



BUSINESS AND PROFESSIONAL PEOPLE
FOR THE PUBLIC INTEREST

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July 20, 2009

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Scott Ammarell
General Counsel
Chicago Housing Authority
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Chicago, IL 60605

**Re: Letter of Agreement regarding Robert Taylor Redevelopment /
Legends South**

Dear Whitney and Scott:

This Letter memorializes agreements reached among the Chicago Housing Authority, BMT-I, LLC (Brinshore-Michaels), and the Gautreaux plaintiffs regarding measures that Brinshore-Michaels and the Chicago Housing Authority (CHA) will undertake to support a high quality of life for residents of, and to improve the prospects for achieving the mixed-income goal for, Legends South, in anticipation of a request to Judge Aspen to authorize the development of sixty additional units of public housing as part of Phase A-2 of Legends South.

The agreement is the result of discussions involving Brinshore-Michaels, CHA, The Habitat Company as Gautreaux Receiver, and the Gautreaux plaintiffs, begun out of shared concerns about the effect of the economic downturn and the collapse of the real estate market on the prospects for mixed-income development at Legends South. In particular, the discussions addressed the inability, so far, to develop the for-sale component of the Legends South plan, with the result that Legends South is for now, and will be for at least some period into the future, a low- to moderate-income rental community, without the full mix of incomes and tenure types originally envisioned by the parties and the Gautreaux Court. The signatories believe that the agreed-upon measures will help to ensure Legends South's viability as a well-working community and preserve the potential to meet the mixed-income objective of the prior *Gautreaux* orders authorizing its development.

AGREEMENTS

1. Social Services Commitments, Quarterly Services Reports, and Meetings on Services

The undersigned agree that social services and community programming will be crucial to help residents move toward self-sufficiency and maintain housing stability, especially while Legends South continues as a one hundred percent rental development and there is little economic activity in the area. Some level of services will always be necessary to help new families adjust and to address crisis situations. Regular reporting and meetings on social services will enable meaningful evaluation of whether the services provided are meeting the needs of residents.

(a) Social Services

- Brinshore-Michaels will staff three social service positions, one full-time Social Service Coordinator (SSC) and one full-time Computer Facilitator for Phases A-1 (Hansberry Square), C-1 (Mahalia Place) and C-2 (Coleman Place) of Legends South, and one part-time service provider who will assist with social service delivery and oversee computer center operations and programming for Phase A-2. As additional phases are completed, or sooner if necessary, the part-time service provider position will increase to a full-time position and a separate computer facilitator position will be added. All of the above positions will be funded in part, or in full if CHA is unable to provide funding, out of the operating budget for the development.
- The SSCs' responsibilities will include, for all Legends South residents and in addition to other responsibilities, outreach, referrals to "outside" services as needed, organizing community building programs and events, and establishing and maintaining partnerships with others for collaboration on resident services.
- CHA has a contract with Brinshore-Michaels to provide Community and Supportive Services to families with a preference for moving to Legends South through February 2010 and a contract with Centers for New Horizons to provide FamilyWorks services to the Mid-Southeast region, including Legends South, through 2009. CHA anticipates issuing a RFP to continue the FamilyWorks services in 2010 that will include Mahalia Place, Hansberry Square, and Coleman Place in its target population.
- CHA will use its best efforts to continue its financial support for social services at Legends South through at least 2014.

(b) Quarterly Services Reports

- Brinshore-Michaels will provide quarterly services reports on all occupied phases of Legends South to the Gautreaux plaintiffs, CHA, and the Receiver. These reports will be in an agreed-upon narrative format and cover residents' service needs and the services provided, including such elements as:
 - a description of the most significant service needs among residents (e.g. services regarding employment, mental health, domestic violence, substance abuse etc.);
 - the services and programming actually being used by residents, and whether there are gaps between needs for and available services;
 - how management is addressing the situation of particularly troubled families;
 - whether children and youth in the development are in school, well supervised when not in school, participating in after school programs or work, etc.; and
 - significant challenges or successes for the quarter.
- These reports will be prepared in such a way as to protect the confidentiality of families and individuals, while still providing sufficient information to evaluate the effectiveness of the services being provided.

A sample quarterly services report is attached to this letter (Attachment A).

(c) Meetings on Services

- During the first year of this agreement, and thereafter if deemed useful by the undersigned, the Gautreaux plaintiffs, CHA, Brinshore-Michaels, and the Receiver will meet quarterly to review and discuss the quarterly services reports. The Gautreaux plaintiffs, CHA, Brinshore-Michaels, and the Receiver will collectively use the reports to identify issues for further discussion.
- CHA and Brinshore-Michaels will develop a means for assessing whether the services provided to residents, both in house and through other agencies, are meeting the needs of residents, including helping residents move toward self-sufficiency and maintain housing stability.

2. Quarterly Property Management Reports and Meetings

The undersigned agree that excellent management will play an important role in maintaining the viability of the Legends South development and preserving its mixed-income potential. Regular property management reports to the Gautreaux plaintiffs, CHA, and the Receiver will provide a picture of the development's health.

- Brinshore-Michaels will provide quarterly property management reports to the Gautreaux plaintiffs, CHA, and the Receiver. These reports will consist of a narrative portion and two charts, as described below.
 - The narrative portion of the report will discuss important current successes (e.g. low turnover rates, resident participation in management-initiated events, resolution of a security issue) and concerns (e.g. security problems, lease compliance issues, reasons for evictions, maintenance issues, problems with neighbors getting along, etc.).
 - One chart will provide information on occupancy, length of vacancies and numbers of evictions.
 - A second chart will provide information on residents' lease compliance status, employment (including retention data), income and rent.
- During the first year of this agreement, and thereafter if deemed useful by all of the undersigned, the Gautreaux plaintiffs, CHA, Brinshore-Michaels, and the Receiver will meet quarterly to review and discuss the quarterly property management reports. The Gautreaux plaintiffs, CHA, Brinshore-Michaels, and the Receiver will collectively use the reports to identify issues for further discussion.

A sample property management report, including a narrative and both charts, is attached to this letter (Attachment B).

3. A Security Plan and Commitment

The undersigned acknowledge that security issues at Legends South have been limited to date, but recognize that to help ensure residents' quality of life and preserve the mixed-income potential of Legends South there must be a plan for and commitment to monitoring and handling security issues.

- Brinshore-Michaels will develop and implement an ongoing security plan that includes maintaining incident logs to track crime on the property, maintaining security cameras in all buildings, encouraging residents to report crime to 911 and the management office, encouraging law enforcement personnel to live at Legends South, maintaining ongoing communication with the police (including attending CAPS meetings and other meetings to resolve recurring security problems), hiring private security as needed, and other measures that will proactively and effectively address security problems.
- CHA will oversee security at Legends South and work with Brinshore-Michaels to help address security issues as necessary.

4. Washington Park Homes

The undersigned agree that rehabilitation of the Washington Park low-rises in the vicinity of Hansberry Square and Phase A-2 should be completed promptly so as to avoid any negative impact on the quality of life for Legends South residents or the future viability of the Legends South development. At the time of the previous waiver order, several of the low-rise Washington Park buildings in the area had still not been rehabilitated and were a blight on the community. Since then, CHA has made significant progress on rehabilitation. However, there are presently four sets of rowhouses in the vicinity of Hansberry Square and Phase A-2 (39th/Calumet/47th/State) that remain to be rehabilitated.

- CHA has scheduled, and will use its best efforts to complete, rehabilitation of these low-rises as follows:
 - 4010-24 S. Wabash – Work began on *April 15, 2009* and is scheduled to be completed by *December 31, 2009*;
 - 4023-29 S. Wabash – Work began on *April 15, 2009* and is scheduled to be completed by *December 31, 2009*;
 - 4033-43 S. Wabash – Work began on *April 15, 2009* and is scheduled to be completed by *December 31, 2009*; and
 - 4417-27 S. Wabash – Work is scheduled to begin in *2010*.

5. Metcalfe Park

The undersigned agree that Metcalfe Park, situated between the first phase of on-site development, Hansberry Square, and Phase A-2, has the potential to link the two phases, reducing the isolation of each, and to be an important community and recreational space for residents of the developments. While improving the Park will involve other parties, including The Chicago Park District, the City, the Alderman and the community, the undersigned agree to work together to move improvement of the Park forward, including, but not limited to the following actions:

- CHA will include Metcalfe Park as an item for discussion on the Working Group agenda at least once per quarter.
- CHA will use its best efforts to facilitate continuing discussions between stakeholders at Legends South and the Chicago Park District regarding improved recreational opportunities in the area proximate to the Legends South Development, including attempting to schedule meetings with appropriate officials of the Park District on at least a bi-annual basis to discuss issues of concern.
- Brinshore-Michaels has obtained a commitment from the Chicago Park District's Area Manager, Harold Bailey, to collaborate with the Legends South Working Group on a monthly basis to plan and implement programs and capital

improvements at Metcalfe Park and Taylor Park. Potential programming ideas include basketball and other sports leagues and tournaments, fitness classes, after school programs, and other activities to keep youth engaged.

- Brinshore-Michaels will use its best efforts to facilitate at least two annual family-oriented activities, such as movie nights or barbeques, in Metcalfe Park.
- CHA and Brinshore-Michaels will advocate for the Chicago Park District to create an advisory council for Metcalfe Park and to appoint a Legends South representative as a member.

6. Economic Development

The undersigned recognize the critical nature of economic development to the success and sustainability of new residential development, to the residents' quality of life, and to the attraction and retention of residents. Economic development in the vicinity of Legends South has been slow, leaving the residential development relatively isolated. While improving economic development is primarily the function of other parties, the undersigned believe that they can play a useful role. To that end:

- CHA will include economic development as an item for discussion on the Working Group agenda at least once per quarter.
- CHA will use its best efforts to facilitate continuing discussions between stakeholders at Legends South and the Department of Community Development regarding improved employment and retail opportunities in the area proximate to the Legends South Development, including attempting to schedule meetings with appropriate officials of the Department of Community Development on at least a bi-annual basis to discuss issues of concern.
- CHA and Brinshore-Michaels will encourage the City's Department of Community Development mid-south economic development staff to attend and actively participate in the Working Group on a monthly basis.
- CHA and Brinshore-Michaels will encourage the participation in the Working Group of the 3rd Ward Alderman, or her designee, and request regular updates to the Working Group on proposed developments and economic goals within the 3rd Ward.
- Brinshore-Michaels will work with the City of Chicago, the 3rd Ward Alderman and local developers to identify and implement economic development opportunities for the Legends South community.
- Brinshore-Michaels will attend any focus groups, forums or other gatherings that are convened about economic development in the 3rd Ward.

- Brinshore-Michaels agrees, contingent upon market conditions and available financing, to providing small scale commercial space within phases of Legends South subsequent to Phase A-2, specifically along State Street.

7. Quality Neighborhood Schools

The undersigned recognize that quality neighborhood schools are critical to the quality of life of the families living in Legends South, and for the long-term viability of the development. Although improving neighborhood schools will involve other parties, in particular Chicago Public Schools, the undersigned agree to work together to improve neighborhood schools, including but not limited to, the following:

- CHA will include neighborhood schools as an item for discussion on the Working Group agenda at least once per quarter.
- CHA will use its best efforts to facilitate continuing discussions between stakeholders at Legends South and the Chicago Public Schools regarding improved educational opportunities in the area proximate to the Legends South Development, including attempting to schedule meetings with appropriate officials of Chicago Public Schools on at least a bi-annual basis to discuss issues of concern.
- Brinshore-Michaels will continue to have an open dialogue on a regular basis with the Chicago Public Schools in order to improve the academic opportunities in and around Legends South and will keep CPS informed of progress on Phase A-2 and any subsequent phases of development.
- In order to make Legends South parents aware of the educational options that exist, Brinshore-Michaels will facilitate information sessions in which representatives of CPS and local schools are invited to present information and recruit Legends South children. During these sessions, to ensure that parents are aware of the best opportunities available for their children and understand the importance of being active participants in their educational process, Brinshore-Michaels will encourage parents to become involved in their children's schools by becoming members of the parent/teacher association and local school council.
- Brinshore-Michaels, with assistance from Business and Professional People for the Public Interest, will prepare information packets for parents on educational options for children.

8. Working Group Representation

The undersigned agree that the Legends South Working Group is an important vehicle for sustaining the viability of the Legends South development and is useful not only for overseeing the development process, but also for identifying and addressing issues that arise affecting the quality of life of the residents. To be most effective, the Working Group should include key stakeholders, including at least one resident of Legends South.

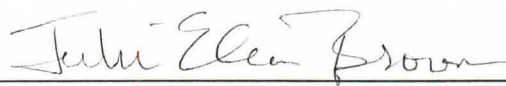
- CHA agrees to appoint at least one such resident to the Working Group by the end of August 2009.

Conclusion

The undersigned parties, having made the above agreements, will work together to sustain a high quality of life for the residents of Legends South, and to preserve the potential for development of for-sale housing at the earliest possible date.

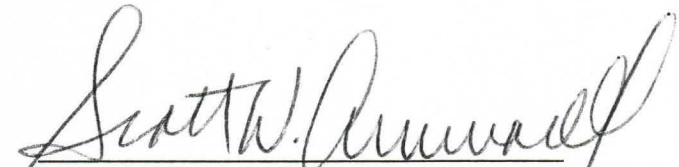
July 20, 2009

Signed,


One of the Attorneys for Plaintiffs

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Northbrook, IL 60062

Interstate Realty Management – Legends South

Resident Services & Engagement

Draft Copy

Resident Service Needs

Currently, due to the recession, we have many residents looking for help with employment, educational referrals, scholarship assistance, utility/rental assistance and resume help.

IRM/Social Service Provider Referrals

There have been 25 referrals made this quarter between the service providers and management team.

10 for neighbor disturbances/complaints; 2 for employment; 4 utility assistance; 5 housekeeping issues; 2 damaged units; and 2 unauthorized guests. These referrals are for all of Legends South.

Children Afterschool Program Participation

- There have been no truancy reports this quarter.
- Afterschool homework assistance & computer learning are available M -F from 3 -5 pm. There are 40 youth enrolled thus far.

Social Services Participation

- Residents have participated this quarter in the following activities, events and classes: Senior Wild Wednesdays; Big Hat Brunch (Mother's Day); Senior Breakfast; Senior Wellness Health Workshops; Senior Committee meetings; Resident Meet & Greet (2); Resident Management Meeting; GED informational meeting; Job Corp informational meeting; Computer Certification Class; After School programming; Kappa League (mentoring); Peer Jury (2nd District Police); Fire Safety Workshop; Sample Party (resident chef of Mahalia Place).

Quarterly Challenges & Success

- This quarter we had three (3) residents (18+ years of age) gain employment by a preferred vendor of Interstate Realty Management which will last until late Fall. Five (5) residents (16 +) are current applicants to be employed by a second preferred vendor of IRM with a yet to be determined start date for their employment. Fifteen (15) teenage residents are currently applying for positions with Architreasures that will be for 6 weeks of compensated employment this Summer. Finally, six (6) residents, of which 3 are senior age, have completed computer certification classes and will have a graduation ceremony in June.

**Interstate
Realty
Management Co.**

**Family of Neighborhood Networks
Computer Training Centers**

SUCCESS STORY

DATE: 5/01/09 SITE: Hansberry / Legends South BY: R. Winfrey

RESIDENT / PARTICIPANT NAME: Marian Franklin

Reason(s) participant came to the Computer Training Center (what was his/her goal?)

Marian Franklin is a member of the Senior Group

Accomplishment(s) of the participant:

Marian Franklin is one of the office volunteers for the Senior Wellness Committee

Obstacles he/she had to overcome:

Marian is a senior who walks on a cane and felt that her participation would be limited due to her disability. However, Marian has been one of the biggest helps in terms of volunteer work and motivation for our senior class.

What difference has participation in the Computer Training Center made for him/her?

Marian says she enjoys coming to Senior Wednesdays. She likes to help out with the activities, Marian has a computer at home where she works on her projects and is always bringing in new ideas.

Signed: _____
Participant

R. Winfrey
Facilitator or Social Svcs. Coordinator

SOCIAL SERVICES MONTHLY ACTIVITY SHEET

Site: Legends South

City: Chicago

For the Month of: April 2009

Staff: Angela Reese

Title: Social Service Coordinator

1. Number of office conferences with residents: 18 (incl. meetings)
2. Number of home conferences with residents: 1 (peer jury w/2nd Dist. Police)
3. Approximate number of telephone contacts with residents: 30
(primarily regarding summer employment availability)
4. Number of person-to-person conferences with other social service agencies/meetings 10
5. Approximate number of telephone contacts or referrals to other social service agencies: 11 (Kappa League/Caritas - Substance Abuse meeting)
6. Number of voters registered: 0
7. Number of recreational or educational programs held: 6
8. Did you complete your monthly newsletter? Yes x No
9. How many persons did you refer for substance abuse counseling or rehabilitation? 0
10. Special projects completed this month:
 - (1) Resident Social Service surveys cont. (Hansberry only)
 - (2) Sampling Party (Resident Chef – Mahalia Place)
 - (3) Kappa League (Male Mentoring)
 - (4) Attended Office of Civic Engagement Event at Univ. of Chicago

11. Other Comments:

1. Coordinated/Hosted Resident Post Occupancy meeting
2. Attended Legends South Management Meeting
3. Attended Legends South Working Group Meeting
4. Made site visits to each site re: Social Services available through IRM
5. Conducted 2 post occupancy meetings with management and CPF

Social Services Coordinator

#IR-377(5/02)

HANSBERRY SQUARE at LEGENDS SOUTH

Quarterly Report:

ACCOMPLISHMENTS

IRM has made significant progress by building a better bridge of communication with residents. The communication gap was an issue in the past and has since been rectified through the accessibility of the management staff. IRM hosts a resident/management meeting every Tuesday to encourage residents to voice their opinions directly to the site managers.

Over the winter Holidays, Hansberry experienced a number of consistent break ins, which led BMT/IRM to initiate a security program that covers the Legend South portfolio. The 2nd District Police also work closely with Legends South staff and residents. They have made themselves available to our needs and increased patrol of our properties. The residents are encouraged to attend the monthly CAPS meeting and several CAPS sponsored activities have taken place on-site which encouraged police/resident relationship building. Since initiating the roving security program there have been no break-ins, vandalisms, or thefts to report.

COMMUNITY AND SOCIAL SERVICES

IRM takes pride in working with the service providers as well as building strong relationships with our residents. IRM takes an individual approach to each tenant, depending on their needs and wants. IRM as a company offers a variety of programming and assistance for all of our tenants such as: computer programming, social events, G.E.D programming, senior Wednesday's, health and wellness seminars, financial literacy, youth employment and development training.

Every other week Management and the Service Providers meet to discuss issues concerning residents. In these meetings, management ensures that Working to Meet and Not Meeting families are specifically addressed. The Service Providers assist those families by curing delinquent rents and utilities and by providing scholarship information, employment opportunities, computer literacy and a host of other services.

The computer lab is another on-site resource where residents are able to build resumes, improve job readiness skills, obtain certifications and link with other available resources.

CHALLENGES

While Hansberry Square experienced 3 evictions this quarter, all due to non-payment of rent, each of those units have since been occupied.

We also experienced a drop in Occupancy at the non-ACC tax-credit units to 85%. This was caused by two evictions (for non-payment of rent) and a handful of 30 day notices...two families purchased homes, one family had to relocate for military purposes and four residents had to move because they lost their jobs. Currently there are three vacant non-ACC tax-credit units with five approved applications.

LEGENDS S TH

HANSBERRY SQUARE Monthly Occupancy Report

Total Units: 181	
ACC	Total: 83
Tax Credit	Total: 68
Market	Total: 30

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Move Outs (by unit type):												
ACC	0	0	0	0	0	0						
Tax Credit	3	1	2	4	0	0						
Market	0	1	0	1	1	1						
Total:	3	2	2	5	1	1	0	0	0	0	0	0
Vacancy (by unit type):												
ACC	1	1	0	0	0	0						
Tax Credit	5	6	5	7	7	2						
Market	4	4	5	6	3	2						
Total:	10	11	10	13	10	4	0	0	0	0	0	0
Vacancy-over 60 days (by unit type):												
ACC	0	0	0	0	0	0						
Tax Credit	2	1	1	1	2	0						
Market	4	3	3	3	0	0						
Total:	6	4	4	4	2	0	0	0	0	0	0	0
Occupancy (by unit type):												
ACC	82	82	83	83	83	83						
Tax Credit	63	62	63	61	61	66						
Market	26	26	25	24	27	28						
Total:	171	170	171	168	171	177	0	0	0	0	0	0
Evictions												
ACC	0	0	0	0	0	0						
Tax Credit	0	1	0	1	0	1						
Market Rate	0	0	0	0	0	0						
Total:	0	1	0	1	0	1	0	0	0	0	0	0

LEGENDS SOUTH

MAHALIA PLACE Monthly Occupancy Report

Total Units: 110

ACC	Total: 54
Tax Credit	Total: 44
Market	Total: 12

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Move Outs (by unit type):												
ACC	0	0	0	0	0	0						
Tax Credit	0	0	0	0	0	0						
Market	0	0	0	0	0	1						
Total:	0	0	0	0	0	1	0	0	0	0	0	0
Vacancy (by unit type):												
ACC	1	1	2	2	1	0						
Tax Credit	2	2	2	1	3	3						
Market	1	1	0	0	0	0						
Total:	4	4	4	3	4	3	0	0	0	0	0	0
Vacancy-over 60 days (by unit type):												
ACC	0	0	1	1	2	1						
Tax Credit	0	0	0	0	0	0						
Market	0	0	0	0	0	0						
Total:	0	0	1	1	2	1	0	0	0	0	0	0
Occupancy (by unit type):												
ACC	53	53	52	52	53	54						
Tax Credit	42	42	42	43	41	41						
Market	11	11	12	12	12	12						
Total:	106	106	106	107	106	107	0	0	0	0	0	0
Evictions												
ACC	0	0	0	0	0	0						
Tax Credit	0	0	0	0	2	0						
Market Rate	0	0	0	0	0	0						
Total:	0	0	0	0	2	0	0	0	0	0	0	0

COLEMAN PLACE Monthly Occupancy Report

Market	Total: 23
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[illegible]

LEGENDS SOUTH
ACC RESIDENT STATUS
 July 14, 2009

DEVELOPMENT	HANSBERRY SQUARE	COLEMAN PLACE	MAHALIA PLACE
Lease Compliance Status			
Meeting	40	29	32
Meeting/Working	37	29	26
Meeting/Education	3	0	6
Working to Meet	9	9	3
Not Meeting	9	0	6
Exempt	25	14	13
Income			
Between \$0 and \$10,000	35	19	30
Between \$10,000 and \$20,000	27	17	18
Between \$20,000 and \$30,000	15	11	6
Above \$30,000	6	5	0
Percent of AMI			
Below 30%	58	36	48
Between 30% and 50%	23	12	6
Between 50% and 60%	2	4	0
Rent			
Between \$ 0 and \$100	34	20	32
Between \$100 and \$300	23	12	10
Between \$300 and \$500	15	13	10
Between \$500 and \$700	10	5	2
Above \$700	1	2	0