

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.)	

SIXTH STATUS REPORT OF RECEIVER

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THE CHICAGO HOUSING AUTHORITY

SCATTERED SITE PROGRAM

STATUS REPORT #6

Submitted by:

The Receiver

Daniel E. Levin and

The Habitat Company

Covering the Period April 1, thru June 30, 1988

July 20, 1988

To: Judge Marvin E. Aspen

From: Daniel E. Levin
The Habitat Company

Re: CHA Scattered Site Housing Program
Quarterly Report: Second Quarter, 1988

S U M M A R Y

The major activities during the quarter are summarized as follows:

- 1) Since the Development Proposal for rehabilitation of the first 22 buildings (known as ACC 115, containing 133 units), was approved in March, the plans, specifications, and contract documents have been approved by HUD. In addition, we have received authorization to go to bid to a pre-qualified contractors bidders list.

The construction contract has been executed for the completion of the McClean Avenue Building. This rehabilitation work is currently underway.

- 2) ACC 116 contains 19 buildings with 106 units. The Development Proposal and budget for 116 was submitted in March and was approved in April. Architectural firms were retained for the rehabilitation of these properties and preliminary submissions have been approved by HUD. Working drawings for these buildings are in process.
- 3) ACC 117 contains 38 buildings and 36 vacant land parcels. HUD has approved the sale of 30 buildings, demolition of 8 buildings, and sale of 18 of the vacant land parcels. The remainder of the parcels will be held for inventory.
- 4) ACC 118, a Development Proposal for 106 units, was submitted to HUD on June 30th. These units are the first for the construction of new apartments under the Receiver's Scattered Site Program. The proposal calls for new construction on 9 of the vacant land parcels held in inventory containing 42 units. Land for the additional 64 units must be acquired. An advance for property acquisition is requested in the Proposal.

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Chronology of Events

A P R I L

During the month of April, the major tasks focused on the following:

- 1) Finalized the submission for ACC 116 and received HUD approval.
- 2) Interviewed 12 architectural firms for ACC 116 and selected 3.
- 3) Worked closely with our two architectural firms on ACC 115 to insure compliance with schedule.
- 4) Began formal solicitation of contractors for the "pre-qualified bidders" list for ACC 115.
- 5) Revised production schedule for five year goals.
- 6) Solicited rehab proposals for completion of rehab work on McClean building.
- 7) Submitted amended Receiver's Agreement to HUD for approval.

M A Y

During the month of May, the major tasks focused on the following:

- 1) Continued to work with architects and HUD to satisfy requirements for both ACC 115 and 116.
- 2) Revised budget for ACC 114 to accommodate paying for the architectural services for property in all 115 and 116.
- 3) The Receiver/HUD/CHA Agreement was extended for an additional six months, until November 30, 1988.
- 4) The Receiver's Development Agreement was prepared and executed by the Receiver for ACC 115, 116, and 117. Due to the change in the CHA board, the agreement was not executed in a timely fashion by CHA but was approved by the new Board in June and reportedly is in transit as of this writing.
- 5) Staff met with Attorney Polikoff and four community based non-profit management firms regarding their potential interest in the management of Scattered Site apartments.

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- 6) An asbestos removal consultant was hired to evaluate the 41 buildings scheduled for rehab and the 8 scheduled for demolition.

J U N E

During the month of June, major tasks focused on the following:

- 1) Completed contract documents and received final approval to go to bid for ACC 115. Bid openings are scheduled to begin August 8th and the next three Mondays for each of the four groups, respectively.
- 2) Obtained HUD approval of the preliminary design drawings for ACC 116.
- 3) Met with Maurice Parish, Inspectional Services Commissioner for the City of Chicago, regarding "express" treatment of our applications for building permits.
- 4) Met with Vince Lane, new Chairman of the CHA, and Attorney Polikoff regarding the Scattered Site Program. Main topics were management of Scattered Sites by private management firms and the development of clusters of elderly and family apartments.
- 5) Prepared and submitted the Development Proposal for ACC 118.

FINANCIAL SUMMARY

As of June 30, 1988, the financial report is summarized below:

Approved Budget:	\$2,345,000
Amount Received:	\$1,642,630
Expenses Paid:	\$1,351,235
Remaining Budget:	\$ 993,765

The current fund balance is invested.

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PROGRAM CONTINUATION

During the next quarter, we plan to submit two additional development proposals for the Scattered Site Program, utilizing both new construction and acquisition with rehabilitation. The acquisition with rehabilitation program will be ACC 119.

ACC 120 is expected to be for 200 units under the "cluster plan." This is planned to include up to 100 units per site, including a 50 unit elderly building and not more than 50 family units. Discussions on this concept have been held with Mr. Polikoff, HUD personnel and Mr. Lane. Subject to final concurrence of these various parties, we expect to have additional information on the Cluster Plan for the Court in the near future.

CONCLUSION

There continues to be excellent cooperation with the HUD staff. We are optimistic that within the next 60 days we will be under construction with the rehab on the first 22 buildings and within the next 90 days be under construction with an additional 19 buildings.

We also anticipate that within the next 90 days we will have development proposals submitted and approved by HUD for an additional 400 units (new and rehabilitated).

We continue to support private management of the Scattered Site apartments. We believe private management is necessary to gain needed credibility and long term accountability in the neighborhoods.

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

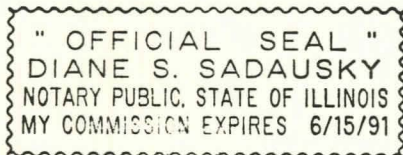
CERTIFICATE OF SERVICE

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

Joyce L. Leshner

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

Diane S. Sadausky
Notary Public



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