



THE HABITAT COMPANY

405 North Wabash Avenue Chicago, Illinois 60611 312/527-5400

M E M O R A N D U M

TO: Daniel Levin
Douglas R. Woodworth
Al Polikoff ✓

FROM: Philip A. Hickman *PAH*

DATE: August 8, 1990

RE: Scattered Site Program
Distribution of Units

Enclosed is a chart showing a distribution of sites in the following categories: acquired or under contract (planned), anticipated, and under consideration.

The location categories are imprecise but generally descriptive in the four columns as follows: (1) White, (2) Black, (3) Hispanic, and (4) Mixed.

The units on the tax scavenger and City lots are generally calculated at maximum density. Most of them are 25' lots with 3 units. Due to the low or no cost this could easily be reduced to 2 units or in the case of a 50' lot reduced from 6 to 2 units.

PAH:ls
Attachment

SCATTERED SITE PROGRAM
PROPERTY ACQUISITION - DISTRIBUTION BY AREA

08/08/90

PROGRAM	TOTAL # PARCELS/ # OF UNITS	DISTRIBUTION			
		W 1 # PARCELS/ # OF UNITS	B 2 # PARCELS/ # OF UNITS	H 3 # PARCELS/ # OF UNITS	M 4 # PARCELS/ # OF UNITS
COMPLETED OR UNDER CONSTRUCTION - FAMILY					
Programs 115 and 116	42 / 231	27 / 147	10 / 50	1 / 7	4 / 27
Program 118	11 / 101	5 / 29	1 / 15	2 / 16	3 / 41
Sub-Total:	53 / 332	32 / 176	11 / 65	3 / 23	7 / 68
PLANNED - FAMILY					
119 - Turnkey	✓ 5 / 28	0 / 0	✓ 5 / 28	0 / 0	0 / 0
120 - Conventional - TH	14 / 103	2 / 11	4 / 24	6 / 56	2 / 12
123 - Cluster - TH	✓ 7 / 50	0 / 0	✓ 7 / 50	0 / 0	0 / 0
124 - Cluster - TH	13 / 50	0 / 0	0 / 0	13 / 50	0 / 0
126 - Turnkey	6 / 22	1 / 5	0 / 0	5 / 17	0 / 0
Unassigned	12 / 65	0 / 0	2 / 8	4 / 15	6 / 42
Sub-Total:	57 / 318	3 / 16	18 / 110	28 / 138	8 / 54
PLANNED - ELDERLY					
123 - Cluster	✓ 1 / 50	0 / 0	✓ 1 / 50	0 / 0	0 / 0
124 - Cluster	1 / 50	0 / 0	0 / 0	1 / 50	0 / 0
Sub-Total:	2 / 100	0 / 0	1 / 50	1 / 50	0 / 0

*Mostly City
acquired*

(A) COMPLETED, UNDER CONSTRUCTION, PLANNED

Total: 115-126 above

112 / 750

35 / 192

30 / 225

32 / 211

15 / 122

(B) ANTICIPATED

→ Tax Scavenger

✓ 28 / 138

0 / 0

✓ 20 / 96

8 / 42

0 / 0

→ City Owned Property

✓ 77 / 231

0 / 0

✓ 47 / 141

30 / 90

0 / 0

→ - \$1.00 each

✓ 31 / 160

0 / 0

✓ 18 / 102

8 / 24

5 / 34

→ - Market Rate

Sub-Total - City:

108 / 391

0 / 0

65 / 243

38 / 114

5 / 34

City Owned Deduct

(7) / (43)

0 / 0

(2) / (17)

(5) / (26)

0 / 0

Tax Scavenger Deduct

(1) / 10

0 / 0

(1) / (10)

0 / 0

0 / 0

Sub-Total - A and B:

240 / 1246

35 / 192

112 / 537

73 / 341

20 / 156

(C) UNDER CONSIDERATION

Appraised
(not HUD approved)

76 / 311

0 / 0

7 / 24

68 / 284

1 / 3

Mixed Income
DOH/Chicago Equity

3 / 40

0 / 0

2 / 28

0 / 0

1 / 12

Woodlawn - Turnkey
WPIC/Rescorp - Rehab 60
- New TH 15

75

✓ 15 / 75

0 / 0

✓ 15 / 75

0 / 0

0 / 0

Sub-Total - C:

94 / 426

0 / 0

24 / 127

68 / 284

2 / 15

GRAND TOTAL:

334 / 1672

35 / 192

136 / 664

141 / 625

22 / 171



THE HABITAT COMPANY

405 North Wabash Avenue Chicago, Illinois 60611 312 527-5400

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Scattered Site Program

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FOR FUTURE INFORMATION, OUR TELECOPIER NUMBER IS (312)527-5863.

IF YOU DO NOT RECEIVE ALL PAGES OR IF THEY ARE NOT LEGIBLE, PLEASE
CALL US IMMEDIATELY AT (312)527-5400.

THANK YOU.

THE HABITAT COMPANY as Receiver for
Chicago Housing Authority Scattered Site Program
City of Chicago Vacant Lots to be Acquired by PUBLIC BID
(value: \$5,000.00+)

08-Aug-90

ADDRESS	WARD	CENSUS TRACT	PIN NUMBER	LOT SIZE	D.U.
6215-17 S. Ellis	20	4203	20 14 316 002✓	50 x 173	6
6219 S. Ellis	20	4203	20 14 316 003✓	50 x 173	6
6200-06 S. Greenwood	20	4203	20 14 316 030/031✓	79 x 66	3
6223-25 S. Greenwood	20	4203	20 14 317 006✓	62 x 181	6
6220-22 S. University	20	4203	20 14 317 019✓	50 x 181	6
6226-28 S. University	20	4203	20 14 317 020✓	54 x 181	6
1426-40 E. 67th Place	20	4203	20 23 402 012✓	153 x 125	12
1501-05 E. 67th Place	20	4303	20 23 405 001✓	79 x 125	5
1531-33 E. 67th Place	20	4303	20 23 405 008✓	54 x 124	4

Total: 9 Properties

3433-35 W. Flourney	24	2715	16 14 405 010/009✓	62 x 124	5
3257-59 W. Lexington	24	2716	16 14 411 001✓	56 x 125	4
3500-10 W. Grenshaw	24	2905	16 14 422 027✓	52 x 118	3
3523-29 W. Filmore	24	2905	16 14 422 009✓	100 x 102	6
1509-15 S. Harding	24	2910	16 23 123 004/005✓	75 x 125	6
1416-24 S. Harding	24	2910	16 23 114 025/6/7/8/9✓	100 x 125	8
3911 W. 15th Street	24	2910	16 23 123 018✓	57 x 125	4
1419-23 S. Springfield	24	2910	16 23 116 010✓	62 x 122	4

Total: 8 Properties

1100-02 N. Mozart	26	2409	16 01 303 039✓	50 x 125	3
1135-39 N. Mozart	26	2409	16 01 304 009/010✓	48 x 126	3
2614 W. Evergreen	26	2410	16 01 217 038✓	50 x 124	3
1424-26 N. Artesian	26	2411	16 01 214 037/038✓	50 x 126	3
2645 W. Thomas	26	2426	16 01 409 006✓	25 x 125	3
1034-40 N. Washtenaw	26	2426	16 01 408 046✓	31 x 124	3
868 N. Francisco	26	2427	16 01 324 022✓	28 x 125	3
1300-02 N. Campbell	26	2604	16 01 219 044✓	50 x 125	3

Total: 8 Properties

437-47 N. Kedzie	27	2317	16 12 109 001✓	98 x 149	8
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Total: 1 Property

4454-58 N. Magnolia	46	0317	14 17 124 010✓	144 x 60	12
4231-33 N. Kenmore	46	0321	14 17 403 016✓	35 x 150	3
4550-52 N. Magnolia	46	0321	14 17 117 008✓	92 x 149	7
4055-59 N. Kenmore	46	0321	14 17 404 018/19/20✓	60 x 150	6
4047 N. Kenmore	46	0321	14 17 404 022✓	50 x 150	6

Total: 5 Properties

#1/lot

THE HABITAT COMPANY as Receiver for
Public Housing Authority Scattered Site Program
City of Chicago Vacant Lots Acquired Through City Council 6/29/90
verified with Gery Chico 8/3/90)

ADDRESS	WARD	CENSUS TRACT	PIN NUMBER	LOT SIZE	D.U.
5817 S. Dorchester	20	4303	20 23 406 005 ✓	25 x 161	3
7029 S. Dante	20	4303	20 23 423 007 ✓	25 x 161	3
7039 S. Dante	20	4303	20 23 423 011 ✓	25 x 161	3
5836 S. Dorchester	20	4303	20 23 412 036 ✓	25 x 103	

Total Properties: 4

Google Maps

THE HABITAT COMPANY as Receiver for
Chicago Housing Authority Scattered Site Program
City of Chicago Vacant Lots Acquired Through City Council 6/29/90

verified with Gery Chico 8/3/90)

ADDRESS	WARD	CENSUS TRACT	PIN NUMBER	LOT SIZE	D.U.
551 W. Lexington	24	2715	16 14 408 003✓	25 x 125	3
501-03 W. Flournoy	24	2715	16 14 404 025✓	50 x 125	4
555 W. Lexington	24	2715	16 14 408 002✓	25 x 125	3
401-03 W. Flournoy	24	2715	16 14 405 020✓	48 x 124	3
415-17 S. Springfield	24	2716	16 23 116 009x	38 x 125	3
323 W. Lexington	24	2716	16 14 410 010✓	30 x 125	3
259 W. Flournoy	24	2716	16 14 407 001✓	25 x 125	3
225-27 W. Flournoy	24	2716	16 14 407 013/014✓	50 x 124	4
245 W. Lexington	24	2716	16 14 411 005✓	25 x 124	4
223 W. Lexington	24	2716	16 14 411 013✓	25 x 124	3
218 W. Lexington	24	2716	16 14 407 034✓	25 x 124	3
221-23 W. Flournoy	24	2716	16 14 407 015/016✓	50 x 124	4
347 W. Lexington	24	2716	16 14 410 002✓	30 x 125	3
249 W. Flournoy	24	2716	16 14 407 005✓	25 x 124	3
301-03 W. Flournoy	24	2716	16 14 406 023/024✓	49 x 124	3
537 W. Flournoy	24	2905	16 14 404 013✓	25 x 125	3
518-20 W. Grenshaw	24	2905	16 14 422 021✓	42 x 130	3
526-28 W. Grenshaw	24	2905	16 14 422 019✓	45 x 125	3
757-59 W. Arthington	24	2905	16 14 321 003✓	50 x 200	8
945 W. 14th St.	24	2910	16 23 114 006x	25 x 125	3
402 S. Hamlin	24	2910	16 23 117 021x	37 x 125	3
454 S. Harding	24	2910	16 23 114 040x	30 x 125	3
536 S. Harding	24	2910	16 23 122 031x	25 x 125	3
45 S. Springfield	24	2910	16 23 115 039x	33 x 125	4
44-47 S. Springfield	24	2910	16 23 116 019x	50 x 125	4
516 S. Springfield	24	2910	16 23 123 023x	25 x 125	3
847-49 W. 15th Street	24	2910	16 23 124 001x	30 x 125	3
405-11 S. Harding	24	2910	16 23 115 001x	40 x 125	3
503 S. Springfield	24	2910	16 23 124 002x	35 x 125	3
833-35 W. 14th St.	24	2910	16 23 116 008x	49 x 125	4
524-26 S. Avers	24	2910	16 23 124 018x	25 x 125	3
414 S. Avers	24	2910	16 23 116 023x	25 x 125	3
503 S. Avers	24	2910	16 23 125 001x	50 x 125	3
912-18 W. 15th St.	24	2910	16 23 115 024x	34 x 125	3
445 S. Avers	24	2910	16 23 117 016x	25 x 125	3
517 S. Avers	24	2910	16 23 125 006x	38 x 125	3
232 W. Flournoy	24	2910	16 23 403 020-	25 x 96	2
434 W. Grenshaw	24	2910	16 23 423 011-	25 x 125	3
543 W. Grenshaw	24	2910	16 23 426 006-	30 x 125	3
445 W. Grenshaw	24	2910	16 23 427 005-	25 x 125	3

Total: 40 Properties

Lawndale - East Garfield

E HABITAT COMPANY as Receiver for
 ic Housing Authority Scattered Site Program
 ty of Chicago Vacant Lots Acquired Through City Council 6/29/90

erified with Gery Chico 8/3/90)

ADDRESS	WARD	CENSUS TRACT	PIN NUMBER	LOT SIZE	D.U.
014 N. Mozart	26	2409	16 01 311 022✓	25 x 125	3
140 N. Mozart	26	2409	16 01 303 025✓	25 x 125	3
425 N. Fairfield	26	2410	16 01 209 013✓	25 x 125	3
428 N. Talman	26	2410	16 01 210 029✓	25 x 125	3
722 W. Evergreen	26	2410	16 01 216 030✓	25 x 124	3
308 N. Artesian	26	2411	16 01 220 045✓	25 x 126	3
509 N. Maplewood	26	2411	16 01 205 026✓	24 x 125	3
415 N. Rockwell	26	2411	16 01 212 008✓	25 x 126	4
419 N. Maplewood	26	2411	16 01 213 016✓	25 x 126	4
226 N. Campbell	26	2411	16 01 227 028✓	24 x 127	4
457 N. Campbell	26	2411	16 01 214 002✓	25 x 126	3
256 N. Artesian	26	2411	16 01 228 018✓	25 x 126	3
443 N. Maplewood	26	2411	16 01 213 006✓	25 x 125	3
448 N. Campbell	26	2411	16 01 213 028✓	25 x 126	3
423 N. Maplewood	26	2411	16 01 213 014✓	25 x 125	3
256 N. Maplewood	26	2411	16 01 226 019✓	25 x 126	4
734 W. Potomac	26	2426	16 01 222 029✓	25 x 125	3
618 W. Haddon	26	2426	16 01 401 039✓	25 x 120	3
32 N. Fairfield	26	2426	16 01 424 023✓	25 x 126	3
31 N. Francisco	26	2427	16 01 325 019✓	25 x 125	3
00 N. Mozart	26	2427	16 01 316 028✓	25 x 125	4
00 N. Francisco	26	2604	16 01 310 026✓	25 x 123	3
325 N. Campbell	26	2604	16 01 220 015✓	25 x 124	3

tal: 23 Properties

West Town

THE HABITAT COMPANY as Receiver for
 Public Housing Authority Scattered Site Program
 City of Chicago Vacant Lots Acquired Through City Council 6/29/90
 Verified with Gery Chico 8/3/90)

ADDRESS	WARD	CENSUS TRACT	PIN NUMBER	LOT SIZE	D.U.
825 N. Drake	31	2228	13 35 407 019*	25 x 177	3
831 N. St. Louis	31	2227	13 35 408 019*	25 x 177	3
544 W. Wabansia	31	2303	13 35 412 045*	24 x 153	3
745 N. Drake	31	2303	13 35 413 006*	25 x 177	3
500 W. Wabansia	31	2303	13 35 413 049*	24 x 153	3
620 N. St. Louis	31	2303	13 35 419 029*	25 x 177	3
558 W. Bloomingdale	31	2303	13 35 412 015/016*	50 x 177	4

total: 8 Properties

*Humboldt Park
 Logan Square*

PROPERTY ACQUIRED AT SCAVANGER SALE

SCATTERED SITE PROGRAM
CHICAGO, ILLINOIS

ADDRESS	LOT SIZE SQ. FT.	UNITS PLANNED	SUCCESSFUL BID	EST. BACK TAXES OWED	ESTIMATED FEES	ESTIMATED TOTAL COST (3+4+5)	ESTIMATED MARKET VALUE	ESTIMATED SAVINGS	ESTIMATED COST PER UNIT	EST. COST PER UNIT AT MARKET VALUE
120 S. Leavitt	14,800	12	2,700	1,968	2,400	7,068	39,600	32,532	589	
2720 W. Hirsch	11,500	12	26,000	4,238	2,400	32,638	69,000	36,362	2,719	
2301 S. Springfield	3,050	3	250	628	2,400	3,278	9,400	6,122	1,093	
2303 S. Springfield	3,050	3	250	628	2,400	3,278	9,400	6,122	1,093	
2745 S. Kenneth	2,975	3	250	1,206	2,400	3,856	9,400	5,544	1,285	
2747 S. Kenneth	2,975	3	250	1,206	2,400	3,856	9,400	5,544	1,285	
4510 S. Greenwood	12,000	6	2,000	1,746	2,400	6,146	60,000	53,854	1,024	
1439 E. 67th Place	6,400	6	250	1,942	2,400	4,592	25,600	21,008	765	
1435 E. 67th Street	14,400	12	250	5,923	2,400	8,573	57,600	49,027	714	
1446 E. 68th Street	7,500	6	250	2,261	2,400	4,911	30,000	25,089	819	
3135 W. Cermak	6,300	6	5,000	3,769	2,400	11,169	25,200	14,031	1,862	
1512 S. Avers	6,300	3	3,300	1,005	2,400	6,705	25,200	18,495	2,235	
1518 S. Avers	3,100	3	1,050	502	2,400	3,952	12,400	8,448	1,317	
1454 S. Avers	1,600	3	550	251	2,400	3,201	6,400	3,199	1,067	
1458 S. Avers	7,400	3	2,100	1,183	2,400	5,683	29,600	23,917	1,894	
3538 W. Lexington	3,900	3	250	624	2,400	3,274	11,700	8,426	1,091	
3640 W. Lexington	3,900	3	250	624	2,400	3,274	11,700	8,426	1,091	
3442 W. Roosevelt	6,300	6	250	3,141	2,400	5,791	18,900	13,109	965	
1436 S. Springfield	3,100	3	950	502	2,400	3,852	15,500	11,648	1,284	
1438 S. Springfield	3,100	3	850	502	2,400	3,752	15,500	11,748	1,251	
1908 W. Rockwell	6,300	6	9,000	2,198	2,400	13,598	25,200	11,602	2,266	
3130 W. Huron	6,600	6	250	1,647	2,400	4,297	19,800	15,503	716	
701 W. Kedzie	6,700	6	250	2,650	2,400	5,300	23,450	18,150	883	
3601 W. Lexington	7,900	6	250	1,268	2,400	3,918	23,700	19,782	653	
6928 S. Cregier	4,100	3	500	2,044	2,400	4,944	12,300	7,356	1,648	
6930 S. Cregier	4,100	3	1,200	2,044	2,400	5,644	12,300	6,656	1,881	
4328 S. Berkley	2,500	3	700	508	2,400	3,608	7,500	3,892	1,203	
4332 S. Berkley	2,500	3	1,500	508	2,400	4,408	7,500	3,092	1,469	
TOTALS:	164,350	138	\$60,650	\$46,716	\$67,200	\$174,566	\$623,250	\$448,684	\$1,265	\$4,516

42 units - Lawndale

123

South Shore

119

2809 Census Tract - 12 units

South Shore

12

120

2910 census tract 6 units

Tax Scavenger

42 units in Laundale