

STATE OF ILLINOIS
ILLINOIS COMMERCE COMMISSION

COMMUNITY HOUSING PARTNERS XIV.LP and)	
CHICAGO COMMUNITY DEVELOPMENT CORP)	
Petitioners,)	
)	CASE NO.
COMMONWEALTH EDISON COMPANY)	
Respondent.)	
)	
Complaint as to denial of request to master meter)	
electrical service at 4820 North Kedzie, Chicago,)	

FORMAL COMPLAINT

Complainants, **COMMUNITY HOUSING PARTNERS XIV.LP**, an Illinois Limited Partnership and **CHICAGO COMMUNITY DEVELOPMENT CORP** an Illinois corporation, by their attorney Allen W. Cherry, state as follows:

1. This Complaint is a request for an order waiving the separate metering requirements for the Darul Amaan Senior Apartments at 4820 North Kedzie, Chicago, Illinois. Petitioners seek waiver of 83 Ill. Adm. Code 410.130(a) regarding separate metering and an order waiving the requirements of Commonwealth Edison Company's separate metering requirements set forth on Tariff sheets 144 and 145 of Commonwealth Edison Company's Schedule of Rates for Electric Service.

2. Petitioner Community Housing Partners XIV.LP is an Illinois Limited Partnership and will be the owner of the building.

3. Petitioner Chicago Community Development Corp is an Illinois corporation and the managing general partner of Community Housing Partners XIV.LP.

4. Petitioners are developers of the Darul Amaan Senior Apartments housing development. It is new construction and will contain 56 units of residential housing, limited to seniors. As Darul

Amaan will be run, rents will be 100% affordable at 50% of median income. Residency is limited to lower income seniors at or below 60% of median income.

5. The project is financed with bond financing issued by the City of Chicago, a first mortgage from the City Department of Housing and Economic Development and equity from the sale of low income housing tax credits issued by the Department of Housing and Economic Development.

6. The property will be operated in accordance with the terms of a regulatory agreement with the city of Chicago and the restrictions and requirements of the federal low income housing tax credit program.

7. Day to day operation of Darul Amaan will be by Eastlake Management Corp as property manager. Hope For Seniors, Inc, an Illinois not for profit corporation will provide tenant services at the site.

8. The building design, financing and building permit envisioned a single electric meter. Separate utility charges will not be charged to the residents. All utilities in the building will be paid by the owner.

9. The additional cost and expense of installing separate metering for each apartment unit will significantly increase the cost to construct the building, the ongoing cost of managing the building and the cost of maintaining support for residents of the building.

10. There will be few if any long term benefits derived from separately metering the tenant's apartments.

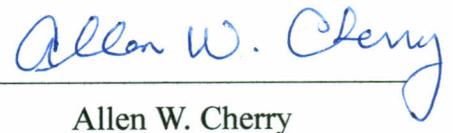
11. If separate metering and billing is required, no additional benefits, and instead a significant management and administrative burden will be unreasonably imposed on the development.

WHEREFORE, Petitioner Community Housing Partners XIV.LP and Chicago Community Development Corp request for the Darul Amaan Senior Apartments, 4820 North Kedzie, Chicago, Illinois:

(a) an order waiving the separate metering requirements of 83 Ill. Adm. Code 410.130(a) regarding separate metering;

(b) an order waiving the requirements of Commonwealth Edison Company's separate metering requirements set forth on Tariff sheets 144 and 145 of Commonwealth Edison Company's Schedule of Rates for Electric Service; and

(c) for such other relief as is just and equitable.

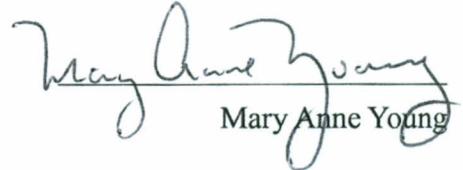

Allen W. Cherry

ALLEN W. CHERRY
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VERIFICATION

I, Mary Anne Young, first being duly sworn on oath state the following:

1. I am Development Manager of Chicago Community Development Corporation. I certify that the statements set forth in this Complaint are true and correct, except as to matters therein stated to be on information and belief and as to such matters I certify that I believe the same to be true.


Mary Anne Young

Signed and sworn before me

April 26, 2013



Notary Public

