

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.	)	

QUARTERLY REPORT OF RECEIVER

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

M E M O R A N D U M

TO: Judge Marvin E. Aspen

FROM: Daniel Levin and
The Habitat Company

DATE: July 24, 1990

SUBJECT: CHA SCATTERED SITE HOUSING PROGRAM
Quarterly Report: 2nd Quarter, 1990

SUMMARY

During the quarter, 5 buildings with 26 apartments were completed and transferred to management. To date, the rehabilitation of 31 buildings, with 179 apartments, has been completed. Twelve buildings with 64 units are currently under construction and construction has ceased on one building due to the discovery of hidden defects. The building is scheduled for sale at auction.

Construction began on the first of 11 sites for 101 new townhomes during June. Design work continues on 350 additional units plus an application for 50 Turnkey units was submitted to HUD during the quarter.

Programs 115 and 116 - 43 buildings/243 units

Rehabilitation work is proceeding on the remaining 12 buildings in these programs. We anticipate that all but 2 of the remaining buildings will be completed by the end of September.

Relocation has been completed except for residents in 4639 North Hamlin and 1322 North Cleveland buildings. We anticipate this rehabilitation will be complete within the next 30-45 days.

Program 117 - 73 properties, plus 14 other CHA properties

During the quarter, there were closings on 9 properties in the amount of \$66,635.50. To date, 51 properties have been sold for a total of \$ 968,702.48. 13 of 14 properties owned by the CHA and not included in the Receiver list were sold on their behalf at our auctions. A net of \$206,942.83 was raised and sent to the CHA. A copy of the transmittal to Vince Lane is enclosed.

A sixth silent bid sealed auction is scheduled for July. Thirteen properties will be included in this auction.

Program 118 - New Construction - 101 units

Powers & Sons Construction Company, Inc., began construction on the first new townhomes in June. The first of the 11 sites was at 4425-37 North Malden, scheduled for 17 townhomes. A copy of the rendering for the Malden site is enclosed. This program also has two story houses planned on 5 sites. A picture of a typical two story townhouse cluster is also enclosed.

After the issuance of building permits, a letter was sent to the Aldermen in each ward informing them of the pending construction. An explanation of the CHA commitment to private management and neighborhood preference for 50% of the apartments was also included.

These 11 sites are located in 11 different census tracts, in 10 different wards, scattered throughout the City. Elected officials and residents of these diverse neighborhoods have expressed various degrees of concern and anxiety regarding the planned new construction. As of this writing, The Edgewater Community Council has filed an injunction attempting to block new construction at 5406 North Winthrop. A formal response will be submitted to their request for injunction as per the hearing on July 17, 1990.

Program 119 - New Construction - 28 units

This program has been recast as a Turnkey on pre-approved sites. All materials have been submitted to HUD and we anticipate issuing an invitation for proposals during the 3rd quarter.

Program 120 - New Construction - 150 units

It was contemplated that some property for this program would be required from the City. Since it has taken much longer than anticipated to acquire the property, we plan to revise this program to 103 units on 14 sites and proceed to advertise for construction bids as soon as possible during the 3rd quarter. Working drawings have been revised in accordance with HUD directives and resubmitted to HUD for approval. As of this time, HUD approval is pending.

Programs 121 and 122 - New Construction - 100 units

These programs will be recast in the reformulation process. It is anticipated that these will be Turnkey programs without pre-approved sites. A Turnkey package is in the process of being prepared and we anticipate submitting to HUD a Turnkey package for their approval by the end of July.

Program 123 - New Construction - Cluster - 50 Elderly/50 Family Units

Working drawings for the elderly building and the typical townhouse has been completed by the architect. Final approval of this package has been delayed due to the delay in acquiring City owned property. We expect this issue will be resolved during the 3rd quarter and we will proceed to advertise for bids as soon as possible thereafter.

Program 124 - New Construction - Cluster - 50 Elderly/Family Units

This work is progressing parallel with Program 123.

Program 126 - Turnkey - 22 units)

This program has been recast as a Turnkey on pre-approved sites. All materials have been submitted to HUD and we anticipate issuing an invitation for proposals during the 3rd quarter.

General

During the quarter, a reformulation plan was submitted to HUD and we understand it is on its way to HUD/Washington for approval. Also during the quarter, several meetings were held with HUD officials regarding reporting procedures and revised budgets for Program 118.

Financial Summary

The financial report for the period ending June 30, 1990, has been delayed and will be submitted under separate cover.

Monthly Reports

Monthly reports for April, May and June, are attached.

Conclusion

If you have questions, please don't hesitate to contact us.

PAH:dc
Attachments



SEVENTEEN TOWNHOMES
4425-37 North Malden Avenue
Chicago, Illinois
1990

Developed by
THE HABITAT COMPANY
As Receiver for the
SCATTERED SITE HOUSING PROGRAM
Chicago, Illinois



FIVE TOWNHOMES
4646 West Street
Chicago, Illinois
1990

Developed by
THE HABITAT COMPANY
As Receiver for the
SCATTERED SITE HOUSING PROGRAM
Chicago, Illinois



THE HABITAT COMPANY

405 North Wabash Avenue Chicago Illinois 60611 312 527-5400

July 2, 1990

Mr. Vincent Lane
Chairman
Chicago Housing Authority
22 West Madison Avenue
Chicago, Illinois 60602

Subject: Sale of Surplus Property
IL06-P002-095

Dear Vince:

We are pleased to report that 13 of the 14 CHA properties that you originally requested us to sell have been sold and closed for a gross amount of \$217,026.00. This amount is 21.9% higher than the HUD approved appraised value of \$178,000.00. The out-of-pocket expenses related to the sale amounted to \$10,083.17, which yields a net of \$206,942.83. A check for this amount and an itemization are enclosed.

The remaining CHA properties (non-Receiver) which we plan to sell for you in our July auction are as follows:

1. 11819 South Union
2. 7674 South Coles

We are pleased to assist the CHA with the sale of these properties in conjunction with the sale of other properties by the Receiver. As previously agreed, there is no charge against the funds collected for the Receiver's staff time or administrative costs.

Mr. Vincent Lane
July 2, 1990
Page Two

We will advise you as soon as the other properties are closed. Meanwhile, if you have any questions about any of the enclosed properties, please don't hesitate to contact me.

Sincerely,

SCATTERED SITE PROGRAM



Philip A. Hickman
Director

PAH:dc
Enclosures

c: Louis M. Berra
Robert Whitfield, Esq.
Christine Oliver
Myron Role
Daniel Levin
Douglas R. Woodworth
Chron File

THE HABITAT COMPANY SCATTERED SITE PROGRAM 117
 PROPERTIES SOLD FOR THE CHA

[SOLD-CHA]

PURCHASER	ADDRESS	AMOUNT	DATE OF CLOSING	SALES PRICE	COMMISSION	TITLE INSURANCE	APPRAISALS	SURVEYS	WATER BILLS	TAXES
Scott Howe	916 N. Trumbull	17,205.37	22-May-90	18,500.00	(555.00)	(300.00)	(175.00)	(150.00)	(114.63)	
Catherine White	1725 W. Stueben	515.00	12-Jan-90	1,100.00		(300.00)	(100.00)	(175.00)	(10.00)	
Frank Keske	5712 S. Green	6,061.00	04-Jun-90	6,711.00		(300.00)	(200.00)	(140.00)	(10.00)	
Ted Wannow	6323 S. Hamilton	5,230.00	29-Dec-89	6,100.00	(183.00)	(337.00)	(200.00)	(150.00)	0.00	
Arlene Lee	6709 S. Aberdeen	16,304.00	03-Nov-89	17,005.00		(376.00)	(175.00)	(150.00)	0.00	
Calixte Brouard	7318 S. Kingston	13,837.00	19-Apr-90	14,509.00		(297.00)	(175.00)	(190.00)	(10.00)	
(Sell 7/90 Auction)	7674 S. Coles	(200.00)					(200.00)			
Frank Keske	7953 S. Kingston	19,552.00	26-Jan-90	20,211.00		(324.00)	(175.00)	(150.00)	(10.00)	
Frank Keske	7958 S. Kingston	15,618.00	26-Jan-90	16,317.00		(314.00)	(200.00)	(175.00)	(10.00)	
Frank Keske	8144 S. Kingston	22,872.22	23-Feb-90	23,711.00		(374.00)	(175.00)	(175.00)	(114.78)	
James Ellis	9922 S. Paxton	13,362.24	07-Dec-89	14,100.00		(310.00)	(175.00)	(150.00)	(102.76)	
Ruth Outlaw	11014 S. Union	44,520.00	03-Jan-90	45,207.00		(372.00)	(175.00)	(140.00)	0.00	
Ted Wannow	11318 S. Homewood	6,260.00	29-Dec-89	7,100.00	(213.00)	(300.00)	(175.00)	(150.00)	0.00	(2.00)
Ernest Jones	12054 S. Wallace	25,806.00	26-Dec-89	26,455.00		(334.00)	(175.00)	(140.00)	0.00	
(Sell 7/90 Auction)	11819 S. Union	0.00								
TOTAL OWED @ 6-30-90		<u>206,942.83</u>		217,026.00	(951.00)	(4,238.00)	(2,475.00)	(2,035.00)	(382.17)	(2.00)

NOTE: * Amount paid was \$1,500; amount of refund was \$1,498

M E M O R A N D U M

June 22, 1990

TO: Phil Hickman

FROM: James S. Watts *[Signature]*

RE: Properties Sold for the Chicago Housing Authority

The following properties have been sold for the CHA from program number 06-P002-095. These sales took place at public auction pursuant to HUD recommendations and CHA request.

	HUD Approved Appraised Value	Sale Price	Date of Close	Buyer
916 Trumbull	\$ 18,000	\$ 18,500	5/22/90	Scott Howe
5712 S. Green	\$ 6,000	\$ 6,711	6/04/90	Frank Keske
6323 S. Hamilton	\$ 6,000	\$ 6,100	12/29/89	Ted Wannow
6709 S. Aberdeen	\$ 13,000	\$ 17,005	11/03/89	Arlene Lee
11014 S. Union	\$ 24,000	\$ 45,207	1/03/90	Ruth Outlaw
11318 S. Homewood	\$ 7,000	\$ 7,100	12/29/89	Ted Wannow
12054 S. Wallace	\$ 21,000	\$ 26,455	12/26/89	Ernest Jones
7318 S. Kingston	\$ 14,000	\$ 14,509	4/19/90	Calixte Brouard
7953 S. Kingston	\$ 17,000	\$ 20,211	1/26/90	Frank Keske
7958 S. Kingston	\$ 15,000	\$ 16,317	1/26/90	Frank Keske
8144 S. Kingston	\$ 23,000	\$ 23,711	2/23/90	Frank Keske
9922 S. Paxton	\$ 13,000	\$ 14,100	12/07/89	James Ellis
1725 W. Steuben	\$ 1,000	\$ 1,100	1/12/90	Catherin White
Totals:	\$178,000	\$217,026		

929 W. 54th St. Part of the Receivers Court Order

11819 S. Union Asked to sell May of 1990 - to be included in July auction

7674 S. Coles No sale - to be included in July 1990 auction

Expenses: (See attached breakdown)

Appraisals	\$ 2,475.00
Surveys	\$ 2,035.00
Title Company Expenses	\$ 4,238.00
Water Bills	\$ 382.17
Taxes	\$ 2.00
Commissions to Outside Brokers	\$ 951.00
	\$10,083.17

Net Income

\$206,942.83

JSW/ca

MEMORANDUM

TO: Daniel Levin ✓
Douglas R. Woodworth
FROM: Philip A. Hickman *Phil*
DATE: May 24, 1990
SUBJECT: Monthly Report: April, 1990

A summary of the activities for April, 1990 follows:

Programs 115/116: 43 buildings - 243 units

During the month, one building with 3 units was completed and transferred to the CHA.

Construction continues on the remaining 16 buildings/87 units, with the exception of 3100 West Cullom. Interior demolition work on the Cullom building had been completed, but work has ceased pending requested approval from HUD to sell this building "as is." Approval is expected during May. There have been some construction related delays, but we anticipate DOFA by the end of August for these two programs.

Program 117

Two properties were sold during the month, for a total of 44 properties sold and closed since January, 1989. Court hearings were held on 8 properties; all cases were continued.

Program 118

HUD has approved the construction contract with Powers & Sons Construction Company. We anticipate the contracts to be executed and building permits issued in May.

Program 119

Meetings were held during the month with HUD personnel and Attorney Polikoff, regarding the reformulation plan which provides for revision of this program. A draft reformulation plan was prepared.

Program 120

We continue to close on property for this program and working drawings continue to be in the hands of the architect. We expect to submit working drawings to HUD for approval by the end of May. Final approval for construction will depend upon how fast the selected City owned property can be acquired.

Programs 121 and 122

These programs are involved in the reformulation process. We continue to acquire property for these programs (and Program 119).

Programs 123 and 124

Working drawings are in process by the architect and we plan to submit them to HUD by the end of May. Final approval for construction will depend upon how fast the selected City owned property can be acquired.

PAH:dc
Attachments

c: Scattered Site Program Staff
1000-1.0

M E M O R A N D U M

TO: Daniel E. Levin ✓
Douglas R. Woodworth

FROM: Philip A. Hickman *DAH/DC*

DATE: June 18, 1990

SUBJECT: SCATTERED SITE PROGRAM
MONTHLY REPORT: May 1990

Enclosed is the monthly report for the Scattered Site Program covering the following areas:

1. Construction
2. Property Acquisition
3. Program Management

Program 115 and 116: 243 units, substantial rehab

During the month two buildings containing nine units were completed and transferred to the CHA. Ten buildings containing 51 units continue to be under construction.

Program 117

During the month the sale of five properties were closed. The current total for sold and closed properties since January 1989, is 49.

Program 118: 101 townhouse units, new construction

Final details have been compiled for building permits. Permits are expected in early June.

Program 119: 28 units, turnkey, new consturction

Preparation of a Turnkey package began and submission to HUD is anticipated in Mid June.

Program 120: 150 townhome units, new construction

Working drawings are in preparation for submission in early June and all related materials are also being prepared for HUD approval.

Program 123: Cluster, 50 units elderly, 50 units townhomes

Working drawings are expected to be complete in early June and submitted to HUD thereafter.

Program 124: Cluster, 50 units elderly, 50 units townhomes

Working drawings are expected to be completed in early June and submitted to HUD thereafter.

Program 126: Turnkey, 22 units, new construction

The turnkey package is being prepared for submission to HUD in early June.

Acquisitions

During the month one contract suitable for 12 units was signed and three properties suitable for 25 units were closed. Also during the month appraisals on 20 properties were ordered.

M E M O R A N D U M

TO: Daniel Levin
Douglas R. Woodworth

FROM: Philip A. Hickman

DATE: July 24, 1990

SUBJECT: Monthly Report: June, 1990

Program 115 and 116: 43 Buildings - 243 Units

Three buildings with a total of 14 units were completed and transferred to the CHA during the month. To date, 31 buildings with 179 units have been completed and transferred to the CHA. During the month, construction continued on schedule at 11 buildings with 52 units. HUD has approved the sale of one building with 12 units in the original package.

Program 117: "Parking Lot: - 73 properties + 14 CHA Buildings

During the month, court cases on two buildings were dismissed, and one was continued until September. Closing on one vacant lot was held and plans were finalized for the next auction scheduled in July.

Program 118 - New Construction: 101 Units/11 Sites

During the month, construction began on two townhouse sites in this program.

Program 119 - New Construction: 28 units/Turnkey

Property has been acquired or under contract for this program and an application has been submitted to HUD for approval to issue an invitation for Turnkey proposals.

Program 120 - New Construction - 103 units

Approval has been requested of HUD to proceed with an invitation for construction bids on 14 sites for 103 townhouse units. All property has been acquired or under contract and final plans and specifications have been submitted to HUD for final approval.

Program 121 and 122

These programs have been revised and reformulated to provide for Turnkey development without prior site approval. A Turnkey package is in the process of being prepared and is anticipated to be sent to HUD by the end of July.

Program 123 - Cluster - 50 Family/50 Elderly units

The design of the elderly building and the typical townhouse has been completed and submitted to HUD. The final go ahead on this program has been held up due to the delay in acquiring City owned property planned for the cluster.

Program 124 - Cluster - 50 Family/50 Elderly units

Twelve sites have been identified for this program and we are proceeding to acquire the remaining sites, both privately and from the City.

Program 126 - 22 units - Turnkey

Property has been acquired or under contract for this program and an application has been submitted to HUD for approval to issue an invitation for Turnkey proposals.

PAH:dc
Attachments

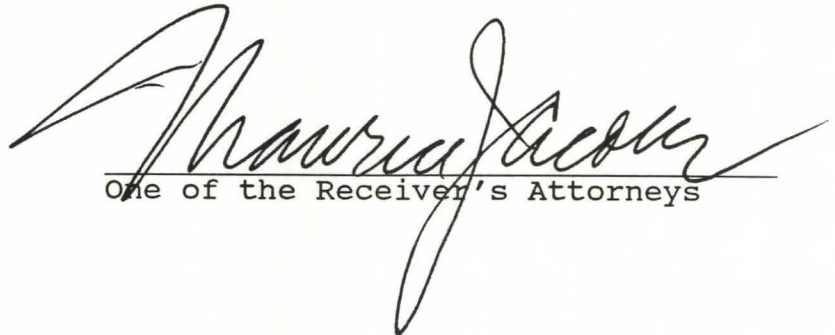
IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

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

NOTICE OF FILING

To: All Counsel on the Attached Service List

PLEASE TAKE NOTICE that on Monday, August 6, 1990, we filed with the Clerk of the Court on behalf of Daniel E. Levin and The Habitat Company, jointly as Receiver, the Quarterly Report of the Receiver, a copy of which is attached hereto and hereby served upon you.



One of the Receiver's Attorneys

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

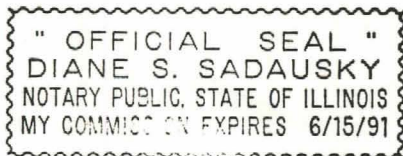
CERTIFICATE OF SERVICE

Joyce L. Leshner, a non-attorney, on oath states that she caused a copy of the foregoing Quarterly Report of the Receiver to be served upon all parties on the attached Service List, by mail, this 6th day of August, 1990.

Joyce L. Leshner

Subscribed and Sworn to
before me this 6th
day of August, 1990.

Diane S. Sadausky
Notary Public



SERVICE LIST

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