



Large Family, Special Needs Housing In Chicago's Westside

by Perry Vietti, Vice President, Interfaith Housing Development Corp or Chicago

When I first came to Interfaith Housing Development Organization of Chicago (IHDC) two years ago, the then eight year old housing developer was well known for creating low income supportive housing for veterans, victims of AIDS, individuals in recovery, women transitioning from the criminal justice system and the elderly. But one of its most unique and original challenges to come was the creation of a permanent supportive housing specifically designed for large families.

Spurred by the surprising yet increasing data on families as the

fastest growing homeless demographic as identified in the City of Chicago Department of Housings' Five Year Housing Plan, IHDC committed itself to serving this burgeoning population.

Comprised of large two-, three- and four-bedroom apartments "Independence House" a 25-unit development created by IHDC opened last September in the North Lawndale neighborhood on the west side of Chicago. This newly constructed four-story building has become home to approximately thirty adults and at least sixty children addressing the growing

need for housing large homeless families in Chicago.

All residents of Independence House are homeless families where the head of household is in recovery from chronic substance abuse addiction. In addition to serving special needs populations, IHDC always targets extremely low-income clients. "Low income" is typically defined as earning less than 50 percent of the median income. However, the populations that IHDC serve are well below 30 percent of the median, more in the range of 10 percent or less of the median.

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New Report Defends Rural Rental Housing Program

The National Rural Housing Council published a report entitled, "Preserving Rural America's Affordable Rental Housing: Current Issues" concerning the Section 515 Rural Rental Housing Program. The report seeks to prove the value of the program, especially in the face of recent funding cuts, and more broadly to suggest changes for rural rental housing in America.

Congress created the Section 515 Rural Rental Housing Program in 1962 to aid the elderly, people with disabilities, and

mothers with children who earn an average of less than \$10,000 per year. The program, administered by the Rural Housing Service (RHS), gives subsidized loans to developers to build, acquire, and rehabilitate rural rental housing. It currently serves about 475,000 families, but significant funding shortfalls leave many more in need.

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Food Stamp Nutrition Education Tools and Maps Online

Information on the Food Stamp Nutrition Education (FSNE) program, tools for community food security assessment, state fact sheets, current research on nutrition education, and links to web sites of interest for FSNE program planners and researchers are now available on the Economic Research Service web site. A key feature of the site is a series of maps illustrating, by state, Federal FSNE funding, FSNE funding per Food Stamp recipient, and numbers of food stamp recipients for the years 1992 to 2003. State agency commitment to nutrition education has grown rapidly. In 1992, the first year, seven States had nutrition education plans approved with total Federal funding of \$661,076. By fiscal 2003, the number of States with approved nutrition education plans reached 49. Federal dollars totaled nearly \$193 million.

<http://www.ers.usda.gov/Briefing/FoodStamps/fsne.htm>

For further information, For further information contact Brenda Hanbury of the Illinois Department of Human Services at (217) 782-1317.



Local Area Low Income Housing Database

The National Low Income Housing Coalition's (NLIHC's) *Local Area Low Income Housing Database (LALIH)* is intended to provide local activists with an assessment of local housing conditions from the 2000 Census. It is also likely to be useful to researchers looking for data on housing affordability and problems at the county, metropolitan area, and state levels across the entire United States. Data are currently organized by state. Given its structure and intended audience, statistics for multi-state metropolitan areas that appear on a state's data page refer to the portion contained within that state, not the entire metropolitan area. You can access the data at <http://www.nlihc.org/research/lalihd/index.html>

Rural Rental

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Because of the challenges faced by the Section 515 program, the report suggests a variety of changes. Among these are an increase of funding to a minimum level of \$250 million annually and the involvement of Fannie Mae and Freddie Mac in the preservation of the Section 515 portfolio. The report is available at: www.nrhweb.org/news/515PreservationReport.pdf

For further information, contact the National Low-Income Housing Coalition at the address in *Headlines Directory*.

In its current form, *LALIH* serves as a complement to NLIHC's published *Out of Reach* report. While *Out of Reach* looks at the cost of rental housing throughout the country year upon year based on HUD's estimates of Fair Market Rents, *LALIH* seeks to provide the context for these increases in terms of the number of renter households affected and in relation to the situation of owner households. The visual format of these data and the published version of *Out of Reach* are similar to facilitate using the reports in a complimentary way. In the future, a more interactive database will also likely be provided along with the on-line version of *Out of Reach*.

The current version of this project is split into two documents. The first focuses on providing a profile of the housing situation of renter households, while the second focuses on the housing situation of owner households.

Homeless Headlines



Chairperson, Dwight Lucas
President & CEO, Dalitso Sulamoyo
Editor, Allan Timke
atimke@icaanet.org

The **Illinois Community Action Association** has published the monthly *Homeless Headlines* and the *Homeless Hotline* since 1991 under contract with the **Illinois Department of Human Services**.

For a free subscription, contact:

Illinois Community Action Association
3435 Liberty Drive
Springfield, Illinois 62704
Telephone: (217) 789-0125
Fax: (217) 789-0139
www.icaanet.org

Family Homelessness Report to NAEH

According to the November issue of the National Low Income Housing Coalition's Memo to Members, Professor Dennis Culhane's presented a well-received report to an October Los Angeles meeting of the National Alliance to End Homelessness (NAEH). Titled "Family Homelessness: Where To From Here?" Mr.

Culhane's presentation was based on his own research and the work of others, which has found that subsidized housing "cures" homelessness and that post-placement supportive services provided to families have no impact on their housing outcomes in the first 18 months after placement.

Culhane's findings run counter to the common misconception that only certain people are "ready" for permanent housing. Homeless families are "poorer, younger, more likely to be pregnant, from an ethnic minority, and less likely to have housing subsidies. They are not more likely to be mentally

ill, depressed or less educated," said Mr. Culhane.

The homeless Continuum of Care model that evolved in the late 1980's suggested that from street homelessness, an individual



or family had to first go through emergency shelter stays, and into "transitional" service-enriched housing before they were ready to "graduate" to independent or supportive permanent housing. By the mid-1990's, "housing first" models, in which homeless families were offered immediate housing with links to community-based services, emerged in Los Angeles and New York, among other places.

This latest research reinforces the experience of providers in the field that prolonged stays in shelters and transitional facilities are not prerequisites for housing success (in fact they may inflict additional traumas) and that a housing subsidy is the primary means for ending family homelessness. To download Mr. Culhane's presentation, visit the NAEH website at www.endhomelessness.org. To learn more about the housing-first approach, click on the link to the "Housing First Network."

NLIHC's Housing Plus Services Committee has also developed some valuable resources for those who want to understand the variations in types of existing housing and service initiatives in practice, please visit www.housingplusservices.org, the Committee's website, which offers a typology and proposed principles for developing and operating permanent affordable housing that incorporates various levels of services. ■

Enterprise Foundation Practitioner Resources

The Enterprise Foundation Practitioner Resources is a premier portal to hands-on, how-to information in housing, finance, child care, workforce and safety.

Tools, Publications & Products include interactive online tools, software, publications and videos to help you rebuild communities and improve your nonprofit's effectiveness. If you're unfamiliar with Foundation tools, start here for details on how to find just what you need, today.

Training & Conferences include e-learning, workshops and in-person training events - online, at our annual conference and on occasion in targeted locations.

Technical Assistance is available on a limited bases in most cities where we work, and fees are determined case by case. Funding includes access to national sources, information on our award programs and an explanation of the limited funding we offer directly.

Policy Information & Guides help you understand and affect important policy decisions

To access these resources go to www.enterprisefoundation.org/resources/index.asp. ■

LISC Reports Funding Opportunities

You can find funding opportunities on the Local Initiative Support Corporation (LISC) web site at www.lisc.org/resources/enews/2004/oct/22/enews.html#SEC3. There is a link to a newsletter archive at the same address with more Funding Opportunities.

The National Trust Main Street Center, a program of the National Trust for Historic Preservation, invites communities, individuals, businesses, and organizations that have achieved outstanding success in Main Street

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Large Family

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Independence House provides comprehensive case management services on site and an array of social services through linkage agreements with social service agencies in the community.

Partnerships

IHDCC typically creates housing using a partnership model where we join forces with committed social service and community (usually faith-based) partners. In the case of Independence House the social service component is provided by a local not for profit social service agency, I. A. M. A. B. L. E.

I. A. M. A. B. L. E. was founded in 1992 by Reverend Joseph Miller a former DCFS case worker and Executive Director of Lawndale Christian Health Center. IHDCC provides I.

A. M. A. B. L. E. space at Independence House to assist residents in stabilizing their family situations. Through I. A. M. A. B. L. E., all tenants were required to develop and maintain an individual social service plan.

To provide supportive services productively on a client's behalf requires a comprehensive assessment to develop a joint social service plan and a companion economic sufficiency plan that responds to the assessment in a complete and rational way. Services offered off site include substance abuse treatment and counseling, crisis intervention, job training, job placement, transportation assistance and benefits assistance.

The North Lawndale Community is a relatively stable, low-income and

working class community that has been hard hit by the drug epidemic of the past decades. The area as a whole is resource poor and has few other affordable housing facilities.

Finance

Creating large multi-unit new construction rental buildings in

million of that amount came from the Illinois Housing Development Authority. The U.S. Department of Housing and Urban Development (HUD), the Federal Home Loan Bank of Chicago, and the Illinois Department of Commerce and Community Affairs provided the remaining portion of the funding.



A twenty-five unit new construction, developed by interfaith Housing Development of Chicago. The building is located at Independence and Arthington on Chicago's West Side. It provides permanent supportive housing and was specifically design for large family configurations.

Chicago is extremely rare outside of the for profit sector. Large unit buildings tend to become rundown or rehabbed for condos for more affluent renters. This results in housing scarcity for large low-income families. Since large family apartment buildings are more expensive to develop on a per unit basis, it took IHDCC many years to justify the cost of large units to our funders.

HUD's Shelter Plus Care Program subsidizes the rents for all twenty-five units, while HUD and the Illinois Department of Human Services pay for most of the social service costs.

Independence House cost almost \$6 million to develop, of which almost \$5.2

Results

The gratitude expressed by the prospective tenants who were finally able to house themselves and their children was most rewarding.

“Tina,” for example, is a 31-year-old single mother of three children. She traveled between many relatives seeking a place to sleep. During the week her children stayed with her mother so that they can be near school

and on weekends they stayed with Tina, wherever she had made arrangements. Tina was living in this manner for over four years. She was not able to obtain an apartment on her own because she has very few marketable skills and her only source of income is Public Assistance.

Tina only receives assistance for her two youngest children. Her oldest child is 16 and his benefits ran out several years ago. Tina has to stretch what little income she receives between four people. This makes it hard to pay market rent in the private sector. She has very little knowledge of what resources may be available to her and just happened to apply for Independence House through the initiative of her sister. Tina's family has tried to assist her and her children with
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FirstStep Guide to Federal Mainstream Benefits

FirstStep, a resource that centralizes information on Federal benefits for which homeless people may be eligible, can now be accessed over Internet. Initially designed as a CD-ROM to assist case managers, outreach workers, others working with people who are homeless, FirstStep provides an easy-to-use window into each of the Federal mainstream benefits programs that can be used to help prevent and end homelessness. The programs are arranged by area of need, including housing, health care, employment, income assistance and food assistance. Within each program, there is basic contact information, information on the application process, specific benefits clients can receive, eligibility requirements, and additional information for immigrants. In some cases there are also training materials. The tools and resources section includes additional fact sheets and Q&A materials on each of the programs. There are also links to the main websites of the different mainstream programs and other helpful organizations.

To visit the site, go to <http://www.cms.hhs.gov/medicaid/homeless/firststep/index.html>. ■

LISC

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revitalization efforts to apply for the 2005 Great American Main Street Awards and Main Street Leadership Awards. The Great American Main Street Awards recognize five communities annually for achievement in following the Main Street tools for commercial district revitalization. The Main Street Leadership Awards are presented to key civic, business, and individual leaders who have demonstrated outstanding support of community revitalization efforts. Deadline for both awards is Nov. 1. For more information, go to the Main Street website (www.mainstreet.org/awards/).

Johnson & Johnson Community Health Care Program, in partnership with the Johns Hopkins Bloomberg School of Public Health and the National Council of La Raza, is accepting grant applications from nonprofit, community-based, healthcare organizations. The program supports organizations whose primary goal is to

improve access to quality healthcare for the medically underserved. Award winners will receive a two-year grant of \$150,000; six awards will be made. The deadline for application is Nov. 1. For more information, go to the Johns Hopkins Bloomberg School of Public Health website (www.jhsph.edu/johnsonandjohnson).

The Fannie Mae Foundation is accepting nominations for the James A. Johnson Fellowship Program. The program recognizes and rewards six urban and rural affordable housing and community development professionals for their years of service to the field. Each fellow is provided with a \$70,000 grant and stipend of up to \$20,000. The nonprofit organization with which each fellow is associated may apply for a grant of up to \$25,000 for transitional costs related to the temporary absence of the employee or volunteer. The application deadline is Dec. 31. For more information, go to the Fannie Mae Foundation website (fanniemaefoundation.org/grants/johnson.shtml). ■

Large Family

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meeting day to day needs, but it has placed a major toll on their patience as well as their own limited resources.

The tenant selection committee found Tina eligible. She was very excited about the prospect of finally being able to obtain housing that is affordable, however, when she came to Independence House to sign a lease and view the apartment she and her family will be living in Tina could not hold back her emotions any longer. Her reaction had a domino effect because the Independence House staff also began to tear up.

Tina's family was one of the fortunate families to have been accepted into Independence House. Well over 300 applications were received before registration process was closed. It is gratifying to know that 25 less large

families in Chicago are homeless tonight, however the long waiting list spurs us on to develop more units. Casa Kirk, a 29 unit development for large families currently is under construction in South Chicago and should be placed in service by June 2005. IHDCC also is in the initial stages of development for more two-, three-, and four-bedroom units in apartments buildings that are slightly larger than either Independence House or Casa Kirk.

Although the causes of homelessness among families are many, one of the key components of a solution for this social ill is the production of more supportive housing units. IHDCC is committed to that mission as exemplified by Independence House.

For further information, contact Perry Vietti at (312)274-8200.. ■

Private Resources

Benjamin Moore & Co. Contributions Program

51 Chestnut Ridge Rd.
Montvale, NJ 07645
Telephone: 201-573-9600
Company URL:
www.benjaminmoore.com

Areas of Interest: Education, the environment, **housing**, and community development. Community development; education; environment; **housing/shelter**. **Types of Support:** Employee matching gifts; General/operating support; In-kind gifts; Scholarship funds. **Limitations:** Support is given on a national basis. **Application Information:** An application form is not required. Applicants should submit a detailed description of project and amount of funding requested. The proposal should be sent to headquarters – One copy. No deadline dates are stated. Final notification will be after the proposal is reviewed.

Robert R. McCormick Tribune Foundation

(formerly Robert R. McCormick Charitable Trust)
435 N. Michigan Ave., Ste. 770
Chicago, IL 60611
Telephone: 312-222-5312
Fax: 312-222-3523
Email: rrmf@tribune.com
URL: www.rrmf.org

Areas of Interest: Child development education; child development services; children/youth services; community development; economically disadvantaged; education-early childhood education; employment; government/public administration; **homeless human services; housing/shelter development**; human services; media-journalism/publishing; minorities; youth development-citizenship. Giving is limited to areas

that include Chicago, Illinois. **Types of Support:** Building/renovation; continuing support; general/operating support; matching/challenge support ; program development; program evaluation; program-related investments/loans; seed money; technical assistance. **Limitations:** Giving primarily to improve the social and economic environment to encourage a free and responsible discussion of issues affecting the nation, to enhance the effectiveness of American education, and to stimulate responsible citizenship. Giving primarily in the metropolitan Chicago, Illinois area, except for Journalism Program which gives on a national basis and in Latin America; and communities programs which operate in Chicago. No grants to individuals or for endowment funds, scholarships, or single events. **Application Information:** An application form is required for Communities Program grants. Submit:

- 1) Principal source of support for project in the past;
- 2) Contact person;
- 3) Copy of current year's organizational budget and/or project budget;
- 4) Signature and title of chief executive officer;
- 5) Listing of additional sources and amount of support;
- 6) Listing of board of directors, trustees, officers and other key people and their affiliations;
- 7) Copy of most recent annual report/audited financial statement/990;
- 8) Results expected from proposed grant;
- 9) Detailed description of project and amount of funding requested;
- 10) Copy of IRS Determination Letter;

- 11) Additional materials/documentation.

The application form should be concerning the communities program only. Check the web site for instructions about other programs.

Charlotte & Walter Kohler Charitable Trust

P.O.Box 1065
Sheboygan, WI 53082-1065
Telephone: 920-457-8616

Contact: Roberta Childs, Grants Office

Areas of Interest: **Housing/shelter-**aging; Protestant agencies and churches. **Types of Support:** Capital campaigns; conferences/seminars; endowments; equipment; income development; matching/challenge support; program development. **Limitations:** Giving on a national basis. No grants for individuals. **Application Information:** Application form is required. Applicants should submit a detailed description of project and amount of funding requested. A letter of inquiry is requested an initial contact with the foundation. Only one copy of the proposal is needed. Board meets in May and October with deadlines on March 1 and September 1.

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Private Resources

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The Oak Foundation U.S.A.

47 Winter St., 6th Floor
Boston, MA 02108
Fax: 617-542-5570
Email: oak@oakfnd.org
URL: www.oakfnd.org

Contact: Karen Phair, Assistant to the President

Areas of Interest: To address issues of global, social and environmental concern, particularly those that have a major impact on the lives of the disadvantaged. **Housing/shelter;** homeless; women.

Types of Support: Building/renovation; continuing support; equipment; general/operating support; matching/challenge support; Program development; Program evaluation.

Limitations: Giving on a national and international basis. No grants for individuals. **Application**

Information: An application form is not required. One copy of proposal. No deadlines are stated. ■

Reading

Chronic Homelessness

- ⊕ **Burt, M. R.** (2001) What will it take to end homelessness? (brief) Washington, DC: Urban Institute. www.urban.org/UploadedPDF/end_homelessness.pdf
- ⊕ **Fannie Mae Foundation.** (2002) New strategies and collaborations target homelessness. *Housing Facts & Findings*, 4(5). www.fanniemaefoundation.org/programs/hff/v4i5-strategies.shtml
- ⊕ **U. S. Department of Health and Human Services.** (2003) Ending Chronic Homelessness: Strategies for Action. Washington, DC: U. S. Department of Health and Human Services. aspe.os.dhhs.gov/hsp/homelessness/strategies03/cover.pdf

Mainstream Resources/Funding

- ⊕ **Corporation for Supportive Housing** (2002) Financing the Support in Supportive Housing: Challenges and Opportunities in the Medicaid Program. New York, NY: Corporation for Supportive Housing. documents.csh.org/documents/pubs/DevelopingSupport-full.pdf
- ⊕ **Charles and Helen Schwab Foundation.** (2003) Holes in the Safety Net: Mainstream Systems and Homelessness. San Mateo, CA: Charles and Helen Schwab Foundation. www.schwabfoundation.org/files/homeless/mainstream.pdf
- ⊕ **Final Report for the President's New Freedom Commission on Mental Health** (2003). www.mentalhealthcommission.gov/reports/reports.htm

Source: U.S. Department of Health and Human Services, Health Resources and Services Administration (HRSA) – Technical Assistance Publications - www.hrsa.gov/homeless/main_pages/ta.htm ■



Headlines Directory

Center for Community Change

1000 Wisconsin Ave., NW
Washington, DC 20007
Telephone: (202) 342-0567
Fax: (202) 342-5462
<http://www.communitychange.org>

Center on Budget and Policy Priorities

820 First Street, NE, Suite 510
Washington, DC 20002
Ph: (202) 408-1080
Fax: (202) 408-1056
<http://www.cbpp.org>

Chicago Coalition for the Homeless

1325 S. Wabash, Suite 205
Chicago, IL 60605
Telephone: (312) 435-4548
Fax: (312) 435-0198
<http://www.enteraact.com/~cch/index.htm>

Coalition of Citizens With Disabilities in Illinois

300 E. Monroe, Suite 100
Springfield, IL 62701
Telephone: (217) 522 7016
Fax: (217) 522-7024
TDD: (217) 522-7016
<http://www.inw.net/~ccdi/>

Corporation for Supportive Housing

1 N. LaSalle, 12th Floor
Chicago, IL 60602
Phone: 312 6976125
Fax: 3123467280
Email: il@csh.org
www.csh.org

Food Research and Action Center

1875 Connecticut Avenue, NW, # 540
Washington, D.C. 20009
Telephone: (202) 986-2200
Fax: (202)986-2525
foodresearch@frac.org

Housing Assistance Council

1025 Vermont Ave. NW, Suite 606
Washington, D.C. 20005
Telephone: (202) 842-8600
Fax: (202) 347-3441
<http://www.ruralhome.org>

Illinois Coalition Against Domestic Violence

801 S. 11th
Springfield, IL 62703
Telephone: (217) 789-2830
Fax: (217) 789-1939
<http://www.ilcadv.org>

Illinois Coalition to End Homelessness

Matthew Hanafee, Executive Director
P.O. Box 3956
Oak Park, IL 60303-3956
Telephone: (708) 263-3590
Email: ILHomeless@aol.com

Illinois Community Action Association

3435 Liberty Drive
Springfield, IL 62704
Telephone: (217) 789-0125
Fax: (217) 789-0139
<http://www.icaanet.org>

Illinois Department of Commerce and Economic Opportunity

620 E. Adams, CIPS-3
Springfield, IL 62701
Telephone (217) 785-6142
Fax: (217-782-1206
<http://www.commerce.state.il.us/>

Illinois Department of Human Services

Homeless Services and Supportive
Housing
400 W. Lawrence, 2C
Springfield, IL 62762
Telephone: (217) 782-1317
Fax: (217) 524-6029
<http://www.state.il.us/agency/dhs/>

Illinois Food Bank Association

P.O. Box 8293
Springfield, IL 62791
(217)522-4022
E-mail: cifbank@aol.com

Illinois Housing Development Authority

401 N. Michigan Ave., Suite 900
Chicago, IL 60611
Telephone: (312) 836-5200
Fax: (312) 836-5286
TDD: (312) 836-5222
<http://www.ihda.org/>

National Alliance to End Homelessness

1518 K Street, NW, Suite 206
Washington, D.C. 20009
Telephone: (202) 638-1526
Fax: (202) 638-4664
E-mail: naeh@naeh.org
<http://www.endhomelessness.org/>

National Coalition for Homeless Veterans

333 1/2 Pennsylvania Avenue, SE
Washington, D.C. 20003-1148
Telephone: (202) 546-1969
Fax: (202) 546-2063
E-mail: nchv@nchv.org
<http://www.nchv.org/home.html>

National Coalition for the Homeless

1012 14th Street NW, Suite 600
Washington, DC 20005-3406
Telephone: (202) 737-6444
Fax: (202) 737-6445
<http://nch.ari.net/>

National Community Reinvestment Coalition

733 15th St., NW, #540
Washington, D.C. 20005
Telephone: (202) 628-8866
Fax: (202) 628-9800

National Law Center on Homelessness & Poverty

918 F Street NW #412
Washington DC 20004
Telephone: (202) 638-2535
Fax (202) 628-2737

National Low-Income Housing Coalition

& National Low Income Housing
Information Service
1012 14th St., NW, #1200
Washington, D.C. 20005
Telephone: (202) 662-1530
Fax: (202) 393-1973
E-mail: info@nlihc.org
<http://www.nlihc.org>

National Rural Housing Coalition

601 Pennsylvania Avenue, NW
Suite 850
Washington, D.C. 20004
Telephone: (202) 393-5229
Fax: (202) 393-3034
<http://www.nrhweb.org>

Rural Development

2118 W. Park Ct, Suite A
Champaign IL 61821
Telephone: (217)403-6222
Fax: (217)403-6231

Southern Illinois Coalition for the Homeless

P.O. Box 955
704 W. Boynton
Marion, IL 62959
Telephone (618) 993-0094
Fax: (618) 993-4013

Statewide Housing Action Coalition

11 E. Adams, Suite 1501
Chicago, IL 60603
Telephone: (312) 939-6074
Fax: (312) 939-6822

Supportive Housing Providers Association

3417 North Monticello
Chicago, IL 60618
Telephone: (773) 588-0827
Fax: (773) 267-1294
supportivehsg@aol.com

U.S. Department of Housing and Urban Development

Office of Community Planning and
Development
77 W. Jackson 24th Floor
Chicago, Illinois 60604-3507
Telephone: (312) 353-1696
Fax: (312) 353-5417
<http://www.hud.gov/local/chi/chihome.html>