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IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

DOROTHY GAUTREAUX, et al.,)	
)	
Plaintiffs,)	
)	No. 66 C 1459
v.)	66 C 1460
)	
SAMUEL R. PIERCE, et al.,)	Judge Marvin Aspen
)	
Defendants.)	

FOURTH STATUS REPORT OF RECEIVER

Maurice Jacobs
Timothy R. Conway
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Suite 2700
Chicago, Illinois 60601
(312) 346-1300

THE CHA SCATTERED SITE
HOUSING PROGRAM
STATUS REPORT #4

Submitted by:

The Receiver

Daniel E. Levin and
The Habitat Company

January 18, 1988

January 18, 1988

TO: Judge Marvin E. Aspen
FROM: Daniel E. Levin
The Habitat Company
RE: CHA SCATTERED SITE HOUSING PROGRAM

The following is our report regarding the status and implementation of the Scattered Site Housing Program since the last report.

Major Accomplishments and Issues Addressed

1. Director for Scattered Site Program has started work full-time.
2. Recruitment of additional staff has begun.
3. Two architectural firms have been retained to begin evaluation of properties.
4. The process of securing (board up) and winterizing properties is underway.
5. All heating systems and other utilities are functioning in occupied buildings. Two tenants were relocated from buildings without heat to those with heat.
6. The transfer of all properties from CHA to Receiver is complete. Video tapes of all properties are in the process of being made.

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Summary of Major Meetings and Activities

The following is a chronological list of the major meetings and activities during December regarding the Scattered Site Housing Program. This does not include many informal meetings and extended telephone conversations among Habitat personnel, our attorneys, HUD attorneys, and various personnel from CHA, the HUD area, regional and central office and personnel with the Department of Housing - City of Chicago.

December 7, 1987

Letter to HUD - Chicago

Use of contractors, architects and other professionals in evaluating properties.

HUD responded with a letter indicating that contractors or professionals used in the property evaluation process would not be prohibited from future work.

December 9, 1987

In-House Management Meeting

Status of Building Inspections and Plans for Existing Properties

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December 10, 1987

Meeting with CHA and HUD

Status of property, tenant relocation, obtain copies of architectural drawings, management information and contracts currently in place.

December 11, 1987

Letter to HUD - Chicago Requesting Scattered Site Blueprints

Some blueprints received 12/14/87 from CHA.

December 15, 1987

Sign-Off Inspection for Each Property

On site inspection and video taping begun of each occupied property. Residents served with notice of management transfer from CHA to The Habitat Company. CHA and Habitat personnel present.

December 23, 1987

New Director of Scattered Site Program begins.

Financial Summary

As of 12/31/87 the financial report is summarized below:

Approved Budget	\$2,345,000.00
Amount Received	\$1,416,778.00
Expenses Paid	\$ 556,491.37
Remaining Budget	\$1,788,508.63

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The current fund balance is invested. The expenses paid include payment of \$513,119 for insurance.

A separate escrow account has been established for tenant rents. No rental income was received in 1987.

Summary

Preliminary development schedules and preliminary production schedules have been prepared and are in the process of being implemented. With the hiring of staff personnel during the next month or so we expect to accelerate our planning activities and continue our close working relationship with HUD, both locally and in Washington.

Our staff inspections found many buildings open to the weather and vandals for an extended time. In some cases, we discovered the actual property to differ from the property description attached to the Court Order. For example, three sites listed as "Vacant - Available for New Construction" actually have buildings on them. The updated list is attached.

We would be pleased to meet with you to discuss any aspect of this report.

During 1988, our activities will be reported to you on a quarterly basis, in accordance with the Court Order, of August 14, 1987.

PAH:ls

1/15/88 PAH

SCATTERED SITE PROGRAM

THE HABITAT COMPANY
CHICAGO, ILLINOIS

SUMMARY OF PROPERTY OWNED AND OPTIONED

<u>BUILDINGS OWNED</u>	<u>BUILDINGS</u>	<u>UNITS</u>	<u>AVERAGE UNITS/BUILDING</u>
Under Construction - Construction Suspended	22	137	6.2
Acquired - No Construction	53	228	4.3
Building in Question (now occupied)	<u>1</u>	<u>12</u>	12.0
TOTAL:	76	377	4.9

<u>VACANT SITES OWNED</u> (Available for New Construction)	<u>SITES</u>
Acquired and Demolished	10
Other vacant	28
Sites in Question	<u>2</u>
TOTAL:	40

<u>PROPERTY UNDER OPTION-TO-BUY</u>	<u>BUILDINGS</u>	<u>UNITS</u>	<u>AVERAGE UNITS/BUILDING</u>
	15	43	2.9

BUILDINGS UNDER CONSTRUCTION - CONSTRUCTION SUSPENDED

<u>DEVELOPMENT PROGRAM</u>	<u>ADDRESS</u>	<u># OF UNITS</u>	<u>ZONE</u>
096	3448 W. Belle Plaine (4200 N)	8	1
	2115 W. Giddings (4800 N)	6	1
	1616 W. Juneway (7800 N)	6	1
	4623 N. Keystone (4000 W)	4	1
	4228 N. Kimball (3400 W)	6	1
	4655 N. Malden (1300 W)	13	1
	6951 N. Sheridan (1100 W)	6	1
	223 N. Mayfield (5900 W)	6	2
	1344 N. Ridgeway (3800 W)	2	2
	*6439 S. Aberdeen (1200 W)	2	4
	7227 S. Harvard (400 W)	6	4
	7822 S. Essex (2500 E)	6	5
	9116 S. Essex (2500 E)	<u>6</u>	5
	SUB-TOTAL	77	
103	1322 N. Cleveland(500 W)	3	1
	4936 N. Hamlin/(4900 N)		
	3754-56 W. Eastwood	6	1
	1449 W. Winnemac (5000 N)	6	1
	2857 W. McClean	7	2
	5148 W. Cornelia (3600 N)	5	2
	5600 S. Marshfield (1600 W)	<u>6</u>	4
	SUB-TOTAL	33	
105	**2755 W. Giddings/ 4723 N. Virginia	9	1
	4047 N. Lavergne/ 4959-61 W. Belle Plaine	6	2
	132 N. Pine (5600 W)	<u>12</u>	2
	SUB-TOTAL	27	

TOTAL UNITS FOR "BUILDINGS UNDER CONSTRUCTION -
CONSTRUCTION SUSPENDED: 137

NOTE: Unit number discrepancy with Court Order. On-site
verification of the unit count as follows:

* 2 units, not 3
** 9 units, not 6

BUILDINGS ACQUIRED - NO CONSTRUCTION

<u>DEVELOPMENT PROGRAM</u>	<u>ADDRESS</u>	<u># OF UNITS</u>	<u>ZONE</u>
096	7614 N. Greenvew (1500 W)	6	1
	1478 W. Gregory (5600 N)	6	1
	4526 N. Magnolia (1200 W)	6	1
	4321 N. Mozart (2800 W)	6	1
	4257 N. Sacramento (3000 W)	4	1
	621 N. Hamlin (3800 W)	6	2
	3329 W. Beach (1500 N)	2	2
	3220 W. Evergreen (1300 N)	2	2
	1640 N. St. Louis (3300 W)	3	2
	2310 S. Drake (3600 W)	2	3
	2437 S. Millard (3600 W)	2	3
	4029 W. Polk (600 S)	2	3
	3716 W. Polk (600 S)	3	3
	1920 S. Ridgeway (3800 W)	2	3
	6240 S. Marshfield (1600 W)	2	4
	7802 S. May (1200 W)	3	4
	7741 S. Normal (400 W)	6	4
	7721 S. Peoria (900 W)	6	4
	6842 S. Perry (100 W)	6	4
	5648 S. Prairie (300 E)	<u>6</u>	5
	SUB-TOTAL	81	

- Continued next page -

VACANT SITES - SITES AVAILABLE FOR NEW CONSTRUCTION

<u>DEVELOPMENT PROGRAM</u>	<u>ADDRESS</u>	<u># OF UNITS</u>	<u>ZONE</u>
096	1143 S. Central Park (3600 W)	3	3
	6044 S. Wallace/ 600-08 W. 61st Street (500 w)	<u>6</u>	4
	SUB-TOTAL	9	
103	6401 S. Kimbark/(6400 S)		
	1311-15 E. 64th Street	<u>15</u>	5
	SUB-TOTAL	15	
105	*2748 W. Wilcox (100 S)	3	2
	3418 W. Monroe (100 S)	6	2
	*1538 N. Karlov (4200 W)	6	2
	2401 S. Springfield (3800 W)	4	3
	5935 S. Aberdeen (1200 W)	3	4
	6219 S. Ingleside (1000 E)	6	5
	*6147 S. Kimbark (1200 E)	<u>6</u>	5
	SUB-TOTAL	34	
SUB-TOTAL:	SITES	- 10	
	UNITS (Prior to demo)	- 58	

*NOTE: Buildings have yet to be demolished.

VACANT SITESZONE

4138 N. Ashland (1600 W)	1
4026 N. Bernard (3400 W)	1
2101-07 W. Cullom (4400 N)	1
4425-29 N. Malden (1200 W)	1
1309 W. Wellington (3000 N)	1
2653 W. Belden (2400 N)	2
4100 W. Congress (200 S)	2
1905 N. Francisco (2900 W)	2
3563 W. Medill (2400 N)	2
647-57 N. Parkside (5600 W)	2
2860-66 W. Palmer (2200 N)	2
1732 N. Rockwell (2600 W)	2
1837 N. Talman (2600 W)	2
2701-03 W. Washington (100 N)	2
2716-30 W. Washington (100 N)	2
835 W. Garfield (5500 S)	3
901 W. Garfield (5500 S)	3
2059 W. 18th Street (1800 S)	3
2226-30 W. 19th Street (1900 S)	3
1636 W. 33rd Street (3300 S)	3
2216 W. 50th Street (5000 S)	3
929 W. 54th Street (5400 S)	3
7250-58 S. Central Park (3600 W)	4
12939-59 S. Halsted (800 W)	4
720 W. 129th Place (12900 S)	4
13001-05 S. Avenue "O" (3434 E)	5
13040-44 S. Brandon (3200 E)	5
13053-59 S. Brandon (3200 E)	5

VACANT SITES SUB-TOTAL: 28 SITES

SITES IN QUESTION

1022-24 W. Wellington (3000 N, zone 1)- Property appears to be privately developed

6000-02 S. Knox (4700 W, zone 4) - Property appears to be privately developed

SITES IN QUESTIONS SUB-TOTAL: 2 SITES

CHA SCATTERED SITE HOUSING PROGRAM

OPTION TO BUY PROPERTIES

<u>Parcel #</u>	<u>Address</u>	<u>Units</u>	<u>Zone</u>	<u>Fair Market Value</u>
5783	4712 W. Monroe	3	2	\$60,000
5823	3233 W. Thomas (1100 N)	2	2	52,000
5821	3243 W. Potomac (1400 N)	2	2	50,500
5825	1016 N. Monticello (3600 W)	2	2	55,000
5824	1026 N. Lawndale (3600 W)	2	2	48,500
5835	4147 W. Washington	6	2	90,000
5791	1818 S. St. Louis (3400 W)	2	3	43,000
5433	1820 S. St. Louis (3400 W)	2	3	32,000
5785	5537 S. Union (700 W)	2	4	50,000
5795	153 E. 111th St. (11100 S)	3	4	85,000
5818	1444 W. Garfield (5500 S)	2	4	54,000
5811	1617 W. 56th St. (5600 S)	8	4	87,000
5816	915 W. 86th St. (8600 S)	2	4	60,000
5786	5732 S. Emerald (800 W)	2	4	40,000
5779	5934 S. Prairie (200 E)	3	5	36,000

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Plaintiffs,)	
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v.)	66 C 1460
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SAMUEL R. PIERCE, et al.,)	Judge Marvin Aspen
)	
Defendants.)	

NOTICE OF FILING

To: All Counsel on the Attached Service List

PLEASE TAKE NOTICE that on January 20, 1988 we filed with the Clerk of the Court on behalf of Daniel E. Levin and The Habitat Company, jointly as Receiver, the Fourth Status Report of the Receiver, a copy of which is attached hereto and hereby served upon you.

Timothy R. Conway
One of the Receiver's Attorneys

Maurice Jacobs
Timothy R. Conway
Greenberger, Krauss & Jacobs, Chartered
180 N. LaSalle Street
Suite 2700
Chicago, Illinois 60601
(312) 346-1300

CERTIFICATE OF SERVICE

Joyce L. Leshner, a non-attorney, on oath states that she caused a copy of the foregoing Fourth Status Report of the Receiver to be served upon all parties on the attached Service List, by mail, this 20th day of January, 1988.

Joyce L. Leshner

Subscribed and Sworn to
before me this 20th
day of January, 1988.

Marlene S. Bassett
Notary Public

SERVICE LIST

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