 1, 1999 through December 31, 2002 at over \$1.14 billion supporting over 43,000 units or 88% of our resource projections and 121% of our Five Year unit goal.



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CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

The Department's Multi-Family programs support three principal strategic outcomes identified in the 1999–2003 Affordable Housing Plan:

- expanding housing affordability through sustainable and affordable rental housing;
- assuring housing and supportive services for the neediest;
- linking housing and job opportunities; and
- preserving existing housing stock.

Through the end of this year, the Department committed over \$188 million to support over 5,700 units of multi-family affordable rental housing, through a combination of loans toward new construction or rehab, through rental subsidies and through property stabilization programs.

Please see the map on the next page for the developments receiving Department commitments in 2002.

Overall since 1999, we have supported over 25,000 units of multi-family housing, utilizing over \$744 million in resources. This represents 187% of our Five Year Plan unit goals and 170% of our Five Year Plan resource allocation goals.

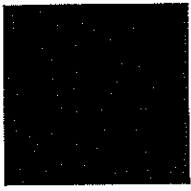
Multi-Family Rehab and New Construction Harold Washington Unity Cooperative

Sponsored by Bickerdike Redevelopment Corporation, the Harold Washington Unity Cooperative is an 87-unit, new construction family development in Humboldt Park. There will be 18 buildings on twelve sites scattered through a four-square-block area, between Albany Avenue on the east, Kedzie Avenue on the west, Chicago Avenue on the north and Ohio Street on the south. The units will be affordable to households at or below 50% of the area median, with a sizeable percentage able to accommodate large families.

A co-op corporation, made up of all residents, will be formed, with members making an initial equity contribution similar to a down payment, estimated at \$1,000. Because of the presence of Low-Income Housing Tax Credits in the financing mix, the development will operate as a rental property for the first 15 years, owned and managed by the Erie Cooperative Limited Partnership. The co-op corporation will lease the co-op from the owner through a master lease agreement, and the co-op board will have limited say in budget and buildings operations. After the fifteenth year, the developer will be able to seek new authority through an ordinance amendment to convert the units into the cooperative structure.

The Chicago Mutual Housing Network will provide training to co-op members and ensure smooth transitions to ownership and corporation management.

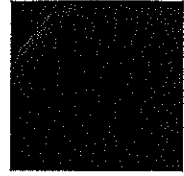




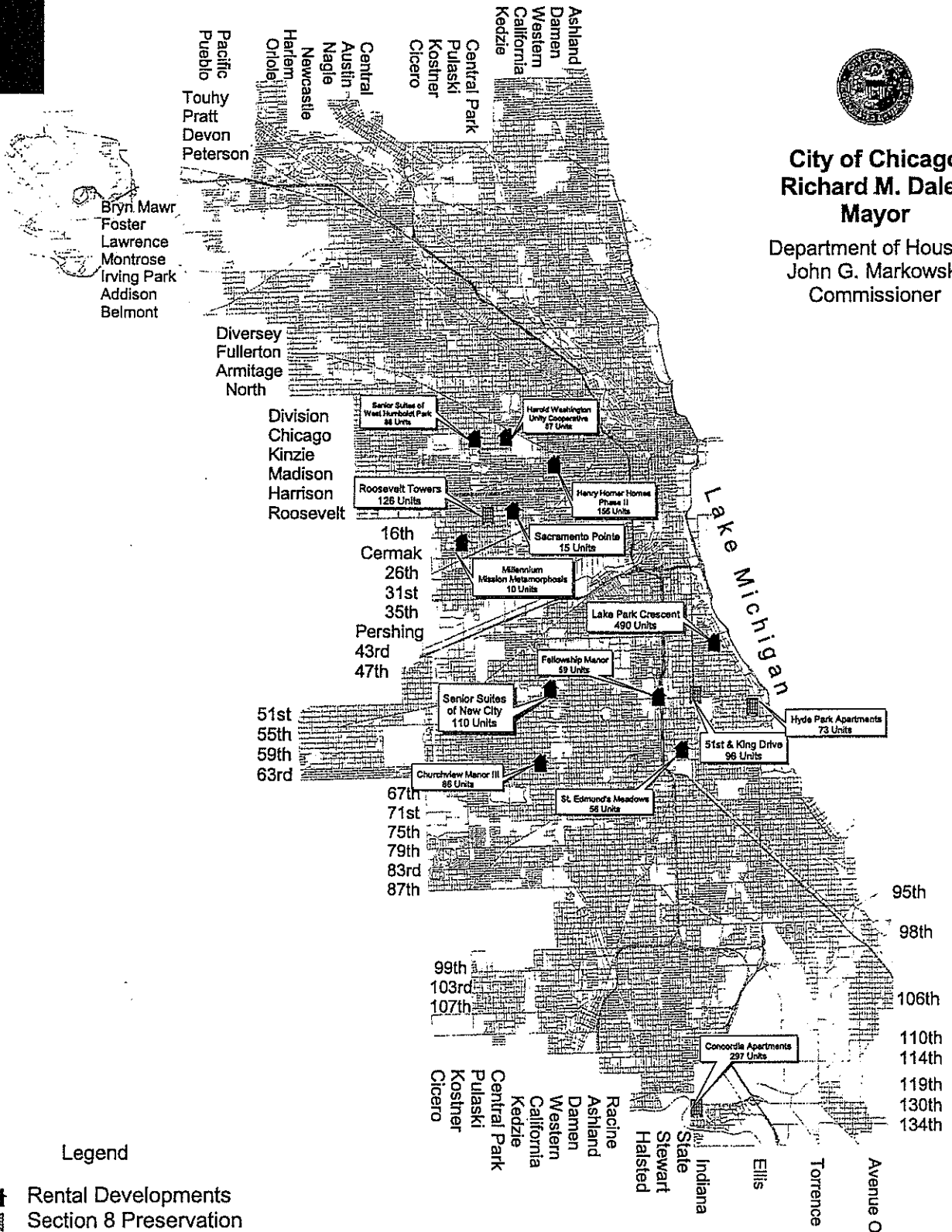
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Approved DOH Housing Production Multi-Family 2002



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



Legend

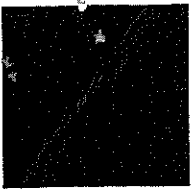
- Rental Developments
- Section 8 Preservation

January 31, 2003

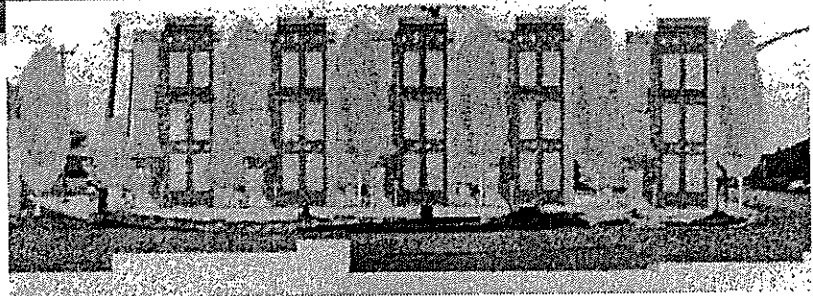
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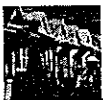
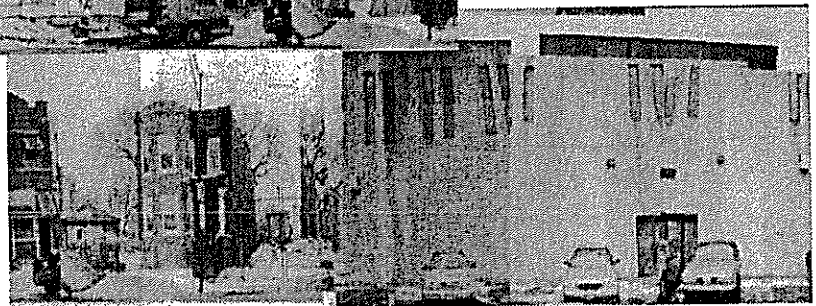
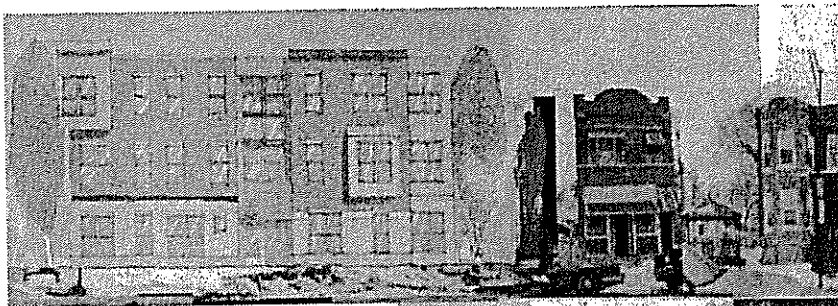




The 18 buildings will be composed of 5 different building types. The images below demonstrate how some of the buildings will fill in and complement the neighborhood context.



Harold Washington Unity Cooperative's new construction in Humboldt Park.

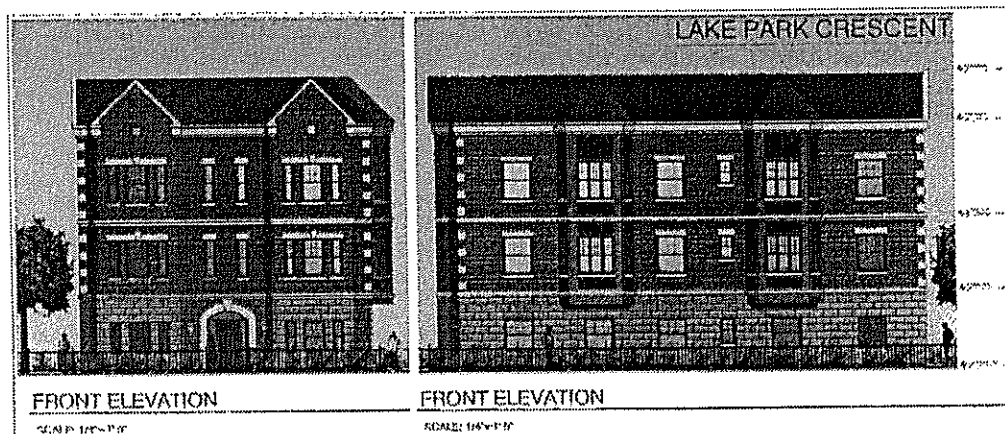


Lake Park Crescent

Lake Park Crescent will establish a secure and economically diverse community of rental and for-sale components on the site of the former Oakenwald public housing development. The entire development will result in 291 units in a mixed-income community sited between 40th Street, 42nd Place, Lake Park Avenue and Oakenwald Terrace in the Oakland community area. The project will be split into three phases, slated for completion in 2006.

In the fourth quarter of 2002, City Council approved rental Phase I, which will consist of twelve 6-flats and one 76-unit, 8-story mid-rise. The unit mix will be 41% public housing, 35% affordable and 24% market-rate. The public and affordable units will remain affordable for a minimum of 40 years.

New infrastructure improvements, including utilities, the construction of roadways and street lighting, will add to the new development. A green parkway will lie between East 41st Street and East 41st Place and almost three acres of landscaped open space will border the eastern edge.



Elevations for
Lake Park Crescent.





Preservation of Section 8 Buildings

In the fourth quarter, DOH was able to utilize \$27.1 million in tax exempt bonding authority to rehab, restructure the financing and preserve 370 units of affordable housing in two expiring Section 8 projects.

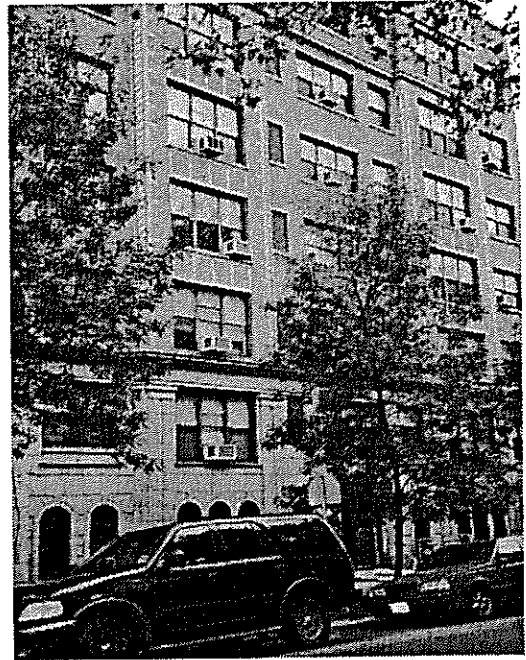
Hyde Park Apartments

The majority of Hyde Park's housing stock, over 66%, was built prior to 1939. Housing types include intersecting rowhouses and six-flats, as well as mansions and frame cottages. Hyde Park Apartments lies just off 53rd Street, a major commercial street.

The 73-unit, 7-story building currently has project-based Section 8 subsidies and provides affordable housing for a broad range of low income families.

Substantial rehabilitation plans were approved by City Council in October. The work will include new carpeting, vinyl tile, repainting, replacement heating units and new cabinetry in the units and upgrades to the electrical system, fire alarm system roofing and new boiler for the building. All of the work will be scheduled over a period of ten months, and performed so that tenants will not be displaced for more than one day.

As part of the bond financing, the developer will enter into a 15-year Section 8 contract with HUD. Additionally, with the issuance of 4% Low-Income Housing Tax Credits, the developer will be required to maintain affordable units for at least 30 years.



Front exterior of Hyde Park Apartments.

Concordia Place Apartments

The 29-building, 297-unit Concordia Place Apartments in the Riverdale community will undergo rehabilitation work to have floor coverings, heating units, cabinetry, balconies, boilers and common area roofing replaced. Electrical and fire alarm systems also will be upgraded.

No residents will be displaced during the rehab work; households will be rotated within unoccupied units in the building. All rents and incomes will be within the 60% of area median for the 30-year term of the Low-Income Housing Tax Credits generated by tax-exempt bonds. The current tenants are Section 8 eligible under a recently renewed 5-year contract.

Award of 2002 Low-Income Housing Tax Credits

The Department fully committed our allocation of 9% Low-Income Housing Tax Credits, by formally reserving credits for the following projects:

- Madden Park Wells, Phase I
- Pershing Court
- Paseo Boricua
- Pine Race Apartments
- Rockwell Gardens, Phase I
- Senior Suites of Rainbow Beach

As the remainder of financing is completed, these developments will be presented to City Council in 2003.

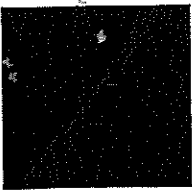


Debbie Dixon, Alderman Carrie Austin, tenant Lula Cole, Commissioner Jack Markowski in front of Pine Race Apartments at the announcement of tax credit reservations.

Illinois Affordable Housing Tax Credit (Donations Tax Credit)

An accomplishment on the legislative front of 2001, the Illinois Affordable Housing Tax Credit granted state tax credits of \$.50 for every \$1 donated to an eligible affordable housing project. In 2002, the Department reserved all of the state fiscal 2002 tax credits. Seven projects received \$2,940,000 in 2002 state tax credits, which can generate \$4,209,000 in donations for their projects. The state fiscal year begins in calendar year June, so DOH was able to begin reserving some of the 2003 credits as well.

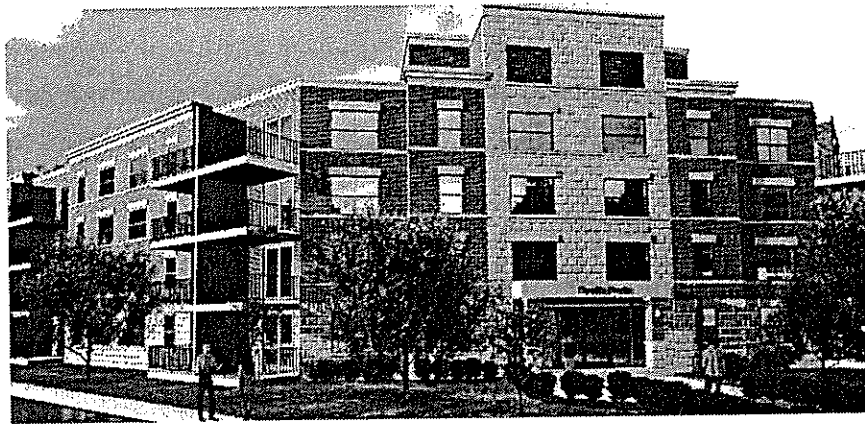




South Park Plaza

Approved last year as part of the CHA's Plan for Transformation, South Park Plaza was awarded \$1,625,000 in Illinois Affordable Housing Tax Credits in the fourth quarter.

South Park Plaza will be 134 mixed-income units in the Douglas community, as part of the redevelopment of Prairie Courts. Plans are for 34 units to be designated as CHA replacement units. The Woodlawn Community Development Corp. is the not-for-profit developer for the redevelopment.



Renderings of the new mixed-income development at South Park.



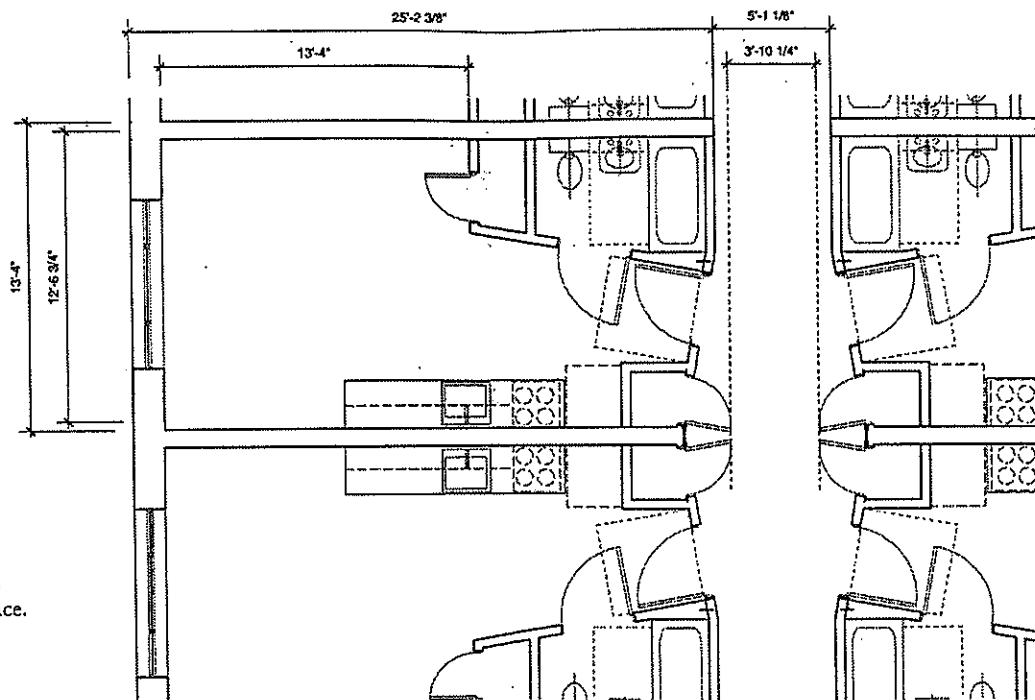
Updates on Approved Developments Sanctuary Place

Sanctuary Place, permanent supportive housing for 63 single women and 6 families, was approved as part of the Five-Year Plan's goal to increase the number of SROs on the west side of Chicago. Awarded Low-Income Housing Tax Credits in 2001, the development closed on its construction financing and commenced construction in the fourth quarter.

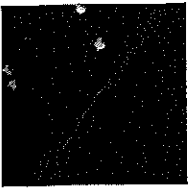
The residential complex is in East Garfield Park and a targeted Empowerment Zone and addresses directly the needs of the community by providing services for special-needs, homeless women. Tenants are anticipated to have histories of substance abuse, incarceration or mental illness, or be HIV positive.

The Interfaith Council for the Homeless will manage social services at Sanctuary Place, overseeing a therapeutic and case management-based comprehensive system tailored to address tenants' issues.

The primary design objective was to unite design elements of the building with the social service programming. Evidence of success in this objective lies in the emphasis on maximizing natural light, the break-down of long hallways into neighborhood-like vestibules, a rooftop garden and the selection of sustainable building materials and energy sources, such as a solar domestic hot water heating system.



Typical unit plan
for Sanctuary Place.



Safe Homes for Kids



The Greens, in front of their new Safe Home for Kids.

An innovative effort to keep siblings together as they begin the foster home experience, Safe Homes for Kids prevents brothers and sisters from being separated and placed with different families. Chicago is one of the first cities in the country to construct foster homes that can accommodate a larger family's needs.

A total of six four-bedroom, two-bath homes were built for foster households, and conveyed to community or faith-based not-for-profits for long-term management and the provision of supportive services. Furnishings for the homes, valued at approximately \$300,000, were generously donated by the Merchandise Mart. The first house to open, in Austin, is the new home for the Greens, a couple with two foster toddlers, and will enable them to additionally reunite a brother and sister who have been living apart.





Rental Assistance

Together with the Chicago Department of Human Services (CDHS), DOH launched the pilot Families First Initiative, whose goal is to provide permanent housing solutions with supportive services for families with very limited income. This effort combats homelessness in Chicago by supporting families working toward self-sufficiency.

The initiative targets very low-income families, many of whom may be experiencing homelessness for the first time. Through the two departments, families can

- participate in tenant workshops;
- access a list of available apartments;
- receive transportation assistance for tours of apartments;
- benefit from a rental subsidy paid directly to the landlord;
- expect a waiver of the apartment application fee;
- rely on a reserved, guaranteed security deposit of \$600 for the landlord if the apartment incurs damage or the family needs to vacate on short notice;
- meet weekly with a case manager for the first month and then on a monthly basis after that; and
- work through a Family Support Plan for future accomplishments.

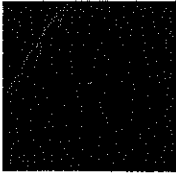
This year 19 units were part of the Families First Initiative, including one 1-bedroom, 6 2-bedrooms, eight 3-bedrooms, three 4-bedrooms and one 5-bedroom.

Safety and Code Enforcement

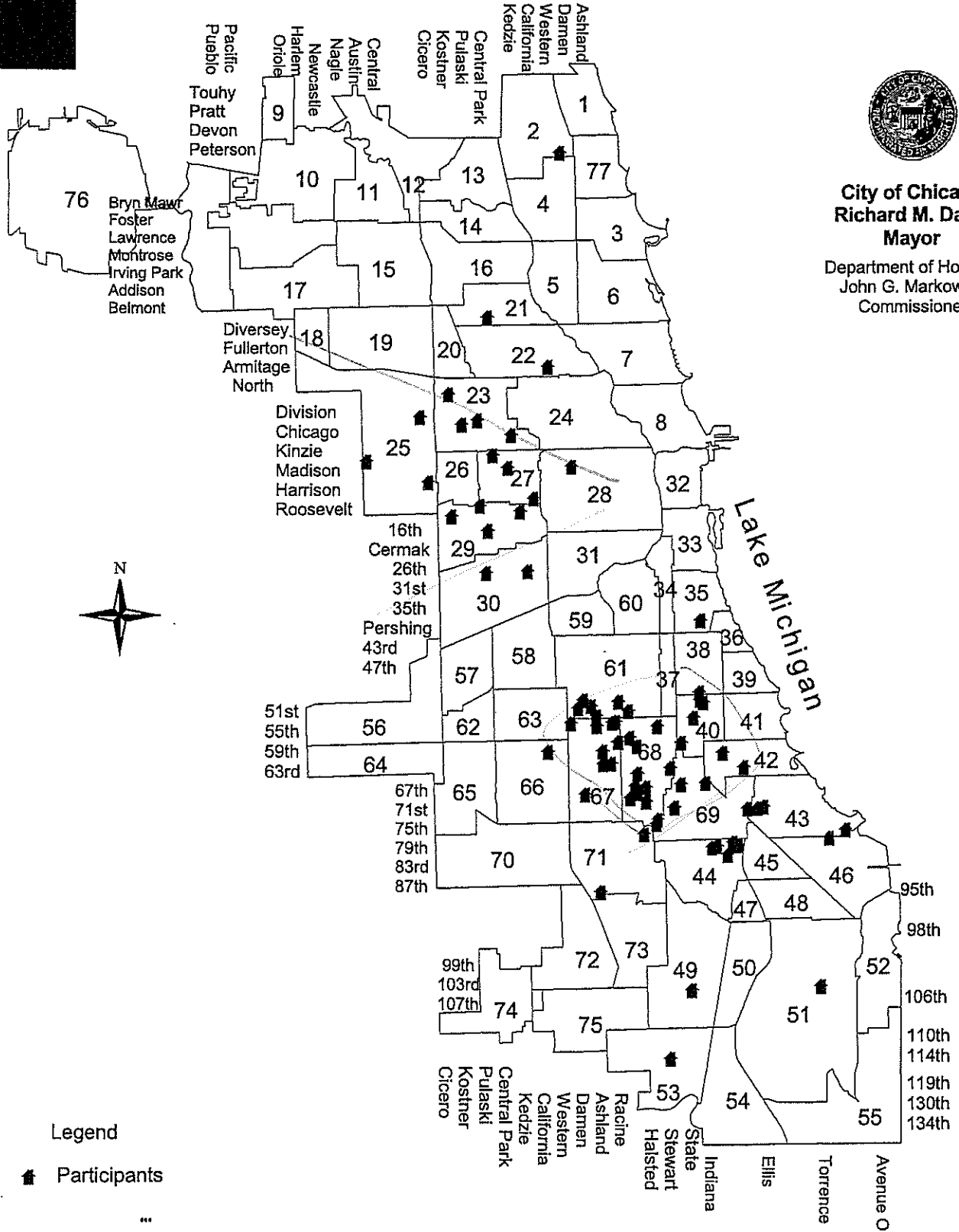
As part of the City's response this year to the cold weather needs of residents suffering from a lack of heat in their apartments through no fault of their own, a court-appointed heat receiver assumes the responsibility of repairing and returning heat services. This year witnessed a high volume of demand and heat services rendered, evident on the map on the following page.



HEAT RECEIVER PROGRAM 2002



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



Legend

🏠 Participants

January 31, 2003

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PROMOTION AND SUPPORT OF HOMEOWNERSHIP

The Affordable Housing Plan 1999-2003 cited a principal strategy for single-family programs to be:

- sustaining affordable homeownership in support of healthy communities.

In 2002, DOH committed over \$62 million to over 1,800 households to help them achieve or sustain homeownership.

This brings our cumulative Five-Year Plan commitments to \$344 million, supporting 7,300 homebuyers and homeowners. This represents 92% of our Five Year Plan unit goals and 62% of our Five Year Plan resource allocation goals.

Lower than MF allocation

Single-Family Rehab and New Construction New Homes for Chicago Homes of East Garfield

The Homes of East Garfield will be 45 units, 15 3-bedroom single-family homes and 15 5-bedroom 2-flats, in East Garfield Park. With 72% of the housing stock built prior to 1959, and only 5% built since 1995, the development will be a welcome revitalization effort in the community.

Single-Family Bond Programs

Both the HomeStart and City Mortgage programs provide attractive financing by using the city's tax exempt bonding authority. DOH significantly exceeded HomeStart goals with the fourth quarter commitment of city land to a future site of 180 new owner-occupied homes. Of this total, 36 will be affordable to households below 100% of the area median income. With the availability of very low interest rates in the private market, the developer did not need to tap the HomeStart loan pool to finance the project.

*More of these
ways of doing
it*

Under City Mortgage, the City used more than \$44 million to assist 374 first-time homebuyers. While this is a substantial number, it is significantly less than the number of homebuyers assisted in the past few years. A current plentiful supply of private market loan programs with low or no down payment requirements and record low interest rates combined to decrease the demand for City Mortgage.

If these interest rate trends continue, it is likely that the decreased demand for single family financing based on tax exempt bonds will continue. This situation creates an opportunity to increase the tax-exempt financing for multi-family development; it also means that we will need to be more creative if we are to use our tax exempt bonding authority to deliver programs of value to new homebuyers.

Home Buyer Assistance Neighborhood Lending Program

Mayor Daley announced in December a \$100 million loan program to strengthen Chicago's neighborhoods by helping more working families buy and improve homes. The Department has committed \$4.8 million to leverage the total \$100 million for the three-year Neighborhood Lending Program, administered by Neighborhood Housing Services (NHS) of Chicago.

An effort to consolidate funding streams and create flexibility in meeting the needs of residents, the Neighborhood Lending Program is the product of a partnership between not-for-profit NHS, the City and 30 private financial institutions. NHS will originate the loans for home purchase and rehab, home improvement, mortgage refinancing and foreclosure intervention, lending \$25 million in the first year, \$35 million in the second and \$40 million in the third.



Mayor Daley announcing the \$100 million Neighborhood Lending Program, with participating members from the lending community

By consolidating six previous programs and their particular guidelines, the Neighborhood Lending Program is expected to more efficiently get the dollars out to residents, and the new flexibility has enabled the participation of the private financial institutions. These investors in turn ensure that low- and moderate-income homebuyers have access to affordable and responsible loan products, and the availability of these products directly addresses predatory lending.

Bruce Gottschall, NHS Executive Director, said that the new program is pioneering "because of its size, flexibility and partners. City support gives us the flexibility to work with borrowers with special needs. The size of the partnership allows us to make a big impact. A public-private partnership of this size is rare for an affordable housing initiative."



IMPROVEMENT AND PRESERVATION OF HOMES

The Affordable Housing Plan 1999–2003 cited a principal strategy for single-family programs to be:

- preserving housing stock through affordable housing improvement and enhancement.

The Department committed almost \$14 million to assist over 2,300 households to repair, modify or improve their homes in 2002.

Since 1999, we have funded repairs for 10,300 units, almost \$54 million in resources, reaching 94% of our five-year commitment goal and 104% of the five-year unit goal.

TIF Neighborhood Improvement Program (TIF NIP) Midwest TIF

In the last quarter of the year, the Department held planning meetings for the Midwest TIF NIP, which will provide grants to fix up approximately 300 single-family homes and apartments in 2003. The program has already improved over 850 units in TIF districts in Bronzeville, Woodlawn, Albany Park and South Chicago.

Three community and town hall meetings were held in November to provide information to eligible Midwest TIF residents about the possible benefits and explain the application process.

The first meeting had close to 200 attendees. Alderman Ed Smith, who chaired the event before opening the floor to representatives from Neighborhood Housing Services of Chicago and the Community Investment Corporation, who will administer the single-family and multi-family components, believes the TIF NIP funds represent an important source of funds for small multi-family building owners and homeowners. "There is a great need in our neighborhoods, and we want to make sure we maximize all dollars. We need to be vigilant in our efforts to make sure the dollars get used."

The second meeting, chaired by Alderman Madeline Haithcock, had 250 residents in attendance.

The third meeting, chaired by Alderman Michael Chandler and with Alderman Smith in attendance, had over 300 attendees. Eligible applications after the three outreach meetings totaled between 500 and 600.





Historic Chicago Bungalow Initiative

In November, the Historic Chicago Bungalow Initiative expanded its reach to bungalow communities, making income and purchase price requirements more flexible.

Also, the Bungalow Rehab Tax Credit has undergone some program revisions, adding incentive for bungalow owners to preserve this local, important housing stock. The tax credit is available as a product through two new partner banks, Bank One and LaSalle Bank, which have multiple Chicago locations, in addition to Founders Bank and Parkway Bank & Trust Co., who remain active partners in promoting the purchase and preservation of bungalows.

The Bungalow Rehab Tax Credit allows homeowners benefits beyond the normal mortgage interest deduction on taxable income. A full half of the interest a homeowner pays on a loan to renovate a bungalow can be subtracted directly from the amount owed on federal taxes, up to \$2,000 each year for up to 20 years. More information is downloadable at: chicagobungalow.org

*Why a tax credit?
affordable housing?
income problem w/ tax credits - but*





OTHER INITIATIVES

Intra-City Collaboration Affordable Neighborhoods Expos

The Affordable Neighborhoods Expos respond to the range of questions residents have about where to find and how to preserve affordable housing, from buying an affordable home for the first time to keeping home maintenance costs within budget, from landlord-tenant regulations to managing property taxes.

As always, the Expos are free and open to the public. This fall, the first three were held on the Southwest Side at Richard J. Daley College, on the North Side at Northside College Prep High School, and on the Far South Side at Kennedy-King College.

All three Expos were well attended, with strong interest in workshops on credit and money management, tax relief assistance and saying no to predatory lending. In addition, the corporate sponsors of the Expos, Home Depot, Sears, Roebuck & Co. and Peoples Energy, provided home maintenance and repair workshops and giveaways for attendees.

Two more Expos will round out this season's series in 2003.

Troubled Buildings Initiative

Announced by Mayor Daley this fall, the Troubled Buildings Initiative is a collaboration between the Departments of Housing, Buildings and Law and CAPS. At the center of this preservation effort are strategies to preserve abandoned or vacant buildings and return them to the community as viable assets.

The combined efforts will focus on points of intervention before the process of demolition and designate receivers to manage deteriorating and troubled properties. The Community Investment Corporation, with financing provided by a consortium of banks, will manage a property on an interim basis, assess the scope of work needed to improve the condition of the building and make loans to the new owners to finance acquisition and rehabilitation. Titles to these properties will be acquired by court-ordered quick-take, through a foreclosure process or through negotiations with the owner.

Working with CAPS the partnership will enlist community involvement and ensure that targeted buildings can become neighborhood success stories.

APPENDICES



Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2002

	Total Funds Available	2002 Commitments												Projected Units	% of Goal	YTD	% of Goal	YTD	% of Goal	
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	YTD	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	YTD	First Quarter	Second Quarter							Third Quarter
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS																				
<u>MULTI-FAMILY REHAB & NEW CONSTRUCTION</u>																				
Multi-family Loans	\$ 38,602,660	\$ -	\$ 9,597,065	\$ 6,980,739	\$ 27,701,605	\$ 44,279,409	1,135	-	211	310	459	980	86%	-	-	-	-	-	-	-
HOME Multi-family Programs	\$ 26,997,000	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CDBG Multi-family Programs	\$ 9,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Rehab	\$ 3,446,000	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable Housing Bond Initiative	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable Housing for Chicago (ARC)	\$ 2,296,153	\$ 907,750	\$ -	\$ 1,388,403	\$ -	\$ 2,296,153	66	17	-	58	-	75	114%	-	-	-	-	-	-	-
TIF Subsidies	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 1,524,000	\$ 1,524,000	600	-	-	-	274	274	46%	-	-	-	-	-	-	-
Tax Credit Equity	\$ 45,021,425	\$ -	\$ 4,130,311	\$ 10,562,474	\$ 50,632,584	\$ 65,325,369	1,183	-	86	251	1,093	1,430	121%	-	-	-	-	-	-	-
Multi-family Mortgage Revenue Bonds	\$ 50,496,318	\$ -	\$ 7,551,727	\$ 22,666,644	\$ 27,100,000	\$ 57,318,371	830	-	86	251	494	831	100%	-	-	-	-	-	-	-
City Land (Multi-family)	\$ -	\$ -	\$ 319,862	\$ -	\$ 265,250	\$ 585,112	-	-	135	-	357	492	100%	-	-	-	-	-	-	-
City Fee Waivers (Multi-family)	\$ 600,000	\$ -	\$ 71,540	\$ 148,760	\$ 562,825	\$ 783,125	-	-	196	251	883	1,330	109%	-	-	-	-	-	-	-
Illinois Affordable Housing Tax Credit	\$ 9,540,000	\$ -	\$ 4,209,000	\$ -	\$ 1,105,000	\$ 5,314,000	700	-	626	-	134	760	109%	-	-	-	-	-	-	-
<u>RENTAL ASSISTANCE</u>																				
Low-income Housing Trust Fund Rental Subsidy Program	\$ 6,500,000	\$ 6,915,330	\$ 241,860	\$ 15,710	\$ -	\$ 7,172,900	2,075	1,999	38	2	-	2,039	98%	-	-	-	-	-	-	-
REAL Program	\$ 1,42,410	\$ -	\$ -	\$ -	\$ -	\$ -	45	-	-	-	-	-	0%	-	-	-	-	-	-	-
<u>SAFETY & CODE ENFORCEMENT</u>																				
Heat Receivership	\$ 200,000	\$ 68,446	\$ -	\$ 275,635	\$ -	\$ 344,081	133	354	-	124	-	478	359%	-	-	-	-	-	-	-
<u>MULTI-FAMILY BUILDING STABILIZATION</u>																				
SRO Refi Rehab	\$ 1,079,164	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	500	22	-	-	-	22	4%	-	-	-	-	-	-	-
HUD Mark to Market	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HUD Mark Up to Market/Class S	\$ 210,000	\$ -	\$ -	\$ -	\$ 831,733	\$ 831,733	300	-	-	-	78	78	4%	-	-	-	-	-	-	-
Property Stabilization Fund	\$ 812,288	\$ 78,913	\$ -	\$ 631,646	\$ 355,025	\$ 1,065,584	162	10	-	290	236	236	79%	-	-	-	-	-	-	-
TIF-INIP (Multi-family)	\$ 975,000	\$ -	\$ -	\$ -	\$ 252,042	\$ 252,042	97	-	-	-	84	84	87%	-	-	-	-	-	-	-
EZ Multi-family Building Preservation	\$ 433,563	\$ -	\$ 28,640	\$ -	\$ 85,359	\$ 113,999	135	-	10	-	7	17	13%	-	-	-	-	-	-	-
CIC/CDFI Funding	\$ 844,932	\$ 43,500	\$ 30,000	\$ -	\$ 100,000	\$ 173,500	293	16	6	-	14	36	12%	-	-	-	-	-	-	-
<u>SITE ENHANCEMENT</u>																				
Site Improvements	\$ 1,000,000	\$ 192,410	\$ 255,590	\$ 304,000	\$ 315,000	\$ 1,067,000	909	154	392	463	290	1,299	143%	-	-	-	-	-	-	-
Subtotal	\$ 161,753,913	\$ 8,306,349	\$ 26,435,594	\$ 42,974,011	\$ 110,830,423	\$ 188,546,378	9,163	2,572	1,786	2,078	4,518	10,954		(3,721)	(1,444)	(878)	(1,279)	(2,867)	(5,168)	-106%
Less Multiple Benefits																				
Net, Creation and Preservation of Affordable Rental	\$ 161,753,913	\$ 8,306,349	\$ 26,435,594	\$ 42,974,011	\$ 110,830,423	\$ 188,546,378	5,442	2,428	908	799	1,651	5,786								

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2002

	Total Funds Available	2002 Commitments					2002 Units					YTD	% of Goal		
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	YTD	% of Goal	Projected Units	First Quarter	Second Quarter	Third Quarter			Fourth Quarter	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP															
SINGLE-FAMILY REHAB & NEW CONSTRUCTION															
New Homes for Chicago	\$ 975,000	\$ 220,000	\$ 480,000	\$ -	\$ -	\$ 600,000	\$ 1,300,000	133%	70	22	32	-	45	99	141%
HomeStart Program	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	118	-	-	-	180	180	153%
Condo Rehab	\$ 500,000	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000	44%	50	-	22	-	-	22	44%
Chicago Partnership for Affordable Neighborhoods (CPAN)	\$ -	\$ 2,018,980	\$ 1,012,000	\$ 4,495,808	\$ -	\$ 225,000	\$ 7,751,788	110%	200	55	25	71	1	152	76%
City Land (Single-family)	\$ 2,379,535	\$ 90,000	\$ 325,000	\$ -	\$ -	\$ 2,200,000	\$ 2,615,000	110%	125	9	55	-	224	288	230%
City Fee Waivers (Single-family)	\$ 200,000	\$ 18,436	\$ 26,861	\$ -	\$ -	\$ 159,990	\$ 205,287	103%	-	22	32	-	225	279	
ABANDONED PROPERTY TRANSFER PROGRAMS															
HUD Homes/Preserving Communities Together (PCT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35%	70	21	20	9	6	56	80%
Pilot Preservation Areas/Single-Family Preservation Financing Fund	\$ 600,000	\$ 100,000	\$ 72,505	\$ -	\$ 35,000	\$ -	\$ 207,505	35%	16	2	3	2	1	8	50%
Asset Control Area	\$ 1,071,144	\$ 646,147	\$ 307,492	\$ -	\$ -	\$ -	\$ 953,639	89%	37	21	20	-	-	41	111%
Affordable and Accessible Housing Project (NHS: EZ)	\$ 720,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	18	-	-	-	-	-	0%
HOME BUYER ASSISTANCE															
City Mortgage Program (SF Mortgage Revenue Bonds)	\$ 75,000,000	\$ 12,343,504	\$ 10,614,040	\$ 13,095,485	\$ -	\$ 8,567,189	\$ 44,620,218	59%	625	106	93	112	63	374	60%
Police Home Buyer Assistance	\$ 152,500	\$ 20,000	\$ 65,000	\$ -	\$ -	\$ -	\$ 150,000	98%	30	7	22	7	-	36	120%
Home Options	\$ 264,000	\$ 84,000	\$ 24,000	\$ -	\$ -	\$ 48,000	\$ 156,000	59%	22	7	2	-	4	13	59%
Home Purchase Assistance	\$ 2,750,622	\$ 365,000	\$ 678,590	\$ 703,647	\$ -	\$ 790,000	\$ 2,537,237	92%	136	15	29	31	37	112	82%
Home Purchase Assistance - EZ/EC	\$ 355,000	\$ 75,000	\$ 60,000	\$ 60,000	\$ -	\$ 160,000	\$ 355,000	29%	25	5	4	4	12	25	36%
Chicago Home Ownership (CHOP III)	\$ 182,862	\$ -	\$ 10,172	\$ 17,000	\$ -	\$ 26,517	\$ 53,689	36%	41	2	1	2	5	8	44%
NORMAL	\$ 2,391,179	\$ 84,929	\$ 162,209	\$ 129,500	\$ -	\$ 492,322	\$ 868,960	55%	930	212	145	205	202	764	82%
Foreclosure Prevention/Housing Emergency Loan Program	\$ 300,000	\$ 56,823	\$ 25,886	\$ 33,449	\$ -	\$ 48,967	\$ 165,125	55%	2,535	506	510	447	1,012	2,475	
Subtotal	\$ 107,841,842	\$ 16,047,819	\$ 14,083,754	\$ 18,599,889	\$ -	\$ 13,352,985	\$ 62,084,448		(467)	(50)	(61)	(31)	(511)	(653)	
Less: Multiple Benefits															
Net, Promotion and Support of Homeownership	\$ 107,841,842	\$ 16,047,819	\$ 14,083,754	\$ 18,599,889	\$ -	\$ 13,352,985	\$ 62,084,448	58%	2,068	456	449	416	501	1,822	88%

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2002

	Total Funds Available	2002 Commitments				2002 Units				YTD	% of Goal	YTD	% of Goal	
		First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Projected Units	First Quarter	Second Quarter	Third Quarter					Fourth Quarter
TO IMPROVE AND PRESERVE HOMES														
Emergency Housing Assistance (EHAP)	\$ 6,500,000	\$ 1,036,175	\$ 1,931,454	\$ 2,314,205	\$ 1,217,545	\$ 6,499,379	100%	1,121	307	276	304	278	1,165	104%
H-RAIL	\$ 2,914,875	\$ -	\$ 1,006,186	\$ 593,030	\$ 1,039,976	\$ 2,639,191	91%	640	-	140	138	356	634	99%
Facade Improvements (City Blocks)	\$ 771,051	\$ 7,500	\$ 338,179	\$ 168,380	\$ 158,188	\$ 672,247	87%	125	23	21	22	24	90	72%
EZ Single-family Preservation/Facade	\$ 651,435	\$ -	\$ -	\$ -	\$ -	\$ -	0%	60	-	-	-	-	-	0%
TIF-NIP (Single-family)	\$ 4,445,000	\$ 172,500	\$ 527,193	\$ 443,295	\$ 167,665	\$ 1,310,653	29%	445	28	93	70	24	215	48%
NHS Revolving Loan Fund	\$ 100,000	\$ 100,000	\$ 11,142	\$ 189,521	\$ 147,121	\$ 447,784	448%	7	7	2	9	4	22	314%
Bungalow Rehab Tax Credit	\$ 2,366,444	\$ -	\$ -	\$ -	\$ 8,991	\$ 8,991	0%	40	-	-	-	1	1	3%
Bungalow Program Benefits	\$ 550,000	\$ 130,409	\$ 109,268	\$ 169,381	\$ 189,070	\$ 598,128	109%	450	93	93	135	135	456	101%
Subtotal	\$ 18,298,805	\$ 1,446,584	\$ 3,923,422	\$ 3,877,812	\$ 2,928,556	\$ 12,176,374		2,888	458	625	678	822	2,583	
Less Multiple Benefits								(225)	(47)	(59)	(68)	(67)	(241)	
Net, Improvement and Preservation of Homes	\$ 18,298,805	\$ 1,446,584	\$ 3,923,422	\$ 3,877,812	\$ 2,928,556	\$ 12,176,374	67%	2,663	411	566	611	756	2,342	88%
PROGRAMMATIC APPLICATION TBD														
GO Bonds	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	100%	-	-	-	-	-	-	-
NET GRAND TOTAL	\$ 290,894,560	\$ 25,800,752	\$ 44,442,771	\$ 65,451,712	\$ 265,807,199	\$ 265,807,199	91%	10,173	3,295	1,923	1,826	2,908	9,951	98%

* Property Stabilization Fund adjusted at year-end to reflect the inclusion of private funds leveraged against DOH's matching funds.
 ** Both TIF NIP Multi-family and Single-family goals assumed launch and implementation of Midwest TIF NIP, which will instead record units and commitments in 2003.
 *** Addition to projections; CPAN commitments represent the value of the developer write-down, the private sector contribution to this program.
 **** EHAP budget figure adjusted at year-end, to reflect the funds available. Quarterly commitments in second and third quarters adjusted to reflect cancelled jobs.
 ***** GO Bonds used for infrastructure improvements at Archer Courts II / St. Bernard New Homes for Chicago (\$2.6 million) and Safe Homes for Kids (\$400,000).

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
January 1 - December 31, 2002

	Units by Income Level					Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS						
<u>MULTI-FAMILY REHAB & NEW CONSTRUCTION</u>						
Multi-family Loans	360	113	341	95	35	36
Affordable Rents for Chicago (ARC)	25	50	-	-	-	-
TIF Subsidies	186	7	19	26	-	36
Tax Credit Equity	628	192	324	224	57	5
Multi-family Mortgage Revenue Bonds	434	185	174	3	35	-
City Land (Multi-family)	154	10	293	18	9	8
City Fee Waivers (Multi-family)	518	192	443	106	35	36
Illinois Affordable Housing Tax Credit	403	-	197	140	20	-
<u>RENTAL ASSISTANCE</u>						
Low-income Housing Trust Fund Rental Subsidy Program	1,211	828	-	-	-	-
REAL Program	-	-	-	-	-	-
<u>SAFETY & CODE ENFORCEMENT</u>						
Heat Receivership	24	108	250	77	19	-
<u>MULTI-FAMILY BUILDING STABILIZATION</u>						
SRO Ref. Rehab	-	22	-	-	-	-
HUD Mark to Market	78	-	-	-	-	-
HUD Mark Up to Market/Class S	236	-	-	-	-	-
Property Stabilization Fund	118	55	280	40	-	-
TIF-NIP (Multi-family)	-	-	32	26	27	-
EZ Multi-family Building Preservation	-	-	17	-	-	-
CIC/CDFI Funding	-	-	36	-	-	-
<u>SITE ENHANCEMENT</u>						
Site Improvements	315	178	366	208	185	47
Subtotal	4,690	1,940	2,772	963	422	168
Less Multiple Benefits	(2,120)	(682)	(1,504)	(501)	(253)	(110)
Net, Creation and Preservation of Affordable Rental	2,570	1,258	1,268	462	169	58

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
 January 1 - December 31, 2002

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP							
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>							
New Homes for Chicago	-	-	-	10	42	42	99 * & **
HomeStart Program	-	-	-	-	-	36	180 ***
Condo Rehab	-	-	1	3	9	7	22 ****
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	84	68	152 *
City Land (Single-family)	-	-	-	17	48	79	288 ***
City Fee Waivers (Single-family)	-	-	-	10	42	78	279 ** & ***
<u>ABANDONED PROPERTY TRANSFER PROGRAMS</u>							
HUD Homes/Preserving Communities Together (PCT)	-	-	9	23	24	-	56
Pilot Preservation Areas/Single-Family Preservation Financing Fund	-	-	2	-	-	-	8 *****
Asset Control Area	-	-	-	21	20	-	41
Affordable and Accessible Housing Project	-	-	-	-	-	-	-
<u>HOME BUYER ASSISTANCE</u>							
City Mortgage Program (SF Mortgage Revenue Bonds)	-	2	35	42	59	236	374
Police Home Buyer Assistance	-	-	-	-	-	36	36
Home Options	-	1	8	3	1	-	13
Home Purchase Assistance	-	1	30	42	39	-	112
Home Purchase Assistance- EZ/EC	-	1	9	12	3	-	25
Chicago Home Ownership (CHOP III)	-	7	-	-	1	-	8
NORMAL	-	6	5	5	2	-	18
Foreclosure Prevention/Housing Emergency Loan Program	-	6	367	219	172	-	764
Subtotal	-	24	466	407	546	582	2,475
Less Multiple Benefits	-	(2)	(39)	(65)	(112)	(142)	(653)
Net, Promotion and Support of Homeownership	-	22	427	342	434	440	1,822

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN
January 1 - December 31, 2002

	Units by Income Level						Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
TO IMPROVE AND PRESERVE HOMES							
Emergency Housing Assistance (EHAP)	115	458	592	-	-	-	1,165
H-RAIL	95	276	199	50	14	-	634
Facade Improvements (City Blocks)	1	17	30	11	17	14	90
EZ Single-family Preservation/Facade	-	-	-	-	-	-	-
TIF-NIP (Single-family)	7	15	32	11	14	24	215
NHS Revolving Loan Fund	2	3	3	3	11	-	22
Bungalow Rehab Tax Credit	-	-	-	-	-	1	1
Bungalow Program Benefits	-	-	68	68	160	160	456
	220	769	924	143	216	199	2,583
Subtotal				(34)	(80)	(80)	(241)
Less Multiple Benefits	(1)	(5)	(41)				
Net, Improvement and Preservation of Homes	219	764	883	109	136	119	2,342
PROGRAMMATIC APPLICATION TBD							
GO Bonds							
NET GRAND TOTAL	2,789	2,044	2,578	913	738	617	9,951

* Estimates for income levels of households served; actual distributions are not yet available.

** Includes 5 unrestricted units in Homes for East Garfield.

*** Includes 144 unrestricted units for New West Homes.

**** Includes 2 unrestricted units in Vista North.

***** Household income level distribution for 6 units not yet available.

***** Household income level distributions for 112 units not yet available.

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS
 January 1 - December 31, 2002

	% 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%		
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS								
MULTI-FAMILY REHAB & NEW CONSTRUCTION								
Multi-family Loans								
51st & King Drive Apartments	100%	19	19	57	1	-	96	Low Income Housing Tax Credits (2002)
Churchview Manor III		86	-	-	-	-	86	Low Income Housing Tax Credits (2002)
Henry Horner Homes Phase IIa) Rental		-	87	31	2	35	155	Low Income Housing Tax Credits (2002)
Senior Suites of New City		-	-	44	66	-	110	Low Income Housing Tax Credits (2001)
Harold Washington Unity Cooperative		-	-	87	-	-	87	Illinois Affordable Housing Tax Credits (2002)
Roosevelt Tower		126	-	-	-	-	126	Low Income Housing Tax Credits (2002)
Affordable Rents for Chicago (ARC)	100%	3	13	-	-	-	16	Low Income Housing Tax Credits (2001)
Senior Suites of New City		7	10	-	-	-	17	Multi-family Loans (2001)
West Ridge		60	7	19	26	36	148	Multi-family Loans (2002)
Lake Park Crescent	100%	126	-	-	-	-	126	Low Income Housing Tax Credits (2002)
Roosevelt Tower		-	-	87	-	-	87	Illinois Affordable Housing Tax Credits (2002)
Harold Washington Unity Cooperative	100%	19	19	57	1	-	96	Low Income Housing Tax Credits (2002)
51st & King Drive Apartments	100%	86	-	-	-	-	86	Low Income Housing Tax Credits (2002)
Churchview Manor III		-	87	31	2	35	155	Low Income Housing Tax Credits (2002)
Henry Horner Homes Phase IIa) Rental		48	23	-	-	-	71	Low Income Housing Tax Credits (2002)
Hyde Park Apartments		241	56	-	-	-	297	Low Income Housing Tax Credits (2002)
Concordia Apartments		126	-	-	-	-	126	Low Income Housing Tax Credits (2002)
Roosevelt Tower		86	-	-	-	-	86	Low Income Housing Tax Credits (2002)
Churchview Manor III		-	-	88	-	-	88	Multi-family Loans (2002)
Senior Suites of West Humboldt		-	-	87	-	-	87	Illinois Affordable Housing Tax Credits (2002)
Harold Washington Unity Cooperative		14	-	31	11	-	56	Low Income Housing Tax Credits (2002)
St. Edmund's Meadows		126	-	-	-	-	126	Low Income Housing Tax Credits (2002)
Roosevelt Tower		19	19	57	1	-	96	Low Income Housing Tax Credits (2002)
51st & King Drive Apartments	100%	86	-	-	-	-	86	Low Income Housing Tax Credits (2002)
Churchview Manor III		-	87	31	2	35	155	Low Income Housing Tax Credits (2002)
Henry Horner Homes Phase IIa) Rental		-	-	44	66	-	110	Low Income Housing Tax Credits (2001)
Senior Suites of New City		60	7	19	26	36	148	Multi-family Loans (2002)
Lake Park Crescent		48	23	-	-	-	71	Low Income Housing Tax Credits (2002)
Hyde Park Apartments		241	56	-	-	-	297	Low Income Housing Tax Credits (2002)
Concordia Apartments		126	-	-	-	-	126	Low Income Housing Tax Credits (2002)
Senior Suites of West Humboldt		-	-	88	-	-	88	Multi-family Loans (2002)
Harold Washington Unity Cooperative		-	-	87	-	-	87	Illinois Affordable Housing Tax Credits (2002)
Mission Melanorphosis		10	-	-	-	-	10	Multi-family Loans (2002)
St. Edmund's Meadows		14	-	31	11	-	56	Low Income Housing Tax Credits (2002)
Roosevelt Tower		126	-	-	-	-	126	Low Income Housing Tax Credits (2002)
South Park Plaza	100%	34	-	-	100	-	134	Multi-family Loans (2001)
Illinois Affordable Housing Tax Credit								

Department of Housing
COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS
 January 1 - December 31, 2002

	% 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%		
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS								
<u>RENTAL ASSISTANCE</u>								
REAL Program	90%							
<u>MULTI-FAMILY BUILDING STABILIZATION</u>	48%	57	26	235	19		337	
Property Stabilization Fund								
<u>SITE ENHANCEMENT</u>	80%	252	142	293	166	148	1,039	Multi-family Developments
Site Improvements		2,120	682	1,504	501	253	5,168	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP								
<u>SINGLE-FAMILY REHAB & NEW CONSTRUCTION</u>								
City Land (Single-family)								
Brainerd Single Family Homes	100%				1	6	2	9 New Homes for Chicago
New West Homes							36	180 HomeStart
Homes of East Garfield						22	44	44 New Homes for Chicago
Brainerd Single Family Homes	100%				2	14	6	22 New Homes for Chicago
Hearst United Phase II					8	8	16	32 New Homes for Chicago
New West Homes							36	180 HomeStart
Homes of East Garfield						20	45	45 New Homes for Chicago
<u>HOME BUYER ASSISTANCE</u>								
City Mortgage Program (SF Mortgage Revenue Bonds)	33%						4	4 Bungalow Program Benefits
Home Purchase Assistance	100%					39	112	112 New Homes for Chicago
Home Purchase Assistance- EZ/EC	100%					9	12	25 New Homes for Chicago
Subtotal, Promotion and Support of Homeownership			2	39	65	112	142	653
TO IMPROVE AND PRESERVE HOMES								
<u>Emergency Housing Assistance (EHAF)</u>								
Bungalow Program Benefits	50%	1	5	7				13 Façade Improvements (City Blocks)
Subtotal, Improvement and Preservation of Homes		1	5	34	34	80	80	228 Bungalow Program Benefits
GRAND TOTAL		2,121	689	1,584	600	445	331	6,062

* Includes 144 unrestricted units for New West Homes.
 ** Includes 5 unrestricted units for Homes of East Garfield.

CITY OF CHICAGO, DEPARTMENT OF HOUSING
SUMMARIES OF LOANS APPROVED BY CITY COUNCIL
FOURTH QUARTER, 2002

ATTACHMENTS

Concordia Place Apartments

Concordia Place Apartments, Limited Partnership

13037 S. Daniel

Harold Washington Unity Cooperative

Erie Cooperative Limited Partnership

12 sites in the four square block area bordered by Chicago Avenue, Ohio Street,
Albany Avenue and Kedzie Avenue

Hyde Park Apartments

Hyde Park Redevelopment Associates, Limited Partnership

5330 S. Harper

Lake Park Crescent

Lake Park Crescent Associates I LP

Between 40th Street and 42nd Place and between Lake Park Avenue and
Oakenwald Terrace

The Millennium Project

Mission Metamorphosis, Inc.

1656 S. Pulaski / 4004 W. 18th Street

Roosevelt Towers, Phase I

Roosevelt Towers LLP

3440 W. Roosevelt Road

Senior Suites of West Humboldt Park

Senior Suites Chicago West Humboldt Park, LLC

701-719 North Lawndale / 700-08 North Monticello

St. Edmund's Meadows

St. Edmund's Meadows Limited Partnership

6100-14 South Michigan Avenue, 6101-17 South Wabash Avenue, 6133-6145
South Wabash Avenue, 51-73 East 61st Street, 48-58 East 57th Street

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Concordia Place Apartments, Limited Partnership

For-Profit / Not-for-profit: For-profit

Project Name / Address: Concordia Place Apartments
13037 S. Daniel

Ward / Alderman: 9 / Alderman Anthony Beale

Community Area: Riverdale

City Council Approval: November 13, 2002

Application Date: April 30, 2001

Type of Project: This project will be the acquisition, rehabilitation and preservation of a 297-unit, 29-building Section 8 rental development.

MULTI-FAMILY TAX EXEMPT BONDS

Bond: \$14,000,000
Repayment: Net Operating Income (NOI) with a term of 30 years

TAX CREDITS

Bond-generated, 4% Credits: \$899,585
Equity / Rate: \$7,196,680 / \$.80

UNIT MIX / RENTS

Type	Sq. Ft.	Monthly Rent*	Income Group 0-15%	Income Group 16-30%
Studio	439	\$661	29	
1 Bedroom	614	\$792		2
1 Bedroom	598	\$792	90	
2 Bedroom	782	\$886		14
2 Bedroom	765	\$886	100	
3 Bedroom	891	\$1,058	22	40
Total			241	56
GRAND TOTAL			297	

* Rents will be subsidized with Section 8.

Utilities: The tenants pay for electricity.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 13,000,000	\$ 43,771	51%
Construction	\$ 6,185,000	\$ 20,825	24%
Soft Costs	\$ 848,250	\$ 2,856	3%
Financing & Interim Expense	\$ 2,098,600	\$ 7,066	8%
Escrows & Reserves	\$ 350,000	\$ 1,178	1%
Developer's Fee	\$ 3,370,000	\$ 11,347	13%
Total:	\$ 25,851,850	\$ 87,043	100%

PROJECT FINANCING

Source	Amount	Rate	Term	Per Unit	% of Project
Harris Savings and Trust Letter of Credit (security for bonds)	\$ 14,000,000	6%	30	\$ 47,138	54%
Syndicator Equity	\$ 7,196,680			\$ 24,231	27%
Developer Equity	\$ 3,335,170			\$ 11,230	13%
Interim Income	\$ 1,320,000			\$ 4,444	6%
TOTAL	\$ 25,851,850			\$ 87,043	100%

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Erie Cooperative Limited Partnership

For-Profit / Not-for-profit: Not-for-profit

Project Name / Address: Harold Washington Unity Cooperative
12 sites in the four square block area bordered by Chicago Avenue, Ohio Street, Albany Avenue and Kedzie Avenue

Ward / Alderman: 27 / Alderman Walter Burnett Jr.

Community Area: Humboldt Park

City Council Approval: December 4, 2002

Application Date: April 30, 2001

Type of Project: The new construction of 87 multi-family units in 18 buildings on 12 sites in Humboldt Park. The development will consist of six 1-bedroom, twenty-seven 2-bedroom, forty-six 3-bedroom and eight 4-bedroom, so that 62% of the units will serve larger families. The project will be operated as rental property for the first 15 years, because of the presence of Low Income Housing Tax Credits, and then will transition to a cooperative structure.

TAX CREDITS

Tax Credits: \$1,241,975
Equity / Rate: \$9,264,207 / \$.746

DOH LOAN

Amount: \$6,341,532 (HOME, CDBG, Corporate and/or program income)
Rate: 1%
Maturity: 40 years
Repayment: No repayment during the term; balloon payment due at maturity.
Security: Second mortgage

UNIT MIX / RENTS

Type	Number	Monthly Rent	Square Feet	Income Group
1 Bedroom	6	\$450	783	31-50%
2 Bedroom	18	\$525	837	31-50%
2 Bedroom	9	\$540	1,064	31-50%
3 Bedroom	46	\$635	1,333	31-50%
4 Bedroom	4	\$700	1,264	31-50%
4 Bedroom	4	\$725	1,561	31-50%
TOTAL	87			

Utilities: The tenants will pay for all utilities except cold water.
Accessibility: There will be six accessible units, including one for the hearing-impaired, eighteen units that will be visitable/adaptable, and two units that will be visitable only.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 267,840	\$ 3,079	1.5%
Construction	\$ 14,704,139	\$ 169,013	83.8%
Soft Costs	\$ 1,338,085	\$ 15,380	7.7%
Developer's Fee	\$ 1,236,355	\$ 14,211	7.0%
Total:	\$ 17,546,419	\$ 201,683	100.0%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
FHA/Prairie Mortgage	\$ 850,000	1st	7.5%	40	\$ 9,770	4.8%
FHA/Prairie Mortgage (on pledge of tax increment)	\$ 515,580	1st	7.5%	18	\$ 5,926	2.9%
DOH	\$ 6,341,532	2nd	1.0%	40	\$ 72,891	36.1%
FHLB / Bickerdike	\$ 500,000	3rd	1.6%		\$ 5,747	2.8%
Donations through Illinois Affordable Housing Tax Credit	\$ 75,000				\$ 862	.4%
NEF (Syndicator)	\$ 9,264,207				\$ 106,485	52.8%
General Partner Equity	\$ 100					0%
TOTAL	\$ 17,546,419				\$201,683	100.0%

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Hyde Park Redevelopment Associates, Limited Partnership

For-Profit / Not-for-profit: For-profit

Project Name / Address: Hyde Park Apartments
5330 S. Harper

Ward / Alderman: 4 / Alderman Toni Preckwinkle

Community Area: Hyde Park

City Council Approval: October 2, 2002

Application Date: April 30, 2001

Type of Project: This project will be the rehabilitation of a 73-unit 7-story building. 71 units will be rented, with the two other units reserved for the building manager and superintendent.

MULTI-FAMILY TAX EXEMPT BONDS

Bond: Up to \$3,500,000
Repayment: Net Operating Income (NOI) with a term of 40 years

TAX CREDITS

Bond-generated, 4% Credits: \$185,000
Equity / Rate: \$1,517,000 / \$.82
Historic Tax Credits: \$658,650
Equity / Rate: \$592,785 / \$.90

UNIT MIX / RENTS

Type	Monthly Rent*	Income Group 0-15%	Income Group 16-30%
Studio	\$594	7	
1 Bedroom	\$775	50	
1 Bedroom	\$775		7
2 Bedroom	\$888		7
TOTAL		57	14

* Rents will be subsidized with Section 8.

Utilities: The tenants will be responsible to pay for electricity and cooking gas.
Accessibility: There will be 3 accessible units and 3 adaptable units.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 3,000,000	\$ 41,096	43.51%
Construction	\$ 1,645,000	\$ 22,534	23.86%
Soft Costs	\$ 1,350,650	\$ 18,502	19.59%
Developer's Fee	\$ 900,000	\$ 12,329	13.04%
Total:	\$ 6,895,650	\$ 94,461	100.00%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
Bond	\$ 3,400,000	1st	6%	30	\$ 46,575	49.31%
Interim Income	\$ 275,000				\$ 3,767	3.99%
TC Equity	\$ 2,109,785				\$ 28,901	30.60%
Owner Contribution	\$ 1,110,000				\$ 15,218	16.10%
TOTAL	\$ 6,895,650				\$ 94,461	100.00%

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Lake Park Crescent Associates I LP
For-Profit / Not-for-profit: For-profit
Project Name / Address: Lake Park Crescent
Between 40th Street and 42nd Place and between Lake Park
Avenue and Oakenwald Terrace
Ward / Alderman: 4 / Alderman Toni Preckwinkle
Community Area: Oakland
City Council Approval: October 2, 2002
Application Date: April 30, 2001
Type of Project: New construction of 148 units of mixed-income rental housing
in the first phase and 143 units of mixed income for-sale housing
in the phases two and three. The rental phase will consist of
twelve 6-flats and one 8-story mid-rise building, with 60 public
housing units, 52 affordable units and 36 market-rate units.

DOH LOAN

Amount: Up to \$10,000,000 (HOME)
Rate: Not to exceed 5.43%
Term: 40 years
Repayment: No repayment during the term of the loan; balloon payment due
at maturity.
Security: Second mortgage

TAX INCREMENT FINANCING (TIF)

Amount: \$552,000

*Set-back strategy
 This market rate does
 not to change as
 of 1/1/17*

UNIT MIX / RENTS

Type	Public Housing Units 0-15%		Tax Credit (IHDA) 16-30%		Tax Credit (IHDA) 31-50%		Tax Credit (IHDA) 51-60%		Market Rate 61-80%	
	Units	Rent	Units	Rents	Units	Rents	Units	Rents	Units	Rents
1 Bedroom (6-flat)	2	340	3	392	--	--	1	--	--	--
1 Bedroom (mid-rise)	12	340	--	--	6	533	7	675	6	851
2 Bedroom (6-flat)	12	340	4	469	5	639	7	809	8	1,076
2 Bedroom (mid-rise)	12	340	--	--	6	639	7	809	12	1,298
3 Bedroom (6-flat)	20	340	--	--	2	733	4	929	2	1,367
3 Bedroom (mid-rise)	--	--	--	--	--	--	--	--	8	1,425
4 Bedroom (6-flat)	2	340	--	--	--	--	--	--	--	--
TOTAL	60		7		19		26		36	

Utilities: The landlord will be responsible for heat and central air conditioning.
Accessibility: 28 units will be reserved for individuals with physical disabilities.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 237,851	\$ 1,607	.72%
Construction	\$ 27,156,349	\$ 183,489	82.21%
Soft Costs	\$ 3,815,000	\$ 25,777	11.55%
Developer's Fee	\$ 1,823,000	\$ 12,318	5.52%
Total:	\$ 33,032,200	\$ 223,191	100.00%

148

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
Private- NOI	\$ 3,368,000	1st	8.00%	40	\$ 22,757	10.20%
Private- TIF	\$ 552,000	1st	8.00%	40	\$ 3,729	1.67%
DOH	\$ 10,000,000	2nd	5.43%	40	\$ 67,568	30.27%
CHA Capital	\$ 6,000,000	3rd		40	\$ 40,450	18.16%
IHDA Trust	\$ 750,000				\$ 5,068	2.27%
Syndicator*	\$ 12,362,100	Equity			\$ 83,528	37.42%
Developer	\$ 100				\$.68	0%
TOTAL	\$ 33,032,200				\$223,191	100.00%

* Generated by 2002 IHDA Tax Credits.

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Mission Metamorphosis, Inc.

For-Profit / Not-for-profit: Not-for-profit

Project Name / Address: The Millennium Project
1656 S. Pulaski / 4004 W. 18th Street

Ward / Alderman: 24 / Alderman Michael Chandler

Community Area: North Lawndale

City Council Approval: November 13, 2002

Application Date: November 2, 1998

Type of Project: Rehabilitation of a vacant two-story masonry building. The property will be converted into a supportive transitional facility to house homeless teenagers between the ages of 16 and 21 and their children. The first floor will have space for supportive service group sessions, a children's play station, a family recreation area, kitchen and bath. The second floor will have dormitory-style units with ten beds and ten cribs.

DOH LOAN

Amount: \$856,071 (HOME, Corporate and/or program income)
Rate: 0%
Maturity: 30 years
Repayment: Balloon payment of principal at end of term, sale or refinance
Security: First mortgage

UNIT MIX / RENTS

Type	Number	Monthly Rent	Income Group
Dormitory style	10 beds (with 10 accompanying cribs)	\$0	0-15%
TOTAL	10		

Utilities: The tenants will not pay any utilities.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 102,553	\$ 10,255	8%
Construction	\$ 1,090,208	\$ 109,021	80%
Soft Costs	\$ 89,550	\$ 8,955	7%
Developer's Fee	\$ 73,247	\$ 7,325	5%
Total:	\$ 1,355,558	\$ 135,556	100%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
HUD Continuum of Care	\$ 399,487	Grant	0%	30	\$ 39,949	29%
DOH	\$ 856,071	1st	0%	30	\$ 85,607	63%
IL-DCCA	\$ 100,000	Grant	0%	40	\$ 44,627	7%
TOTAL	\$ 1,355,558				\$135,556	100%

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Roosevelt Towers LLP

For-Profit / Not-for-profit: For-profit

Project Name / Address: Roosevelt Towers, Phase I
3440 W. Roosevelt Road

Ward / Alderman: 24 / Alderman Michael Chandler

Community Area: North Lawndale

City Council Approval: November 13, 2002

Application Date: September 1, 1999

Type of Project: New construction of a masonry L-shaped structure, with eight stories fronting and a six-story wing perpendicular to West Roosevelt. The building will consist of 126 one-bedroom and one-bath units of senior housing. First floor space will also accommodate a lounge, community room, exercise room, arts and crafts room, reading room, the building office and storage. Tenants will have access to a full social service program.

MULTI-FAMILY TAX EXEMPT BONDS

Series A Bond: Up to \$8,000,000
Repayment: \$6,258,300 supported by Net Operating Income (NOI) with a term of 40 years and \$972,000 supported by TIF proceeds, equivalent to the estimate of incremental taxes generated by the project, with a term of 13 years

Series B Bond: Up to \$1,600,000
Repayment: Chevron, TCI, Inc. – Equity, with a term of 24 months

TAX CREDITS

Bond-generated, 4% Credit: \$670,000
Equity / Rate: \$5,709,000 / \$.83

DOH LOAN

Amount: Up to \$5,623,000 (HOME, Corporate and/or program income)
Rate: 0%
Maturity: 40 years
Repayment: No annual or monthly payment; principal due at maturity or at sale or refinance.
Security: Second mortgage

TAX INCREMENT FINANCING (TIF)

Amount: Up to \$1,540,000

The TIF funds will be in the form of a pay-as-you-go reimbursement.

UNIT MIX / RENTS

Type	Number	Monthly Rent	Income Group
1 Bedroom	126	\$750	0-15%*
TOTAL	126		

* All units will be subsidized with Section 8 certificates.

Utilities: The tenants will be responsible to pay for electricity and cooking gas.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 221,596	\$ 1,759	1%
Construction	\$ 13,100,442	\$ 103,972	71%
Soft Costs	\$ 4,253,262	\$ 33,756	23%
Developer's Fee	\$ 987,000	\$ 7,833	5%
Total:	\$ 18,562,300	\$ 147,320	100%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
Series A Bonds	\$ 6,258,300	1st	6.25%	40	\$ 46,669	34%
Bonds (TIF)	\$ 972,000	2nd	0%	13	\$ 7,714	5%
DOH	\$ 5,623,000	3rd	0%	40	\$ 44,627	30%
Highland Bank*	\$ 1,600,000	4th	0%	40	\$ 12,698	9%
New Century*	\$ 2,650,000				\$ 21,032	14%
Equity-Owner*	\$ 1,459,000				\$ 11,579	8%
TOTAL	\$ 18,562,300				\$224,555	100%

* \$5,709,000 in equity will be raised from the syndication of Low Income Housing Tax Credits.

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: Senior Suites Chicago West Humboldt Park, LLC
Senior Lifestyle Corporation

For-Profit / Not-for-profit: For-profit

Project Name / Address: Senior Suites of West Humboldt Park
701-719 North Lawndale / 700-08 North Monticello

Ward / Alderman: 27 / Alderman Walter Burnett Jr.

Community Area: Humboldt Park

City Council Approval: December 4, 2002

Application Date: September 1, 1999

Type of Project: New construction for senior housing.

DOH LOAN

Amount: \$4,881,002 (HOME, Corporate and/or program income)
Rate: 1%
Maturity: 32 years
Repayment: No monthly payment; balloon payment at maturity.
Security: Second mortgage

UNIT MIX / RENTS

Type	Number	Monthly Rent	Income Group
Studio	13	\$450	31-50%
Studio	18	\$485	31-50%
1 Bedroom	23	\$570	31-50%
1 Bedroom	34	\$600	31-50%
TOTAL	88		

Utilities: Owner pays for all utilities.
Accessibility: 9 accessible units, 88 adaptable units.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 283,474	\$ 3,221	3%
Construction	\$ 8,912,995	\$ 101,824	80%
Soft Costs	\$ 1,083,196	\$ 12,309	10%
Developer's Fee	\$ 763,000	\$ 8,670	7%
Total:	\$ 11,042,665	\$ 125,485	100%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
Harris Bank*	\$ 655,000	1st	7.5%	15	\$ 7,443	6%
DOH	\$ 4,881,002	2nd	1%	30	\$ 55,466	44%
Syndicator	\$ 5,506,563	Equity			\$ 62,575	50%
General Partner	\$ 100	Equity			\$ 1	---
TOTAL	\$ 11,042,665				\$125,485	100%

* Note: It may be possible for the developer to obtain an increase in the first mortgage amount before the closing on the financing for this development. This would result in a decrease in the DOH loan amount. The first mortgage amount in the ordinance has been increased above \$655,000 to allow for this.

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

FOURTH QUARTER, 2002

Name of Borrower / Developer: St. Edmund's Meadows Limited Partnership

For-Profit / Not-for-profit: For-profit

Project Name / Address: St. Edmund's Meadows
6100-14 South Michigan Avenue
6101-17 South Wabash Avenue
6133-6145 South Wabash Avenue
51-73 East 61st Street
48-58 East 57th Street

Ward / Alderman: 20 / Alderman Arenda Troutman

Community Area: Washington Park

City Council Approval: November 6, 2002

Application Date: February 15, 1998

Type of Project: The rehabilitation of seven abandoned buildings, five 2-story and two 3-story, owned by the Chicago Housing Authority to create 56 units. Public housing units will make up 25% of the total, affordable units 55%, and 20% will be unrestricted. The complex will also contain a playground, intercom system and video surveillance.

TAX CREDITS

Tax Credits: \$646,000
Equity / Rate: \$4,830,132 / \$.75

UNIT MIX / RENTS

also unit cost

Type	0-15%		31-50%		51-60%		Unrestricted (51-60%)	
	Units	Rent	Units	Rent	Units	Rent	Units	Rent
3 Bedroom	4	\$340	9	\$750	2	\$775	2	\$800
3 Bedroom	--	--	1	\$775	2	\$800	2	\$825
4 Bedroom	10	\$340	2	\$825	1	\$825	2	\$850
4 Bedroom	--	--	8	\$875	6	\$900	5	\$925
TOTAL	14		20		11		11	

Utilities: The tenants will only pay for electricity.

PROJECT COSTS

	Amount	Per Unit	% of Project
Acquisition	\$ 560,000	\$ 10,000	6.4%
Construction	\$ 6,412,955	\$ 114,517	73.6%
Soft Costs	\$ 1,091,841	\$ 19,497	12.5%
Developer's Fee	\$ 653,239	\$ 11,665	7.5%
Total:	\$ 8,718,035	\$ 155,679	100.0%

PROJECT FINANCING

Source	Amount	Lien Position	Rate	Term	Per Unit	% of Project
Developer's Mortgage	\$ 2,216,622	1st	7.5%	40	\$ 39,583	25.4%
CHA	\$ 1,371,281	2nd			\$ 24,487	15.7%
AHP	\$ 300,000	3rd			\$ 5,357	3.4%
Equity	\$ 4,830,132				\$ 86,252	55.4%
TOTAL	\$ 8,718,035				\$155,679	100.0%

CITY OF CHICAGO, DEPARTMENT OF HOUSING

LOAN CLOSINGS – FOURTH QUARTER
OCTOBER 1, 2002 – DECEMBER 31, 2002

<u>Project / Developer</u>	<u>City Council Approval Date</u>	<u>Loan Closing Date</u>
Indiana Manor Town Homes <i>Indiana Manor Town Homes LP</i> 4324-30 S. Indiana	12/10/2001	10/17/2002
Hilliard Homes <i>Holsten Real Estate Development Corp.</i> 2031 S. Clark	1/10/2001	11/6/2002
Senior Suites of New City <i>Senior LifeStyles Corporation</i> 4845 S. Western	5/29/2002	12/13/2002
51st & King Drive <i>NHT / Enterprise Preservation Corporation</i> 5035 S. King Drive	7/31/2002	12/19/2002
Westhaven Park Apartments (Henry Horner Homes Phase IIA1 – Rental) <i>BMH - I, LLC</i> 142-56 N Leavitt	7/31/2002	12/24/2002

Department of Housing:
2002 AFFORDABLE RENTS FOR CHICAGO (ARC) RECIPIENTS

Project Name/Organization	Date Approved	Project Address	Amount of ARC Loan	Number of Units Receiving Assistance & Breakdown of Reduced Rents	Income Level Served	
					0-15%	16-30%
West Ridge / West Ridge Senior Partners LP	1/8/2002	6142 N. California	\$ 907,750	7 1 bedrooms from \$650 to \$175	7	10
				7 1 bedrooms from \$650 to \$345		
				3 2 bedrooms from \$739 to \$350		
Senior Suites of New City / Senior Living Little Village LP	7/9/2002	4835 S. Western	\$ 686,803	3 1 bedroom from \$640 to \$200	3	13
				13 1 bedroom from \$670 to \$385		
600 S. Wabash Studios - South Loop Affordable Housing / 600 S. Wabash LP	7/9/2002	600 S. Wabash	\$ 701,600	15 Studios from \$356 to \$150	15	27
				27 Studios from \$356 to \$280		
TOTAL			\$ 2,296,153	75	25	50

Department of Housing:
2002 TAX INCREMENT FINANCING (TIF) RECIPIENTS

Quarter Approved	Project Name	Developer	Project Address	TIF	Units	Units by Income Level					
						0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
4th	Lake Park Crescent	Lake Park Crescent Associates I LP	Between 40th Street and 42nd Place and between Lake Park Avenue and Oakenwald Terrace	\$ 552,000	148	60	7	19	26	-	36
4th	Roosevelt Tower	Roosevelt Towers LLP	3440 W. Roosevelt Road	\$ 972,000	126	126	-	-	-	-	-
TOTAL				\$ 1,524,000	274	186	7	19	26	-	36

Department of Housing:
2002 TAX INCREMENT FINANCING (TIF) RECIPIENTS

Quarter Approved	Project Name	Developer	Project Address	TIF	Units	Units by Income Level						
						0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
4th	Lake Park Crescent	Lake Park Crescent Associates LLP	Between 40th Street and 42nd Avenue and Oakenwald Terrace	\$ 552,000	148	60	7	19	26	-	-	36
4th	Roosevelt Tower	Roosevelt Towers LLP	3440 W. Roosevelt Road	\$ 972,000	126	126	-	-	-	-	-	-
TOTAL				\$ 1,524,000	274	186	7	19	26	-	-	36

Department of Housing:
2002 MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS

Quarter Approved	Project Name	Developer	Project Address	Bond Allocation	Units	Units by Income Level					
						0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
2nd	Churchview Manor III	Greater Southwest Development Corp.	2600-2626 W. 63rd St.	\$ 7,551,727	86	-	-	86	-	-	-
3rd	Henry Horner Homes Phase IIIa1 Rental/Westhaven Park Apartments	West Maypole, L.P. / BMH-I, LLC	Bounded by Lake Street on the north, Washington Boulevard on the south, Oakley on the west and Hermitage on the east	\$ 17,650,644	155	-	87	31	2	35	-
3rd	51st & King Drive Apartments	King Preservation LP	5035 South Martin Luther King Jr. Drive	\$ 5,016,000	96	19	19	57	1	-	-
4th	Hyde Park Apartments	Hyde Park Redevelopment Association LP	5330 S. Harper	\$ 3,500,000	71	48	23	-	-	-	-
4th	Concordia Apartments	Concordia Place Apartments LP	13037 S. Daniel	\$ 14,000,000	297	241	56	-	-	-	-
4th	Roosevelt Tower	Roosevelt Towers LLP	3440 W. Roosevelt Road	\$ 9,600,000	126	126	-	-	-	-	-
TOTAL				\$57,318,371	831	434	185	174	3	35	-

Department of Housing:
ILLINOIS AFFORDABLE HOUSING TAX CREDIT RECIPIENTS
 State Fiscal Years 2002 and 2003

Project	Sponsor	Project Address	Tax Credit Year	Tax Credit Reservation	Resources Generated	Units	Units by Income Level					
							0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
The Living Learning Center	Bethel New Life, Inc.		2002	\$ 150,000	\$ 300,000	24	24	-	-	-	-	-
North Center Senior Housing	Technical Assistance Corp. for Housing (TACH)	Western Ave. & Irving Park Road	2002	\$ 1,392,500	\$ 1,114,000	100	-	-	40	40	20	-
High Prairie Apartments	Lakefront SRO	11015 S. Wentworth	2002	\$ 135,000	\$ 270,000	51	20	-	31	-	-	-
Pine Race II	Neighborhood Housing Services (NHS)	541-55 N. Pine	2002	\$ 225,000	\$ 450,000	36	-	-	36	-	-	-
Harold Washington Unity Cooperative	Bickerdike Redevelopment Corporation	710 N. Albany Ave.	2002	\$ 37,500	\$ 75,000	90	-	-	90	-	-	-
Transitional Housing on New Corporate Campus	Chicago Christian Industrial League		2002	\$ 1,000,000	\$ 2,000,000	325	325	-	-	-	-	-
South Park Plaza	Woodlawn Community Development Corporation	2610 S. Calumet Dr.	2003	\$ 1,625,000	\$ 1,105,000	134	34	-	-	100	-	-
TOTAL APPROVED TAX CREDIT PROJECTS					\$ 5,314,000	760	403	-	197	140	20	-

* Future DOH-funded project; units will be subject to a double-count adjustment.

** North Center Senior Housing: It is expected that the tax credits will be sold to generate \$1,114,000. To qualify for the tax credits, Advocate Health Care had donated land valued at \$6.5 million.

*** Beds in a facility for transitional housing.

**** South Park Plaza: Previously DOH-funded project; units subject to a double-count adjustment. It is expected that the tax credits will be sold to generate \$1,105,000. To qualify for the tax credits, CHA had donated the value of the land lease, estimated at \$3,200,000.

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
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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
Belmontes, Maria Isabel 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, \$300 to \$100	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
Hernandez, Monserrate 2500 W. Thomas	\$12,540	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$700 to \$165	2: 0-15%	1	24, West Town
L.U.C.H.A. 1318 N. Rockwell	\$9,504	6 unit(s) 2 br: 3, \$370 to \$270 and 3, \$410 to \$275	6: 16-30%	1	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%	1	24, West Town
L.U.C.H.A. 1414-1418 N. Washtenaw	\$8,292	4 unit(s) 1 br: 1, \$533 to \$433 2 br: 1, \$420-\$588 to \$260-\$428 3 br: 2, \$644 to \$479	4: 16-30%	1	24, West Town
L.U.C.H.A. 1451 N. Washtenaw	\$3,696	2 unit(s) 2 br: 1, \$420 to \$320 and 1, \$485 to \$350	2: 16-30%	1	24, West Town
Wicker Park Place Ltd. Part. 1527-1531 N. Wicker Park	\$78,452	30 unit(s) Studios: 30, \$3 to \$110-\$115	30: 0-15%	1	24, West Town
Lakefront SRO 1521 S. Wabash	\$79,620	35 unit(s) SROs: 20, \$286 to \$75 and 15, \$286 to \$125	35: 0-15%	2	33, Near South Side
Barnes Real Estate 4749 S. Throop	\$7,380	1 unit(s) 3 br: 1, \$825 to \$210	1: 0-15%	3	61, New City
Barnes Real Estate 929 W. 54th Place	\$8,580	1 unit(s) 3 br: 1, \$980 to \$265	1: 0-15%	3	61, New City
Burton, Stephanie 1709 W. 50th Place	\$4,020	1 unit(s) 2 br: 1, \$500 to \$165	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
South Michigan Ltd. Part. 4524-4526 S. Michigan Ave.	\$19,440	4 unit(s) 2 br: 4, \$545 to \$140	4: 0-15%	3	38, Grand Boulevard
Walker Properties, Inc. 4457-4459 S. Indiana	\$19,140	5 unit(s) 2 br: 3, \$505 to \$140 3 br: 2, \$575 to \$325	3: 0-15% 2: 16-30%	3	38, Grand Boulevard
YMCA of Metro Chicago 5000 S. Indiana	\$102,073	50 unit(s) Studios: 35, \$228 to \$48.50 and 15, \$228 to \$125	50: 0-15%	3	38, Grand Boulevard
CMFDC 5154 S. King Drive	\$6,120	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	4	38, Grand Boulevard

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Dawson, Lillian & Herbert 4838 1/2 S. Drexel	\$6,000	1 unit(s) 2 br: 1, \$640 to \$140	1: 0-15%	4	39, Kenwood
IMC Property Management 4341 S. Greenwood 4358 S. Lake Park	\$19,464	2 unit(s) 4 br: 2, \$996 to \$185	2: 0-15%	4	39, Kenwood
Oates, Beuonna 4340 S. Lake Park	\$10,500	1 unit(s) 4 br: 1, \$887 to \$185	1: 0-15%	4	39, Kenwood
Oates, Beuonna 5658 S. Bishop	\$5,100	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	4	67, West Englewood
Realty and Mortgage 4611 S. Drexel	\$53,640	10 unit(s) 2 br: 10, \$597 to \$150	10: 0-15%	4	39, Kenwood
SSG Ltd. Part. 4433-4437 S. Greenwood	\$42,336	10 unit(s) 2 br: 6, \$518 to \$140 3 br: 4, \$640 to \$325	6: 0-15% 4: 16-30%	4	39, Kenwood
Travlers and Immigrants Aid 4659 S. Drexel	\$100,500	49 unit(s) Studios: 4, \$325 to \$225 and 19, \$425 to \$275 1 br: 26, \$525 to \$375	49: 16-30%	4	39, Kenwood
EPAX Ltd. Part. 7024 S. Paxton	\$51,768	8 unit(s) 2 br: 5, \$645 to \$150 3 br: 3, \$763 to \$150	8: 0-15%	5	43, South Shore
Family Rescue 6820-6830 S. Ridgeland	\$82,710	22 unit(s) 2 br: 22, \$375-\$450 to \$120	22: 0-15%	5	43, South Shore
Jackson, Cynthia 1948 E. 73rd St.	\$10,440	2 unit(s) 3 br: 2, \$770 to \$325	2: 16-30%	5	43, South Shore
LPSS South Shore Manor 3258 E. 70th Place	\$46,464	11 unit(s) 1 br: 11, \$502 to \$150	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
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
Cridell, Clarke 7240 S. Sangamon	\$5,700	1 unit(s) 2 br: 1, \$1,000 to \$525	1: 16-30%	6	68, Englewood
Kennedy, Sonia 57 W. 74th St.	\$6,000	1 unit(s) 2 br: 1, \$725 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
Williams, Emma 7152 S. Lafayette	\$5,400	1 unit(s) 2 br: 1, \$725 to \$275	1: 16-30%	6	69, Greater Grand Crossing
El-Amin, Ayesha 8283 S. Saginaw	\$7,500	1 unit(s) 4 br: 1, \$850 to \$225	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

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Herron Enterprises 7700 S. Essex	\$19,200	4 unit(s) 2 br: 2, \$675 to \$300 and 2, \$790 to \$365	4: 16-30%	7	43, South Shore
HRH Realty, LLC 7645 S. Coles	\$23,340	3 unit(s) 3 br: 3, \$900 to \$205-\$300	3: 16-30%	7	43, South Shore
Hyde Park Realty 3004 E. 78th St.	\$7,164	1 unit(s) 2 br: 1, \$750 to \$165	1: 0-15%	7	43, South Shore
King-Essex Apts. 7600 S. Essex	\$50,820	11 unit(s) 2 br: 9, \$555 to \$140 3 br: 2, \$575 to \$325	9: 0-15% 2: 16-30%	7	43, South Shore
Kingston Apt. 7436 S. Kingston	\$16,680	6 unit(s) 2 br: 3, \$500 to \$275 and 2, \$490 to \$275 3 br: 1, \$610 to \$325	6: 16-30%	7	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	\$5,700	1 unit(s) 2 br: 1, \$700 to \$225	1: 0-15%	7	43, South Shore
Orebiyi, Samuel & Wanda 7637 S. Essex	\$5,220	1 unit(s) 2 br: 1, \$575 to \$140	1: 0-15%	7	43, South Shore
Pendleton, Bruce J. 7827 S. Colfax	\$7,164	1 unit(s) 2 br: 1, \$750 to \$190	1: 0-15%	7	43, South Shore
Saez, Angela 7838 S. Colfax	\$29,100	5 unit(s) 3 br: 5, \$650 to \$165	5: 16-30%	7	43, South Shore
Barnes, James 8736 S. Crandon	\$4,800	1 unit(s) 3 br: 1, \$800 to \$400	1: 16-30%	8	48, Calumet Heights
Love, Ronald 8112 S. Bennett Ave.	\$8,640	1 unit(s) 4 br: 1, \$1200 to \$480	1: 16-30%	8	45, Avalon Park
Harris, Brenda 445 E. 133rd	\$8,580	1 unit(s) 3 br: 1, \$900 to \$185	1: 0-15%	9	54, Riverdale
Thompson, Teresa 10562 S. Edbrooke	\$8,880	1 unit(s) 4 br: 1, \$950 to \$210	1: 0-15%	9	49, Roseland
Washington, Major 10949-10951 S. Vernon	\$4,800	2 br: 1, \$540 to \$140	1: 0-15%	9	49, Roseland
YMCA of Metro Chicago 4 E. 111th St.	\$138,136	50 unit(s) SROs: 21, \$296 to \$30 and 29, \$296 to \$125-\$190	50: 0-15%	9	49, Roseland
Boardman, William & Christina 8707 S. Escanaba	\$9,360	3 unit(s) 2 br: 3, \$420 to \$160	3: 0-15%	10	46, South Chicago
Clarettan Associates 3251 E. 91st St.	\$8,724	3 br: 1, \$477 to \$130 and 1, \$430 to \$330 4 br: 1, \$655 to \$375	1: 0-15% 2: 16-30%	10	46, South Chicago
Patricia Partners, LLC 3255 E. 91st St.	\$9,600	3 br: 1, \$1170 to \$370	1: 16-30%	10	46, South Chicago

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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: 2, \$385 to \$140 3 br: 4, \$425 to \$165	6: 0-15%	10	46, South Chicago
Southeast Chicago Dev. Comm. 9001 S. Commercial	\$22,500	7 unit(s) 2 br: 3, \$510 to \$275 and 3, \$510 to \$140 3 br: 1, \$560 to \$165	4: 0-15% 3: 16-30%	10	46, South Chicago
Southeast Chicago Dev. Comm. 8954 S. Commercial	\$18,900	4 unit(s) 3 br: 1, \$540 to \$180 4 br: 3, \$605 to \$200	4: 0-15%	10	46, South Chicago
Villa Guadalupe Senior Services, Inc. Clarefian Associates 3201 E. 91st St.	\$145,744	42 unit(s) Studios: 1, \$415 to \$205 1 br: 41, \$480-\$620 to \$240-\$290	42: 16-30%	10	46, South Chicago
Bollas, Filomeno 2917 N. Sacramento	\$8,580	1 unit(s) 3 br: 1, \$880 to \$165	1: 0-15%	12	21, Avondale
Bakutis, Mary Ann 6323 W. 64th St.	\$6,840	1 unit(s) 2 br: 1, \$660 to \$140	1: 0-15%	13	64, Clearing
Arlandiz, Elizabeth 5550 S. Mozart	\$5,400	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	14	63, Gage Park
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth 6209 S. Paulina	\$128,112	32 unit(s) Studios: 14, \$477 to \$220 1 br: 18, \$571 to \$240	32: 16-30%	15	67, West Englewood
Churchview Manor Apartments C/ O Greater Southwest Dev. Corp. 6250 S. Talman	\$58,380	20 unit(s) 1 br: 19, \$470 to \$230 2 br: 1, \$580 to \$275	20: 16-30%	15	2, West Ridge
Earle, Penny 6730, 6759 S. Wood	\$13,020	3 unit(s) 3 br: 1, \$770 to \$325-\$400 4 br: 2, \$850 to \$210	1: 0-15% 2: 16-30%	15	67, West Englewood
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%	15	2, West Ridge
Jackson, Lorenzo 7022 S. Rockwell	\$5,100	1 unit(s) 2 br: 1, \$750 to \$275	1: 16-30%	15	66, Chicago Lawn
Kilgore, Helen 6630 S. Hoyne	\$7,680	1 unit(s) 3 br: 1, \$850 to \$210	1: 0-15%	15	67, West Englewood

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Park Management & Investments 6307 S. Rockwell	\$5,340	1 unit(s) 2 br: 1, \$585 to \$140	1: 0-15%	15	66, Chicago Lawn
Weisberger, William 6307-6309 N. Mozart	\$11,830	2 unit(s) 2 br: 2, \$695 to \$320	2: 16-30%	15	2, West Ridge
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, \$950 to \$210	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	\$7,200	1 unit(s) 2 br: 1, \$800 to \$200	1: 16-30%	16	68, Englewood
Davis, Dianna 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	61, New City
Day, Dennis and Sue 6134 S. Morgan	\$7,650	1 unit(s) 3 br: 1, \$925 to \$295	1: 0-15%	16	68, Englewood
Elzy, Curtis 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
Miller, Jeanette 5416 W. Wolcott	\$4,200	1 unit(s) 2 br: 1, \$625 to \$275	1: 16-30%	16	61, New City
Miller, Jeanette 5539 S. Sangamon	\$5,700	1 unit(s) 3 br: 1, \$800 to \$325	1: 16-30%	16	68, Englewood
Oates, Beuronna 1411 W. 55th	\$8,424	1 unit(s) 5 br: 1, \$1050 to \$175	1: 0-15%	16	41, Hyde Park
Riley, Christopher 5108 S. Paulina St.	\$8,520	1 unit(s) 2 br: 1, \$800 to \$100	1: 0-15%	16	61, New City
Tools, Carlin 5247 S. Marshfield	\$7,740	1 unit(s) 2 br: 1, \$785 to \$140	1: 0-15%	16	61, New City
Barnes Real Estate 6730 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	\$8,400	1 unit(s) 3 br: 1, \$1000 to \$300	1: 16-30%	17	68, Englewood
Farris, Peter 7249 S. Halsted	\$5,700	1 unit(s) 2 br: 1, \$615 to \$140	1: 0-15%	17	68, Englewood

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Harris, Valerie 7830 S. Sangamon	\$15,480	2 unit(s) 3 br: 2, \$950 to \$250-\$360	1: 0-15% 1: 16-30%	17	67, West Englewood
Roman and Roman Proerties 6555 S. Green	\$5,700	1 unit(s) 3 br: 1, \$800 to \$325	1: 16-30%	17	68, Englewood
Silas, Michelle 7800 S. Ada	\$13,380	1 unit(s) 4 br: 1, \$1625 to \$510	1: 16-30%	17	68, Englewood
SSG Ltd. Part. 7000-7010 S. Sangamon	\$13,920	4 unit(s) 3 br: 4, \$615 to \$325	4: 16-30%	17	68, Englewood
SSG Ltd. Part. 7640-7656 S. Stewart	\$18,240	4 unit(s) 3 br: 4, \$705 to \$325	4: 16-30%	17	69, Greater Grand Crossing
Woodlawn Place Rezmar 6201 E. 62nd St.	\$16,320	4 unit(s) 3 br: 4, \$665 to \$325	4: 16-30%	17	69, Greater Grand Crossing
Cooks, Aron Jr. 7517 S. Damen	\$12,000	1 unit(s) 5 br: 1, \$1,000 to \$300	1: 0-15%	18	71, Auburn Gresham
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
Brinshore Development 5950 S. King Dr. 5951 S. Calumet	\$35,200	7 unit(s) 3 br: 7, \$750 to \$325	7: 16-30%	20	40, Washington Park
Dorchester Way Apts. Ltd. Part. 6200 S. Dorchester	\$9,732	1 unit(s) 4 br: 1, \$996 to \$185	1: 16-30%	20	40, Washington Park
Drexel Terrace 6140 S. Drexel	\$33,300	6 unit(s) 2 br: 2, \$670-585 to \$100 3 br: 4, \$725 to \$325	2: 0-15% 4: 16-30%	20	42, Woodlawn
Island Terrace Apartments 6430 S. Stony Island	\$5,700	1 unit(s) 1 br: 1, \$629 to \$154	1: 0-15%	20	42, Woodlawn
LPSS Ltd. Part. Michigan Manor 5751-5759 S. Michigan	\$20,892	5 unit(s) 3 br: 5, \$666-\$705 to \$325	5: 0-15%	20	40, Washington Park
LPW Ltd. Part. Wabash Court 5606 S. Wabash	\$14,760	3 unit(s) 2 br: 3, \$550 to \$140	3: 0-15%	20	40, Washington Park
Marsh, Mary Ann & Reginald 6438 S. Ingleside	\$5,832	1 unit(s) 4 br: 1, \$886 to \$400	1: 16-30%	20	42, Woodlawn
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	\$118,164	29 unit(s) 2 br: 16, \$560 to \$276 3 br: 13, \$675 to \$326	29: 16-30%	20	40, Washington Park
Prairie Apts. Ltd. Part. 6034-6052 S. Prairie	\$31,752	11 unit(s) 2 br: 7, \$525 to \$275 and 4, \$499 to \$275	11: 16-30%	20	40, Washington Park

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WEKAN 6146 S. Kenwood	\$17,580	4 unit(s)	2: 0-15% 2: 16-30%	20	42, Woodlawn
Woodlawn Development Corporation 6224-6226 S. Kimbark	\$11,556	3 unit(s)	3: 16-30%	20	42, Woodlawn
Bouchee, Mary 9115 S. Ada St.	\$7,895	1 unit(s)	1: 0-15%	21	73, Washington Heights
Bradley, Patricia 9443 S. Justine	\$5,400	1 unit(s)	1: 16-30%	21	73, Washington Heights
Key, Lillia 1133 W. 111th St.	\$1,500	1 unit(s)	1: 16-30%	21	75, Morgan Park
Sims, Laury 1110 W. 111th St.	\$5,760	1 unit(s)	1: 16-30%	21	75, Morgan Park
Patterson, Donald 4100 W. Ogden	\$29,280	4 unit(s)	4: 0-15%	22	29, North Lawndale
Dickson, Jerome 1131-35 S. Sacramento	\$6,300	1 unit(s)	1: 16-30%	24	29, North Lawndale
Douglas, Jay 1523 N. Kedvale	\$13,320	2 unit(s)	2: 16-30%	24	23, Humboldt Park
Grant, Wanda & Martin 1338 S. Albany 1246 S. Lawndale	\$22,488	4 unit(s)	4: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3710 W. Douglas	\$3,480	1 unit(s)	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3745 W. Douglas	\$17,220	3 unit(s)	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	\$37,380	7 unit(s)	7: 0-15%	24	29, North Lawndale
Gonzalez, Gilbert 1841 S. Lafflin	\$4,800	1 unit(s)	1: 16-30%	25	31, Lower West Side
Ibarra, Juan & Elizabeth 1714 W. 17th St.	\$4,320	1 unit(s)	1: 0-15%	25	31, Lower West Side
Lemus, Dennis 1133 W. 17th St.	\$4,580	1 unit(s)	1: 16-30%	25	31, Lower West Side
Scheck, Deborah 1622 S. Allport	\$6,420	1 unit(s)	1: 0-15%	25	31, Lower West Side
The Resurrection Project 1712 W. 17th St.	\$2,760	2 unit(s)	2: 16-30%	25	31, Lower West Side

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The Resurrection Project 1714 W. 19th St.	\$2,616	2 unit(s) 2 br: 2, \$375-93 to \$275	2: 16-30%	25	31, Lower West Side
The Resurrection Project 963 W. Cullerton	\$9,564	6 unit(s) Studios: 2, \$270 to \$200 3 br: 2, \$472-85 to \$325 4 br: 2, \$540 to \$375	6: 16-30%	25	31, Lower West Side
The Resurrection Project 967 W. 19th St.	\$1,080	1 unit(s) 2 br: 1, \$365 to \$275	1: 16-30%	25	31, Lower West Side
Arlandiz, Elizabeth 1859 N. Kimball	\$30,180	5 unit(s) 1 br: 1, \$450 to \$125 2 br: 2, \$650 to \$140 3 br: 2, \$750 to \$165	5: 0-15%	26	22, Logan Square
Arlandiz, Sergio & Elizabeth 1300 N. Homan	\$27,960	8 unit(s) 2 br: 5, \$540 to \$275 3 br: 3, \$660 to \$325 3 br: 6, \$750 to \$165	8: 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
Coulin, Georgina 2313 W. Diversey	\$6,120	1 unit(s) 2 br: 1, \$750 to \$325	1: 16-30%	26	22, Logan Square
First Spanish United Church of Christ 2609 N. Kimball	\$13,800	2 unit(s) 2 br: 2, \$850 to \$275	2: 16-30%	26	22, Logan Square
Humboldt Park Ltd./Hispanic Housing Dev. Corp 3038 W. North Ave.	\$27,504	12 unit(s) Studios: 6, \$313 to \$100 1 br: 2, \$364 to \$125 and 4, \$364 to \$230	8: 0-15% 4: 16-30%	26	24, West Town
Humboldt Ridge II L.P. 1810-17 N. St. Louis	\$29,400	5 unit(s) 2 br: 1, \$675 to \$190 and 1, \$675 to \$320 3 br: 2, \$800 to \$215 and 1, \$800 to \$360	3: 0-15% 2: 16-30%	26	23, Humboldt Park
L.U.C.H.A. 3339 W. Division	\$39,072	22 unit(s) SROs: 22, \$235 to \$100	22: 0-15%	26	23, Humboldt Park
Manzella, Patricia 2511 N. Fairfield	\$7,680	1 unit(s) 3 br: 1, \$1000 to \$360	1: 16-30%	26	21, Avondale
Mercado, Doris 3345 W. Beach	\$8,220	1 unit(s) 3 br: 1, \$850 to \$165	1: 0-15%	26	23, Humboldt Park
Putz, Erica 2856 N. Rockwell	\$15,360	2 unit(s) 2 br: 1, \$830 to \$275 and 1, \$850 to \$125	1: 0-15% 1: 16-30%	26	21, Avondale
Renaissance Realty Group 2517 W. Fullerton	\$36,660	13 unit(s) Studios: 10, \$470 to \$225 and 3, \$475 to \$235	13: 16-30%	26	22, Logan Square
Zayas, Carlos 2749 N. Mozart	\$5,196	1 unit(s) 3 br: 1, \$550 to \$165	1: 0-15%	26	21, Avondale
Barnes Real Estate 634 N. Avers 7230 S. Yale	\$18,280	2 unit(s) 2 br: 1, \$675 to \$275 6 br: 1, \$1350 to \$210	1: 0-15% 1: 16-30%	27	23, Humboldt Park

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Ferguson, Jacqueline 1039 N. Hamlin	\$4,239	1 unit(s) 2 br: 1, \$462 to \$140	1: 0-15%	27	23, Humboldt Park
Haymarket Center 932 W. Washington	\$60,000	10 unit(s) SROs: 10, \$600 to \$100	10: 0-15%	27	28, Near West Side
Herron Enterprises 116-118 S. California	\$18,180	3 unit(s) 3 br: 3, \$875-\$825 to \$325-\$360	3: 16-30%	27	27, East Garfield Park
McDermitt 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
McDermitt Foundation (Women's Program) 108 N. Sangamon	\$93,120	16 unit(s) SROs: 8, \$600 to \$30 and 8, \$600 to \$200	8: 0-15% 8: 16-30%	27	28, Near West Side
McDermott Foundation 124 N. Sangamon	\$97,440	20 unit(s) SROs: 20, \$600 to \$30-\$330	10: 0-15% 10: 16-30%	27	25, Near West Side
Austin Square 4701-09 W. Maypole	\$42,000	12 unit(s) 3 br: 12, \$650 to \$375	12: 16-30%	28	26, West Garfield Park
Barnes Real Estate 2847 W. Congress	\$7,620	1 unit(s) 3 br: 1, \$800 to \$165	1: 0-15%	28	27, East Garfield Park
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
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%	28	23, Humboldt Park
Brown, Varinia 2720 W. Warren	\$6,900	1 unit(s) 3 br: 1, \$900 to \$325	1: 16-30%	28	27, East Garfield Park
Gates, Sylvester 507 N. Avers	\$7,200	1 unit(s) 3 br: 1, \$1000 to \$400	1: 16-30%	28	23, Humboldt Park
Herron Enterprises 122 S. California	\$20,880	6 unit(s) 1 br: 3, \$575 to \$287 2 br: 3, \$625 to \$333	6: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. 4900-4910 W. Jackson	\$15,900	5 unit(s) 2 br: 5, \$540 to \$275	5: 16-30%	28	25, Austin
Monroe/ Laverne 4946 W. Adams 5000 W. Adams & 4945 W. Monroe	\$46,816	16 unit(s) 3 br: 16, \$530-\$623 to \$219-\$325	6: 0-15% 10: 16-30%	28	25, Austin
Washington Courts Ltd. Part. 5040 W. Washington	\$44,640	8 unit(s) 2 br: 4, \$605 to \$140 and 4, \$631 to \$166	8: 0-15%	28	25, Austin

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West Wash. Ltd. Part. 4200 W. Washington 4400 W. Washington	\$52,560	19 unit(s) 2 br: 18, \$375-\$450 to \$147-\$195 3 br: 1, \$478 to \$173	19: 0-15%	28	26, West Garfield Park
5700 W. Washington Assoc.	\$12,768	4 unit(s) 2 br: 2, \$500 to \$240 and 2, \$550 to \$278	4: 16-30%	29	25, Austin
5837 West Washington LLC	\$13,800	2 unit(s) 3 br: 2, \$900 to \$325	2: 16-30%	29	25, Austin
Alexander, LC 1836 N. Luna	\$5,460	1 unit(s) 2 br: 1, \$730 to \$275	1: 16-30%	29	25, Austin
Circle Christian Development Corporation	\$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
5808 W. Fulton Columbus Park Limited Partnership	\$10,860	3 unit(s) 1 br: 1, \$375 to \$230 2 br: 1, \$454 to \$275 3 br: 1, \$617 to \$325	3: 16-30%	29	25, Austin
Congress Court Apts., Inc. . 5203 W. Congress	\$12,474	2 unit(s) 2 br: 1, \$407-\$438 to \$77-\$129 3 br: 1, \$950 to \$230	2: 0-15%	29	25, Austin
Courtway Commons LLC 4815-25 W. Monroe	\$125,772	21 unit(s) 1 br: 3, \$450 to \$140 2 br: 11, \$550 to \$200 3 br: 4, \$656 to \$325 4 br: 3, \$1,200-\$850 to \$375-\$125	17: 0-15% 4: 16-30%	29	25, Austin
Ehresman, Duane 127 N. Central	\$7,680	1 unit(s) 3 br: 1, \$800 to \$175	1: 0-15%	29	25, Austin
Forbes, Lindel 5257 W. Congress	\$38,880	7 unit(s) 2 br: 7, \$447.25-\$472.25 to \$81-\$225	7: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	\$12,948	4 unit(s) 2 br: 3, \$407-\$438 to \$76-\$320 3 br: 1, \$530 to \$274	2: 0-15% 2: 16-30%	29	25, Austin
Jones, Rose 1351 N. Menard	\$5,520	1 unit(s) 2 br: 1, \$675 to \$275	1: 16-30%	29	25, Austin
LR Management 5629-5647 W. Madison	\$8,100	6 unit(s) 1 br: 1, \$325 to \$125 3 br: 5, \$420 to \$325	1: 0-15% 5: 16-30%	29	25, Austin
North Central Ltd. Part./IMC Property Management 127-145 N. Central	\$63,000	15 unit(s) 2 br: 15, \$540 to \$190	15: 0-15%	29	25, Austin
Pine Place Ltd. Part. 5501 W. Corcoran 330 N. Pine	\$55,164	14 unit(s) 1 br: 1, \$443 to \$230 2 br: 3, \$540 to \$275 3 br: 7, \$656 to \$325 4 br: 3, \$800 to \$375	14: 16-30%	29	25, Austin

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2507 N. LeClaire, LLC. 2507 N. LeClaire	\$8,400	2 unit(s) 1 br: 1, \$465 to \$125 and 1, \$486 to \$125	2: 0-15%	30	19, Belmont Cragin
Avelar, Manuel 4034 N. Keeler 1904 N. Keystone	\$12,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 0-15%	30	16, Irving Park
Rodriguez, Teresa 5055-5059 W. Wrightwood	\$8,760	2 unit(s) 1 br: 1, \$560 to \$125 and 1, \$525 to \$230	1: 0-15% 1: 16-30%	30	19, Belmont Cragin
Avelar, Manuel 4034-42 W. Corland 1900-04 N. Keystone	\$6,000	2 unit(s) 1 br: 2, \$650 to \$150	2: 0-15%	31	22, Logan Square
Barnes Real Estate 1525 S. Hamlin	\$13,440	2 unit(s) 2 br: 1, \$650 to \$140 3 br: 1, \$725 to \$165	2: 0-15%	31	29, North Lawndale
Catholic Charities Housing Dev. Corp. 1900 N. Karlov	\$28,020	8 unit(s) Studios: 8, \$450 to \$100	8: 0-15%	31	20, Hermosa
Fonseca, Luz 4128 W. George	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	31	21, Avondale
Gonzalez, Augustin 4237 W. Hirsch	\$7,440	1 unit(s) 2 br: 1, \$785 to \$165	1: 0-15%	31	23, Humboldt Park
IBF/Griffin Series #1 2349-2357 W. Kenneth	\$5,100	1 unit(s) 1 br: 1, \$550 to \$125	1: 0-15%	31	29, North Lawndale
Salgado, Baldemar 4300 W. Fullerton 902 N. California	\$32,640	6 unit(s) 1 br: 1, \$475 to \$125 and 1, \$495 to \$125 2 br: 1, \$550 to \$275 and 2, \$540-60 to \$140 3 br: 1, \$650 to \$165	5: 0-15% 1: 16-30%	31 28	20, Hermosa
The Resurrection Project 2301-2303 S. Drake	\$2,340	2 unit(s) 3 br: 2, \$420-25 to \$325	2: 16-30%	31	30, South Lawndale
Fedorenko, Karyn 1944 W. Henderson	\$6,300	1 unit(s) 3 br: 1, \$850 to \$325	1: 16-30%	32	5, North Center
Fedorenko, Karyn 1938 W. School St.	\$3,240	1 unit(s) 1 br: 1, \$395 to \$125	1: 0-15%	32	5, North Center
Lang, Richard 2821 N. Damen Ave.	\$14,340	1 unit(s) 4 br: 1, \$1595 to \$400	1: 16-30%	32	5, North Center
Meza, Carlos & Judy 2328 W. McLean	\$4,776	1 unit(s) 2 br: 1, \$650 to \$275	1: 16-30%	32	22, Logan Square
YMCA of Metro Chicago 3333 N. Marshfield	\$119,808	60 unit(s) Studios: 50, \$292 to \$30-\$190 and 10, \$339 to \$190	60: 0-15%	32	6, Lake View
Fedoreko- Kotz, Karyn 2944-50 W. Cullom	\$9,600	2 unit(s) 1 br: 1, \$750 to \$175 and 1, \$750 to \$215	2: 0-15%	33	16, Irving Park

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Fedorenko-Kotz, Karyn 2846-56 W. Waveland	\$21,720	3 unit(s) 1 br: 2, \$750 to \$175 and 1, \$850 to \$175	3: 0-15%	33	16, Irving Park
Putz, Erica 3518 W. Cullom 4301 N. Drake	\$20,760	3 unit(s) 2 br: 1, \$795 to \$190 3 br: 1, \$700 to \$360 and 1, \$950 to \$165	2: 0-15% 1: 16-30%	33	16, Irving Park
Barnes Real Estate 11817 S. Wallace	\$12,840	1 unit(s) 4 br: 1, \$1250 to \$180	1: 0-15%	34	75, Morgan Park
Tyler, Tony 11121 S. Halsted	\$6,720	1 unit(s) 2 br: 1, \$700 to \$140	1: 0-15%	34	75, Morgan Park
Augusta Assoc. Ltd./ Hispanic Housing 3301 W. Palmer	\$41,220	12 unit(s) 1 br: 4, \$490 to \$230 2 br: 1, \$470 to \$140 and 7, \$570 to \$275	1: 0-15% 11: 16-30%	35	22, Logan Square
Avelar, Manuel 2735-2737 W. Chanay	\$16,440	3 unit(s) 1 br: 1, \$525 to \$125 2 br: 2, \$625 to \$140	3: 0-15%	35	22, Logan Square
B & G Properties 2544 N. Avers	\$3,456	1 unit(s) 2 br: 1, \$720 to \$432	1: 16-30%	35	22, Logan Square
Bickerdike Redevelopment Corporation 3600-06 W. Shakespeare	\$16,692	7 unit(s) 2 br: 4, \$457 to \$275 3 br: 3, \$546 to \$325	7: 16-30%	35	22, Logan Square
Bickerdike Redevelopment Corporation 929 N. Sacramento 2214 N. Sacramento & 1930 N. Humboldt	\$31,116	13 unit(s) 1 br: 2, \$341 to \$125 2 br: 5, \$394 to \$140 3 br: 3, \$472 to \$325 4 br: 3, \$525 to \$375	7: 0-15% 6: 16-30%	35	23, Humboldt Park
Capeles, Jose & Norma 2821 W. Lyndale	\$3,300	1 unit(s) 2 br: 1, \$600 to \$325	1: 16-30%	35	22, Logan Square
Capeles, Jose & Norma 2819 W. Lyndale	\$5,100	1 unit(s) 2 br: 1, \$700 to \$275	1: 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, Joaquin 3415 W. Lyndale	\$7,200	1 unit(s) 2 br: 1, \$740 to \$140	1: 0-15%	35	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	\$5,915	1 unit(s) 1 br: 1, \$625 to \$230	1: 16-30%	35	22, Logan Square
Fregoso, Lilia 3702-08 W. Lyndale	\$9,120	2 unit(s) 1 br: 2, \$700 to \$320	2: 16-30%	35	22, Logan Square
Hallot, George & Katharina 2015 N. Humboldt	\$5,676	1 unit(s) 3 br: 1, \$750 to \$325	1: 16-30%	35	22, Logan Square

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Ibarra, Lourdes 2901 N. Dawson	\$5,520	1 unit(s) 2 br: 1, \$650 to \$190	1: 0-15%	35	22, Logan Square
IBF/Griffin Series #6 3233-3239 W. Dickens	\$4,500	1 unit(s) 1 br: 1, \$500 to \$125	1: 0-15%	35	22, Logan Square
Macias, Roberto 3268 W. Fullerton	\$7,020	1 unit(s) 4 br: 1, \$750 to \$185	1: 0-15%	35	22, Logan Square
Mitchell C. Macks 2600 N. Kimball	\$63,997	10 unit(s) Studios: 3, \$650-\$550 to \$100 and 2, \$600-\$550 to \$200 1 br: 3, \$650-\$550 to \$100 and 1, \$700 to \$230 2 br: 1, \$850 to \$140 3 br: 1, \$900 to \$215	7: 0-15% 3: 16-30%	35	22, Logan Square
Pagan, Louis Angel 3017 W. Beldon Ave.	\$8,220	1 unit(s) 2 br: 1, \$625 to \$190	1: 0-15%	35	22, Logan Square
Parada, Peter 2842 N. Sawyer	\$5,220	1 unit(s) 3 br: 1, \$715 to \$165	1: 0-15%	35	22, Logan Square
Perez, Idida 3707 W. Wrightwood	\$7,175	1 unit(s) 2 br: 1, \$750 to \$125	1: 0-15%	35	22, Logan Square
Regalado, Carlos 2944 N. Whipple	\$7,500	1 unit(s) 2 br: 2, \$385-425 to \$140	1: 0-15%	35	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	\$6,360	2 unit(s) 3 br: 1, \$700 to \$360	2: 0-15%	35	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	\$4,080	1 unit(s) 4 br: 1, \$1475 to \$490	1: 16-30%	35	22, Logan Square
Barnes Real Estate 5442 W. Augusta	\$11,820	1 unit(s) 2 br: 1, \$700 to \$275 and 1, \$750 to \$275	1: 0-15%	37	25, Austin
Brown, John 5015 W. North Ave.	\$10,800	2 unit(s) 1 br: 1, \$550 to \$140	2: 16-30%	37	25, Austin
Colon, Jose E. 4221 W. Potomac	\$4,920	1 unit(s) 3 br: 9, \$705 to \$165 4 br: 1, \$800 to \$185	1: 0-15%	37	23, Humboldt Park
Keeler Apartments Ltd. Partnership 1251-1261 S. Keeler	\$65,700	10 unit(s) 1 br: 9, \$370 to \$140	10: 0-15%	37	29, North Lawndale
N.H.S. 723-725 N. Central	\$24,840	9 unit(s) Studios: 32, \$290 to \$30 and 18, \$290 to \$125-\$190	9: 0-15%	37	25, Austin
YMCA of Metro Chicago 501 N. Central	\$138,868	50 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 \$275	50: 0-15%	37	25, Austin
Broadmoor Apts. Ltd. 7600 N. Bosworth	\$95,928	36 unit(s)	20: 0-15% 16: 16-30%	40	1, Rogers Park

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W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 10, \$300 to \$183 and 30, \$325 to \$183 1 br: 10, \$410 to \$210	40: 0-15% 10: 16-30%	49	1, Rogers Park
Filimon, Alexandra 2839-2843 W. Rosemont	\$7,000	2 unit(s) 1 br: 1, \$480 to \$230 and 1, \$610 to \$275	2: 16-30%	50	2, West Ridge
Marsh, Waller 2014-2024 W. Arthur	\$7,200	2 unit(s) 1 br: 2, \$480-\$530 to \$230	2: 16-30%	50	2, West Ridge
Shea, Tom 6326 N. Mozart	\$9,820	1 unit(s) 3 br: 1, \$1085 to \$325	1: 0-15%	50	2, West Ridge
TOTALS	\$7,172,900	2,039 Beds: 25 SROs: 336 Studios: 614 1 bedrooms: 372 2 bedrooms: 374 3 bedrooms: 266 4 or more bedrooms: 52	0-15% 1,211 16-30% 828		

SRO REFI REHAB PROGRAM
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Quarter	Project Name	Project Address	Commitment	Number of Units	Units by Income Level					
					0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
1st		3216 E. 92nd	\$ 100,000	22	-	22	-	-	-	-
TOTALS			\$ 100,000	22	-	22	-	-	-	-

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
H.O.M.E. 1537 W. Rosemont	\$10,200	3 unit(s) SROs: 3, \$630 to \$430	3: 16-30%	40	77, Edgewater
Loyfman, Alex 6748-50 N. Ashland	\$118,745	29 unit(s) 1 br: 20, \$525 to \$230 and 9, \$600 - \$650 to \$175 - \$230 4 br: 1, \$1400 to \$485	3: 0-15% 26: 16-30%	40	1, Rogers Park
Simoni, Joan 4923 N. Albany	\$10,980	1 unit(s)	1: 16-30%	40	14, Albany Park
YMCA of Metro Chicago 30 W. Chicago	\$173,200	47 unit(s) SROs: 47, \$317 to \$100	47: 0-15%	42	8, Near North Side
AidsCare 315 W. Barry	\$14,400	6 unit(s) SROs: 6, \$350 to \$150	6: 0-15%	44	6, Lake View
1325 Wilson LLC 1325 W. Wilson	\$73,312	33 unit(s) SROs: 10, \$275 to \$75 and 10, \$275 to \$175 Studios: 10, \$330 to \$200 and 2, \$475 to \$250 1 br: 1, \$590 to \$290	20: 0-15% 13: 16-30%	46	3, Uptown
4431 Clifton Ltd. Part. LLC 4431 N. Clifton	\$18,078	5 unit(s) 2 br: 1, \$493 to \$140 and 1, \$519 to \$140 3 br: 3, \$659 to \$365	2: 0-15% 3: 16-30%	46	3, Uptown
4541 Sheridan Venture Ltd. 4541 N. Sheridan Rd.	\$89,424	36 unit(s) Studios: 18, \$344 to \$100 and 18, \$370 to \$200	18: 0-15% 18: 16-30%	46	3, Uptown
900 W. Windsor Ltd. Part. 900 W. Windsor	\$16,170	6 unit(s) 2 br: 6, \$450 to \$140	6: 0-15%	46	3, Uptown
Bachelor Properties LLC 1134-40 W. Wilson	\$49,800	16 unit(s) Studios: 16, \$350 to \$100	16: 0-15%	46	3, Uptown
Cornerstone Community Outreach 920 W. Wilson	\$107,640	51 unit(s) SROs: 25, \$271 to \$101 1 br: 6, \$320 to \$100 and 20, \$320 to \$150	51: 0-15%	46	3, Uptown
Cornerstone Community Outreach 1311-1315 W. Leland	\$95,232	18 unit(s) 2 br: 7, \$540 to \$170 3 br: 11, \$686 to \$200	7: 0-15% 11: 16-30%	46	3, Uptown
Kosoh Housing Ltd. Part. 927 W. Wilson	\$88,158	24 unit(s) Studios: 5, \$325 to \$170 1 br: 5, \$450 to \$200 2 br: 14, \$520-610 to \$164-170	19: 0-15% 5: 16-30%	46	3, Uptown
Lakefront SRO 4727 N. Malden	\$49,200	16 unit(s) SROs: 4, \$460 to \$140 (disabled) Studios: 12, \$295 to \$60	16: 0-15%	46	3, Uptown
Rezmar 825-829 W. Sunnyside 839 W. Sunnyside	\$51,456	13 unit(s) 1 br: 6, \$414 to \$125 2 br: 5, \$518 to \$140 3 br: 2, \$666 to \$325	11: 0-15% 2: 16-30%	46	3, Uptown
Ruth Shriman House 4040 N. Sheridan Rd.	\$53,100	15 unit(s) 1 br: 15, \$525 to \$230	15: 16-30%	46	3, Uptown
Shea, Tom 831-33 W. Windsor	\$7,620	1 unit(s) 2 br: 1, \$760 to \$125	1: 0-15%	46	3, Uptown

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1 - December 31, 2002

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
Voice of the People 847 W. Sunnyside 4130 N. Kenmore	\$15,692	3 unit(s) 2 br: 1, \$505 to \$140 3 br: 2, \$588 to \$325	1: 0-15% 2: 16-30%	46	3, Uptown
Wilson Windsor Partnership 915-917 W. Wilson 5240 N. Winthrop LLC.	\$173,523 \$27,168	62 unit(s) 8 unit(s)	31: 0-15% 31: 16-30% 8: 0-15%	46 48	3, Uptown 77, Edgewater
5240 N. Winthrop Hellenic Foundation 5700 N. Sheridan Rd. Lakefront SRO	\$146,681 \$115,320	49 unit(s) 45 unit(s)	49: 16-30% 45: 0-15%	48 48	77, Edgewater 77, Edgewater
5042 N. Winthrop Mc Lenighan, Michael 5701 N. Sheridan Rd.	\$6,900	1 unit(s)	1: 0-15%	48	77, Edgewater
Pride Properties 5718 N. Winthrop Superior Management LLC	\$53,280 \$140,032	17 unit(s) 45 unit(s)	15: 0-15% 2: 16-30% 45: 16-30%	48 48	77, Edgewater 77, Edgewater
5326 N. Winthrop 1456 Birchwood LLC 1456 W. Birchwood 6229 Winthrop, Inc. 6229 N. Winthrop	\$32,520 \$155,990	8 unit(s) 40 unit(s)	8: 16-30%	49	1, Rogers Park
6229 N. Winthrop CMHDC 1714-24 W. Jonquil Council for Jewish Elderly 1221 W. Sherwin Entre Nous Ltd. Part. 1700 W. Juneway	\$11,172 \$68,400 \$32,208	2 unit(s) 20 unit(s) 10 unit(s)	40: 0-15% 1: 0-15% 1: 16-30% 20: 0-15%	49 49 49	77, Edgewater 1, Rogers Park 1, Rogers Park 1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd. Pedraza Realty, Inc. 7375-79 N. Damen Rosemont Ltd. Part. 1061 W. Rosemont Su Casa Assoc. 1614 W. Jonquil	\$71,564 \$16,500 \$100,020 \$26,409	30 unit(s) 2 unit(s) 41 unit(s) 8 unit(s)	18: 0-15% 12: 16-30% 1: 0-15% 1: 16-30% 41: 0-15% 8: 16-30%	49 49 49 49	1, Rogers Park 1, Rogers Park 77, Edgewater 1, Rogers Park

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W.W. Limited Partnership 6928 N. Wayne	\$91,896	50 unit(s) Studios: 10, \$300 to \$183 and 30, \$325 to \$183 1 br: 10, \$410 to \$210	40: 0-15% 10: 16-30%	49	1, Rogers Park
Filimon, Alexandra 2839-2843 W. Rosemont	\$7,000	2 unit(s) 1 br: 1, \$480 to \$230 and 1, \$610 to \$275	2: 16-30%	50	2, West Ridge
Marsh, Walter 2014-2024 W. Arthur	\$7,200	2 unit(s) 1 br: 2, \$480-\$530 to \$230	2: 16-30%	50	2, West Ridge
Shea, Tom 6326 N. Mozart	\$9,820	1 unit(s) 3 br: 1, \$1085 to \$325	1: 0-15%	50	2, West Ridge
TOTALS	\$7,172,900	2,039 Beds: 25 SROs: 336 Studios: 614 1 bedrooms: 372 2 bedrooms: 374 3 bedrooms: 266 4 or more bedrooms: 52	0-15% 1,211 16-30% 828		

SRO REFI REHAB PROGRAM
 January 1 - December 31, 2002

Quarter	Project Name	Project Address	Commitment	Number of Units	Units by Income Level						
					0-15%	16-30%	31-50%	51-60%	61-80%	81-120%	
1st		3216 E. 92nd	\$ 100,000	22	-	22	-	-	-	-	-
TOTALS					22	-	22	-	-	-	-

HUD MARK TO MARKET PROGRAM
January 1 - December 31, 2002

Quarter	Project Name	Project Type	Project Address	HUD-funded Rehab	Number of Units	Units by Income Level				
						0-15%	16-30%	31-50%	51-60%	61-80%
2nd	South of the Yards Apartments *	Multi-family	1110 W. 50th St.	\$ -	48	48				
3rd	South Apartments *	Multi-family	6900 S. Crandon	\$ -	30	30				
TOTALS						78	78			

*Rehab being funded from R4R only

PROPERTY STABILIZATION FUND
January 1 - December 31, 2002

Quarter	Project Name	Project Address	PSF Support	Number of Units	Units by Income Level					
					0-15%	16-30%	31-50%	51-60%	61-80%	Unrestricted
1st	Latin United Community Housing Association	1414 N. Wastenaw	\$ 78,913	10	-	10	-	-	-	-
3rd	Kimball Apartments	1908-14 N. Kimball/3400-08 W. Corlland	\$ 77,904	26	4	7	11	4	-	-
3rd	South Ingleside Limited Partnership	4737-39 and 4746-48 S. Ingleside	\$ 132,000	27	9	8	10	-	-	-
3rd	Rebecca Walker Complex	126 and 221-29 S. Central	\$ 196,450	64	15	12	19	18	-	-
3rd	Holsten Management/Century Place	7456 S. South Shore Dr.	\$ 150,000	77	40	8	21	8	-	-
3rd	Investment Management Corporation	7640 Stewart/4433 Greenwood	\$ 75,292	96	50	11	26	10	-	-
4th	North Washington Park Ltd.	600-14 E. 50th, 555-57 E. 50th, 544-54 E. 51st, 600-26 E. 51st, 634-36 E. 51st, 634-48 E. 50th	\$ 204,925	151	-	-	151	-	-	-
4th	West End Associates	4301 & 4455 West Side, 4359 W. Maypole	\$ 150,100	42	-	-	42	-	-	-
TOTALS				493	118	55	280	40	-	-

Department of Housing
NEW HOMES FOR CHICAGO
CONDO REHAB AND
HOMESTART
 January 1 - December 31, 2002

Quarter	Development	Developer	Ward	Community Area	City Council Approval Date	City Commitment	TOTAL UNITS	Units by Income Level					
								0-15%	16-30%	31-50%	51-60%	61-80%	81-120%
New Homes for Chicago	1st	Brainerd Single Family Homes	21	Auburn Gresham	2/6/2002	\$ 220,000	22	-	-	2	14	6	
	2nd	Hearts United Homes Phase II	4	Grand Boulevard	5/29/2002	\$ 480,000	32	-	-	8	8	16	
	4th	Homes of East Garfield	28/27	East Garfield Park	10/2/2002	\$ 600,000	45	-	-	-	20	20	
TOTAL							\$ 1,300,000	99	-	-	10	42	42
Condo Rehab	2nd	Vista North	49	Rogers Park	5/29/2002	\$ 220,000	22	-	-	1	3	9	7
	TOTAL							\$ 220,000	22	-	-	1	3
HomeStart	4th	New West Homes		Near West Side	12/4/2002	\$ -	180	-	-	-	-	-	36
	TOTAL							\$ -	180	-	-	-	-

* Includes 5 unrestricted units in Homes of East Garfield.
 ** Includes 2 unrestricted units in Vista North.
 *** Includes 144 unrestricted units for New West Homes.

Chicago Department of Housing
Chicago Partnership for Affordable Neighborhoods (CPAN)
 January 1, 2002 - December 31, 2002

APPLICATIONS APPROVED					
Developer	Project Name	Address	Community Area	Affordable Units	
In/Site	4400-4414 S. Greenwood	4400-4414 S. Greenwood	Kenwood	4	
Dubin Residential	2116 W. Cullom	2116 W. Cullom	Lincoln Square	1	
MR Properties	1906-10 W. Irving Park	1906-10 W. Irving Park	Lincoln Square	1	
Thrush	1820 N. Sawyer	1820 N. Sawyer	Logan Square	2	
Concord Development Corporation	Parc Chestnut	836 N. Franklin	Near North Side	13	
Thrush	Residences at 950 W. Monroe	950 W. Monroe	Near West Side	10	
Property Inspections Co.	740 W. Fulton	740 W. Fulton	Near West Side	20	
Hermitage Building Corp.	Madison Racine	1200-1212 W. Madison/ 14-16 N. Racine	Near West Side	66	
NE Development (Dubin)	Welbourn Row, Phase I	2933 & 2935 N. Clybourn	North Center	4	
ViCor Development	7434-42 N. Hermitage	7434-42 N. Hermitage	Rogers Park	1	
4700 N. Sheridan, LLC	Buena Pointe	4350 N. Broadway	Uptown	3	
Chambers Construction	Alexa	4848 N. Sheridan	Uptown	7	
KNS Properties	ParVenu	4700 N. Sheridan	Uptown	7	
Earthwood	4541 & 4543 N. Malden	4541 & 4543 N. Malden	Uptown	1	
Jaeger and Haake Development LLC	Magnolia Garden	1217-31 W. Wilson	Uptown	4	
Joseph Freed & Associates	Goldblatt Redevelopment	Broadway & Racine	Uptown	8	
TOTAL OF AFFORDABLE UNITS				152	
AVERAGE % OF AFFORDABLE UNITS IN PROJECT				18%	
TOTAL VALUE OF DEVELOPER WRITE-DOWNS				\$	7,751,788
AVERAGE DEVELOPER WRITE-DOWN PER UNIT				\$	58,478

716 + CPAN?



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

HISTORIC CHICAGO BUNGALOW INITIATIVE

Benefits Received
 From October 2000 - December 2002

INDICATOR	NUMBER	DOLLARS EXPENDED
Recognition/Marketing of Chicago Bungalows		
Requests for information/general information pieces mailed*	11,975	
Certification of existing owners	3,235	
Certification for bungalow buyers	167	
# of individuals who participated in tours**	268	
# of Historic Chicago Bungalow Members	3,402	
Preservation and Restoration		
# of MCC participants	5	\$68,991
# of households who access other rehab bank loans	31	home equity \$657,570
	86	refinance \$10,078,821
	117	Subtotal: \$10,736,391
# of households who utilized their own resources for rehab	310	\$2,038,443
# of households who receive appliance vouchers	457	\$434,150
# of households who receive energy efficiency matching dollars	258	\$466,459
Bungalow Purchase		
# of bungalows purchased with a City Mortgage Loan or other purchase loan	45	\$7,570,095
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	3	\$256,800
# of loans for bungalow purchase in process	0	\$0
Actual # of households served, taking into account multiple benefits	456	

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

** Data from Chicago Architecture Foundation.

*** Due to processing time, this dollar amount lags behind number of households receiving benefits.

CHICAGO 2002 INCOME LIMITS

Household Size	Median Level at 30%	Median Level at 50%	Median Level at 60%	Median Level at 80%	Median Level at 90%	Median Level at 100%	Median Level at 115%	Median Level at 120%
1	\$ 15,850	\$ 26,400	\$ 31,680	\$ 38,100	\$ 47,520	\$ 52,800	\$ 60,720	\$ 63,360
2	\$ 18,100	\$ 30,150	\$ 36,180	\$ 43,500	\$ 54,270	\$ 60,300	\$ 69,345	\$ 72,360
3	\$ 20,350	\$ 33,950	\$ 40,740	\$ 48,950	\$ 61,110	\$ 67,900	\$ 78,085	\$ 81,480
4	\$ 22,600	\$ 37,700	\$ 45,240	\$ 54,400	\$ 67,860	\$ 75,400	\$ 86,710	\$ 90,480
5	\$ 24,450	\$ 40,700	\$ 48,840	\$ 58,750	\$ 73,260	\$ 81,400	\$ 93,610	\$ 97,680
6	\$ 26,250	\$ 43,750	\$ 52,500	\$ 63,100	\$ 78,750	\$ 87,500	\$ 100,625	\$ 105,000
7	\$ 28,050	\$ 46,750	\$ 56,100	\$ 67,450	\$ 84,150	\$ 93,500	\$ 107,525	\$ 112,200
8	\$ 29,850	\$ 49,750	\$ 59,700	\$ 71,800	\$ 89,550	\$ 99,500	\$ 114,425	\$ 119,400

**CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2002**

Number of Bedrooms	30%	50%	60%	80%	90%	100%	115%	120%
0 (il1)	\$ 396	\$ 660	\$ 792	\$ 953	\$ 1,188	\$ 1,320	\$ 1,518	\$ 1,584
1	\$ 424	\$ 707	\$ 848	\$ 1,020	\$ 1,272	\$ 1,414	\$ 1,626	\$ 1,697
2 (il3)	\$ 509	\$ 849	\$ 1,019	\$ 1,224	\$ 1,528	\$ 1,698	\$ 1,952	\$ 2,037
3	\$ 588	\$ 980	\$ 1,176	\$ 1,414	\$ 1,764	\$ 1,960	\$ 2,254	\$ 2,352
4 (il6)	\$ 656	\$ 1,094	\$ 1,313	\$ 1,578	\$ 1,969	\$ 2,188	\$ 2,516	\$ 2,625
5	\$ 724	\$ 1,206	\$ 1,448	\$ 1,741	\$ 2,171	\$ 2,413	\$ 2,774	\$ 2,895

Figures represent total monthly housing expenses, including rent and all utilities.

Number of Bedrooms	30%	50%	60%	80%	90%	100%	115%	120%
0 (il1)	\$ 356	\$ 620	\$ 752	\$ 913	\$ 1,148	\$ 1,280	\$ 1,478	\$ 1,544
1	\$ 381	\$ 664	\$ 805	\$ 977	\$ 1,229	\$ 1,371	\$ 1,583	\$ 1,654
2 (il3)	\$ 458	\$ 798	\$ 968	\$ 1,173	\$ 1,477	\$ 1,647	\$ 1,901	\$ 1,986
3	\$ 526	\$ 918	\$ 1,114	\$ 1,352	\$ 1,702	\$ 1,898	\$ 2,192	\$ 2,290
4 (il6)	\$ 587	\$ 1,025	\$ 1,244	\$ 1,509	\$ 1,900	\$ 2,119	\$ 2,447	\$ 2,556
5	\$ 650	\$ 1,132	\$ 1,374	\$ 1,667	\$ 2,097	\$ 2,339	\$ 2,700	\$ 2,821

Figures represent maximum rents when tenants pay for cooking gas and electric for all purposes.

Number of Bedrooms	30%	50%	60%	80%	90%	100%	115%	120%
0 (il1)	\$ 327	\$ 591	\$ 723	\$ 884	\$ 1,119	\$ 1,251	\$ 1,449	\$ 1,515
1	\$ 355	\$ 638	\$ 779	\$ 951	\$ 1,203	\$ 1,345	\$ 1,557	\$ 1,628
2 (il3)	\$ 423	\$ 763	\$ 933	\$ 1,138	\$ 1,442	\$ 1,612	\$ 1,866	\$ 1,951
3	\$ 485	\$ 877	\$ 1,073	\$ 1,311	\$ 1,661	\$ 1,857	\$ 2,151	\$ 2,249
4 (il6)	\$ 537	\$ 975	\$ 1,194	\$ 1,459	\$ 1,850	\$ 2,069	\$ 2,397	\$ 2,506
5	\$ 589	\$ 1,071	\$ 1,313	\$ 1,606	\$ 2,036	\$ 2,278	\$ 2,639	\$ 2,760

Figures represent maximum rents when tenants pay for heat, cooking gas and electric for all purposes.

Number of Bedrooms	*	**	2002 FMR's
0	\$ 40	\$ 69	\$ 623
1	\$ 43	\$ 69	\$ 747
2	\$ 51	\$ 86	\$ 891
3	\$ 62	\$ 103	\$ 1,114
4	\$ 69	\$ 119	\$ 1,247
5	\$ 74	\$ 135	

* Aggregate expenses for cooking gas and electric for all purposes per CHA utility schedule.

** Aggregate expenses for heat, cooking gas and electric for all purposes per CHA utility schedule.

Per the IRS guidelines; 1 Bedroom = 1.5 Household Size.
Maximum rents are calculated at 30% of Chicago PMSA median income and divided by twelve (12).
il = from income limits table.

