

KNOWN AFFORDABLE HOUSING DEVELOPMENTS IN NEED OF DEVELOPMENT FINANCING				
Stimulus Projects--The projects listed below are partially funded from multiple sources and have a gap in financing to fill. These projects will most likely be fully funded by \$96 million in federal stimulus funding that Illinois will receive. The financing gap is an approximate figure and does not reflect total project development costs.				
Location	Name	Units	Population Served	Financing Gap
Belvidere	The Glen at Belvidere	120	Elderly	\$ 1,610,458
Blue Island	Senior Suites of Blue Island	90	Elderly	\$ 390,000
Carbondale	Carbondale Neighbors	20	Family	\$ 4,900,000
Carbondale	The Villas of Carbondale	48	Elderly	\$ 202,837
Carthage	Hancock County SLF	20	Elderly	\$ 213,442
Charleston	Ridge Estates of Charleston	48	Family	\$ 248,000
Chicago	Bettendorf Place SRO	24	Supportive Housing	\$ 1,575,000
Chicago	Communities United	44	Family	\$ 1,700,000
Chicago	Darul Amaan Senior Center	52	Elderly	\$ 2,520,000
Chicago	Grove Parc	70	Family	\$ 5,000,000
Chicago	Hairpin Lofts I	38	Green Historic Preservation	\$ 1,400,000
Chicago	Hancock House Senior Apartments*	89	Elderly	\$ 7,250,000
Chicago	MLK Apartments*	45	Family	\$ 9,147,500
Chicago	Oakwood Shores*	81	Family	\$ 5,609,796
Chicago	Olive Branch Apartments	100	Supportive Housing	\$ 3,000,000
Chicago	Roseland Place Senior Apartments	60	Elderly	\$ 1,000,000
Chicago	St. Edmund's Commons	53	Family	\$ 3,150,000
Chicago	Victory Centre of South Chicago SA	72	Elderly	\$ 1,007,238
Chicago	Wrightwood Senior Apartments*	85	Elderly	\$ 7,715,000
Countryside	Countryside Senior Apartments	70	Elderly	\$ 1,199,971
Crete	St. James Senior Estates II	45	Elderly	\$ 153,725
Decatur	Oxford House	156	Elderly	\$ 999,871
Decatur	Willow Heights Apartments	64	Elderly	\$ 4,928,592
East Moline	Hometown Harbor East Moline	82	Elderly	\$ 98,557
East St. Louis	Sinai Village	30	Family	\$ 979,200
Granite City	Twenty First Homes	20	Family	\$ 3,712,419
Hopkin Park	Sandstone Hills	29	Family	\$ 193,092
Jerseyville	Jerseyville Estates SLF	50	Elderly	\$ 2,897,297
Lake Zurich	Zurich Meadows	95	Elderly	\$ 8,967,762
Moline	Moline Enterprise Live-Work Lofts	69	Family	\$ 1,616,694
Multiple Locations	Village Green Apartments	131	Elderly	\$ 4,094,495
Paris	Maple Ridge Apartments	50	Family	\$ 500,000
Peoria	Riverside Apartments	30	Special Needs	\$ 654,967
Rock Island	Rock Island Special Needs	70	Family	\$ 2,251,276
Rockford	Villas at Riverwood	49	Elderly	\$ 3,500,000
Shelbyville	Shelbyville Homes	30	Family	\$ 2,253,457
Taylorville	The Berkshires	24	Family	\$ 4,484,712
Urbana	Crystal View Townhomes	70	Family	\$ 370,585
Waterloo	Bella Vista Apartments - Family	44	Family	\$ 247,830
Waterloo	Bella Vista Apartments - Senior	32	Elderly	\$ 204,571
Wilmington	Wilmington Senior Housing Phase II	40	Elderly	\$ 2,123,908
Woodstock	Woodstock Commons Phase II	107	Family	\$ 7,500,000
TOTAL	(* Project receiving state and local funding)	2,546		\$ 111,572,252
Unfunded Projects: The projects listed below are now seeking financing and have not been identified to receive federal stimulus funds.				
Bolingbrook	Residences at Promenade Pointe	79	Elderly	
Braidwood	Country Meadows Apartments - Braidwood	24	Family	
Broadview	Broadview Senior Apartments	84	Elderly	
Carlinville	Carlinville Heights Apartments	20	Family	
Caseyville	Valley Ridge-Phase II	50	Elderly	
Chicago	AIDS Care	120	Supportive Housing	
Chicago	Borinquen Bella	47	Family	
Chicago	Drexel Senior Living	100	Elderly	
Chicago	East of Eden	50	Family	
Chicago	G&A Senior Residences at Kedzie	51	Elderly	
Chicago	Hairpin Lofts II	25	Family	
Chicago	Hope Manor Apartments	50	Family	
Chicago	Humboldt Building	29	Family	
Chicago	Kennedy Jordan Manor	70	Elderly	
Chicago	Merrill Court/Evans Langley/Willard Square	140	Family	
Chicago	North and Pulaski	68	Elderly	
Chicago	North and Talman Phase III	33	Family	
Chicago	Ogden North	137	Family	
Chicago	Paul G. Stewart Phase IV A	126	Family	
Chicago	Senior Suites of West Ridge	102	Elderly	
Chicago	The Suites of Autumn Green at Wright Campus	36	Elderly	
Chicago	Vacant CHA Senior Housing-Hollywood	120	Elderly	
Chicago	Vacant CHA Senior Housing-Kenmore	136	Elderly	
Chicago	Westwood 1 Apartments	154	Family	
Coal City	Country Meadows Apartments - Coal City	24	Elderly	
Crete	Oaks at Village Woods Supportive Living Facility	125	Elderly	
Danville	Crosspoint Human Services	25	Supportive Housing	
Danville	Wisdom Crossings at Elizabeth Center	68	Elderly	
East St. Louis	CDBG Operations	30	Supportive Housing	
East St. Louis	Claremont Village	45	Family	
Granite City	Granite City Commons Phase II	100	Family	
Greenville	Greenville Manor	24	Elderly	
Hoopeston	Illinois Community Action Development Corporation	25	Elderly and Family	
Joliet	Liberty Meadow Estates, Phase II	42	Family	
Litchfield	Golden Oaks	32	Elderly	
Marion	Southern Illinois Coalition for the Homeless	10	Supportive Housing	
Matteson	Matteson Glyns Senior Village	72	Elderly	
Maywood	Maywood Supportive Living Facility	137	Elderly	
McLeansboro	Lamplight Manor Apartments	24	Family	
Mt. Sterling	Mt. Sterling Senior Apartments	24	Elderly	
Normal	Cottage Seniors	50	Elderly	
North Suburbs	WilPower	20	Supportive Housing	
Pana	Hanon Limited Partnership, an IL Limited Partner	210	Elderly	
Paris	Maple Ridge Apartments	50	Family	
Pulaski County	Delta Center	10	Supportive Housing	
Riverdale	Riverdale Corner Elderly Housing	50	Elderly	
Rock Island	Jackson Square Apartments	72	Family	
Skokie	Conrad Apartments	23	Family	
Sparta	Southern Illinois Coalition for the Homeless	12	Supportive Housing	
Springfield	Nehemiah Phase II	30	Family	
Urbana	eco-lab Green Passive Housing	48	Family	
Waukegan	Village Park Apartments	132	Family	
Zion	A Safe Haven	20	Supportive Housing	
Zion	Crane Meadows	200	Family	
TOTAL		3,585		
SUMMARY				
Stimulus Projects		Units	Funding	
Total Planned Stimulus Projects (\$96 million available)		2,546	\$	111,572,252
Unfunded Projects		Units	Est. Per Unit Cost	Funding
Chicago		1,594	\$ 261,000	\$ 416,034,000
Outside Chicago		1,991	\$ 171,000	\$ 340,461,000
TOTAL		3,585		\$ 756,495,000
Sources: Illinois Housing Development Authority, City of Chicago, Illinois Housing Council, Supportive Housing Providers Association, Housing Action Illinois				
State Capital Funding Scenarios				
Capital Funding	Average State Subsidy Per Unit	Estimated Units Assisted		
\$ 500,000,000	\$	85,000	5,882	
\$ 100,000,000	\$	85,000	1,176	
\$ 25,000,000	\$	85,000	294	
\$85,000 is the current average state subsidy per multifamily rental unit based on 2009 State of Illinois Annual Comprehensive Housing Plan. Total development costs per unit will vary and will include additional sources.				