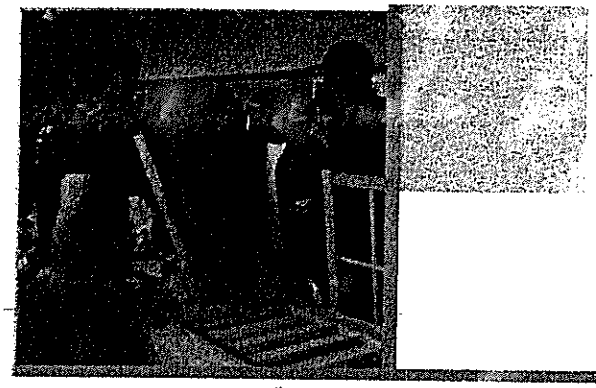
Affordable Housing Plan 2004–2008

Quarterly Progress Report

Quarter ending June 30, 2004

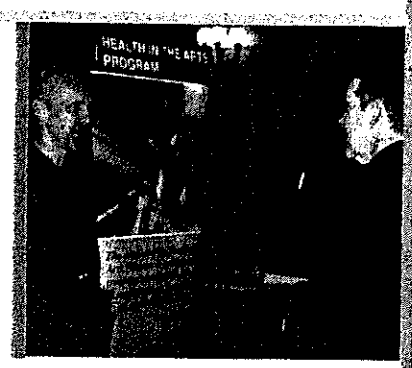


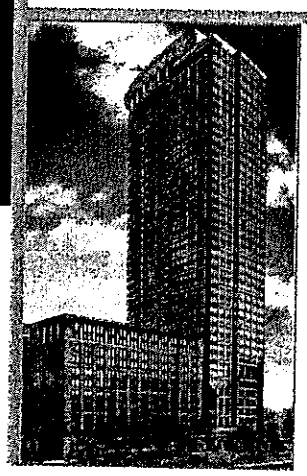
BuildPreserveLead

Build: *Add to the stock of affordable housing*

Preserve: *Protect Chicago's existing affordable housing*

Lead: *Pursue polices and funding to support affordable housing*





Chicago Department of Housing
John G. Markowski, Commissioner

City of Chicago
Richard M. Daley, Mayor

LETTER FROM THE COMMISSIONER

I am pleased to submit the second Quarterly Progress Report of 2004, which presents the Department of Housing's progress on the goals set forth in the City's third Affordable Housing Plan, 2004–2008.

DOH public funds to market rate purposes

In the second quarter, DOH was very active in committing funds to multifamily developments, the largest being the Park at Central Station and Michigan Avenue Promenade, which will provide 176 affordable rental units, along with 326 market rate units in the South Loop. These two buildings are a wonderful example of how the public and private sectors can work together to create affordable mixed income housing in communities all across the City.

The Department announced commitments to 20 developments funded with Low Income Housing Tax Credits and four family developments under the Supportive Housing Initiative. Together, these commitments will provide vital funding for more than 1,850 units of a wide range of affordable rental housing, representing well over $300 million in development.

Reinforcing the commitment to mixed income developments, in the second quarter the Department was successful in using the Chicago Partnership for Affordable Neighborhoods (CPAN) to create 45 units of affordable housing in market rate developments. The 2003 Affordable Requirements Ordinance (ARO) provided an additional 26 affordable units in market rate developments.

In the second quarter, the City Council approved a new Zoning Code, which includes an affordable housing density bonus that will provide new incentives for developers to provide affordable units in market rate developments.

DOH continued to preserve housing, provide home repairs, help first time homebuyers, and provide rental assistance to those households most in need. We held the first Artist Housing Expo, the third annual Historic Chicago Bungalow Expo, and two other neighborhood fairs.

We've had a very successful first half of 2004, a worthy start to our new five year plan.

John G. Markowski
Commissioner

TABLE OF CONTENTS

INTRODUCTION

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

The Department is projecting an active and productive year, committing over $360 million in resources to support 11,000 units of housing.

Through the second quarter of 2004, the Department committed over $219 million in funds to support over 6,465 units, which represents 60% of the 2004 resource allocation goal.

CREATION AND PRESERVATION OF AFFORDABLE RENTAL UNITS

In 2004, the Department expects to support over 6,900 units of multifamily affordable rental housing through loans toward new construction or rehab, through rental subsidies and through property stabilization programs.

Through the second quarter of 2004, the Department committed over $177 million in resources to support over 4,768 units. These numbers represent 69% of the 2004 multi-family unit goal and 87% of the 2004 multi-family resource allocation goal.

Multifamily Rehab and New Construction

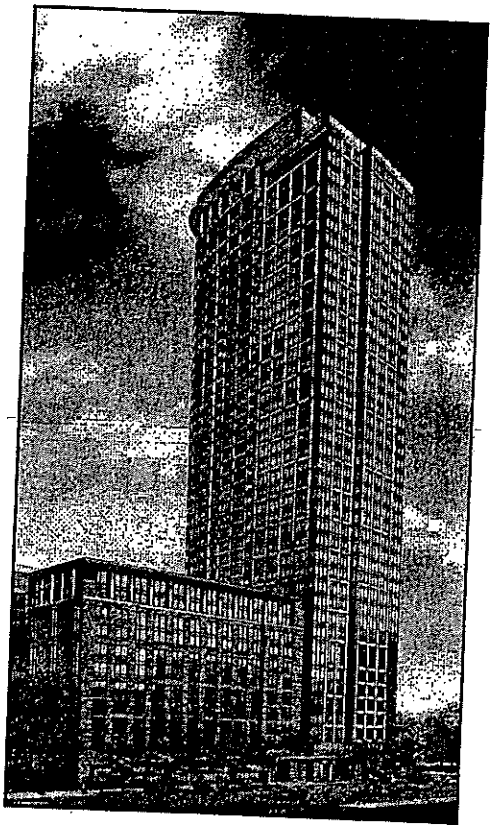
Mixed-Income Housing Planned for the South Loop

This quarter the City Council approved an ordinance to support the construction of a new $122 million mixed income rental housing development in the South Loop.

The development, to be built on vacant land at 1255 S. Michigan Ave. (northeast corner of Michigan Ave. and 13th St.), will include 502 apartments, including 176 units of affordable housing. The Park at Central Station will be a 40-story tower with 411 multifamily units, including 85 affordable one and two bedroom units with rents between $657 and $792. Michigan Avenue Promenade will have 91 affordable senior units in an adjacent 10-story tower. The 91 affordable one bedroom senior units will have rents of $728. The remaining units will be market rate rentals.

The Central Station development, to be developed by FC Central Station, LLC, will be located on multiple parcels that are currently owned by the developer. The City will issue $95 million in tax exempt bonds for the project and invest $14 million in TIF assistance. It is the largest bond issue in the history of the Department of Housing.

This financing structure allowed the Department to leverage the market rate housing to create affordable housing in the South Loop. The development is an example of the Department's commitment to bring affordable housing to every community in the city and to provide a range of housing opportunities to all Chicagoans.



The Park at Central Station and Michigan Avenue Promenade will provide 176 affordable rental units in the South Loop.

North Center Campus to Provide Affordable Options for Seniors

In the second quarter, the City Council also approved funding for North Center Senior Campus, which will be developed on an eight-acre site donated by Advocate Health Care located in the Lincoln Square neighborhood.

North Center Senior Apartments is the first component of the campus, a five-story building to be located at 2324 W. Irving Park Rd. The planned 104 unit building will bring four studios, 87 one bedroom and 13 two bedroom units with initial monthly rents from $185 to $895. Twenty-one of the units will be reserved for very low income seniors making no more than 30 percent of area median income.

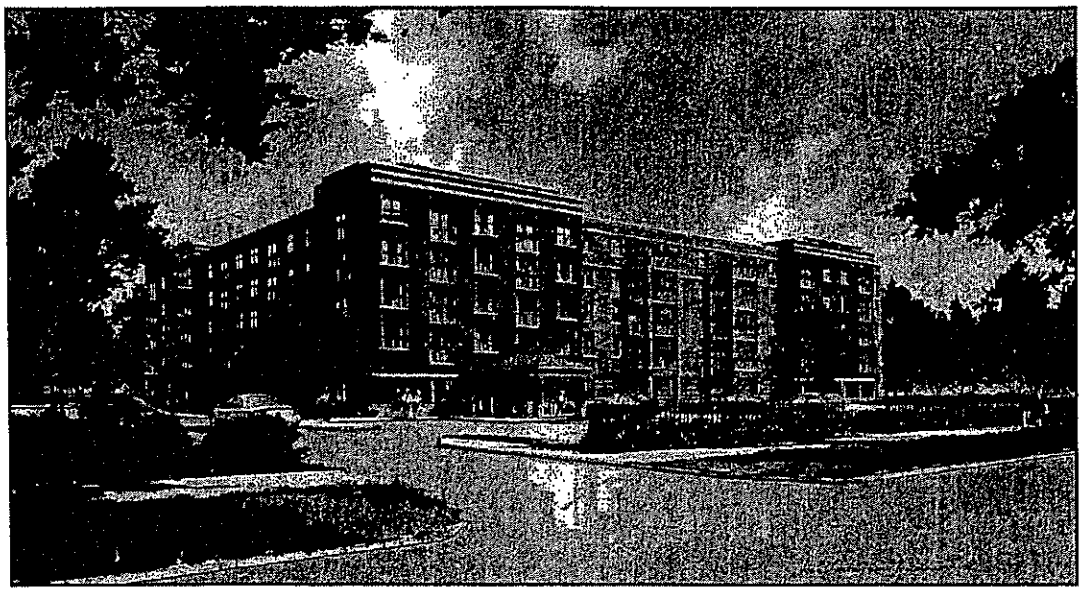
The City is investing $4,266,200 in HOME funds, $990,800 in TIF assistance, $7,384,000 in tax credit equity (generated by $895,476 in Low Income Housing Tax Credits) and $1,392,500 in Illinois Affordable Housing Tax Credits, which generated $1,155,775 in equity. The development is also receiving $841,400 through the Affordable Rents for Chicago (ARC) program.

Technical Assistance Corporation for Housing (TACH) is the developer of the 101,000 square foot facility. Features will include community space for activity rooms, a health center, a kitchen and laundry facilities.

Catholic Charities Housing Development Corporation will develop the second component of the senior campus, which will provide 86 one bedroom units for very low income senior citizens. The Department reserved Illinois Affordable Housing Tax Credits for this building in the second quarter. The development is also receiving funds through the HUD Section 202 program and will probably receive additional financial assistance from the City at a later date.

The third component, which is still in the early stages of development, is planned to be an affordable senior condominium development, providing ownership units for seniors with incomes up to 100% of area median income.

The three senior buildings will surround a park. The plans also call for a public park on the northeast corner of the site that NeighborSpace will maintain for the benefit of the surrounding community.



North Center Senior Apartments will provide 104 affordable senior rental units.

Liberty Square Apartments Will Add 66 Mixed Income Units to North Lawndale

The City Council also approved an ordinance authorizing the construction of a 66 unit mixed income development during the second quarter.

Liberty Square Apartments, which will be located in the North Lawndale community, will have initial rents from $380 to $1,000 for one to four bedroom units. A maximum of eight units will be market rate with no income or rent restrictions. A minimum of 58 units will be affordable to and rented by households earning at or below 60% of median income, and up to 10 of those units will be under a 40 year lease to the Chicago Housing Authority for households at or below 40% of median income. All rents and occupancy restrictions will be maintained for the 40-year term of the loan.

The project will be built on 18 city owned vacant parcels that are scattered in the vicinity of Lexington St. on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east and Independence Blvd. on the west. The City land for this development is valued at $800,000. In addition, the City is providing $1.9 million in TIF assistance and $3,647,319 in tax credit equity (generated by the commitment of $449,887 in Low Income Housing Tax Credits).

Liberty Square LP, comprised of Bonheur Corporation and H.I.C.A., will be the developer on the project, which is modeled on the successful Hearts United developments in the Grand Boulevard community.

Department Announces 20 Developments for Low Income Housing Tax Credits and Other Financial Support

In May, the Department announced 20 affordable multifamily rental developments for the 2003–04 Low Income Housing Tax Credit funding round. Construction will take place from 2004 through 2006 to create 1,769 units of housing.

The recommended developments include five sites for seniors, five for families, one for families with special needs, three SROs and six that are part of the Chicago Housing Authority's Plan for Transformation.

Construction of these developments will create 481 units of senior housing, 240 units of multifamily housing, 752 units for CHA tenants and other tax credit eligible households, and 296 units of special needs/SRO housing.

In total, these commitments represent more than $300 million in affordable housing development, to which the City will provide more than $200 million, using tax credits, tax exempt bonds, TIF assistance, and HOME and CDBG funds. Please see the list of developments and map on the following pages.

DEPARTMENT OF HOUSING 2003-04 LOW INCOME HOUSING TAX CREDIT APPLICATION ROUND

PROJECT NAME/DEVELOPER/ADDRESS	AREA/WARD	UNITS/TYPE	DOH LOAN	DOH TAX CREDITS	TAX CREDIT EQUITY	ARC	TIF	TOTAL PROJECT COST
RECOMMENDED SENIOR DEVELOPMENTS								
Senior Suites of Chatham		Senior						
Senior Suites Chicago Chatham, LLC	Chatham	New						
8300 South Cottage Grove	6	90	$ 5,268,926	$ 808,358	$ 6,218,132	$ -	$ -	$ 13,557,158
Archer Avenue Senior Residences		Senior						
Community Housing Partners VI, LP	Bridgeport	New						
2922-50 South Archer Avenue	11	55	$ 2,012,219	$ 586,184	$ 4,571,843	$ -	$ -	$ 9,135,897
Senior Suites of Bridgeport		Senior						
Senior Suites Chicago Bridgeport, LLC	Bridgeport	New						
2825 South Halsted Street	11	85	$ 5,248,224	$ 779,504	$ 5,996,179	$ -	$ -	$ 12,991,503
Montclare Senior Residences of Avalon Park								
MR Properties and Affordable Housing Initiative		Senior						
Montclare Senior Residences of Woodlawn LP	Avalon Park	New						
East 78th Street and Woodlawn	8	149	$ 5,000,000	$ 975,000	$ 8,092,500	$ -	$ -	$ 19,004,594
Lincoln Village Senior Apartments	West	Senior						
Lincoln Village LLC	Ridge	New			**4% Credit**			
6100 North Lincoln Avenue	50	102	$ 4,904,050	$ -	$ 3,697,743	$ 300,000	$ 2,565,000	$ 15,489,676
	SUB-TOTAL:	**481**	**$ 22,433,419**	**$ 3,148,996**	**$ 28,576,397**	**$ 300,000**	**$ 2,565,000**	**$ 70,178,828**
RECOMMENDED MULTI-FAMILY DEVELOPMENTS								
Spaulding Apartments	Humboldt	Multi-family						
A & A Development LLC	Park	New						
1750 North Spaulding	26	36	$ 750,000	$ 785,500	$ 6,300,000	$ -	$ -	$ 7,900,000
St. Edmund's Commons	Washington	Multi-family						
St. Edmund's Redevelopment Corp.	Park	New						
5921 Michigan/5942 Indiana	20	51	$ 3,062,007	$ 758,439	$ 2,519,133	$ -	$ -	$ 9,154,242
Liberty Square Apartments	East Garfield	Multi-family						
Bonheur Corporation and H.I.C.A.	Park	New						
Independence/Lexington/Lawndale & Flournoy	24	66	$ -	$ 370,317	$ 2,999,568	$ -	$ 2,668,000	$ 13,766,898
Praise Apartments	North	Multi-family						
Lawndale Christian Development Corporation	Lawndale	Rehab						
3622 West Cermak/4123-25 West Cermak	22/24	29	$ 857,053	$ 241,504	$ 1,835,329	$ 155,000	$ -	$ 3,902,402
La Estancia Mixed-Use Development	Humboldt	Multi-Mixed						
Bickerdike Redevelopment Corporation	Park	New						
2533-37 West Division/Primary Address	26	58	$ 4,900,000	$ 876,000	$ 6,658,000	$ 500,000	$ 280,000	$ 14,800,000
	SUB-TOTAL:	**240**	**$ 9,569,060**	**$ 3,031,760**	**$ 20,312,030**	**$ 655,000**	**$ 2,948,000**	**$ 49,523,542**

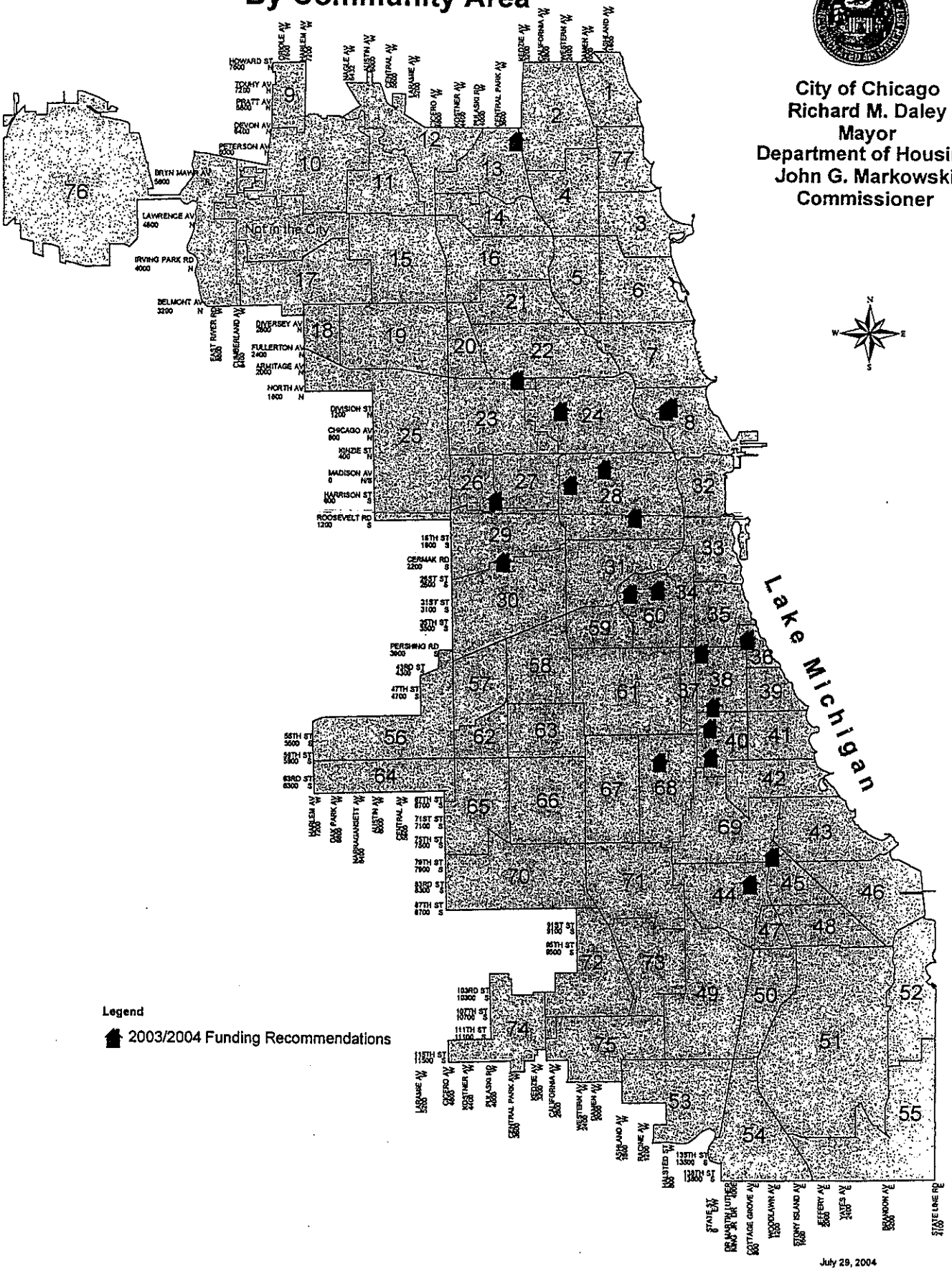
* In SRO developments, IHDA is expected to be the primary source of loan funds.
NOTE: All dollar figures are preliminary estimates, subject to final budget development and review.

DEPARTMENT OF HOUSING 2003-04 LOW INCOME HOUSING TAX CREDIT APPLICATION ROUND

PROJECT NAME/DEVELOPER/ADDRESS	AREA/WARD	UNITS/TYPE	DOH LOAN	DOH TAX CREDITS	TAX CREDIT EQUITY	ARC	TIF	TOTAL PROJECT COST
RECOMMENDED CHA MULTI-FAMILY DEVELOPMENTS								
Roosevelt Square Phase I/ABLA Rental	Near	CHA		2003 $ 500,000				
LR Development/Heartland Housing	West Side	Multi-family		2004				
Roosevelt, Racine, Arthington, Blue Island	2	184	$ -	$ 129,528	$ 16,119,253	$ 500,000	$ -	$ 37,753,251
Madden Wells Phase IB (The Community Builders)		CHA						
Madden Wells Phase IB Associates LP	Oakland	Multi-family						
Bounded by Langley/38th St./Ellis & Pershing	4	162	$ 9,400,000	$ 500,000	$ 4,350,000	$ -	$ -	$ 36,044,473
North Town Park Phase I	Near	CHA						
Holsten Real Estate Development Corp./Cabrini LAC	North Side	Multi-family						
Cabrini Green Extension North	27	94	$ 2,932,570	$ 1,323,290	$ 10,321,662	$ -	$ 408,300	$ 23,625,142
Robert Taylor Homes Phase A-1	Grand	CHA						
BMT-I, LLC/Brinshore-Michaels	Boulevard	Multi-family						
Bounded by State St/Federal, and Root Street	3	190	$ 8,000,000	$ 500,000	$ 4,000,000	$ -	$ -	$ 42,296,763
Rockwell Gardens HOPE VI Phase I-B Rental	East	CHA						
East Lake West End, LLC	Garfield Park	Multi-family						
Western & VanBuren	2	88	$ -	$ 1,205,810	$ 10,102,991	$ -	$ -	$ 16,498,804
Henry Horner Homes Phase II Mixed Income								
Redevelopment/Westhaven Park Tower	Near West	CHA						
BMH-I, LLC/Brinshore-Michaels	Side	Multi-family						
100 North Hermitage	27	34	$ -	$ 680,000	$ 5,366,628	$ -	$ -	$ 8,890,003
	SUB-TOTAL:	**752**	**$ 20,332,570**	**$ 4,838,628**	**$ 50,260,534**	**$ 500,000**	**$ 408,300**	**$ 165,108,436**
RECOMMENDED SRO & SPECIAL NEEDS DEVELOPMENTS								
Washington Park SRO (former Washington Park YMCA	Grand	SRO						
The Affordable Housing Preservation Foundation	Boulevard	Rehab	*					
5000 South Indiana	3	70	$ -	$ 777,378	$ 6,374,519	$ -	$ -	$ 8,500,388
Near North SRO	Near	SRO						
Lakefront SRO Corporation	North	New	*					
1234-54 North Clybourn/526-38 W. Scott	27	100	$ -	$ 616,967	$ 4,812,340	$ -	$ 75,000	$ 9,268,976
The Featherfist Renaisssance		SRO						
RRG Development Corporation & Featherfist		New	*					
To Be Determined	TBD	100	$ -	$ 788,054	$ 6,304,430	$ -	$ -	$ 8,534,930
	SUB-TOTAL: (SRO)	**270**	**$ -**	**$ 2,182,399**	**$ 17,491,289**	**$ -**	**$ 75,000**	**$ 26,304,294**
Harriet Tubman Apartments	Washington	Special Needs						
Brand New Beginnings	Park	New						
5510-14 South Michigan/63-81 East Garfield	20	26	$ 1,478,948	$ -	$ -	$ -	$ -	$ 4,395,548
	SUB-TOTAL: (SN)	**26**	**$ 1,478,948**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,395,548**
GRAND TOTAL:		**1,769**	**$ 53,813,997**	**$ 13,201,783**	**$ 116,640,250**	**$1,455,000**	**$ 5,996,300**	**$ 315,510,648**

* In SRO developments, IHDA is expected to be the primary source of loan funds.
NOTE: All dollar figures are preliminary estimates, subject to final budget development and review.

2003-2004 Multi-family Funding Awards By Community Area



4 dev
119 units
supportive

Supportive Housing Initiative: Providing Shelter and Social Services

In the second quarter, the Department also announced commitments to four new developments that will provide 119 units of supportive housing for Chicago families, along with social services to help them deal with personal, family and financial issues.

The developments are part of the City's Supportive Housing Initiative, announced in 2002, which provides shelter for those who cannot participate in the traditional housing market because of personal challenges such as illness, substance abuse, domestic violence or homelessness. Together with 659 SRO units announced last year, the city has now committed to 778 units of supportive housing under this initiative.

Supportive housing developments blend on-site supportive services and permanent housing in an effort to end homelessness and provide opportunities for positive lifestyle changes. They typically offer job training and employment services, money management assistance, substance abuse recovery programs and other social services.

"Through this initiative, we provide much more than shelter," said Mayor Daley at a news conference. "We also provide social services to help the residents overcome their problems, take control of their lives and become productive, self-sustaining members of society."

The Supportive Housing Initiative is undertaken by DOH in cooperation with the Illinois Housing Development Authority, the Chicago Housing Authority, and City Departments of Planning and Development, Human Services, and Workforce Development.

The Department expects to provide approximately $10 million toward the $20 million total cost for the following developments:

- Harriet Tubman Apartments, located at 5510–14 S. Michigan Ave. and 63–81 E. Garfield Blvd., will be developed by Brand New Beginnings and will consist of 26 units of new housing for families who are homeless or former residents of the Chicago Housing Authority.

- ABLA Family Supportive Housing, consisting of 30 units of new housing for homeless families, former CHA residents and families composed of grandparents raising children, will be developed by Heartland Housing on a site near the ABLA redevelopment area on the Near West Side.

- Near West Side Supportive Housing, located at 1300 S. Trumbull Ave. and 1400 S. Spaulding Ave., will provide 27 units of rehabbed housing for homeless and CHA families. The developers are Urban Property Advisors and Near West Side Supportive Housing.

- Thirty-six units of rehabbed housing for CHA grandfamilies will be developed on scattered sites in the 1400 and 1500 blocks of E. 70th St.; the 6900 block of S. Harper Ave.; and the 6900 block of S. Dante Ave. The Woodlawn Community Development Corp will serve as developer.

Rental Assistance

Chicago Low Income Housing Trust Fund Holds Annual Meeting

The Chicago Low Income Housing Trust Fund presented awards to the Chicago Coalition for the Homeless and Barnes Real Estate at its fourteenth annual meeting on June 22.

The Legacy Award recognized the Chicago Coalition for the Homeless, whose unique commitment and dedication has had a long term impact on the lives of Chicago's most needy residents. The Partnership Award honored Barnes Real Estate for providing housing options for low income and homeless individuals.

Ed Shurna, Acting Executive Director of the Chicago Coalition for the Homeless, served as the event's keynote speaker.

At the meeting, board members urged legislative support for a proposed state funded program to provide rental assistance for low income families.

The measure would add $11 million to Chicago's Trust Fund, which is the nation's largest locally funded rent subsidy program. The number of low income households able to receive rental subsidies would double to 4,000, up from the current 2,000 per year.

The Trust Fund has proven to be a simple, cost effective way of keeping rents affordable. New legislation will ensure that even more low income households gain access to quality affordable housing.

CLIHTF Board President Thomas J. McNulty presents the Legacy Award to Julie Dworkin, Les Brown, and Ed Shurna of the Chicago Coalition for the Homeless.

Updates on Previously Reported Developments

Progress on the CHA Plan for Transformation

In the second quarter, the City, Chicago Housing Authority and community leaders celebrated the CHA's success at the halfway point of its Ten Year Plan for Transformation, while acknowledging that there is much more to be done.

The Mayor spoke at the Chicago Historical Society at the unveiling of "Taking Shape: the CHA's Plan for Transformation," an exhibit of scale models of 10 sites where the CHA is replacing distressed high rise housing with new mixed income communities. The exhibit ran from June 19 to July 25 at the Historical Society, and is now on display in the first floor of City Hall.

Thus far, the CHA has built or rehabbed nearly 50 percent of the 25,000 units that are to be renewed over the life of the 10 year plan. The Department of Housing is a major partner in the plan and has committed significant resources to the development of the new mixed income communities.

The Mayor said the tabletop exhibit illustrates the scope of the CHA's commitments:

- More than 1,300 mixed income units at Stateway Gardens
- Almost 2,500 mixed income units in or near Robert Taylor Homes
- Close to 800 new units at Rockwell Gardens on the West Side
- Some 3,000 units in the Madden Wells community
- Close to 500 units at Lake Park
- 650 units at Hilliard Homes
- Over 3,000 units at ABLA
- 1,000 units at Horner on the Near West Side.

In the second quarter, the Department awarded Illinois Affordable Housing Tax Credits to Phase 1B of the Madden Wells redevelopment. Also, as reported above and listed on pages 6 and 7. the Department committed tax credits and other financial resources to six CHA mixed income developments with 752 units.

PROMOTION AND SUPPORT OF HOMEOWNERSHIP

In 2004, DOH expects to commit over $115 million to over 1,100 households to help them achieve or sustain homeownership. DOH supports the construction of new homes, the acquisition and rehab of deteriorated and abandoned properties, and financing programs for home purchase and rehabilitation.

Through the second quarter of 2004, the Department committed $30 million to support 426 units, achieving 36% of the annual unit goals and 26% of the annual resource allocation goals.

Single Family Rehab and New Construction

New Affordable Homes Planned for the West Side

In the second quarter, the City Council approved an ordinance authorizing the disposition of 13 City owned parcels and the waiver of related fees for the construction of 16 affordable single family homes in the 24th Ward.

Spirit of Truth M.B. Church plans to build the homes, part of the City Lots for City Living program, on scattered sites in the 3400 block of W. 12th Pl. and the 1500 and 1600 blocks of S. St. Louis Ave. The single family homes will average 1,500 square feet in size.

The City Lots for City Living program sells City owned parcels to qualified developers for $1 per lot for the construction of affordable housing.

The homes will sell for approximately $115,000 and will be restricted to households making up to 120 percent of area median income.

Homeownership Assistance
Employer Assisted Housing

The Department is partnering with the Metropolitan Planning Council (MPC) to encourage local employers to implement an employer assisted housing (EAH) program. EAH typically includes counseling on home buying and financing and direct financial help with closing costs and mortgage payments or rental housing assistance. Employees maybe eligible to receive matching funds from the State of Illinois.

The Illinois Affordable Housing Tax Credit program has earmarked $2 million to support EAH. Under this program, an employer can receive a state income tax credit of 50 cents for every dollar it invests toward its EAH program.

The Department and MPC will initially focus on working with large employers in areas near CHA Plan for Transformation sites, but the long term plan calls for expanding the initiative to all areas of the city.

IMPROVEMENT AND PRESERVATION OF HOMES

In 2004, DOH expects to commit over $23.7 million to assist over 2,400 households to repair, modify or improve their homes. Through the second quarter, DOH committed $9.9 in resources to support 1,271 units.

Assisting Senior Citizens Through H-RAIL

Home Repairs for Accessible and Independent Living (H-RAIL) is one of the Department's most popular programs. Through H-RAIL, the Department contracts with delegate agencies to provide enabling devices and limited home improvements at no cost to senior citizens throughout Chicago. The improvements provided by H-RAIL help senior citizens "age in place," a goal stated in the 2004–2008 Affordable Housing Plan.

In June, Shorebank Neighborhood Institute installed a wheelchair ramp at the home of Ana Rivera, a senior citizen living in the Belmont Cragin community. Mrs. Rivera's daughter expressed her appreciation for this service in a note to the Department:

"Everyone pulled together and did a great job! Thank you is not enough for us to have all the work done from paperwork to the actual labor of the ramp."

Preliminary research reinforces this anecdotal evidence of H-RAIL's success. Researchers at the University of Illinois at Chicago are studying home modification programs for people with disabilities and seniors and have found:

- Ninety-two percent of those surveyed are living in a situation of choice and want to stay there.
- All those surveyed reported that after a home modification they have less difficulty getting in and out of the house, climbing stairs, moving around the house, and performing self care in the bathroom.
- When comparing quality of life specific to housing and access within it, people who had received a home modification rated their quality of life significantly higher than those who had not yet received a home modification.

These preliminary findings support the anecdotal evidence that suggests H-RAIL is responding to a significant need. The Department hopes the final results from this study will assist it in determining what changes, if any, should be made to the program to improve service.

In the first half of 2004, the Department used H-RAIL to assist 161 units of housing throughout the City. Please see the map on the next page for detail.

Funding Approved for TIF Neighborhood Improvement Program

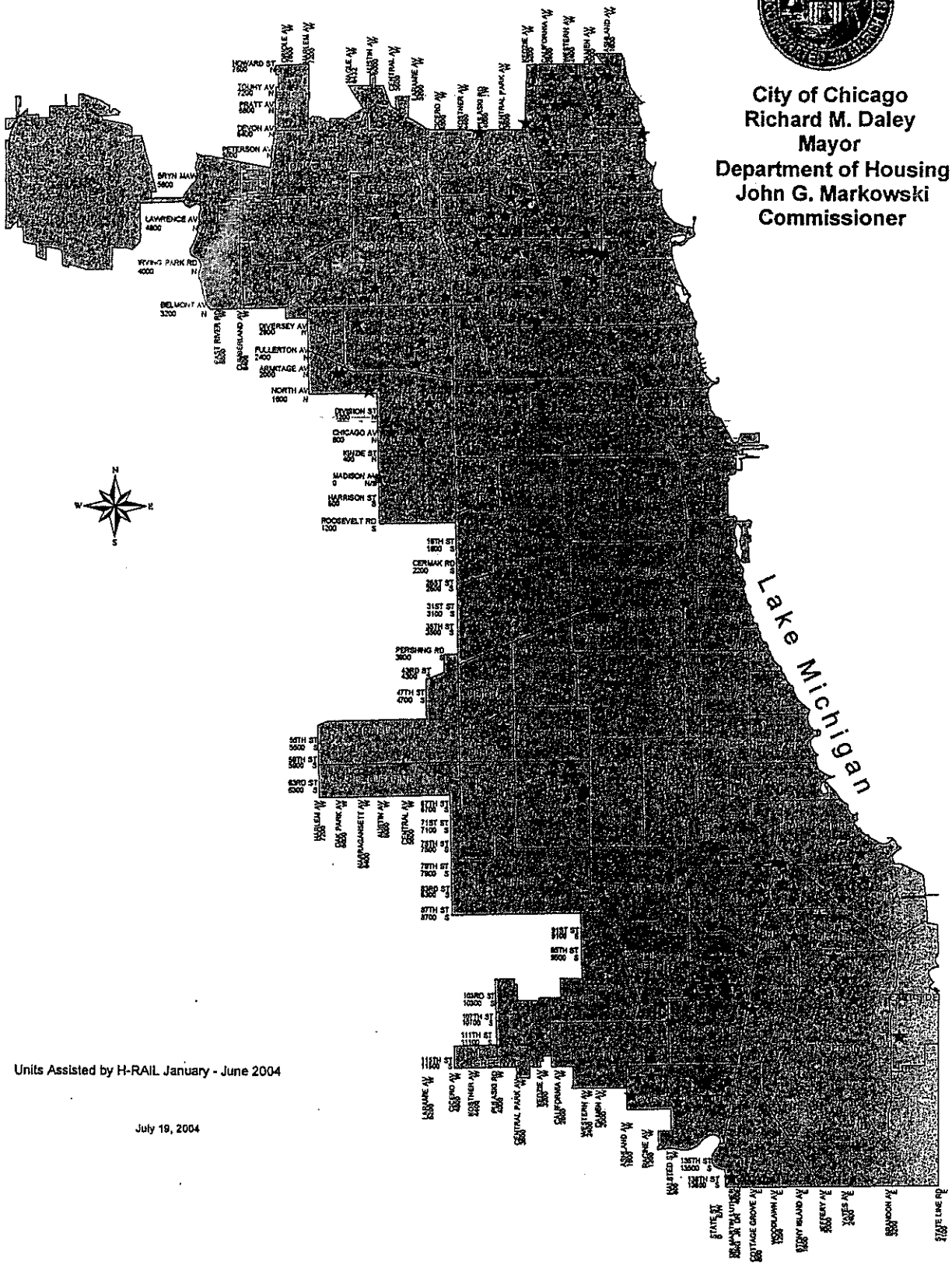
In the second quarter, the City Council approved an ordinance to provide $1 million for the fourth round of funding for the Lawrence-Kedzie TIF Neighborhood Improvement Program. This program helps single family and multifamily homeowners in the City's Albany Park community improve their properties. This funding round is expected to assist 100 to 150 units. Albany Park Community Center will administer the grants in this TIF district.

The grants are primarily for exterior improvements that serve to restore the integrity of the property. The City will recoup its investment in the area through overall tax revenue increases generated by the TIF.

The Department also held four community meetings during the second quarter to discuss the Englewood TIF Neighborhood Improvement Program. There is $1.5 million available, which will assist approximately 150 units. Because the Department has received applications exceeding the available funding, DOH is planning a lottery to determine which applicants will be funded. The Department expects to begin work on the homes in September 2004.

Units Assisted by Home Repair for Accessible and Independent Living (H-RAIL) January - June 2004

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



Legend

★ Units Assisted by H-RAIL January - June 2004

July 19, 2004

INTRA-CITY COLLABORATION

Historic Chicago Bungalow Expo

On May 1, the Department and the Historic Chicago Bungalow Association (HCBA) held the third annual Historic Chicago Bungalow Expo at the Illinois Institute of Technology. The expo, which was attended by approximately 8,000 people, featured more than 90 exhibitors with ideas and options for restoring or buying a bungalow.

"This is bungalow heaven for owners and potential owners of Historic Chicago Bungalows, as well as anyone who appreciates the unique character of these homes," said Charles Shanabruch, executive director of the HCBA. "The excitement over the expo has been building every year, which is a testament to the amazing lineup of vendors and seminars as well as the renewed popularity of the Chicago bungalow."

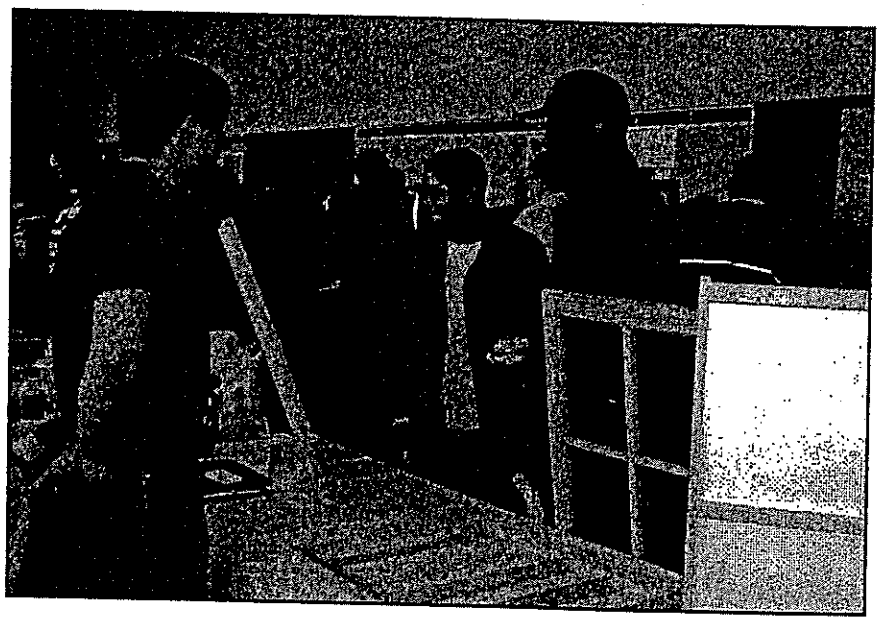
The expo provided opportunities to learn about new technologies, financing options, grants and rebates for owners of certified Historic Chicago Bungalows. Workshops covered topics such as heating and cooling options, how to work with an architect, and stained glass design.

Highlights included appearances by Bob Yapp, the PBS "House Doctor," and Bruce Bradbury of Bradbury & Bradbury Art Walls, one of the original Arts & Crafts bungalow wallpaper manufacturers. Also on hand was Diane Maddex, author of Bungalow Nation, which recounts the history of the American bungalow and contains a chapter that focuses on Chicago bungalows.

In addition, the HCBA offered on-site certification for Bungalow owners who had not already had their homes certified as Historic Chicago Bungalows. Certification is the first step to access a Bungalow purchase loan, rehab loan, federal tax credit, matching grant, energy efficient voucher or any of the other technical and financial assistance offered by the Department and the HCBA.

For further information about HCBA programs and offerings, interested persons can visit www.chicagobungalow.org or call (312) 642-9900.

The expo drew a large crowd of people interested in learning more about Chicago's historic bungalows.



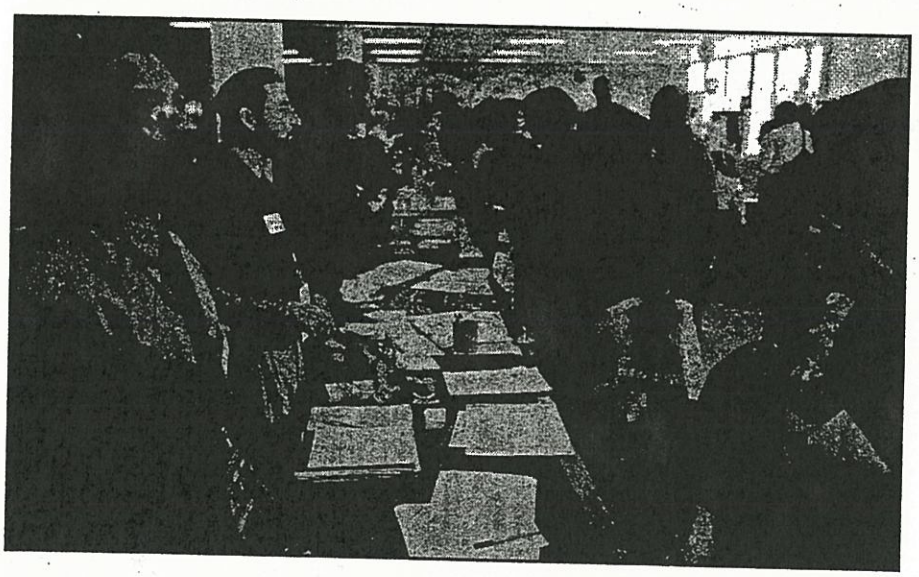
Exhibitors were available to answer questions related to financing and rehabbing a bungalow, energy efficiency, and bungalow certification.

Neighborhood Affordable Housing Expos

The Department held two Affordable Housing Expos this quarter, one on April 3 at Olive Harvey Community College on the Southeast Side and another June 26 at Mozart Park Field House on the Northwest Side. The expos were designed to be a one stop information resource event for first time homebuyers, existing homeowners or anyone interested in affordable housing in Chicago.

At both events, representatives from city housing, building and tax agencies, banks and lenders, realtors, housing counselors and other housing experts were on hand to provide information on how to locate, finance, and purchase a home. Workshop topics included the home buying process, the mortgage process, home preservation, renovation, maintenance, and how to avoid fraud.

The Department is planning to hold seven additional Affordable Housing Expos in the fall. The dates and locations of these expos will be posted on the Department's website (www.cityofchicago.org/housing) as they become available.

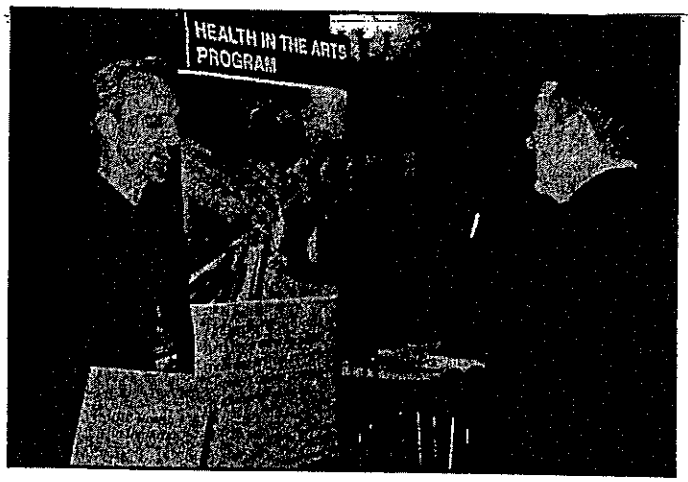


Expo attendees learn about affordable housing options.

Chicago Artists Space and Housing Expo

More than 1,300 artists attended the Chicago Artists Space and Housing Expo at the Chicago Cultural Center on April 10. The Departments of Housing and Cultural Affairs organized the expo in response to numerous requests by artists for affordable space for living, working, rehearsing and presenting. The City believes it was the first event of its kind in the nation.

The expo featured 11 workshops such as "Moving from Rental to Ownership: I'm an Artist, How Can I Get a Mortgage?" and "Storefronts and Other Non-Traditional Buildings as Live, Work and Performance Space." All 11 workshops were audiotaped, and the Department of Cultural Affairs is planning to make copies of the tapes available at the Harold Washington Library.



An expo attendee learns about health and the arts from an exhibitor.

An artist and exhibitor discuss housing and work space.

ADVOCACY FOR POLICY CHANGE

New Zoning Ordinance Includes Density Bonus for Affordable Housing

An affordable housing density bonus was included in the new Chicago Zoning Ordinance, which was passed by City Council in May. The new density bonus system allows developers of downtown residential buildings to build an additional three square feet of market rate residential space for every square foot of affordable space they build. Developers who seek a density bonus for residential projects in the downtown core district must use the affordable housing bonus to obtain at least 20 percent of the requested floor area bonus. Developers of commercial buildings can earn a density bonus by contributing money to an affordable housing fund. The affordable housing density bonus is available to developers throughout the downtown area, which is roughly bounded by Division and Chicago to the north, Halsted and Racine to the west, Lake Michigan to the east, and Cermak to the south.

The new density bonus system is part of a wholesale revision of the Chicago Zoning Ordinance. The new zoning ordinance was drafted by the Mayor's Zoning Reform Commission and is the first comprehensive rewrite of the code since 1957.

U.S. Conference of Mayors Resolution

In June, Mayor Daley attended the 72nd Annual U.S. Conference of Mayors in Boston. Responding to the need for more affordable housing for low and moderate income households, the mayors passed a resolution, introduced by Mayor Daley, to preserve the nation's supply of affordable housing.

Many government financed units have affordability requirements that have or will soon expire, potentially displacing thousands of low income households. There are several obstacles to preserving affordable housing, including "exit taxes" that are incurred at the sale of subsidized properties, preventing the transfer of subsidized units to new owners. Also, Low Income Housing Tax Credits cannot be used for buildings that have received assistance through the Section 8 Mod Rehab program, further restricting opportunities to preserve affordable units.

The U.S. Conference of Mayors supported the passage of H.R. 3485, which provides relief of exit taxes to owners of federally assisted properties who sell to buyers that will keep the properties affordable. The Conference of Mayors also supports the repeal of the Low Income Housing Tax Credit disqualification for buildings that have benefited from the Section 8 Mod Rehab program (H. R. 4289).

Rental Subsidy Legislation Becomes Veto Session Issue

After failing to be called for a vote in the Illinois House, legislation that would create a statewide rental subsidy program will be considered in the Fall Veto Session. The current vehicle for the bill, SB 520, was passed by the House Rules Committee and the Housing and Urban Development Committee but was not called for a vote by the full House. The legislation is modeled on the Chicago Low Income Housing Trust Fund and would generate more than $30 million annually for rent subsidies for extremely low income households. The passage of this legislation continues to be the Department's top state legislative priority.

Governor Approves Federally Assisted Housing Preservation Act

On July 14, Governor Rod Blagojevich signed SB 2329, which amends the Federally Subsidized Housing Preservation Act. The legislation requires the owner of a federally assisted housing development to give 12 (instead of six) months' notice of the owner's intent to sell or otherwise dispose of the assisted housing and requires notice of termination of the development's affordability restrictions. The bill also includes provisions to allow for the sale of the building to a tenant association.

APPENDICES

Department of Housing

2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL

		Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level 0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	Total Units	Per-Unit Cost
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS													
MULTI-FAMILY REHAB & NEW CONSTRUCTION													
Multi-family Loans		$ 36,567,000		$ 36,567,000	274	86	259	72	27	22	5	745	$ 49,100
HOME Multi-family Programs	$ 26,611,000												
CDBG Multi-family Programs	$ 8,756,000												
Affordable Housing Bond Initiative	$ 1,200,000												
EDI Special Purpose Grant (S. Chicago Housing Initiative)		$ 160,100	$ -	$ 160,100	6	-	23	-	-	-	-	29	$ 5,500
Affordable Rents for Chicago (ARC)		$ 2,000,000	$ 265,100	$ 2,265,100	22	44	-	-	-		-	66	$ 34,300
CHA Non-Leaseholder Initiative		$ -	$ 2,000,000	$ 2,000,000	137	-	-	-	-	-	-	137	$ 14,600
TIF Subsidies		$ 6,000,000	$ -	$ 6,000,000	163	16	27	23	7	24	7	267	$ 22,500
Tax Credit Equity		$ 65,000,000	$ -	$ 65,000,000	625	191	323	223	56	4	1	1,423	$ 45,700
Multi-family Mortgage Revenue Bonds		$ 75,000,000	$ -	$ 75,000,000	568	242	228	4	46	-	-	1,088	$ 68,900
City Land (Multi-family)		$ -	$ -	$ -	-	-	-	-	-	-	-	-	
City Fee Waivers (Multi-family)		$ 600,000	$ -	$ 600,000	-	-	-	-	-	-	-	-	
Illinois Affordable Housing Tax Credit (value of donations)		$ 4,400,000	$ -	$ 4,400,000	380	-	208	140	22	-	-	750	$ 5,900
RENTAL ASSISTANCE													
Low-Income Housing Trust Fund Rental Subsidy Program		$ 6,500,000	$ -	$ 6,500,000	1,180	820	-	-	-	-	-	2,000	$ 3,300
SAFETY & CODE ENFORCEMENT													
Heat Receivership		$ 500,000	$ -	$ 500,000	35	157	363	112	28	-	-	695	$ 700
MULTI-FAMILY BUILDING STABILIZATION													
SRO Refi Rehab		$ 500,000	$ -	$ 500,000	-	200	-	-	-	-	-	200	$ 2,500
Troubled Buildings Initiative		$ 2,000,000	$ (112,500)	$ 1,887,500	-	-	378	378	-	-	-	756	$ 2,500
HUD Mark to Market		$ -	$ -	$ -	200	200	-	-	-	-	-	400	$ -
HUD Mark Up to Market/Class S		$ -	$ -	$ -	-	-	-	-	-	-	-	-	
Property Stabilization Fund		$ 400,000	$ (20,000)	$ 380,000	42	20	100	14	-	-	-	176	$ 2,200
TIF-NIP (Multi-family)		$ 2,000,000	$ -	$ 2,000,000	-	-	116	95	99	-	-	310	$ 6,500
CIC/CDFI Funding		$ -	$ 462,500	$ 462,500	-	-	125	6	-	-	-	131	$ 3,500
SITE ENHANCEMENT													
Site Improvements		$ 1,000,000	$ -	$ 1,000,000	170	96	197	112	100	20	5	700	$ 1,400
Subtotal		$ 202,627,100	$ 2,595,100	$ 205,222,200	3,802	2,072	2,347	1,179	385	70	18	9,873	
Less Multiple Benefits					(1,205)	(431)	(840)	(257)	(161)	(50)	(13)	(2,957)	
Net, Creation and Preservation of Affordable Rental		$ 202,627,100	$ 2,595,100	$ 205,222,200	2,597	1,641	1,507	922	224	20	5	6,916	
Breakdown of income level distribution, % of net total					38%	24%	22%	13%	3%	0%	0%		

7/20/2004

Department of Housing

2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level: 0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	Total Units	Per-Unit Cost
TO PROMOTE AND SUPPORT HOMEOWNERSHIP												
SINGLE-FAMILY REHAB & NEW CONSTRUCTION												
New Homes for Chicago	$ 2,500,000	$ (125,000)	$ 2,375,000	-	-	-	18	77	68	17	180	$ 13,200
Chicago Partnership for Affordable Neighborhoods (CPAN)	$ -	$ -	$ -	-	-	-	-	55	45	-	100	$ -
City Land	$ 1,940,000	$ -	$ 1,940,000	-	-	-	34	73	86	21	214	$ 9,100
City Fee Waivers (Single-family)	$ 200,000	$ -	$ 200,000	-	-	-	-	-	-	-	-	
ABANDONED PROPERTY TRANSFER PROGRAMS												
Troubled Buildings Initiative (Single Family)	$ 1,000,000	$ -	$ 1,000,000	-	-	10	25	25	-	-	60	$ 16,700
HUD Homes/Preserving Communities Together (PCT)	$ -	$ -	$ -	-	-	8	21	21	-	-	50	$ -
Asset Control Area	$ 300,000	$ -	$ 300,000	-	-	-	5	5	-	-	10	$ 30,000
HOMEOWNERSHIP ASSISTANCE												
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	$ 75,000,000	$ -	$ 75,000,000	-	-	53	67	90	278	137	625	$ 120,000
Police Home Buyer Assistance	$ 300,000	$ (15,000)	$ 285,000	-	-	-	-	-	29	28	57	$ 5,000
Home Purchase Assistance	$ 2,000,000	$ 799,700	$ 2,799,700	-	1	31	35	32	-	-	99	$ 28,300
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	$ 712,500	$ 18,701,500	$ 19,414,000	-	-	13	49	67	43	11	183	$ 106,100
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	$ 593,750	$ 11,362,250	$ 11,956,000	-	11	23	40	45	9	2	130	$ 92,000
Subtotal	$ 84,546,250	$ 30,723,450	$ 115,269,700	-	12	138	294	490	558	216	1,708	
Less Multiple Benefits				-	(1)	(48)	(91)	(135)	(178)	(66)	(519)	
Net, Promotion and Support of Homeownership	$ 84,546,250	$ 30,723,450	$ 115,269,700	-	11	90	203	355	380	150	1,189	
Breakdown of income level distribution, % of net total				0%	1%	8%	17%	30%	32%	13%		
TO IMPROVE AND PRESERVE HOMES												
Emergency Housing Assistance (EHAP)	$ 6,500,000	$ -	$ 6,500,000	94	373	483	-	-	-	-	950	$ 6,800
H-RAIL	$ 2,735,300	$ -	$ 2,735,300	98	286	206	52	15	-	-	657	$ 4,200
Facade Improvements (City Blocks)	$ 1,200,000	$ (194,300)	$ 1,005,700	-	13	23	9	13	10	-	68	$ 14,800
TIF-NIP (Single-family)	$ 2,000,000	$ -	$ 2,000,000	18	37	78	26	33	29	29	250	$ 8,000
Neighborhood Lending Program: Home Improvement (NHS)	$ 593,750	$ 9,693,750	$ 10,287,500	-	3	15	21	111	72	18	240	$ 42,900
Rehab Tax Credit	$ 450,000	$ -	$ 450,000	-	-	-	3	14	-	13	30	$ 15,000
Bungalow Initiative	$ 800,000	$ -	$ 800,000	-	-	63	73	158	101	25	420	$ 1,900
Subtotal	$ 14,279,050	$ 9,499,450	$ 23,778,500	210	712	868	184	344	212	85	2,615	
Less Multiple Benefits				-	-	(32)	(37)	(79)	(51)	(13)	(212)	
Net, Improvement and Preservation of Homes	$ 14,279,050	$ 9,499,450	$ 23,778,500	210	712	836	147	265	161	72	2,403	
Breakdown of income level distribution, % of net total				9%	30%	35%	6%	11%	7%	3%		

Department of Housing

2004 ESTIMATES OF PRODUCTION BY INCOME LEVEL

	Budgeted Funds	Additional Funds Available	Total Funds Anticipated	Units by Income Level 0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101 + %	Total Units	Per-Unit Cost
PROGRAMMATIC APPLICATION TBD												
GO Bonds	$ 2,100,000	$ -	$ 2,100,000									
RESOURCE CHALLENGE												
Resource Challenge	$ 20,000,000	$ -	$ 20,000,000	108	108	108	108	54	54	-	540	$ 37,000
HOUSING PRODUCTION INITIATIVES: NET TOTAL	$ 323,552,400	$ 42,818,000	$ 366,370,400	2,915	2,472	2,541	1,380	898	615	227	11,048	
Breakdown of income level distribution, % of net total				26%	22%	23%	12%	8%	6%	2%		
OTHER INITIATIVES												
Delegate Agencies (Housing Resources Centers, Homeownership Housing Counseling Centers, Citywide Resource Centers, Capacity Building)	$ 2,943,000	$ -	$ 2,943,000									
Relocation Program	$ 10,000	$ -	$ 10,000									
Community Housing Development Organizations (CHDO)	$ 800,000	$ -	$ 800,000									
Chicago Homeownership Assistance Program	$ 600,000	$ -	$ 600,000									
Subtotal	$ 4,353,000	$ -	$ 4,353,000									
OPERATING EXPENSES												
Administrative												
Subtotal	$ 18,309,050	$ -	$ 18,309,100									
GRAND TOTAL			$389,032,500									

Department of Housing

2004 ESTIMATES OF PRODUCTION

Units Accessing Multiple DOH Programs

	% of Units to Receive Multiple Benefits	Units by Income Level							Total Units
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS									
MULTI-FAMILY REHAB & NEW CONSTRUCTION									
Multi-family Loans	100%	274	86	259	72	27	22	5	745
Affordable Rents for Chicago (ARC)	100%	22	44	-	-	-	-	-	66
TIF Subsidies	50%	80	8	14	12	4	12	4	134
Multi-family Mortgage Revenue Bonds	85%	483	206	194	3	39	-	-	925
Illinois Affordable Housing Tax Credit (value of donations)	50%	190	-	104	70	11	-	-	375
MULTI-FAMILY BUILDING STABILIZATION									
Property Stabilization Fund	48%	20	10	48	7	-	-	-	85
CIC/CDFI Funding	50%	-	-	63	3	-	-	-	66
SITE ENHANCEMENT									
Site Improvements	80%	136	77	158	90	80	16	4	561
	Subtotal	1,205	431	840	257	161	50	13	2,957
TO PROMOTE AND SUPPORT HOMEOWNERSHIP									
SINGLE-FAMILY REHAB & NEW CONSTRUCTION									
City Land	100%	-	-	-	34	73	86	21	214
HOME BUYER ASSISTANCE									
City Mortgage Program (SF Mortgage Revenue Bonds)	33%	-	-	17	22	30	92	45	206
Home Purchase Assistance	100%	-	1	31	35	32	-	-	99
	Subtotal	-	1	48	91	135	178	66	519
TO IMPROVE AND PRESERVE HOMES									
Bungalow Initiative	50%	-	-	32	37	79	51	13	212
	Subtotal	-	-	32	37	79	51	13	212
GRAND TOTAL		1,205	432	920	385	375	279	92	3,688

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN

January 31 - June 30, 2004

	Total Funds Anticipated	2004 COMMITMENTS				Projected Units	2004 UNITS SERVED			
		First Quarter	Second Quarter	Year to Date	% of Goal		First Quarter	Second Quarter	Year to Date	% of Goal
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS										
MULTI-FAMILY REHAB & NEW CONSTRUCTION										
Multi-family Loans	$ 36,567,000	$ 6,661,448	$ 6,094,200	$ 12,755,648	35%	745	176	224	400	54%
EDI Special Purpose Grant (S. Chicago Housing Initiative)	$ 160,100	$ 160,100	$ -	$ 160,100	100%	29	29	-	29	100%
Affordable Rents for Chicago (ARC)	$ 2,265,100	$ 700,000	$ 841,400	$ 1,541,400	68%	66	28	21	49	74%
CHA Non-Leaseholder Initiative	$ 2,000,000	$ 1,080,701	$ -	$ 1,080,701	54%	137	74	-	74	54%
TIF Subsidies	$ 6,000,000	$ 204,219	$ 16,890,800	$ 17,095,019	285%	267	137	672	809	303%
Tax Credit Equity	$ 65,000,000	$ -	$ 22,394,739	$ 22,394,739	34%	1,423	-	792	792	56%
Multi-family Mortgage Revenue Bonds	$ 75,000,000	$ -	$ 108,000,000	$ 108,000,000	144%	1,088	-	622	622	57%
City Land (Multi-family)		$ 1,080,000	$ 800,000	$ 1,880,000		-	65	66	131	-
City Fee Waivers (Multi-family)	$ 600,000	$ 121,264	$ 545,688	$ 666,952	111%	-	176	792	968	-
Illinois Affordable Housing Tax Credit (value of donations)	$ 4,400,000	$ 470,540	$ 2,159,736	$ 2,630,276	60%	750	137	249	386	51%
Affordable Requirements Ordinance (Multi-family)							36	-	36	
RENTAL ASSISTANCE										
Low-Income Housing Trust Fund Rental Subsidy Program	$ 6,500,000	$ 7,348,167	$ 76,223	$ 7,424,390	114%	2,000	2,018	13	2,031	102%
SAFETY & CODE ENFORCEMENT										
Heat Receivership	$ 500,000	$ 138,202	$ 307,984	$ 446,186	89%	695	276	274	550	79%
MULTI-FAMILY BUILDING STABILIZATION										
SRO Refi Rehab	$ 500,000	$ 100,000	$ -	$ 100,000	20%	200	40	-	40	20%
Troubled Buildings Initiative	$ 1,887,500	$ -	$ -	$ -	0%	756	348	438	786	104%
HUD Mark to Market		$ 517,242	$ -	$ 517,242		400	100	-	100	25%
HUD Mark Up to Market/Class S		$ -	$ -	$ -			-	-	-	
Property Stabilization Fund	$ 380,000	$ -	$ -	$ -	0%	176	-	-	-	0%
TIF-NIP (Multi-family)	$ 2,000,000	$ 60,000	$ 190,060	$ 250,060	13%	310	6	70	76	25%
CIC/CDFI Funding	$ 462,500	$ 153,000	$ 30,000	$ 183,000	40%	131	34	8	42	32%
SITE ENHANCEMENT										
Site Improvements	$ 1,000,000	$ 55,000	$ 62,000	$ 117,000	12%	700	41	71	112	16%
Subtotal	$ 205,222,200	$ 18,849,883	$ 158,392,829	$ 177,242,712		9,873	3,721	4,312	8,033	
(less Multiple Benefits)						(2,957)	(707)	(2558)	(3,265)	
Net, Creation and Preservation of Affordable Rental	$ 205,222,200	$ 18,849,883	$ 158,392,829	$ 177,242,712	86%	6,916	3,014	1,754	4,768	69%

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN

January 31 - June 30, 2004

	Total Funds Anticipated	2004 COMMITMENTS				Projected Units	2004 UNITS SERVED			
		First Quarter	Second Quarter	Year to Date	% of Goal		First Quarter	Second Quarter	Year to Date	% of Goal
TO PROMOTE AND SUPPORT HOMEOWNERSHIP										
SINGLE-FAMILY REHAB & NEW CONSTRUCTION										
New Homes for Chicago	$ 2,375,000	$ -	$ -	$ -	0%	180	-	-	-	0%
Chicago Partnership for Affordable Neighborhoods (CPAN)		$ 2,253,332	$ 5,303,000	$ 7,556,332	-	100	26	45	71	71%
City Land	$ 1,940,000	$ 837,300	$ 236,500	$ 1,073,800	55%	214	68	16	84	39%
City Fee Waivers (Single Family)	$ 200,000	$ 40,800	$ 44,413	$ 85,213	43%	-	68	61	129	-
Affordable Requirements Ordinance (Single Family)		$ -	$ -	$ -	-	-	7	26	33	-
SITE ENHANCEMENT										
Site Improvements		$ 68,000	$ 104,000	$ 172,000		-	33	20	53	-
ABANDONED PROPERTY TRANSFER PROGRAMS										
Troubled Buildings Initiative (Single Family)	$ 1,000,000	$ -	$ -	$ -	0%	60	-	-	-	0%
HUD Homes/Preserving Communities Together (PCT)		$ -	$ -	$ -		50	6	2	8	16%
Asset Control Area	$ 300,000	$ -	$ -	$ -	0%	10	-	-	-	0%
HOMEOWNERSHIP ASSISTANCE										
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	$ 75,000,000	$ 3,442,305	$ 3,196,620	$ 6,638,925	9%	625	28	25	53	8%
Police Home Buyer Assistance	$ 285,000	$ 15,000	$ 100,000	$ 115,000	40%	57	3	22	25	44%
Home Purchase Assistance	$ 2,799,700	$ 240,000	$ 430,000	$ 670,000	24%	99	13	13	26	26%
Home Purchase Assistance - EZ/EC		$ 180,000	$ -	$ 180,000			12	-	12	-
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	$ 19,414,000	$ 6,892,572	$ 5,572,425	$ 12,464,997	64%	183	65	72	137	75%
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	$ 11,956,000	$ 716,772	$ 726,587	$ 1,443,359	12%	130	26	13	39	30%
Subtotal	$ 115,269,700	$ 14,686,081	$ 15,713,545	$ 30,399,626		1,708	355	315	670	
(less Multiple Benefits)						(519)	(145)	(99)	(244)	
Net, Promotion and Support of Homeownership	$ 115,269,700	$ 14,686,081	$ 15,713,545	$ 30,399,626	26%	1,189	210	216	426	36%

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN

January 31 - June 30, 2004

	Total Funds Anticipated	2004 COMMITMENTS				Projected Units	2004 UNITS SERVED			
		First Quarter	Second Quarter	Year to Date	% of Goal		First Quarter	Second Quarter	Year to Date	% of Goal
TO IMPROVE AND PRESERVE HOMES										
Emergency Housing Assistance (EHAP)	$ 6,500,000	$ 1,116,887	$ 2,048,240	$ 3,165,127	49%	950	328	289	617	65%
H-RAIL	$ 2,735,300	$ 121,085	$ 635,358	$ 756,443	28%	657	40	121	161	25%
Facade Improvements (City Blocks)	$ 1,005,700	$ 542,917	$ 246,398	$ 789,315	78%	68	80	20	100	147%
EZ Single-family Preservation/Facade		$ 14,077	$ 73,180	$ 87,257	-	-	10	12	22	-
TIF-NIP (Single-family)	$ 2,000,000	$ 378,648	$ 317,573	$ 696,221	35%	250	57	42	99	40%
Neighborhood Lending Program: Home Improvement (NHS)	$ 10,287,500	$ 1,788,393	$ 1,869,221	$ 3,657,614	36%	240	25	41	66	28%
Rehab Tax Credit	$ 450,000	$ 133,190	$ -	$ 133,190	30%	30	4	-	4	13%
Bungalow Initiative	$ 800,000	$ 415,046	$ 154,595	$ 569,641	71%	420	295	118	413	98%
Subtotal	$ 23,778,500	$ 4,510,243	$ 5,344,566	$ 9,854,809		2,615	839	643	1,482	
(less Multiple Benefits)						(212)	(52)	(159)	(211)	
Net, Improvement and Preservation of Homes	$ 23,778,500	$ 4,510,243	$ 5,344,566	$ 9,854,809	41%	2,403	787	484	1,271	53%
PROGRAMMATIC APPLICATION TBD										
GO Bonds	$ 2,100,000	$ -	$ 2,056,055	$ 2,056,055	98%		-	-	-	
RESOURCE CHALLENGE										
Resource Challenge	$ 20,000,000	$ -	$ -	$ -	0%	540	-	-	-	
NET GRAND TOTAL	$ 366,370,400	$ 38,046,207	$181,506,995	$219,553,202	60%	11,048	4,011	2,454	6,465	59%

* Additional MCCs counted in Neighborhood Lending Program lines.

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN

January 1, 2004 - March 31, 2004

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS								
MULTI-FAMILY REHAB & NEW CONSTRUCTION								
Multi-family Loans	10	95	233	46	16	-	-	400
EDI Special Purpose Grant (S. Chicago Housing Initiative)	6	-	23	-	-	-	-	29
Affordable Rents for Chicago (ARC)	4	45	-	-	-	-	-	49
CHA Non-Leaseholder Initiative	74	-	-	-	-	-	-	74
TIF Subsidies	4	105	221	137	16	47	279	809
Tax Credit Equity	4	27	282	137	16	47	279	792
Multi-family Mortgage Revenue Bonds	-	-	205	91	-	47	279	622
City Land (Multi-family)	6	10	79	36	-	-	-	131
City Fee Waivers (Multi-family)	10	105	374	137	16	47	279	968
Illinois Affordable Housing Tax Credit (value of donations)	-	158	147	34	15	16	16	386
Affordable Requirements Ordinance (Multi-family)	-	-	-	36	-	-	-	36
RENTAL ASSISTANCE								
Low-Income Housing Trust Fund Rental Subsidy Program	1,173	858	-	-	-	-	-	2,031
SAFETY & CODE ENFORCEMENT								
Heat Receivership	29	124	288	88	21	-	-	550
MULTI-FAMILY BUILDING STABILIZATION								
SRO Refi Rehab	-	40	-	-	-	-	-	40
Troubled Buildings Initiative	-	-	786	-	-	-	-	786
HUD Mark to Market	100	-	-	-	-	-	-	100
HUD Mark Up to Market/Class S	-	-	-	-	-	-	-	-
Property Stabilization Fund	-	-	-	-	-	-	-	-
TIF-NIP (Multi-family)	-	-	32	22	22	-	-	76
CIC/CDFI Funding	-	-	42	-	-	-	-	42
SITE ENHANCEMENT								
Site Improvements	27	16	32	18	16	2	1	112
Subtotal	1,447	1,583	2,744	782	138	206	1,133	8,033
(less Multiple Benefits)	(44)	(400)	(1,292)	(455)	(13)	(143)	(918)	(3,265)
Net, Creation and Preservation of Affordable Rental	1,403	1,183	1,452	327	125	63	215	4,768
% of category subtotal	29%	25%	30%	7%	3%	19%	5%	

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN

January 1, 2004 - March 31, 2004

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP								
SINGLE-FAMILY REHAB & NEW CONSTRUCTION								
New Homes for Chicago	-	-	-	-	-	-	-	-
Chicago Partnership for Affordable Neighborhoods (CPAN)	-	-	-	-	40	31	-	71
City Land	-	-	-	17	17	36	14	84
City Fee Waivers (Single-family)	-	-	-	17	42	56	14	129
Affordalble Requirements Ordinance	-	-	-	-	-	33	-	33
SITE ENHANCEMENT								
Site Improvements	8	5	9	5	15	11	-	53
ABANDONED PROPERTY TRANSFER PROGRAMS								
Troubled Buildings Initiative (Single Family)	-	-	-	-	-	-	-	-
HUD Homes/Preserving Communities Together (PCT)	-	-	-	4	4	-	-	8
Asset Control Area	-	-	-	-	-	-	-	-
HOMEOWNERSHIP ASSISTANCE								
City Mortgage Program / MCC (SF Mortgage Revenue Bonds)	-	-	1	5	9	20	17	53
Police Home Buyer Assistance	-	-	-	-	-	22	3	25
Home Purchase Assistance	-	-	4	11	5	6	-	26
Home Purchase Assistance - EZ/EC	-	-	3	8	1	-	-	12
Neighborhood Lending Program: Purchase/Purchase Rehab (NHS)	-	1	21	19	46	35	15	137
Neighborhood Lending Program: Homeownership Preservation Loans (NHS)	-	4	7	8	8	8	4	39
Subtotal	8	10	45	94	187	258	67	670
(less Multiple Benefits)	(8)	(5)	(17)	(44)	(72)	(80)	(18)	(244)
Net, Promotion and Support of Homeownership	-	5	28	50	115	178	49	426
% of category subtotal	0%	1%	7%	12%	27%	42%	12%	

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN

January 1, 2004 - March 31, 2004

	Units by Income Level							Total Units
	0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
TO IMPROVE AND PRESERVE HOMES								
Emergency Housing Assistance (EHAP)	79	247	291	-	-	-	-	617
H-RAIL	16	59	72	10	4	-	-	161
Facade Improvements (City Blocks)	-	19	33	14	19	15	-	100
EZ Single-family Preservation/Facade	1	6	7	2	2	4	-	22
TIF-NIP (Single-family)	7	14	31	10	13	12	12	99
Neighborhood Lending Program: Home Improvement (NHS)	1	5	14	13	22	7	4	66
Rehab Tax Credit	-	-	-	-	1	2	1	4
Bungalow Initiative	-	-	62	72	155	99	25	413
Subtotal	104	350	510	121	216	139	42	1,482
(less Multiple Benefits)	-	-	(31)	(37)	(80)	(51)	(13)	(211)
Net, Improvement and Preservation of Homes	104	350	479	84	136	89	29	1,271
% of category subtotal	8%	28%	38%	7%	11%	7%	2%	
PROGRAMMATIC APPLICATION TBD								
GO Bonds	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-
NET GRAND TOTAL	1,507	1,538	1,959	461	376	330	293	6,465
	23%	24%	30%	7%	6%	5%	5%	

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS

January 1, 2004 - June 30, 2004

		% of Units to Receive Multiple Benefits	Units by Income Level							Total Units	Funding source under which units were initially counted
			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %		
TO CREATE AND PRESERVE AFFORDABLE RENTAL UNITS											
MULTI-FAMILY REHAB & NEW CONSTRUCTION											
Multi-family Loans		100%									
	The Leland		-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
	North Center Senior Apartments		-	-	42	42	-	-	20	104	IL Affordable Housing Tax Credit (2003)
	Pioneer Gardens		-	-	120	-	-	-	-	120	Tax Credit Equity
EDI Special Purpose Grant		100%									
	Casa Kirk		6	-	23	-	-	-	-	29	Multi-family Loans
ARC		100%									
	The Leland		-	28	-	-	-	-	-	28	IL Affordable Housing Tax Credit (2003)
	North Center Senior Apartments		4	17	-	-			-	21	IL Affordable Housing Tax Credit (2003)
TIF Subsidies		100%									
	The Leland		-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
	North Center Senior Apartments		-	-	42	42	-	-	20	104	IL Affordable Housing Tax Credit (2003)
	Liberty Square Apartments		-	10	56	-	-	-	-	66	Tax Credit Equity
	Park at Cent. Sta. & Mich. Ave. Promenade		-	-	85	91	-	47	279	502	Tax Credit Equity
Tax Credit Equity		100%									
	North Center Senior Apartments		-	-	42	42	-	-	20	104	IL Affordable Housing Tax Credit (2003)
Multi-family Mortgage Revenue Bonds		100%									
	Park at Cent. Sta. & Mich. Ave. Promenade		-	-	85	91	-	47	279	502	Tax Credit Equity
	Pioneer Gardens		-	-	120	-	-	-	-	120	Tax Credit Equity
Illinois Affordable Housing Tax Credit		100%									
	The Leland		-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
City Land		100%									
	Casa Kirk		6	-	23	-	-	-	-	29	Multi-family Loans
	Liberty Square Apartments		-	10	56	-	-	-	-	66	Tax Credit Equity
City Fee Waivers		100%									
	The Leland		-	78	59	-	-	-	-	137	IL Affordable Housing Tax Credit (2003)
	Casa Kirk		6	-	23	-	-	-	-	29	Multi-family Loans
	1826 S. Central Park		-	-	10	-	-	-	-	10	Multi-family Loans
	Pioneer Gardens		-	-	120	-	-	-	-	120	Tax Credit Equity
	North Center Senior Apartments		-	-	42	42	-	-	20	104	IL Affordable Housing Tax Credit (2003)
	Liberty Square Apartments		-	10	56	-	-	-	-	66	Tax Credit Equity
	Park at Cent. Sta. & Mich. Ave. Promenade		-	-	85	91	-	47	279	502	Tax Credit Equity
SITE ENHANCEMENT											
Site Improvements		80%	22	13	26	14	13	2	1	91	
		Subtotal	44	400	1,292	465	13	143	918	3,265	

Department of Housing

COMMITMENTS AND PRODUCTION COMPARISON TO PLAN: UNITS ACCESSING MULTIPLE PROGRAMS

January 1, 2004 - June 30, 2004

		% of Units to Receive Multiple Benefits	Units by Income Level							Total Units	Funding source under which units were initially counted
			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %		
TO PROMOTE AND SUPPORT HOMEOWNERSHIP											
SINGLE-FAMILY REHAB & NEW CONSTRUCTION											
City Fee Waivers			-	-	-	17	57	67	14	155	City Land (Single-family)
SITE ENHANCEMENT											
Site Improvements		100%	8	5	9	5	5	1	-	33	
HOMEOWNERSHIP ASSISTANCE											
City Mortgage Program / MCC	NHS	100%	-	-	1	3	4	6	4	18	Neighborhood Lending Program
Home Purchase Assistance		100%	-	-	4	11	5	6	-	26	
Home Purchase Assistance- EZ/EC		100%	-	-	3	8	1	-	-	12	
		Subtotal	8	5	17	44	72	80	18	244	
TO IMPROVE AND PRESERVE HOMES											
Rehab Tax Credit	NHS	100%	-	-	-	1	2	1	-	4	Neighborhood Lending Program
Bungalow Initiative		50%	-	-	31	36	78	50	13	207	Bungalow Initiative
		Subtotal	-	-	31	37	80	51	13	211	
GRAND TOTAL			52	405	1,340	536	165	274	949	3,720	

CITY OF CHICAGO, DEPARTMENT OF HOUSING

SUMMARIES OF DEVELOPMENTS APPROVED BY CITY COUNCIL

SECOND QUARTER, 2004

ATTACHMENTS

Pioneer Gardens Senior Housing
Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)
3800 S. King Dr.

North Center Senior Apartments
North Center Senior Housing L.P. (Technical Assistance Corporation for Housing (TACH)
2324 W. Irving Park Rd.

Liberty Square Apartments
Liberty Square Limited Partnership (Bonheur Corporation and H.I.C.A., Inc.)
Area bounded by Lexington on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east, and Independence Blvd. on the west

The Park at Central Station & Michigan Avenue Promenade
FC Central Station Properties, LLC (Forest City Enterprises, Inc.)
1255 S. Michigan Ave.

CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY

SECOND QUARTER, 2004

NAME OF BORROWER/DEVELOPER: Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)

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

PROJECT NAME AND ADDRESS: Pioneer Gardens Senior Housing
3800 S. King Dr.

WARD/ALDERMAN: 3rd/ Dorothy Tillman

COMMUNITY AREA: Douglas

CITY COUNCIL APPROVAL: May 5, 2004

TYPE OF PROJECT: New construction of a 120 multi-unit development targeting a senior population.

DOH LOAN

Amount: $1828,000
Rate: 0%
Maturity: 40 years
Repayment: No monthly payment; balloon payment at maturity.
Security: Second Mortgage

DOH BOND: Not to exceed $13,000,000

DOH TAX CREDITS: $864,269 in 4% credits generated from bonds

UNITS MIX /RENTS

Type	Number	Rent	Income Levels Served
1 Bedroom-single	108	$462	31-50%
1 Bedroom-double	12	$650	31-50%
Total	**120**		

Utilities: Owner pays electric, cooking gas, heat, hot/cold water, sewer, and common area lighting. Tenant pays none.
Accessible Units: 14
Adaptable Units: 12 for mobility impaired
Sight/hearing impaired units: 2

Project Summary
Pioneer Gardens Senior Housing Limited Partnership
Page Two

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	$242,000	$2,017	1.13%
Construction	$15,504,881	$129,207	72.63%
Soft Costs	$3,849,639	$32,080	18.03%
Developer's Fee*	$1,752,000	$14,600	8.21%
Total	**$21,348,520**	**$177,904**	**100%**

*$900,000 is paid during the construction period, but $852,000 is deferred and would be paid from cash flow, if available.

PROJECT FINANCING

Source	Amount	Rate	Lien Term	Per Unit	Percent of Project
Developer Mortgage (HUD FHA)	$11,340,000	6.5% fixed	40/40	$94,500	53.12%
DOH	$1,828,000	0%	40	$15,233	8.56%
FHLB	$500,000	NA	NA	$4,167	2.34%
Chicago Equity Fund	$6,828,420	NA	NA	$56,904	31.99%
Developer Equity	$852,100	NA	NA	$7,101	3.99%
Total:	**$21,348,520**			**$177,905**	**100%**

CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY

SECOND QUARTER, 2004

NAME OF BORROWER/DEVELOPER: North Center Senior Housing, LP c/o Technical Assistance Corporation for Housing (TACH)

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

PROJECT NAME AND ADDRESS: North Center Senior Apartments
2324 West Irving Park Road

WARD/ALDERMAN: 47th / Eugene Schulter

COMMUNITY AREA: North Center

CITY COUNCIL APPROVAL: May 26, 2004

TYPE OF PROJECT: New construction of a 104 multi-unit development targeting a senior population.

DOH LOAN

Amount: Up to $5,016,200 ($750,000 from City/IHDA Trust Grant Program)
Rate: 0%
Maturity: 30 years
Repayment: No monthly payment; balloon payment at maturity.
Security: Second Mortgage

DOH TAX CREDITS: $895,476

DONATIONS TAX CREDITS: $1,155,775

UNITS MIX /RENTS

Type	Number	Rent	Income Levels Served
Studio	4	$495	31-50%
1 Bedroom	4	$185	0-15%
1 Bedroom	17	$397	16-30%
1 Bedroom	17	$550	31-50%
1 Bedroom	33	$610	51-60%
1 Bedroom	16	$895	61-80%
2 Bedroom	9	$795	51-60%
2 Bedroom	4	$895	51-60%
Total	**104**		

Utilities: Tenants pay cooking electric and other electricity-related expenses.

Project Summary
North Center Senior Housing, LP
Page Two

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Demolition/Site Prep	$500,000	$4,808	3%
Construction	$13,142,400	$126,369	77%
Soft Costs	$2,306,000	$22,173	14%
Developer's Fee	$998,700	$9,601	6%
Total	**$16,947,100**	**$162,953**	**100%**

PROJECT FINANCING

Source	Amount	Rate	Lien Term	Per Unit	Percent of Project
Developer Mortgage*	$2,090,768	6.50%	40	$ 20,104	12%
~~DOH**~~	~~$4,266,200~~	~~3.00%~~	30	~~$41,021~~	27%
IHDA	$750,000	0.00%	NA	$7,212	4%
FHLB	$500,000	NA	NA	$4,808	3%
ARC	$841,400	NA	NA	$8,090	5%
DTC	$1,155,775	NA	NA	$11,113	7%
Equity	$7,342,957	NA	NA	$70,605	42%
Total:	**$16,947,100**			**$162,953**	**100%**

* $990,800 of the first mortgage will support a TIF pay-as-you-go payment schedule. The remainder will be supported by net operating income.

**IHDA funds will be provided under the new City/IHDA Trust Grant Program. IHDA's $750,000 contribution will be granted to the City and combined with the City's loan, therefore by effectively creating a City loan of $5,016,200.

CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY

SECOND QUARTER, 2004

NAME OF BORROWER/DEVELOPER: Liberty Square Limited Partnership (Bonheur Corporation and H.I.C.A., Inc.)

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

PROJECT NAME AND ADDRESS: North Center Senior Apartments
2324 West Irving Park Road

WARD/ALDERMAN: 24th / Michael Chandler

COMMUNITY AREA: North Lawndale

CITY COUNCIL APPROVAL: June 23, 2004

TYPE OF PROJECT: The new construction of 66 one-, two-, three-, and four-bedroom units in twelve three-story walk-up buildings.

DOH TAX CREDITS: $449,887

TIF ASSISTANCE: $1,900,000

CITY LAND: 18 parcels valued at $800,000, sold for $1 each

UNITS MIX /RENTS

Type	Number	Rent	Income Levels Served
1 Bedroom	1	$380	16-30%
1 Bedroom	5	$625	31-50%
2 Bedroom	6	$470	16-30%
2 Bedroom	32	$725	31-50%
3 Bedroom	2	$545	16-30%
3 Bedroom	13	$875	31-50%
3 Bedroom	2	$910	31-50%
4 Bedroom	1	$595	16-30%
4 Bedroom	3	$950	31-50%
4 Bedroom	1	$1,000	31-50%
Total	**66**		

Utilities: Tenants pay electricity and gas for heat and cooking.

Project Summary
Liberty Square Limited Partnership
Page Two

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Construction	$11,007,422	$166,779	78%
Soft Costs	$2,144,894	$32,498	15%
Developer's Fee	$995,000	$15,076	7%
Total	**$14,147,136**	**$214,353**	**100%**

PROJECT FINANCING

Source	Amount	Rate	Lien Term	Per Unit	Percent of Project
Developer Mortgage	$3,652,671	6.50%	40	$55,344	26%
DOH Tax Credit Equity	$3,647,319	NA	NA	$55,262	25%
IHDA Tax Credit Equity	$6,106,388	NA	NA	$92,521	43%
State DTC Equity	$820,000	NA	NA	$12,424	6%
FHA Mortgage Discount	($79,242)	NA	NA	($1,201)	
Total	**$14,147,136**			**$214,353**	**100%**

CITY OF CHICAGO DEPARTMENT OF HOUSING
PROJECT SUMMARY

SECOND QUARTER, 2004

NAME OF BORROWER/DEVELOPER: FC Central Station Properties, LLC (Forest City Enterprises, Inc.)

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

PROJECT NAME AND ADDRESS: The Park at Central Station and Michigan Avenue Promenade
1255 S. Michigan Ave.

WARD/ALDERMAN: 2nd / Madeline Haithcock

COMMUNITY AREA: Near South

CITY COUNCIL APPROVAL: June 23, 2004

TYPE OF PROJECT: 35% to AA New construction on vacant land of 502 apartments, including 176 units of affordable housing. The Park at Central Station will be a 40-story tower with 411 units, including 85 affordable units. Michigan Avenue Promenade will have 91 affordable senior units in an adjacent 10-story tower.

DOH BOND: $95,000,000

TIF ASSISTANCE: $14,000,000

UNITS MIX /RENTS

Type	Number	Rent	Income Levels Served
1 Bedroom	65	$657	31-50%
1 Bedroom* SENIORS	91	$728	51-60%
1 Bedroom	47	$1,300	81-100%
1 Bedroom	101	$1,650	101+ %
1 Bedroom	39	$2,000	101+ %
2 Bedroom	20	$792	31-50%
2 Bedroom	15	$1,700	101+ %
2 Bedroom	85	$2,200	101+ %
2 Bedroom	39	$2,800	101+ %
Total	502		

* These 91 affordable units will be occupied by seniors and are anticipated to have rents within 55% of areawide median to satisfy Class 9 real estate tax requirements.

Utilities: For the affordable units, tenants will pay for electricity, including electricity for cooking and hot water. For the market units, tenants will also pay for electricity for heat.

Project Summary
FC Central Station Properties, LLC
Page Two

PROJECT COSTS

Project Costs	Amount	Per Unit	Percent of Project
Acquisition	$8,060,000	$16,056	7%
Construction	$91,911,750	$183,091	75%
Soft Costs	$19,076,000	$38,000	16%
Developer's Fee	$3,000,000	$5,976	2%
Total	**$122,047,750**	**$243,123**	**100%**

PROJECT FINANCING

Source	Amount	Rate	Lien Term	Per Unit	Percent of Project
Bonds (FNMA)	$72,420,000	6.35%	30	$144,263	60%
Bonds (Newman)	$7,580,000	8.5%/12%	30	$15,100	6%
Borrower Bonds	$15,000,000	8.5%		$29,880	12%
TIF	$14,000,000	NA	NA	$27,888	11%
Tax Credit Equity	$4,535,000	NA	NA	$9,034	4%
Owner Equity	$8,512,750	NA	NA	$16,958	7%
Total	**$122,047,750**			**$243,123**	**100%**

CITY OF CHICAGO, DEPARTMENT OF HOUSING

LOAN CLOSINGS – SECOND QUARTER
APRIL 1, 2004 – JUNE 30, 2004

Project / Developer	City Council Approval Date	Loan Closing Date
Donna A. Kruel & Roger L. Kruel *Donna and Roger Kruel* 3934-44 W. 19th St.	November 10, 1999	April 30, 2004
Paseo Boricua Apartments *Hispanic Housing Development Corporation* 2501-11 W. Division	November 5, 2003	April 28, 2004
Leland Apartments *Leland Limited Partnership / Heartland Housing* 1201-13 W. Leland	March 31, 2004	June 1, 2004
Pine-Race II *Neighborhood Housing Services Redevelopment Corp.* 541-55 N. Pine St.	November 5, 2003	June 25, 2004
North Center Senior Apartments *North Center Senior Housing, L.P./Technical Assistance for Housing (TACH)* 2324 W. Irving Park Rd.	May 26, 2004	June 28, 2004

Department of Housing
2004 MULTI-FAMILY LOAN RECIPIENTS
January 1 - June 30, 2004

Quarter Approved	Development Name	Developer	Primary Project Address	Loan Amount	Total Units	Units by Income Level						
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
1st	Casa Kirk	Casa Kirk, Inc. (Claretian Associates / Interfaith Housing Development Corp.	9100 S. Buffalo	$ 4,528,948	29	6	-	23	-	-	-	-
1st	Leland Apartments	Leland Limited Partnership (Heartland Housing, Inc. / Century Place Development Corp.)	1201-13 W. Leland	$ 1,632,500	137	-	78	59	-	-	-	-
1st	1826 South Central Park	Roosevelt and Minnie Harris (Joint Lenders)	1826 S. Central Park	$ 500,000	10	-	-	10	-	-	-	-
2nd	Pioneer Gardens	Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)	3800 S. King Drive	$ 1,828,000	120	-	-	120	-	-	-	-
2nd	North Center Senior Apartments	North Center Senior Housing, LP (Technical Assistance Corporation for Housing (TACH))	2324 W. Irving Park Road	$ 4,266,200	104	4	17	21	46	16	-	-
			TOTAL	$ 12,755,648	400	10	95	233	46	16	-	-

Department of Housing
2004 MULTI-FAMILY MORTGAGE REVENUE BOND RECIPIENTS
January 1 - June 30, 2004

Development Name	Developer	Primary Project Address	Bond Allocation	Total Units	Units by Income Level						
					0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %
The Park at Central Station & Michigan Avenue Promenade	FC Central Station Properties, LLC (Forest City Enterprises, Inc.)	1255 S. Michigan Ave.	$ 95,000,000	502	-	-	85	91	-	47	279
Pioneer Gardens	Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)	3800 S. King Dr.	$ 13,000,000	120	-	-	120	-	-	-	-
			$ 108,000,000	622	-	-	205	91	-	47	279

Department of Housing
AFFORDABLE RENTS FOR CHICAGO (ARC) RECIPIENTS
January 1 - June 30, 2004

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%
Leland Apartments/Heartland Housing, Inc.	2/10/2004	1201-12 W. Leland	$ 700,000	28	SROs from $465 to $279	-	28
North Center Senior Apartments/ Technical Assistance Corporation for Housing	6/8/2004	2324 W. Irving Park Rd.	$ 841,400	4	1-brs from $185 to $568	4	17
				7	1-brs from $397 to $568		
				10	1-brs from $397 to $628		
		TOTAL	$1,541,400	49		4	45

Department of Housing

2004 LOW INCOME HOUSING TAX CREDIT RECIPIENTS

	Quarter Approved	Project / Developer	Primary Project Address	Tax Credit Allocation	Equity Generated	Total Units	Units by Income Level							Syndicator
							0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %	
LOW INCOME HOUSING TAX CREDITS GENERATED BY BOND FINANCING	2nd	The Park at Central Station & Michigan Avenue Promenade/ FC Central Station Properties, LLC (Forest City Enterprises, Inc.)	1255 S. Michigan Ave.	$ 505,000	$ 4,535,000	502	-	-	85	91	-	47	279	Apollo Housing Capital
	2nd	Pioneer Gardens / Pioneer Gardens Senior Housing Limited Partnership (South Park Affordable Housing and Services, Inc.)	3800 S. King Dr.	$ 864,269	$ 6,828,420	120	-	-	120	-	-	-	-	Chicago Equity Fund
2004 DOH ANNUAL ALLOCATION	2nd	North Center Senior Apartments/ North Center Senior Housing, L.P. (Technical Assistance Corporation for Housing (TACH))	2324 W. Irving Park Rd.	$ 895,476	$7,384,000	104	4	17	21	46	16	-	-	Chicago Equity Fund
	2nd	Liberty Square Apartments/Liberty Square Limited Partnership (Bonheur Corporation & H.I.C.A., Inc.)	Area bounded by Lexington on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east, and Independence Blvd. on the west	$ 449,887	$ 3,647,319	66	-	10	56	-	-	-	-	National Equity Fund
TOTAL APPROVED TAX CREDIT PROJECTS				$ 2,714,632	$22,394,739	792	4	27	282	137	16	47	279	

Department of Housing

ILLINOIS AFFORDABLE HOUSING TAX CREDIT RECIPIENTS

State Fiscal Years 2003 and 2004

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%	81-100%	101+ %
Leland Apartments	Century Place Development Corp.	1201-13 W. Leland	2003	$ 235,270	$ 470,540	137	-	78	59	-	-	-	- *
North Center 202	Catholic Charities Housing Development Corporation	Western Ave. & Irving Park Rd.	2004	$ 1,004,400	$ 823,608	87	-	40	47	-	-	-	-
Madden Park Wells Phase 1B	Madden Wells Phase IB Associates Limited Partnership / The Community Builders	Area bounded by Langley on the west, 38th St. on the north, Ellis Ave. on the east, and Pershing Rd. on the south.	2004	$ 1,609,793	$ 1,336,128	162	-	40	41	34	15	16	16
TOTAL APPROVED TAX CREDIT PROJECTS				$ 2,849,463	$ 2,630,276	386	-	158	147	34	15	16	16

* Additional credits to those reported in 2003.

Chicago Department of Housing

TAX INCREMENT FINANCING (TIF) MULTI-FAMILY RECIPIENTS

January 1 - June 30, 2004

Development	Developer	Address	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%	81-100%	101+ %
Leland Apartments	Leland Limited Partnership (Heartland Housing, Inc. / Century Place Development Corp.)	1201-13 W. Leland Ave.	46	Uptown	3/10/2004	$ 204,219	137	-	78	59	-	-	-	-
North Center Senior Housing	North Center Senior Housing, LP (Technical Assistance Corporation for Housing (TACH))	2324 W. Irving Park Rd.	47	North Center	5/20/2004	$ 990,800	104	4	17	21	46	16	-	-
Liberty Square Apartments	Liberty Square Limited Partnership (Bonheur Corporation & H.I.C.A., Inc.)	Area bounded by Lexington on the north, Roosevelt Rd. on the south, Central Park Blvd. on the east, and Independence Blvd. on the west	24	North Lawndale	6/23/2004	$ 1,900,000	66	-	10	56	-	-	-	-
The Park at Central Station & Michigan Avenue Promenade	FC Central Station Properties, LLC (Forest City Enterprises, Inc.)	1255 S. Michigan Ave.	2	Near South Side	6/23/2004	$ 14,000,000	502	-	-	85	91	-	47	279
					TOTAL	$ 17,095,019	809	4	105	136	137	16	47	279

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Wicker Park Place Ltd. Part. C/O Renaissance Realty Group, Inc. 1527-1531 N. Wicker Park	$78,480	30 unit(s)	*Studios:* 30, $3 to $110-$115	30: 0-15%	1	24, West Town
Coutin, Georgina 2313 W. Diversey	$6,120	1 unit(s)	*2 br:* 1, $750 to $325	1: 16-30%	1	22, Logan Square
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%	1	21, Avondale
Renaissance Realty Group, Inc. 2517 W. Fullerton	$36,660	13 unit(s)	*Studios:* 10, $470 to $225 and 3, $475 to $235	13: 16-30%	1	22, Logan Square
Ferrar, Frances 2944 N. Rockwell	$5,028	1 unit(s)	*2 br:* 1, $750 to $331	1: 16-30%	1	21, Avondale
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%	1	22, Logan Square
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
Herron Enterprises 116-118 S. California	$20,484	3 unit(s)	*3 br:* 3, $875-$825 to $325-$360	3: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2847 W. Congress	$7,620	1 unit(s)	*3 br:* 1, $800 to $165	1: 0-15%	2	27, East Garfield Park
Brown, Varinia 2720 W. Warren	$6,900	1 unit(s)	*3 br:* 1, $900 to $325	1: 16-30%	2	27, East Garfield Park
Herron Enterprises 122 S. California	$27,816	6 unit(s)	*1 br:* 3, $575 to $287 *2 br:* 3, $625 to $333	6: 16-30%	2	27, East Garfield Park
Barnes Real Estate 2710 W. Jackson	$37,800	14 unit(s)	*SROs:* 14, $375 to $150	14: 0-15%	2	27, East Garfield Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Barnes Real Estate 4749 S. Throop	$7,380	1 unit(s)	*3 br:* 1, $825 to $210	1: 0-15%	3	61, New City
Jackson, Sammie 4945 S. Halsted	$5,940	1 unit(s)	*3 br:* 1, $820 to $325	1: 16-30%	3	61, New City
Walker Properties, Inc. 4457-4459 S. Indiana	$19,140	5 unit(s)	*2 br:* 3, $505 to $140 *3 br:* 2, $575 to $325	3: 0-15% 2: 16-30%	3	38, Grand Boulevard
Barnes Real Estate 4637 S. Prairie	$9,504	1 unit(s)	*2 br:* 1, $900 to $108	1: 0-15%	3	38, Grand Boulevard
Barnes Real Estate 4824 S. Prairie	$17,520	2 unit(s)	*5 br:* 2, $1000 to $260- $280	2: 16-30%	3	38, Grand Boulevard
CMHDC 5154 S. King Drive	$6,120	1 unit(s)	*1 br:* 1, $629 to $154	1: 0-15%	3	40, Washington Park
Barne Real Estate 3840-2 S. King Drive	$32,460	5 unit(s)	*1 br:* 3, $600 to $125 *2 br:* 2, $725 to$140	5: 0-15%	3	35, Douglas
Redevelopment Services Corp. 4331 S. King Drive	$7,650	1 unit(s)	*4 br:* 1, $1,100 to $465	1: 16-30%	3	38, Grand Boulevard
Park Apts. Ltd. Part. 236 E. Garfield 5730 S. Calumet	$118,164	29 unit(s)	*2 br:* 16, $560 to $276 *3 br:* 13, $675 to $326	29: 16-30%	3	40, Washington Park
Hilliard Homes LP 2111 S. Clarke	$17,340	6 unit(s)	*1 br:* 6, to $245-200	6: 16-30%	3	33, Near South Side
Drexel L.P. C/O Realty and Mortgage 4611 S. Drexel	$53,640	10 unit(s)	*2 br:* 10, $597 to $150	10: 0-15%	4	39, Kenwood
Holsten Management 4659 S. Drexel	$83,160	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
Kenwood-Oakland Ltd. Part. C/O 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

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Oates, Beuconna 4340 S. Lake Park	$10,500	1 unit(s)	*4 br:* 1, $887 to $185	1: 0-15%	4	39, Kenwood
SSG Ltd. Part. C/O IMC Property Management 4433-4437 S. Greenwood	$42,336	10 unit(s)	*2 br:* 6, $518 to $140 *3 br:* 4, $640 to $325	6: 0-15% 4: 16-30%	4	39, Kenwood
41st and Ellis LP 4119-29 E. Ellis 1029 E. 41st Place	$5,280	1 unit(s)	*1 br:* 1, $900 to $460	1: 16-30%	4	36, Oakland
South Ingleside LP 4746 S. Ingleside 4737-39 S. Ingleside	$5,640	1 unit(s)	*1 br:* 1, $600 to $130	1: 0-15%	4	39, Kenwood
EPAX Ltd. Part. C/O IMC Property Management 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
Brown, L. Chandrea 1948 E. 73rd St.	$5,220	1 unit(s)	*3 br:* 1, $770 to $325	1: 16-30%	5	43, South Shore
LPSS South Shore Manor C/O IMC Property Management 3258 E. 70th Place	$46,464	11 unit(s)	*1 br:* 11, $502 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
O'Keefe Courts LP 6936-44 S. Clyde 4737-39 S. Ingleside	$4,920	1 unit(s)	*3 br:* 1, $750 to$340	1: 16-30%	5	43, South Shore
All Properties Real Estate, Inc. 6800-02 S. Clyde 2047-55 E. 68th	$7,164	1 unit(s)	*1 br:* 1, $762 to $165	1: 16-30%	5	43, South Shore
Luster, Jacqueline 2353 E. 70th St.	$5,700	1 unit(s)	*2 br:* 1, $700 to $225	1: 0-15%	5	43, South Shore

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Wright, Marcella 6845 S. Ridgeland	$5,700	1 unit(s)	*3 br:* 1, $1,000 to $525	1: 16-30%	5	43, South Shore
Island Terrace Apartments 6430 S. Stony Island	$5,700	1 unit(s)	*1 br:* 1, $629 to $154	1: 0-15%	5	42, Woodlawn
ERA Real Estate 1509 E. Marquette	$7,200	1 unit(s)	*3 br:* 1, $900 to $300	1: 16-30%	5	42, Woodlawn
Barnes Real Estate 7531 S. Eberhart	$7,896	1 unit(s)	*5 br:* 1, $1093 to $435	1: 0-15%	6	69, Greater Grand Crossing
Kennedy, Sonia 57 W. 74th St.	$6,000	1 unit(s)	*2 br:* 1, $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
Marsh, Mary Ann & Reginald 7538 S. Rhodes	$5,832	1 unit(s)	*4 br:* 1, $886 to $400	1: 16-30%	6	69, Greater Grand Crossing
Ekong, Eno 6712 S. Emerald	$7,740	1 unit(s)	*3 br:* 1, $900 to $255	1: 0-15%	6	68, Englewood
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, Soth Shore
Herron Enterprises 7700 S. Essex	$22,656	4 unit(s)	*2 br:* 2, $675 to $300 and 2, $790 to $365	4: 16-30%	7	43, South Shore
All Properties Real Estate, Inc. 3004 E. 78th St.	$7,164	1 unit(s)	*2 br:* 1, $750 to $165	1: 0-15%	7	43, South Shore
King-Essex Apts. C/O IMC Propery Management 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. C/O IMC Propery Management 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
Orebiyi, Samual & Wanda 7637 S. Essex	$5,220	1 unit(s)	*2 br:* 1, $575 to $140	1: 0-15%	7	43, South Shore

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Nwanah, Patrick 7827 S. Colfax	$7,164	1 unit(s)	*2 br:* 1, $750 to $190	1: 0-15%	7	43, South Shore
Pugh, Arnold and Perneice Pugh 7838 S. Phillips	$8,220	1 unit(s)	*3 br:* 1, $850 to $165	1: 0-15%	7	43, South Shore
Saez, Angela 7838 S. Colfax	$29,100	5 unit(s)	*3 br:* 5, $650 to $165	5: 16-30%	7	43, South Shore
Monroe, Toni 7337 South Shore Dr.	$8,160	1 unit(s)	*2 br:* 1, $870 to $190	1: 0-15%	7	43, South Shore
Jean, Hector 2815 E. 76th St.	$7,020	1 unit(s)	*4 br:* 1, $790 to $205	1: 16-30%	7	43, South Shore
Sutton, Darrin 2801 E. 77th Place	$7,800	1 unit(s)	*3 br:* 1, $1,100 to $450	1: 16-30%	7	43, South Shore
Johnson, Alberta 8241 S. Saginaw	$9,600	1 unit(s)	*3 br:* 1, $800 to $400	1: 16-30%	7	46, South Chicago
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	46, South Chicago
Peel, Armel 851 E. 87th Place	$7,920	1 unit(s)	*2 br:* 1, $900 to $240	1: 0-15%	8	44, Chatham
Chester Reason 7955 S. Kenwood	$4,680	1 unit(s)	*3 br:* 1, $650 to $260	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
Washington, Major 10949-10951 S. Vernon	$4,800	1 unit(s)	*2 br:* 1, $540 to $140	1: 0-15%	9	49, Roseland
YMCA of Metro Chicago 4 E. 111th St.	$155,368	50 unit(s)	*SROs:* 21, $296 to $30 and 29, $296 to $125-$190	50: 0-15%	9	49, Roseland
Brown, Allen 30 E. 118th	$14,640	1 unit(s)	*6 br:* 1, $1,650 to $430	1: 16-30%	9	53, West Pullman
Boardman, William & Christina 8707 S. Escanaba	$9,360	3 unit(s)	*2 br:* 3, $$555 -$465 to $235-$180	3: 0-15%	10	46, South Chicago

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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
Rehab South Chicago C/O Claretians Associates 3251 E. 91st St.	$8,724	3 unit(s)	*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
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
9001 Commercial Building C/O Southeast Chciago Dev. Comm. 9001 S. Commercial	$22,500	4 unit(s)	*2 br:* 3, $650 to $215-$190 and 1, $760 to $215	1: 0-15% 3: 16-30%	10	46, South Chicago
8954-56 Commercial Ave. Building LP 8954 S. Commercial	$18,900	3 unit(s)	*3 br:* 1, $600 to $240 *4 br:* 2, $605-$775 to $200-$255	3: 0-15%	10	46, South Chicago
Villa Guadalupe Senior Services, Inc. Claretian Associates 3201 E. 91st St.	$145,744	42 unit(s)	*Studios:* 1, $415 to $205 *1 br:* 41, $480-$620 to $240-$290	42: 16-30%	10	46, South Chicago
Barnes Real Estate 2310 S. Sacramento	$6,120	1 unit(s)	*1 br:* 1, $800 to $175	1: 0-15%	12	30, South Lawndale
Bakutis, Mary Ann 6323 W. 64th St.	$6,840	1 unit(s)	*2 br:* 1, $660 to $140	1: 0-15%	13	64, Clearing
Patria Partners, LLC 5925 S. Marshfield	$9,600	1 unit(s)	*3 br:* 1, $1170 to $370	1: 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	66, Chicago Lawn
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
Park Management & Investments 6307 S. Rockwell	$5,340	1 unit(s)	*2 br:* 1, $585 to $140	1: 0-15%	15	66, Chicago Lawn

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Barnes Real Estate 1715 W. 58th	$7,320	1 unit(s)	*2 br:* 1, $800 to $190	1: 0-15%	15	67, West Englewood
Burton, Stephanie 1709 W. 50th Place	$4,020	1 unit(s)	*2 br:* 1, $500 to $165	1: 0-15%	16	61, New City
Oates, Beuconna 5658 S. Bishop	$5,100	1 unit(s)	*3 br:* 1, $750 to $325	1: 16-30%	16	67, West Englewood
Arlandiz, Elizabeth 5550 S. Mozart	$5,400	1 unit(s)	*2 br:* 1, $650 to $275	1: 16-30%	16	63, Gage Park
Barnes Real Estate 5226 S. May	$7,020	1 unit(s)	*2 br:* 1, $725 to $140	1: 0-15%	16	61, New City
Barnes Real Estate 5735 S. Elizabeth	$8,880	1 unit(s)	*5 br:* 1, $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	63, Gage Park
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	68, New City
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 5539 S. Sangamon	$5,700	1 unit(s)	*3 br:* 1, $800 to $325	1: 16-30%	16	68, Englewood
Oates, Beuconna 1411 W. 55th	$8,424	1 unit(s)	*5 br:* 1, $1050 to $175	1: 0-15%	16	67, West Englewood
Barnes Real Estate 6224 S. Morgan	$12,840	1 unit(s)	*4 br:* 1, $1250 to $180	1: 0-15%	16	68, Englewood
Criddell, Clarke 7240 S. Sangamon	$5,700	1 unit(s)	*2 br:* 1, $1,000 to $525	1: 16-30%	17	68, Englewood

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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
Eggleston C/O IMC Property Management 443 W. 75th 7502-06 S. Eggleston	$21,000	5 unit(s)	*3 br:* 5, $700 to $250	5: 16-30%	17	69, Greater Grand Crossing
Catholic Charities Housing Dev. Corp. 6717 S. Elizabeth 6209 S. Paulina	$148,102	32 unit(s)	*Studios:* 14, $477 to $220 *1 br:* 18, $571 to $240	32: 16-30%	17	67, West Englewood
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
Goins Management 6643 S. Justine	$21,840	1 unit(s)	*6 br:* 1, $2,100 to$280	1: 0-15%	17	67, West Englewood
Harris, Brian 7830 S. Sangamon	$15,480	2 unit(s)	*3 br:* 2, $950 to $250-$360	1: 0-15% 1: 16-30%	17	71, Auburn Gresham
Silas, Michelle 7800 S. Ada	$13,380	1 unit(s)	*4 br:* 1, $1625 to $510	1: 16-30%	17	71, Auburn Gresham
SSG Ltd. Part. C/O IMC Property Management 7000-7010 S. Sangamon	$13,920	4 unit(s)	*3 br:* 4, $615 to $325	4: 16-30%	17	68, Englewood
SSG Ltd. Part. C/O IMC Propery Management 7640-7656 S. Stewart	$30,840	7 unit(s)	*3 br:* 7, $705 to $325	7: 16-30%	17	69, Greater Grand Crossing
Barnes Real Estate 7811 S. Laflin	$14,340	1 unit(s)	*6 br:* 1, $1,500 to$305	1: 0-15%	17	71, Auburn Gresham
Cynthia Jackson 7929 S. Harvard	$5,220	1 unit(s)	*3 br:* 1, $770 to $325	1: 16-30%	17	44, Chatham
Barnes Real Estate 929 W. 54th Place	$8,580	1 unit(s)	*3 br:* 1, $980 to $265	1: 0-15%	20	61, New City
Thompson, Teresa 729 W. 59th Street	$8,880	1 unit(s)	*4 br:* 1, $950 to $210	1: 0-15%	20	68, Englewood
62nd St. Phase II Ltd. Part. 6201 S. King Drive 6155 S. Vernon	$16,320	4 unit(s)	*3 br:* 4, $665 to $325	4: 16-30%	20	42, Woodlawn

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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
Beverly, Eve 5627-5629 S. Indiana 5532-5534 S. Indiana	$12,240	3 unit(s)	*3 br:* 2, $600 to $325 *4 br:* 1, $700 to $375	3: 16-30%	20	40, Washington Park
Washington Park, LLC C/OBrinshore 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./IMC Property Management 6200 S. Dorchester	$23,592	2 unit(s)	*4 br:* 2, $996 to $185	2: 16-30%	20	42, Woodlawn
Drexel Terrace C/O The Habitat Company 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
LPSS Ltd. Part. Michigan Manor C/O IMC Property Management 5751-5759 S. Michigan Ave.	$20,892	5 unit(s)	*3 br:* 5, $666-$705 to $325	5: 0-15%	20	40, Washington Park
LPW Ltd. Part.Wabash Court C/O IMC Property Management 5606 S. Wabash	$14,760	3 unit(s)	*2 br:* 3, $550 to $140	3: 0-15%	20	40, Washington Park
Prairie Apts. Ltd. Part. C/O IMC Propery Management 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
WECAN 6146 S. Kenwood	$17,580	4 unit(s)	*1 br:* 2, $500 TO $175-$290 *3 br:* 2, $750 TO $180-$390	2: 0-15% 2: 16-30%	20	42, Woodlawn
Woodlawn Development Corporation 6224-6226 S. Kimbark	$11,556	3 unit(s)	*1 br:* 1, $523 to $230 *2 br:* 1, $600 to $275 *3 br:* 1, $670 to $325	3: 16-30%	20	42, Woodlawn
Barnes Real Estate 5719 S. Prairie	$7,320	1 unit(s)	*2 br:* 1, $800 to $190	1: 0-15%	20	40, Washington Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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
Thomas, Barbara 5817 S. Wabash	$3,816	1 unit(s)	*3 br:* 1, $850 to $532	1: 16-30%	20	40, Washington Park
Great American Realty, Inc. 1342 W. 82nd 1504 W. 81st	$20,700	4 unit(s)	*1 br:* 1, $610 to $290 and 1, $610 to $175 *2 br:* 1, $750 to $320 and 1, $750 to $190	2: 0-15% 2: 16-30%	21	71, Auburn Gresham
Bouchee, Mary 9115 S. Ada St.	$7,895	1 unit(s)	*2 br:* 1, $750 to $140	1: 0-15%	21	73, Washington Heights
Bradley, Latricia 9443 S. Justine	$5,400	1 unit(s)	*2 br:* 1, $725 to $275	1: 16-30%	21	73, Washington Heights
Patterson, Donald 4100 W. Ogden	$29,280	4 unit(s)	*2 br:* 4, $750 to $140	4: 0-15%	22	29, North Lawndale
Barnes Real Estate 2349 S. Drake	$9,120	1 unit(s)	*3 br:* 1, $975 to $225	1: 16-30%	22	30, South Lawndale
The Resurrection Project 2301-2303 S. Drake	$2,340	2 unit(s)	*3 br:* 2, $420-25 to $325	2: 16-30%	22	30, South Lawndale
Grant, Wanda & Martin 1338 S. Albany 1246 S. Lawndale	$22,488	4 unit(s)	*3 br:* 3, $753 to $325 *5 br:* 1, $990 to $400	4: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3710 W. Douglas	$3,480	1 unit(s)	*3 br:* 1, $615 to $325	1: 16-30%	24	29, North Lawndale
Grant, Wanda & Martin 3745 W. Douglas	$17,220	3 unit(s)	*4 br:* 3, $846-61 to $375	3: 16-30%	24	29, North Lawndale
Kolin Court Ltd. Partnership 1203-1211 S. Kolin	$37,380	7 unit(s)	*2 br:* 7, $600 to $155	7: 0-15%	24	29, North Lawndale
Song, Keum Sup 1511 S. Drake	$4,464	1 unit(s)	*3 br:* 1, $872 to $500	1: 16-30%	24	29, North LAwndale
Tenard, Terrance 3946 W. Polk	$9,420	1 unit(s)	*3 br:* 1, $1000 to $215	1: 0-15%	24	26, West Garfield Park
3346 W. Lexington Family LP 3346 W. Lexington	$12,096	1 unit(s)	*3 br:* 1, $1,300 to $292	1: 0-15%	24	27, East Garfield Park
Barnes Real Estate 1525 S. Hamlin	$13,440	2 unit(s)	*2 br:* 1, $650 to $140 *3 br:* 1, $725 to $165	2: 0-15%	24	29, North Lawndale

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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
Keeler Apartments Ltd. Partnership 1251-1255 S. Keeler	$65,700	10 unit(s)	*3 br:* 9, $705 to $165 *4 br:* 1, $800 to $185	10: 0-15%	24	29, North Lawndale
Gonzalez, Gilbert 1841 S. Laflin	$4,800	1 unit(s)	*3 br:* 1, $700 to $400	1: 16-30%	25	31, Lower West Side
Ibarra, Juan & Elizabeth 1714 W. 17th St.	$4,320	1 unit(s)	*2 br:* 1, $500 to $140	1: 0-15%	25	31, Lower West Side
Scheck, Deborah 1622 S. Allport	$6,420	1 unit(s)	*3 br:* 1, $700 to $165	1: 0-15%	25	31, Lower West Side
The Resurrection Project 1712 W. 17th St.	$4,140	2 unit(s)	*2 br:* 2, $380-$400 to $275	2: 16-30%	25	31, Lower West Side
The Resurrection Project 1714 W. 19th St.	$1,236	1 unit(s)	*2 br:* 1, $375-93 to $275	1: 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
Gonzalez, Gilbert 2104 S. May	$7,092	1 unit(s)	*2 br:* 1, $850 to $259	1: 16-30%	25	31, Lower West Side
The Resurrection Project 1313 W. 19th St.	$1,380	1 unit(s)	*1 br:* 1, $444 to $329	1: 16-30%	25	31, Lower West Side
Brandon, Sean and Araceli 1921 W. 17th St.	$5,448	1 unit(s)	*3 br:* 1, $760 to $306	1: 16-30%	25	31, Lower West Side
Hernandez, Monserrate 2500 W. Thomas	$12,540	2 unit(s)	*2 br:* 1, $650 to $140 *3 br:* 1, $700 to $165	2: 0-15%	26	24, West Town
L.U.C.H.A. 1318 N. Rockwell	$9,504	6 unit(s)	*2 br:* 3, $370 to $270 and 3, $410 to $275	6: 16-30%	26	24, West Town
L.U.C.H.A. 1456 N. Rockwell	$5,808	4 unit(s)	*2 br:* 2, $522-$533 to $270-$427 *3 br:* 2, $527-$604 to $427-$469	4: 16-30%	26	24, West Town
L.U.C.H.A. 1414-1418 N. Washtenaw	$8,292	4 unit(s)	*1 br:* 1, $533 to $433 *2 br:* 1, $420-$588 to $260-$428 *3 br:* 2, $644 to $479	4: 16-30%	26	24, West Town
L.U.C.H.A. 1451 N. Washtenaw	$3,696	2 unit(s)	*2 br:* 1, $420 to $320 and 1, $485 to $350	2: 16-30%	26	24, West Town

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Rodriguez, Margarita 1019 N. Francisco	$7,056	1 unit(s)	*2 br:* 1, $1000 to $412	1: 16-30%	26	24, West Town
Arlandiz, Elizabeth 1859 N. Kimball	$24,060	4 unit(s)	*1 br:* 1, $450 to $125 *2 br:* 2, $650 to $140 *3 br:* 1, $750 to $165	4: 0-15%	26	22, Logan Square
Arlandiz, Sergio & Elizabeth 1300 N. Homan	$34,080	10 unit(s)	*2 br:* 6, $540 to $275 *3 br:* 4, $660 to $325	10: 16-30%	26	23, Humboldt Park
Avelar, Manuel 3306-3308 W. Division	$42,120	6 unit(s)	*3 br:* 6, $750 to $165	6: 0-15%	26	23, Humboldt Park
Humboldt Park Ltd./Hispanic Houisng 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	23, Humboldt Park
Humboldt Ridge II L.P. C/O LR Development 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	22, Logan Square
L.U.C.H.A. 3339 W. Division 1152-58 N. Christiana	$39,072	22 unit(s)	*SROs:* 22, $235 to $100	22: 0-15%	26	23, Humboldt Park
Mercado, Doris 3345 W. Beach	$8,220	1 unit(s)	*3 br:* 1, $850 to $165	1: 0-15%	26	23, Humboldt Park
Gomez, Michael 1622 N. Albany	$4,560	1 unit(s)	*2 br:* 1, $700 to $320	1: 16-30%	26	23, Humboldt Park
Ninapayta, John 3416 W. Potomac	$11,520	2 unit(s)	*2 br:* 2, $800 to $320	2: 16-30%	26	23, Humboldt Park
Nuestro Pueblo C/O Bickerdike Redevelopment Corporation 901-903 N. Sacramento 909-915 N. Sacramento	$51,288	22 unit(s)	*3 br:* 13, $516 to $325 *4 br:* 9, $574 to $375	22: 16-30%	26	23, Humboldt Park
Augusta Assoc. Ltd./ 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%	26	22, Logan Square

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance	Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
La Paz C/O Bickerdike Redevelopment Corporation 3600-3606 W. Shakespeare	$16,692	7 unit(s)	*2 br:* 4, $457 to $275 *3 br:* 3, $546 to $325	7: 16-30%	26	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%	26	23, Humboldt Park
Fregoso, Joaquin 3402-08 W. Lyndale	$7,848	1 unit(s)	*2 br:* 1, $740 to $140	1: 0-15%	26	22, Logan Square
Singleton, Arrie 2105-2307 N. Lawndale	$6,360	2 unit(s)	*2 br:* 2, $385-425 to $140	2: 0-15%	26	22, Logan Square
Villanueva, Abel 3508-10 W. Dickens	$4,080	1 unit(s)	*3 br:* 1, $700 to $360	1: 16-30%	26	22, Logan Square
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
Ferguson, Jacqueline 1039 N. Hamlin	$4,239	1 unit(s)	*2 br:* 1, $462 to $140	1: 0-15%	27	23, Humboldt Park
McDermitt Foundation 932 W. Washington	$60,000	10 unit(s)	*SROs:* 10, $600 to $100	10: 0-15%	27	28, Near West Side
McDermitt Foundation 124 N. Sangamon	$97,440	20 unit(s)	*SROs:* 20, $600 to $30-$330	10: 0-15% 10: 16-30%	27	28, Near West Side
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	$45,000	15 unit(s)	*Beds:* 15, $600 to $350	15: 16-30%	27	28, Near West Side
Gates, Sylvester 507 N. Avers	$7,200	1 unit(s)	*3 br:* 1, $1000 to $400	1: 16-30%	27	23, Humboldt Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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Kilgore, Helen 2416 W. Roosevelt	$7,680	1 unit(s)	*3 br:* 1, $850 to $210	1: 0-15%	28	28, Near West Side
Dickson, Jerome 1131-35 S. Sacramento	$6,300	1 unit(s)	*3 br:* 1, $925 to $325	1: 16-30%	28	29, North Lawndale
Austin Shore C/O IMC Property Management 169-85 N. LeClaire 149-51 N. Lavergne	$8,400	2 unit(s)	*2 br:* 2, $545 to $195	2: 0-15%	28	25, Austin
Austin Square C/O IMC Property Management 4701-09 W. Maypole	$46,200	13 unit(s)	*3 br:* 13, $650 to $375	13: 16-30%	28	25, Austin
Barnes Real Estate 3107 W. Monroe	$6,960	1 unit(s)	*3 br:* 1, $900 to $320	1: 16-30%	28	27, East Garfield Park
Jackson Terrace Ltd. Part. C/ O IMC Propery Management 4900-4910 W. Jackson	$20,100	6 unit(s)	*2 br:* 6, $540 to $275	6: 16-30%	28	25, Austin
Washington Courts Ltd. Part. /IMC Property Management 5040 W. Washington	$46,640	8 unit(s)	*2 br:* 4, $605 to $140 and 4, $631 to $166	8: 0-15%	28	25, Austin
West Wash. Ltd. Part.C/O IMC Property Management 4200 W. Washington 4400 W. Washington	$52,560	19 unit(s)	*2 br:* 18, $375-$450 to $147-$195 *3 br:* 1, $478 to $173	19: 0-15%	28	26, West Garfield Park
Bethel New Life 4376& 4322 W. West End	$34,678	6 unit(s)	*2 br:* 2, $480 to $190-$0 *3 br:* 4, $550 to $215-$0	6: 0-15%	28	26, West Garfield Park
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%	28	25, Austin
Pine Place Ltd. Part. C/O IMC Property Management 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%	28	25, Austin

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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5700 W. Washington Assoc. C/O IMC Property Management 5700 W. Washington	$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 5837 W. Washington	$13,800	2 unit(s)	*3 br:* 2, $900 to $325	2: 16-30%	29	25, Austin
Austin Mutual C/O IMC Property Management 5501-03 W. Congress 506-08 S. Lotus	$4,200	1 unit(s)	*2 br:* 1, $540 to $190	1: 0-15%	29	25, Austin
The Fulton Apartments C/O Northridge Holdings, Ltd. 5808 W. Fulton	$18,928	6 unit(s)	*1 br:* 1, $450 to $217 *2 br:* 1, $525 to $325 *3 br:* 4, $525 to $110-$325	1: 0-15% 5: 16-30%	29	25, Austin
Columbus Park Limited Partnership 301 S. Central	$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
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	$42,408	6 unit(s)	*2 br:* 6, $447.25-$472.25 to $81-$225	6: 0-15%	29	25, Austin
Herron Enterprises 139-145 S. Central	$15,252	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
LR Management 5629-5647 W. Madison	$4,896	2 unit(s)	*1 br:* 2, $545-$471 to $312 to $296	2: 16-30%	29	25, Austin
Faith Residence LP 5642-52 W. Washington 110-14 N. Parkside	$8,040	2 unit(s)	*2 br:* 2, $775-$650 to $415 to $340	2: 16-30%	29	25, Austin
Douglas, Jay 1523 N. Kedvale	$13,320	2 unit(s)	*3 br:* 2, $880 to $325	2: 16-30%	30	23, Humboldt Park
Avelar, Manuel 4034 N. Cortland 1904 N. Keystone	$12,000	2 unit(s)	*1 br:* 2, $650 to $150	2: 0-15%	30	20, Hermosa

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
B & G Properties 2544 N. Avers	$3,456	1 unit(s)	*2 br:* 1, $720 to $432	1: 16-30%	30	22, Logan Square
Fregoso, Lilia 3859 W. Wrightwood	$9,187	1 unit(s)	*1 br:* 1, $625 to $230	1: 16-30%	30	22, Logan Square
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%	31	19, Belmont Cragin
Pagan, Conrad and Durasno, Carlos 3108 N. Keating	$6,900	1 unit(s)	*2 br:* 1, $850 to $275	1: 0-15%	31	19, Belmont Cragin
Fonseca, Luz 4128 W. George	$6,300	1 unit(s)	*3 br:* 1, $850 to $325	1: 16-30%	31	21, Avondale
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
Lewandowski, Bogdan 2429 N. Tripp	$7,080	1 unit(s)	*2 br:* 1, $800 to $210	1: 16-30%	31	20, Hermosa
Magdaleno, Antonio 3011 N. Kilpatrick	$6,900	1 unit(s)	*2 br:* 1, $850 to$275	1: 0-15%	31	19, Belmont Cragin
Kotz-Fedorenko, Karyn 1944 W. Henderson	$6,300	1 unit(s)	*3 br:* 1, $850 to $325	1: 16-30%	32	5, North Center
Kotz-Fedorenko, Karyn 1938 W. School St.	$3,240	1 unit(s)	*1 br:* 1, $395 to $125	1: 0-15%	32	5, North Center
Meza, Carlos & Judy 2328 W. McLean	$4,776	1 unit(s)	*2 br:* 1, $650 to $275	1: 16-30%	32	22, Logan Square
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
Fedorenko-Kotz, Karyn 2846-56 W. Waveland	$21,900	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
BASS 4500, LLC 4500-02 N. Sawyer	$5,388	1 unit(s)	*3 br:* 1, $1,000 to $551	1: 16-30%	33	14, Albany park
Key, Lillia 1133 W. 111th St.	$1,500	1 unit(s)	*2 br:* 1, $525 to $400	1: 16-30%	34	75, Morgan Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Harper, Louise 1148 W. 111th Place	$12,720	1 unit(s)	*3 br:* 1, $1200 to $165	1: 0-15%	34	75, Morgan Park
Manzella, Patricia 2511 N. Fairfield	$7,680	1 unit(s)	*3 br:* 1, $1000 to $360	1: 16-30%	35	22, Logan Square
Zayas, Carlos 2749 N. Mozart	$5,196	1 unit(s)	*3 br:* 1, $550 to $165	1: 0-15%	35	22, Logan Square
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, 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
Ibarra, Lourdes 2901 N. Dawson	$5,520	1 unit(s)	*2 br:* 1, $650 to $190	1: 0-15%	35	21, Avondale
Macias, Roberto 3268 W. Fullerton	$7,020	1 unit(s)	*4 br:* 1, $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	7: 0-15% 3: 16-30%	35	22, Logan Square
Pagan, Louis Angel 3017 W. Beldon Ave.	$16,950	2 unit(s)	*2 br:* 1, $955 to $227 *3 br:* 1, $900 to $215	2: 0-15%	35	22, Logan Square
Perez, Idida 3707 W. Wrightwood	$7,175	1 unit(s)	*3 br:* 1, $715 to $165	1: 0-15%	35	22, Logan Square
Regalado, Carlos 2944 N. Whipple	$7,500	1 unit(s)	*2 br:* 1, $850 to$225	1: 0-15%	35	21, Avondale
Moreno, Isaias and Sofia 2414 N. Lawndale	$3,720	1 unit(s)	*2 br:* 1, $450 to $140	1: 0-15%	35	22, Logan Square

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
Kimball C/O IMC Proprty Management 1908-14 N. Kimball 3400-08 W. Cortland	$8,400	2 unit(s)	*3 br:* 2, $700 to $250	2: 16-30%	35	22, Logan Square
Castro, Maria 2913 N. Kedzie	$6,120	1 unit(s)	*2 br:* 1, $700 to $190	1: 0-15%	35	21, Avondale
Kubik, Janina 7140 W. Addison	$8,760	1 unit(s)	*2 br:* 1, $880 to $150	1: 16-30%	36	17, Dunning
European Development 723-725 N. Central	$24,840	9 unit(s)	*1 br:* 9, $440-$430 to $210-$200	9: 0-15%	37	25, Austin
Barnes Real Estate 5442 W. Augusta	$11,820	1 unit(s)	*4 br:* 1, $1475 to $490	1: 0-15%	37	25, Austin
Colon, Jose E. 4221 W. Potomac	$4,920	1 unit(s)	*1 br:* 1, $550 to $140	1: 0-15%	37	23, Humboldt Park
YMCA of Metro Chicago 501 N. Central	$153,028	57 unit(s)	*Studios:* 36, $290 to $30 and 21, $290 to $125-$190	57: 0-15%	37	25, Austin
Nelson, Betty 4740 W. Grace	$3,900	1 unit(s)	*2 br:* 1, $575 to $250	1: 16-30%	38	15, Portage Park
H.O.M.E. 1537 W. Rosemont	$10,200	3 unit(s)	*SROs:* 3, $630 to $430	3: 16-30%	40	77, Edgewater
YMCA of Metro Chicago 30 W. Chicago	$192,823	58 unit(s)	*SROs:* 58, $317 to $100	58: 0-15%	42	8, Near North Side
YMCA of Metro Chicago 3333 N. Marshfield	$133,968	67 unit(s)	*Studios:* 54, $292 to $30-$190 and 13, $339 to $190	67: 0-15%	44	6, Lake View
AidsCare 315 W. Barry	$14,400	6 unit(s)	*SROs:* 6, $350 to $150	6: 0-15%	44	6, Lake View
1325 Wilson LLC C/O Midlakes Management, 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 C/O IMC Property Management 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

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM

January 1- December 31, 2004

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
900 W. Windsor Ltd. Part. C/O IMC Property Management 900 W. Windsor	$21,780	4 unit(s)	*2 br:* 4, $450 to $140	4: 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./IMC Property Management 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
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 Apartments 915-917 W. Wilson	$173,523	62 unit(s)	*Studios:* 31, $400 to $100 and 31, $400 to $200	31: 0-15% 31: 16-30%	46	3, Uptown
Rhoton, Donald G. 1429 W. Irving Park	$3,828	1 unit(s)	*1 br:* 1, $650 to $331	1: 16-30%	47	6, Lake View
5240 N. Winthrop LLC. 5240 N. Winthrop	$27,168	8 unit(s)	*SROs:* 8, $335 to $100	8: 0-15%	48	77, Edgewater

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

Organization and Address of Project	Amount of Annual Subsidy	Total Number of Units Receiving Assistance	Breakdown of Subsidized Rents	Income Level Served	Ward	Community Area
Hellenic Foundation 5700 N. Sheridan Rd.	$146,681	49 unit(s)	*Studios:* 37, $390-$445 to $135-$195 *1 br:* 12, $485-$550 to $210-$260	49: 16-30%	48	77, Edgewater
Lakefront SRO 5042 N. Winthrop	$115,320	45 unit(s)	*SROs:* 20, $255 to $135 and 25, $300 to $50	45: 0-15%	48	3, Uptown
Mc Lenighan, Michael 5701 N. Sheridan Rd.	$6,900	1 unit(s)	*Studios:* 1, $675 to $100	1: 0-15%	48	77, Edgewater
Pride Properties 5718 N. Winthrop	$53,280	17 unit(s)	*Studios:* 14, $350 to $100 and 1, $475 to $250 *1 br:* 1, $580 to $175 and 1, $590 to $290	15: 0-15% 2: 16-30%	48	77, Edgewater
MSS Enterprises 5326 N. Winthrop	$140,032	36 unit(s)	*Studios:* 36, $515 to $275	36: 16-30%	48	77, Edgewater
Blanchard, Brian 5781 N. Sheridan	$5,496	1 unit(s)	*Studios:* 1, $650 to $192	1: 0-15%	48	77, Edgewater
6229 Winthrop, Inc. C/O Vranas and Chioros Associates, Inc. 6229 N. Winthrop	$155,990	40 unit(s)	*Studios:* 8, $385 to $125 *1 br:* 32, $485 to $150	40: 0-15%	48	77, Edgewater
Rosemont Ltd. Part./ Holsten Real Estate Development Corporation 1061 W. Rosemont	$82,680	35 unit(s)	*SROs:* 3, $320 to $75 *Studios:* 14, $370 to $170 and 18, $395 to $195	35: 0-15%	48	77, Edgewater
Broadmoor Apts. Ltd. C/O IMC Property Management 7600 N. Bosworth	$95,928	36 unit(s)	*Studios:* 20, $395 to $170 and 2, $350 to $93-$103 *1 br:* 4, $475-$350 to $286-$183 *2 br:* 10, $495 to $275	20: 0-15% 16: 16-30%	49	1, Rogers Park
A.M. Realty Group LLC 6748-50 N. Ashland	$118,745	29 unit(s)	*1 br:* 20, $525 to $230 and 9, $600 -$650 to $175 -$230	3: 0-15% 26: 16-30%	49	1, Rogers Park
Kass Management Services, Inc 1456 W. Birchwood	$32,520	8 unit(s)	*2 br:* 2, $640 to $320 and 3, $595 to $275 *3 br:* 3, $695 to $325	8: 16-30%	49	1, Rogers Park
CMHDC 1714-24 W. Jonquil	$10,836	2 unit(s)	*2 br:* 1, $826 to $270 *3 br:* 1, $925 to $550	1: 0-15% 1: 16-30%	49	1, Rogers Park
Council for Jewish Elderly 1221 W. Sherwin	$68,400	20 unit(s)	*1 br:* 20, $460 to $175	20: 0-15%	49	1, Rogers Park

CHICAGO LOW-INCOME HOUSING TRUST FUND: SUMMARY OF PROJECTS FUNDED UNDER THE RENTAL SUBSIDY PROGRAM
January 1- December 31, 2004

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
Entre Nous Ltd. Part. C/O IMC Property Management 1700 W. Juneway	$32,208	10 unit(s)	*1 br:* 1, $445 to $208 *2 br:* 5, $501 to $275 *3 br:* 4, $651 to $325	10: 16-30%	49	1, Rogers Park
H.O.M.E. 7320 N. Sheridan Rd.	$71,564	30 unit(s)	*SROs:* 6, $627 to $460 *Studios:* 2, $290 to $100 and 1, $290 to $200 *1 br:* 9, $325 to $125 and 8, $325 to $230 *2 br:* 4, $550 to $140	18: 0-15% 12: 16-30%	49	1, Rogers Park
Pedraza Realty, Inc. 7375-79 N. Damen	$17,340	2 unit(s)	*3 br:* 1, $875 to $240 and 1, $1100 to $360	1: 0-15% 1: 16-30%	49	1, Rogers Park
Su Casa Assoc.C/O IMC Property Management 1614 W. Jonquil	$26,409	8 unit(s)	*1 br:* 2, $550 to $260 *3 br:* 6, $500 to $203	8: 16-30%	49	1, Rogers Park
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
Fetterman, Morris 6319-6325 N. Mozart	$12,300	3 unit(s)	*1 br:* 1, $575 to $230 and 2, $570 to $230	3: 16-30%	50	2, West Ridge
Weisberger, William 6307-6309 N. Mozart	$11,830	2 unit(s)	*2 br:* 2, $695 to $320	2: 16-30%	50	2, West Ridge
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
Cajamarca, Merci 6326 N. Mozart	$9,820	1 unit(s)	*3 br:* 1, $1085 to $325	1: 0-15%	50	2, West Ridge
Wilmette Real Estate and Management 6200-36 N. Hoyne	$10,980	2 unit(s)	*1 br:* 1, $647 to $244 *2 br:* 1, $823 to $311	2: 16-30%	50	2, West Ridge
TOTALS:	$7,424,390	2,031	Beds: 40 SROs: 361 Studios: 556 1 bedrooms: 385 2 bedrooms: 364 3 bedrooms: 269 4 or more bedrooms: 56	1,173 0-15% 858 16-30%		

projects per ward?

Chicago Department of Housing

TROUBLED BUILDINGS INITIATIVE

January 1 - June 30, 2004

TBI Status	Primary Address	CPD District	Commitment	Number of Residential Units	Ward	Units by Income Level						
						0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%
Rehab in Process	359-63 E. 55th Place	2	$ -	12	20	-	-	12	-	-	-	-
Rehab in Process	1404-16 W. 78th	6	$ -	21	17	-	-	21	-	-	-	-
Rehab in Process	8241-43 S. Drexel	6	$ -	12	8	-	-	12	-	-	-	-
Rehab in Process	8221-5 S. Ellis	6	$ -	15	8	-	-	15	-	-	-	-
Rehab in Process	5050 S. Laflin	7	$ -	12	16	-	-	12	-	-	-	-
Rehab in Process	4357 W West End Ave	11	$ -	18	28	-	-	18	-	-	-	-
Rehab in Process	3621-29 W Huron St	11	$ -	12	27	-	-	12	-	-	-	-
Rehab in Process	4450-58 W Congress Pkwy	11	$ -	10	24	-	-	10	-	-	-	-
Rehab in Process	3533-35 W Fullerton Ave	14	$ -	16	35	-	-	16	-	-	-	-
Rehab in Process	331-35 N Pine Ave	15	$ -	24	37	-	-	24	-	-	-	-
Rehab in Process	5534-46 W. North	25	$ -	86	30	-	-	86	-	-	-	-
Under Receivership	4201-09 S Michigan Ave.	2	$ -	24	3	-	-	24	-	-	-	-
Rehab in Process	8022 S. Ellis	6	$ -	16	8	-	-	16	-	-	-	-
Under Receivership	6356-58 S. Laflin	7	$ -	6	16	-	-	6	-	-	-	-
Rehab in Process	4720-28 S. Drexel	21	$ -	64	4	-	-	64	-	-	-	-
Rehab in Process	1615 W. 61st St.	7	$ -	8	15	-	-	8	-	-	-	-
Rehab in Process	1200 N. Parkside	25	$ -	16	29	-	-	16	-	-	-	-
Rehab in Process	5701-05 S. Calumet Ave.	2	$ -	18	3	-	-	18	-	-	-	-
Rehab in Process	301-07 N. Central Park Ave.	11	$ -	40	28	-	-	40	-	-	-	-
Rehab in Process	4847 N. Albany Ave.	17	$ -	27	33	-	-	27	-	-	-	-
Rehab in Process	3401-09 W. Monroe	11	$ -	24	28	-	-	24	-	-	-	-
Rehab in Process	8133-35 S. Ingleside	6	$ -	6	8	-	-	6	-	-	-	-
Rehab in Process	701-09 E. 62nd St.	3	$ -	21	20	-	-	21	-	-	-	-
Rehab in Process	3600-12 W. Franklin Blvd.	11	$ -	68	28	-	-	68	-	-	-	-
Rehab in Process	11027-35 S. King Dr.	5	$ -	48	9	-	-	48	-	-	-	-
Rehab in Process	11105 S. Emerald	22	$ -	10	34	-	-	10	-	-	-	-
Rehab in Process	700 W. 76th St.	6	$ -	12	17	-	-	12	-	-	-	-
Rehab in Process	3500 W. Armitage	14	$ -	5	31	-	-	5	-	-	-	-
Rehab in Process	4632-38 Vincennes Ave.	2	$ -	9	3	-	-	9	-	-	-	-
Rehab in Process	5023-25 S. Michigan Ave.	2	$ -	6	3	-	-	6	-	-	-	-
Rehab in Process	4354-59 S. Indiana	2	$ -	24	3	-	-	24	-	-	-	-
Under Receivership	7110-16 S. Cornell Ave.	3	$ -	30	5	-	-	30	-	-	-	-
Under Receivership	1245-47 S. California	10	$ -	6	28	-	-	6	-	-	-	-
Under Receivership	6957-59 S. Union	7	$ -	14	6	-	-	14	-	-	-	-
Under Receivership	4800 S. Calumet	4	$ -	27	3	-	-	27	-	-	-	-
Rehab in Process	7908 S. Laflin	6	$ -	19	21	-	-	19	-	-	-	-
TOTAL			$ -	786		-	-	786	-	-	-	-

HUD MARK TO MARKET PROGRAM
January 1 - June 30, 2004

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%
1st	Bryn Mawr Apartments	Mortgage restructure	Scattered sites, South Shore	$ 517,242	100	100	-	-	-	-
TOTALS				$ 517,242	100	100	-	-	-	-

CHICAGO PARTNERSHIP FOR AFFORDABLE NEIGHBORHOODS (CPAN)
Applications Approved
January 1 - June 30, 2004

Quarter Approved	Developer	Project Name	Address	Community Area	Ward	Total Units	Percent affordable	Affordable Units	Units by Income Level						
									0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101 + %
1st	Victor Ayala	Grand West Lofts	2000 W. Grand Avenue	West Town	26	24	8%	2	-	-	-	-	1	1	-
1st	Rufino Builder, Inc.	Washtenaw Homes/Artesian Homes	1419 N. Washtenaw/1333 N. Artesian	West Town	26	7	43%	3	-	-	-	-	2	1	-
1st	STM Development, Inc.	STM Development, Inc.	2636-38 W. Potomac	West Town	26	6	33%	2	-	-	-	-	1	1	-
1st	834 N. Wood Street Corp.	Corner Condominums	834-36 N. Wood St./1806 W. Rice St.	West Town	1	15	7%	1	-	-	-	-	1	-	-
1st	William Lawless	936 W. Sunnyside, LLC.	936 W. Sunnyside	Uptown	46	20	90%	18	-	-	-	-	10	8	-
2nd	Poter Construction	Leland/Sheridan Condominiums	4701 N. Sheridan	Uptown	46	60	17%	10	-	-	-	-	6	4	-
2nd	Walsh Development	2240 W. Diversey	2240 W. Diversey	Avondale	1	93	6%	6	-	-	-	-	3	3	-
2nd	Sedgwick Properties Dev. Corp.	828 W. Grace, LLC	828 W. Grace	Lake View	46	140	10%	14	-	-	-	-	8	6	-
2nd	Rosclare Development Inc.	2833-35 W. Division	2833-35 W. Division	West Town	26	16	31%	5	-	-	-	-	3	2	-
2nd	4301 N. Sheridan, LLC	The Mark	4301 N. Sheridan Road	Uptown	46	38	11%	4	-	-	-	-	2	2	-
2nd	East Lake Side LLC	2129-47 N. California	2129-47 N. California	Logan Square	1	36	17%	6	-	-	-	-	3	3	-
							TOTAL	71	-	-	-	-	40	31	-

2004 SUMMARY		
Participating developments		11
Affordable units		71
Average % of affordable units		36%
Total estimated value of developer write-downs	$	7,556,332
Average write-down per affordable unit	$	111,394

Chicago Department of Housing

MAYORAL AFFORDABLE REQUIREMENTS ORDINANCE

January - June 30, 2004

Type of Development	Project Title	Address	City Assistance	Total Units#	# of Affordable Units	Total Public Assistance	Council Date	Other Assistance through DOH
For Sale	North Washington Park Homes	4950 S. Champlain	Land Write Down	36	4	$48,800	1/14/2004	No
Rental	A & A Development	1750 & 1800 N. Spauldin	Negotiated Sale	77	36	$1,010,000	3/31/2004	No
For Sale	Revere Run LLC	73rd & University	Negotiated Sale	27	3	$260,599	3/31/2004	No
For Sale	2200 W. Madison Partnership LLC	2200 W. Madison	Negotiated Sale	48	10	$662,200	5/5/2004	No
For Sale	Jefferson Park Development Corporation	5201-5225 W. Lawrence	Negotiated Sale	132	16	$5,856,938	5/26/2004	No
TOTAL				320	69	$7,789,737		

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

HISTORIC CHICAGO BUNGALOW REPORT FORM: Historic Chicago Bungalow Association

Benefits Received
From October 2000 - June 2004

INDICATOR	NUMBER		DOLLARS EXPENDED	
Recognition/Marketing of Chicago Bungalows				
Requests for information/general information pieces mailed*	18,693			
Certification of existing owners	5,201			
Certification for bungalow buyers	5,201			
# of individuals who participated in tours**	268			
# of Historic Chicago Bungalow Members	5,201			
Preservation and Restoration				
# of MCC participants				
# of households who access other rehab bank loans	72	home equity	$2,667,627	home equity
	109	refinance	$12,030,990	refinance
Subtotal:	181		$14,698,617	
# of households who utilized their own resources for rehab	921		$4,897,406	
# of households who receive appliance vouchers	930		$887,750	
# of households who receive energy efficiency matching dollars	615		$1,086,662	
# of households who receive IHDA grant matching dollars	36		$127,697	
Bungalow Purchase				
# of bungalows purchased with a City Mortgage Loan or other purchase loan	74		$1,158,233	
# of bungalows purchased with a non-City Mortgage-participating bungalow lender loan	21		$4,779,464	
# of loans for bungalow purchase in process	0		$0	
Actual # of households served, taking into account multiple benefits	992			

* 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.

TABLE FOR INCOME LIMITS
(EFFECTIVE JANUARY 28, 2004)

SIZE	30%	50%	60%	80%	100%	120%
1	15,850	26,400	31,700	40,250	52,800	63,350
2	18,100	30,150	36,200	46,000	60,300	72,350
3	20,350	33,950	40,750	51,750	67,900	81,500
4	22,600	37,700	45,250	57,500	75,400	90,500
5	24,450	40,700	48,850	62,100	81,400	97,700
6	26,250	43,750	52,500	66,700	87,500	105,000
7	28,050	46,750	56,100	71,300	93,500	112,200
8	29,850	49,750	59,700	75,900	99,500	119,400

Income limits are based on Chicago PMSA median income of $75,400 for a family of four (4).
Effective until superseded.
JANUARY 28, 2004
Income limits for 30%, 50% and 80% as published by HUD.
Income limits for 60%, 100%, and 120% extrapolated per HUD methodology
(PDR 2003-02) following HUD protocols of rounding all income limits to the nearest $50.

REVISED

CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2004

		Number of Bedrooms	10%	20%	30%	40%	50%	60%	80%	120%
MAXIMUM MONTHLY GROSS RENTS		0 (il1)	$132	$264	$396	$528	$660	$792	$1,006	$1,584
		1	$141	$282	$424	$565	$706	$848	$1,078	$1,696
		2 (il3)	$169	$339	$509	$679	$848	$1,018	$1,293	$2,037
		3	$196	$392	$588	$784	$980	$1,176	$1,495	$2,352
		4 (il6)	$218	$437	$656	$875	$1,093	$1,312	$1,667	$2,625
		5	$241	$482	$723	$965	$1,206	$1,447	$1,840	$2,895
MAXIMUM RENTS WHEN TENANTS PAY FOR COOKING GAS AND ELECTRIC FOR ALL PURPOSES	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	$113	$245	$377	$509	$641	$773	$987	$1,565
		1	$115	$256	$398	$539	$680	$822	$1,052	$1,670
		2 (il3)	$137	$307	$477	$647	$816	$986	$1,261	$2,005
		3	$158	$354	$550	$746	$942	$1,138	$1,457	$2,314
		4 (il6)	$170	$389	$608	$827	$1,045	$1,264	$1,619	$2,577
		5	$187	$428	$669	$911	$1,152	$1,393	$1,786	$2,841
	For Family buildings and Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	$109	$241	$373	$505	$637	$769	$983	$1,561
		1	$111	$252	$394	$535	$676	$818	$1,048	$1,666
		2 (il3)	$133	$303	$473	$643	$812	$982	$1,257	$2,001
		3	$154	$350	$546	$742	$938	$1,134	$1,453	$2,310
		4 (il6)	$166	$385	$604	$823	$1,041	$1,260	$1,615	$2,573
		5	$183	$424	$665	$907	$1,148	$1,389	$1,782	$2,837
MAXIMUM RENTS WHEN TENANTS PAY FOR ELECTRIC HEAT, COOKING GAS AND ELECTRIC FOR ALL PURPOSES	For Elevator/ High Rise Apartments and Garden/Walkup Apartments	0 (il1)	$75	$207	$339	$471	$603	$735	$949	$1,527
		1	$63	$204	$346	$487	$628	$770	$1,000	$1,618
		2 (il3)	$71	$241	$411	$581	$750	$920	$1,195	$1,939
		3	$79	$275	$471	$667	$863	$1,059	$1,378	$2,235
		4 (il6)	$70	$289	$508	$727	$945	$1,164	$1,519	$2,477
		5	$74	$315	$556	$798	$1,039	$1,280	$1,673	$2,728
	For Family buildings and Semi-detached Row Houses, Duplexes, or Townhouses.	0 (il1)	$65	$197	$329	$461	$637	$792	$939	$1,584
		1	$51	$192	$334	$475	$676	$848	$988	$1,696
		2 (il3)	$57	$227	$397	$567	$812	$1,018	$1,181	$2,037
		3	$63	$259	$455	$651	$938	$1,176	$1,362	$2,352
		4 (il6)	$51	$270	$489	$708	$1,041	$1,312	$1,500	$2,625
		5	$53	$294	$535	$777	$1,148	$1,447	$1,652	$2,895

Aggregate Expenses for Elevator/High Rise Apartments and Garden/Walkup Apartments

Number of Bedrooms	Cooking gas and electric for all purposes	Electric heat, cooking gas and electric for all purposes
0	$19	$57
1	$26	$78
2	$32	$98
3	$38	$117
4	$48	$148
5	$54	$167

Aggregate expenses per CHA utility schedule 2004

Aggregate Expenses for Family Buildings and Semi-Detached Row Houses, Duplexes, or Townhouses

Number of Bedrooms	Cooking gas and electric for all purposes	Electric heat, cooking gas and electric for all purposes
0	$23	$67
1	$30	$90
2	$36	$112
3	$42	$133
4	$52	$167
5	$58	$188