

THE 5th CITY CITIZENS REDEVELOPMENT CORPORATION

An addendum to
proposal submitted
under House Bill # 1482
to the Illinois State Housing
Development Authority

NOVEMBER 13, 1969

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I - 4 Year Housing Program

The FCCRC's 4 year program for 1968-72 has 4 major areas of concern to provide 777 new or rehabilitated units. The 4 areas are:

1. Rehabilitation of large apartment buildings; this refers to buildings of 4 or more units
2. Rehabilitation of small apartments or houses
3. New construction of large apartment buildings
4. New construction of small buildings

The total program can be seen in 4 phases:

Phase I	103 units	year 1
Phase II	189 units	year 2
Phase III	132 units	year 3
Phase IV	<u>277 units</u>	year 4
	777 units	

First

Large Rehabilitation has seen the issuance of an FHA commitment to insure 102 units; construction is due to start in December 1969. The FCCRC has created a 2nd FHA package of 98 units and expects feasibility by January. For the 3rd and 4th packages options on strategic buildings are being sought to rehabilitate a total of 460 units in the 5th City area.

Phase I	102 units	year 1
Phase II	98 units	year 2
Phase III	100 units	year 3
Phase IV	<u>160 units</u>	year 4
	460 units	

Second

Rehabilitation of small apartment buildings is a move towards encouraging, enabling and developing resident ownership. FCCRC has totally rehabilitated 1 - 3 flat building and has sponsored submission of 2 buildings by Residnet Home-owners under FHA 235. FCCRC intends to sponsor submission of 10 homes in addition for rehabilitation each year as follows:

Phase I	1 building	year 1
Phase II	10 buildings	year 2
Phase III	20 buildings	year 3
Phase IV	<u>30 buildings</u>	year 4
	61 buildings	

Third

Large new construction - The FCCRC still intends to erect 2 large apartment buildings of 75 units. It is the intention of the sponsors to include in this new construction a preschool and convenient shopping facilities. The site selected contains approximately 47,000 square feet and is presently vacant except for 3 dilapidated structures of 6 units. The Ecumenical Institute owns 19,000 sq. feet of this site and the remainder can be easily acquired. All construction can be done without change in present zoning laws:

Phase I		year 1
Phase II	75 units preschool	year 2
Phase III	75 units	year 3
Phase IV	shopping facilities	year 4

Fourth

Unit new construction - FCCRC has complete drawings of both a duplex and a single family prototype house designed for the 25 foot lots common to this area. The corporation owns 2 lots at 5th Ave. and Central Park and intends to erect either 2 Duplexes or 2 prototype houses as soon as financing can be arranged. The total program would be for 30 new units on scattered sites throughout 5th City.

Phase I		year 1
Phase II	6 units	year 2
Phase III	12 units	year 3
Phase IV	<u>12 units</u>	year 4
	30 units	

II - The 5th City Community Project

The FCCRC is just one 20th of the total program to reformulate the 5th City Community. The FCCRC Board is incorporated as a non-profit Housing Corporation under the State of Illinois. Its responsibility is the oversight and guidance of the 5th City Housing Program within the limits of the articles of incorporation and its by-laws. The members of the Board of Directors are as follows:

Mr. George Fair - President	Mr. Tommy Morris - Director
Mrs. Ruth Davis - Secretary	Mrs. Lilly Fox - Director
Mr. Ray Fox - Director	Mr. Joseph Mathews - Director
Mr. Richard McMullen - Director	Mr. Tom Washington - Director
Mrs. Lela Mosley - Director	Mrs. Carrie Neff - Director
Mr. Floyd Stanley - Director	Mrs. Mary Brown - ex officio
Mr. Willie Brown - Director	Director - staff coordinator

III - Budget

	<u>3rd year</u>	<u>4th year</u>	<u>Total</u>
A. <u>Office Expenses:</u>			
rent	\$ 1,800	\$ 1,800	\$ 3,600
telephone	600	600	1,200
supplies	1,200	800	2,000
equipment	300	300	<u>600</u>
			\$ 7,400
B. Miscellaneous			
postage, conference expenses, printing	2,500	2,500	<u>5,000</u>
C. Rehabilitation			
Phase I - 102 units discount on loan	16,000		\$ <u>16,000</u>
Phase II - 98 units rehabilitation, options legal, architectural, consultants	105,000		\$ <u>105,000</u>
D. New construction			
large - 75 units options, legal archeatural	80,000		80,000
unit - 6 units options, legal archeatural	13,000		<u>13,000</u>
			\$ 93,000
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	Total	\$	216,400