



THE HABITAT COMPANY


MEMORANDUM

TO: Senior U.S. District Judge Marvin E. Aspen

FROM: Daniel E. Levin and
The Habitat Company LLC

DATE: January 20, 2004

SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS
Quarterly Report: Fourth Quarter, 2003



We are pleased to submit the Quarterly Report for the Fourth Quarter of 2003 for the CHA Scattered Site and Replacement Housing Programs.

Summary of Units and Financial Status

As of December 31, 2003, the Receiver has completed and transferred a total of 2,662 public housing units to the Chicago Housing Authority ("CHA"). 1,813 of the completed units are from scattered site and demonstration programs, and 849 of the completed units are from replacement housing programs (see Table 1a).

272 public housing units are under construction and 3,825 public housing units are in other development phases (see Table 1b).

In 2003, there were closings on the financing for eight (8) new construction projects – Hutchinson's Row, Lake Park Crescent Phase 1, Old Town Village East 1, Old Town Village East 2, Old Town Village West, Rockwell Gardens Phase 1A, Pershing Courts, and Domain Lofts. These projects include 1,016 total units -- 203 CHA units, 152 affordable units, and 661 market rate units.

In the scattered site and demonstration programs, a total of \$188,308,433 has been budgeted and \$187,322,278 has been expended (see Tables 3a and 3b). We are completing final audits on the remaining programs. In the replacement housing programs, a total of \$369,372,176 has been budgeted and \$132,237,750 has been expended (see Table 3c).

Status of the Replacement Housing Programs

Tables 2a, 2b, 2c, 2d and 2e list the current status of each program.

ABLA Replacement Housing

Since selecting LR Development Company ("LR") as the master developer for ABLA, significant progress has been made in finalizing the site plan and in establishing a phasing plan. The phasing plan breaks the development into six distinct construction phases of roughly equivalent size, each phase containing a proportional mix of rental and homeownership units.

Phase 1 consists of 418 total units, including 125 CHA units, 130 affordable units, and 163 market rate units. 181 units will be rental and 237 units will be homeownership. There has been a lengthy community involvement process consisting of more than 80 separate meetings with more than a dozen different private, public, and institutional community leaders and stakeholders. The process included three Town Hall meetings, two sponsored by LR and one sponsored by Alderman Madeline Haithcock, one of which was attended by over 100 community residents and another of which was attended by over 200 community residents.

LR is expected to receive Low Income Housing Tax Credits from the Illinois Housing Development Authority ("IHDA") and other financing from the City of Chicago Department of Housing ("DOH"). A closing on the financing and start of construction of Phase 1 is expected to occur in Spring 2004. LR re-submitted a Planned Development application to the City in October 2003, and it was approved in January 2004. A Mixed Finance Proposal was submitted to HUD in December 2003 with an expected approval in time for a Spring 2004 closing.

Cabrini Replacement Housing

Of the 700 public housing units to be developed, 186 units have been completed and 86 units are under construction. In addition, 428 units are in various planning phases, including 204 units at North Town Park, which is the main Cabrini HOPE VI grant site.

North Town Village --- The developers are Holsten Development Corporation and Kenard Development Corporation ("Holsten-Kenard"). All 79 public housing units were completed and transferred to CHA by the end of 2002. .

Renaissance North --- The developer is Renaissance Realty Group. All 18 public housing units were completed and transferred to CHA during the 1st Quarter of 2003.

North Town Park (Cabrini Extension North) --- The impasse on a partnership agreement still exists between the developer and the Cabrini LAC. Also, Kenard Development Corporation, the homeownership partner of the development team, withdrew from the project. Holsten Development Corporation, the rental partner, has proposed Kimball-Hill Homes as the new homeownership partner for this development.

Old Town Village East --- 11 of the 28 public housing units have been completed and transferred to CHA. The remaining units are expected to be completed in 2004.

Old Town Village West --- 12 of the 38 public housing units have been completed and transferred to CHA. The remaining units are expected to be completed in 2004.

Clybourn & Larrabee Site RFQ --- After lengthy consideration of the proposals, the Cabrini Working Group decided to reject all three proposals for this site. It is uncertain at this time when another RFQ will be issued for this site.

Centrum Properties --- Centrum Properties ("Centrum"), which is overseeing the redevelopment of the former Montgomery Ward's site, has committed to a minimum of 70 public housing units or 10% of the total number of units to be developed at the site, whichever is greater. The summary below gives the status of the Centrum-related sites:

Domain Lofts -- All 16 public housing units were completed and transferred to CHA in December 2003.

River Village -- This 170-unit project includes 25 public housing units and is under construction. Because the funding for this project includes TIF ("Tax Increment Financing") funds, it cannot close before April 2004 when the TIF ordinance is expected to be passed by the Chicago City Council.

Horner Phase 2 Replacement Housing

Construction continues on the first sub-phase of Westhaven Park, consisting of 155 rental units. The units under construction include 87 CHA units, 31 affordable units, and 37 market rate units. The developers, Brinshore Development Company and Michaels Development Company ("Brinshore-Michaels") turned over the first eight (8) CHA units for occupancy in December 2003. The first two families were welcomed to their units by Mayor Daley, Congressman Danny Davis, Aldermen Madeline Haithcock and Walter Burnett, CHA Board Chairperson Sharon Gist Gilliam, CHA CEO Terry Peterson, representatives of The Habitat Company, and others at a ceremony on December 22, 2003.

The balance of the units will be completed by Summer 2004. A social services agency, TASC, continues to perform needs assessments for the prospective CHA residents to help them get ready to move into the new units. After residents have been moved into the public housing units in this sub-phase, the remaining residents will be relocated into one or two buildings so that all of the other buildings can be demolished.

Brinshore-Michaels has started marketing the homeownership units. There is a sales trailer on site and a marketing sign was placed on site in September 2003. The mid-rise condominium building planned for the homeownership component will contain 34 CHA units. Construction of the homeownership units is expected to start in Summer 2004.

Lakefront Properties Replacement Housing

120 public housing units have been completed, 82 in North Kenwood-Oakland and 38 outside of North Kenwood-Oakland. 66 units are under construction in North Kenwood-Oakland – 60 units at Lake Park Crescent and 6 units at Hutchinson's Row.

Lake Park Crescent (Lakefront Site) --- The closing on the financing for the Phase 1 rental project of Lake Park Crescent occurred on April 11th, and Draper & Kramer, the developer, began construction immediately. The first units are scheduled to be completed in Spring 2004. The Phase 1 rental project consists of 148 total units, including 60 public housing units, 52 affordable units, and 36 market rate units. We are concerned that the homeownership component of Phase 1 is lagging behind the rental part. We are working with Draper & Kramer and the rest of the Working Group to accelerate the homeownership component faster.

Jazz on the Boulevard (Drexel Site) --- The developers of Jazz on the Boulevard are The Thrush Companies, Granite Development, and Century Place Development. The project consists of 137 total units, including 30 CHA units, 43 affordable units, and 64 market rate units. Of the total units, 39 are rental and 98 are homeownership. The financing for this project did not close in 2003 as anticipated, primarily due to delays caused by the developers. The closing documents have now been completed and the closing is now scheduled to occur before the end of January 2004.

Scattered North Kenwood-Oakland Units --- Of the 91 scattered units to be developed in North Kenwood-Oakland, 82 units have been completed and transferred to CHA. Another 6 units are now under construction. New England Builders and Genesis Homes began construction of Hutchinson's Row, a 20-unit turnkey project, in March 2003, and 14 units have been completed and transferred. The 3 remaining scattered units in North Kenwood-Oakland are to be acquired from a private developer.

Units Scattered Outside of North Kenwood-Oakland --- Of the 200 units to be scattered outside of North Kenwood-Oakland, 38 units have been completed and transferred. Alderman Arenda Troutman has approved a mixed income project in Woodlawn that would include 38 public housing units. Recent meetings with the Alderman have been very productive and it may be possible to begin construction in late 2004 or early 2005.

Madden Park - Ida B. Wells Replacement Housing – Phase 1

Phase 1 of Madden-Wells is divided into two rental sub-phases -- Phases 1A and 1B -- plus a homeownership component. The combined rental sub-phases consist of 325 units, of which 126 will be public housing units. Due to the developers' inability to move the homeownership component forward as scheduled, the Receiver and CHA have removed the homeownership component from this development team. The Receiver and CHA issued a Request for Proposals for developers for the homeownership component in July 2003. Three responses were received on September 5th. It was recommended by the Madden/Wells RFP Evaluation Panel that Habitat and CHA enter into negotiations with Granite Partners for Oakwood Development as the next step in the process of selecting a

developer for the Phase 1 homeownership component of the project. CHA and Habitat concurred with the recommendation and are currently in negotiations with Granite Partners. Our goal is to select a developer for this component of the project during the first quarter of 2004.

We continue to focus our immediate efforts on closing and beginning construction of the Phase 1A rental component of the project. Phase 1A has received funding from the City of Chicago and IHDA in the form of Low Income Housing Tax Credits and HOME funds, and a grant from the Federal Home Loan Bank. Our efforts to close Phase 1A had been hampered primarily by the developer's difficulty in securing FHA financing for this project. After initially denying the developer's request to participate in the Multifamily Housing Program (under which FHA programs are administered), on December 31, 2003, HUD granted conditional approval for the developer to move forward with the project utilizing an FHA-insured first mortgage. The required Mixed Finance Proposal and supporting evidentiaries are currently under review by HUD staff overseeing public housing development. It is estimated that the project will close and housing construction will commence during the first quarter of 2004.

Robert Taylor Replacement Housing

Off Site -- The Mixed-Finance Proposal, Rental term Sheet, and evidentiaries were submitted to HUD in November 2003 for Phase C-1. Phase C-1 consists of 110 rental units, including 54 CHA units, and 40 homeownership units. We are attempting to close on the financing and begin construction in February 2004.

The Receiver is currently working with the Gautreaux plaintiffs on a motion to submit to the court for a waiver to allow Phase C-1 to proceed. We expect to submit the motion to the court in January 2004.

On Site -- The Mixed-Finance Proposal and Rental Term Sheet were submitted to HUD in December 2003 for Phase A-1. Phase A-1 consists of 190 rental units, including 83 CHA units, and 63 homeownership units.

Rockwell Gardens Replacement Housing

Phase 1A is under construction. Phase 1A is an off site phase that consists of 42 total rental units, including 14 CHA units, 18 affordable units, and 10 market rate units. The first units are expected to be completed in Summer 2004.

Phase 1B is an on site phase that consists of 92 rental units, including 57 CHA units, and approximately 100 homeownership units. The City of Chicago's Department of Housing has awarded low income housing tax credits to the developer, East Lake Management and Development Corporation ("East Lake") for Phase 1B. We expect to close on the financing and begin construction of Phase 1B in the 3rd Quarter of 2004.

The Park District's plan for a campus park around Grant Elementary School is nearing

completion. The planned campus park will significantly increase the green space on the redevelopment site and add much-needed recreation space in a central location, thus serving all of the community. The campus park is slated for construction in 2004.

Because it is in a limited area, this redevelopment requires an appropriate order to proceed. A motion was granted in August to allow Phase 1A to proceed. The requisite motion will be submitted to you prior to the finance closing for Phase 1B. In a December 10, 2003 letter to CHA, the Gautreaux plaintiffs expressed that, among other things, a viable plan for the redevelopment of Maplewood Courts is essential. Maplewood Courts is a 150 unit, very low income, City-State development owned by CHA that is located on the Rockwell Gardens redevelopment site. The CHA continues to look at various plans for redeveloping Maplewood Courts.

Stateway Gardens Replacement Housing

The developer, Stateway Associates, is a partnership of Mesa Development, the Davis Group, Walsh Construction, and Kimball Hill Homes. Stateway Associates has proposed an innovative financing plan that would give CHA a share of the gross revenues from the homeownership units and an ownership share in the entity that will own the rental units. When completed, the redevelopment will have a total of 1,316 units, both on- and off site. 439 will be CHA units, 438 will be affordable units, and 439 will be market rate units. 679 of the total units will be homeownership and 637 units will be rental.

Pershing Courts -- The first project is Pershing Courts, an 80-unit rental building to be constructed off site on the northeast corner of State Street and 39th Street. Twenty-seven (27) of the units will be CHA units and 53 will be affordable units. The finance closing for Pershing Courts occurred in December 2003 and construction has begun. The building is expected to be completed in April 2005.

Phase 1B On Site -- The developers have submitted their planned development application to the Chicago Department of Planning and Development. Because the Phase 1B on site project will use tax-exempt bond financing, we expect that the developers will be able to close on the financing and begin construction in the 2nd Quarter of 2004.

Because it is in a limited area, this redevelopment requires an appropriate order to proceed. A motion was granted in December 2003 to allow Pershing Courts to proceed. The requisite motion will be submitted to you prior to the finance closing for the Phase 1B on site project.

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TABLE 1a
Summary of Units Completed & Transferred
and Units In Development
as of December 31, 2003

Units Completed & Transferred (1989 - 2001)

Year	# of Units Completed & Transferred									Total All Units
	Scattered Site	Demonstration	Lawndale	Horner 1	Lakefront Properties	Cabrini	Taylor	ABLA	Madden/ Wells	
1989	7									7
1990	127									127
1991	107									107
1992	214									214
1993	340									340
1994	147									147
1995	203									203
1996	308	15		4	4					331
1997	97	65		131	41					334
1998	20	100	4	150	23	16				313
1999	11	31	10	114	14	0				180
2000	21	0	4	62	12	2	29			130
2001	Completed	Completed	Completed	Completed	12	27	4	0	0	43
Subtotal	1,602	211	18	461	106	45	33	0	0	2,476

Units Completed & Transferred (2002 and Beyond)

Year	# of Units Completed & Transferred									Total All Units
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Rockwell	Stateway	Taylor 1996 Grant	Taylor 2001 Grant	
2002	0	84	0	0	0	0	0	23	0	107
2003	0	57	8	15	0	0	0	0	0	80
Subtotal	0	141	8	15	0	0	0	23	0	187
Total -- All Years	0	186	8	121	0	0	0	56	0	

TOTAL UNITS COMPLETED & TRANSFERRED

2,663

TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of December 31, 2003

Units Under Construction

# of Units Under Construction	# of Units Under Construction									
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/Wells	Rockwell	Stateway	Taylor 1996 Grant	Taylor 2001 Grant	Total All Units
As of Dec. 31, 2003	0	86	79	65	0	14	27	0	0	271

Units in Other Development Phases

# of Units Development Phases	# of Units in Other Development Phases									
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Rockwell	Stateway	Taylor 1996 Grant	Taylor 2001 Grant	Total All Units
RFP / RFQ Phase	0	0	0	0	0	0	0	0	0	0
Planning Phase	1,138	428	184	255	398	246	412	195	297	3,553
Subtotal	1,138	428	184	255	398	246	412	195	297	3,553

TOTAL UNITS IN DEVELOPMENT	3,824
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GRAND TOTAL ALL UNITS	6,487
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TABLE 2a
Program Activity and Status
as of December 31, 2003

Scattered Site, Demonstration, Lawndale --- 1,831 CHA Units			
Program No.	AREA	# of Units	Status
115-143,147-160,161,175,176	Scattered Site	1,602	Completed/Transferred
145,146,162,164,166-173	Demonstration	211	Completed/Transferred
IL06-P802-178	Lawndale	18	Completed/Transferred
		1,831	TOTAL UNITS

ABLA --- 1,138 Total CHA Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
			Under Construction
	Phase 1 On Site	127	Planning Phase
	Phase 2 On Site	143	Planning Phase
	Phase 3 On Site	123	Planning Phase
	Phase 4 On Site	110	Planning Phase
	Phase 5 On Site	142	Planning Phase
	Phase 6 On Site	110	Planning Phase
	Off Site	383	Planning Phase
		1,138	TOTAL UNITS

Cabriní --- 700 CHA Units			
Program No.	Name	# of Units	Status
	Mohawk North	16	Completed/Transferred
	Mohawk Partners	5	Completed/Transferred
	North Town Village	79	Completed/Transferred
	Old Town Square	16	Completed/Transferred
	Orchard Park	13	Completed/Transferred
	Renaissance North	18	Completed/Transferred
	Domain Lofts (Centrum)	16	Completed/Transferred
	Old Town Village East	11	Completed/Transferred
	Old Town Village West	12	Completed/Transferred
	Old Town Village East	17	Under Construction
	Old Town Village West	26	Under Construction
	River Village (Centrum)	25	Under Construction
	River Village South (Centrum)	18	Under Construction
	Remaining Centrum	11	Planning Phase
	North Town Park	204	Planning Phase
	865 N. Larrabee	4	Planning Phase
	Sites Undetermined	209	Planning Phase
	TOTALS	186	Completed/Transferred
		86	Under Construction
		0	RFP / FRQ Phase
		428	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of December 31, 2003

Horner I --- 461 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-188	Scattered	30	Completed/Transferred
	East of Western		
IL06-P802-191	Scattered	51	Completed/Transferred
	East of Western		
IL06-P802-195	Scattered	45	Completed/Transferred
	East of Western		
IL06-P802-196	Scattered	33	Completed/Transferred
	East & West of Western		
IL06-P802-197	West of Western	45	Completed/Transferred
IL06-P802-198	Superblock B1	56	Completed/Transferred
IL06-P802-199	Superblock B2	39	Completed/Transferred
IL06-P802-200	Superblock A	30	Completed/Transferred
IL06-P802-201	West of Western	52	Completed/Transferred
IL06-P802-202	Superblock A	43	Completed/Transferred
IL06-P802-203	Superblock B3	32	Completed/Transferred
IL06-P802-204	Rehabilitation	5	Completed/Transferred
	TOTALS	461	Completed/Transferred
		461	TOTAL UNITS

Horner 2 --- 271 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-696	Westhaven Park Phase 1A	8	Completed/Transferred
	Westhaven Park Phase 1A	79	Under Construction
	HOPE VI Funds	63	Planning Phase
	"1-for-1" and Other Funds	121	Planning Phase
	TOTALS	8	Completed/Transferred
		79	Under Construction
		184	Planning Phase
		271	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of December 31, 2003

Lakefront -- 441 CHA Units			
Program No.	Name	# of Units	Status
IL06-P002-184	North Kenwood/Oakland	33	Completed/Transferred
	Scattered	33	SUBTOTAL
IL06-P002-206	North Kenwood/Oakland	21	Completed/Transferred
	Scattered	21	SUBTOTAL
IL06-P002-208	North Kenwood/Oakland	12	Completed/Transferred
	Scattered (Shakespeare)	12	SUBTOTAL
IL06-P002-194	West Ridge/Rogers Park	38	Completed/Transferred
	Scattered	38	SUBTOTAL
IL06-P002-180	North Kenwood/Oakland		
	Scattered	17	Completed/Transferred
	Hutchinson's Row	5	Under Construction
		22	SUBTOTAL
IL06-P802-193	North Kenwood/Oakland	0	Completed/Transferred
		60	Under Construction
		60	Planning Phase
	Lake Park Crescent	120	SUBTOTAL
IL06-P002-211	North Kenwood/Oakland	30	Planning Phase
	Drexel Site	30	SUBTOTAL
IL06-P002-209	North Kenwood/Oakland	3	Planning Phase
	Scattered (Prospero)	3	SUBTOTAL
IL06-P002-205	Woodlawn	8	Planning Phase
	Scattered	8	SUBTOTAL
IL06-P002-207	Woodlawn	27	Planning Phase
	Scattered	27	SUBTOTAL
IL06-P002-210	Woodlawn	3	Planning Phase
	Scattered	3	SUBTOTAL
	Outside N. Kenwood/Oakland	124	Planning Phase - Unfunded
	Scattered	124	SUBTOTAL
	TOTALS	121	Completed/Transferred
		65	Under Construction
		131	Planning Phase
		124	Planning Phase - Unfunded
		441	TOTAL UNITS

TABLE 2d
Program Activity and Status
as of December 31, 2003

Madden Park / Ida B. Wells --- 398 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
			Under Construction
	Phase 1A	63	Planning Phase
	Phase 1B	63	Planning Phase
	Phase 2	147	Planning Phase
	Elderly	75	Planning Phase
	For-Sale	50	Planning Phase
		398	TOTAL UNITS

Robert Taylor B (1996 HOPE VI Grant) -- 251 Total CHA Units			
Program No.	Name	# of Units	Status
	Hearts United 1	29	Completed/Transferred
	Hearts United 2	27	Completed/Transferred
	Phase C1	54	Planning Phase
	Phase C2	47	Planning Phase
	Phase C3	47	Planning Phase
	Phase C4	47	Planning Phase
	TOTALS	56	Completed/Transferred
		0	Under Construction
		195	Planning Phase
		251	TOTAL UNITS

Robert Taylor A & B (2001 HOPE VI Grant)-- 297 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
			Under Construction
	Phase A1	83	Planning Phase
	Phase A2	127	Planning Phase
	Phase A3	87	Planning Phase
		297	TOTAL UNITS

TABLE 2e
Program Activity and Status
as of December 31, 2003

Rockwell Gardens -- 260 Total CHA Units			
Program No.	Name	# of Units	Status
	Phase 1A (Off Site)	0	Completed/Transferred
	Phase 1A (Off Site)	14	Under Construction
	Phase 1B (On Site)	57	Planning Phase
	Phase 2	95	Planning Phase
	Phase 3	94	Planning Phase
	TOTALS	0	Completed/Transferred
		14	Under Construction
		246	Planning Phase
		260	TOTAL UNITS

Stateway Gardens -- 439 Total CHA Units			
Program No.	Name	# of Units	Status
	Pershing Court (Phase 1A)	0	Completed/Transferred
	Pershing Court (Phase 1A)	27	Under Construction
	Phase 1B (On Site)	103	Planning Phase
	Phase 2 (On Site)	56	Planning Phase
	Phase 3 (On Site)	134	Planning Phase
	Remaining Off Site	119	Planning Phase
	TOTALS	0	Completed/Transferred
		27	Under Construction
		412	Planning Phase

TABLE 3a
Financial Summary by Program
as of December 31, 2003

Scattered Sites		
Program No.	Approved Budget	Cost (Income) To Date
115	\$8,885,442	\$8,885,442 *
116	7,448,320	7,448,320 *
117(a)	(28,113)	(28,113) *
118	8,978,987	8,978,987 *
119	2,485,483	2,485,483 *
120	6,956,047	6,956,047 *
121	2,265,118	2,265,118 *
122	4,731,809	4,731,809 *
123	7,441,791	7,441,791 *
124	8,135,811	8,135,811 *
125	2,039,484	2,039,484 *
126 TK	2,062,780	2,062,780 *
127	2,386,667	2,386,667 *
128 TK	2,982,418	2,982,418 *
129 TK	2,271,403	2,271,403 *
130 TK	2,843,690	2,843,690 *
131 TK	2,556,421	2,556,421 *
132	2,533,420	2,533,420 *
133	2,075,167	2,075,167 *
134	2,055,051	2,055,051 *
135 TK	2,636,875	2,636,875 *
136	2,336,466	2,336,466 *
137 TK	2,715,178	2,715,178 *
138 TK	2,568,613	2,568,613 *
139 TK	2,452,559	2,452,559 *
140	2,493,589	2,493,589 *
141 TK	2,666,667	2,666,667 *
142 TK	2,375,087	2,375,087 *
143 TK	3,151,383	3,151,383 *
147 TK	2,646,881	2,646,881 *
149 TK	2,642,708	2,642,708 *
150 TK	2,517,645	2,517,645 *
151 TK	2,703,906	2,703,906 *
152 TK	2,960,227	2,960,227 *
153	2,555,275	2,555,275 *
154 TK	3,981,667	3,981,667 *
155 TK	2,533,941	2,533,941 *
156 TK	2,612,865	2,612,865 *
157 TK	2,658,317	2,658,317 *
158 TK	2,658,317	2,658,317 *
159 TK	2,627,636	2,627,636 *
160 TK	2,870,258	2,870,258 *
161 TK	5,038,300	5,038,300 *
175 TK	4,421,432	4,421,432 *
176 TK	3,589,890	3,589,890 *
TOTALS	\$153,522,878	\$153,522,878

* Program has been final audited.

TABLE 3b
Financial Summary by Program
as of December 31, 2003

Demonstration & Family Self-Sufficiency (FSS)		
Program No.	Approved Budget	Cost (Income) To Date
145	\$3,335,349	\$3,335,349 *
146	2,255,740	2,255,740 *
162	3,492,954	3,492,954 *
164	4,415,051	4,415,051 *
165	3,012,835	2,362,634
166	3,537,059	3,537,059 *
167	1,960,003	2,072,700
168	1,743,552	1,743,552 *
169	1,680,003	2,453,704
170	1,720,130	1,991,779
171	1,820,003	326,002
172	1,635,073	1,635,073 *
173	4,177,803	4,177,803 *
TOTALS	\$34,785,555	\$33,799,400

* Program has been final audited.

TABLE 3c
Financial Summary by Program
as of December 31, 2003

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
Horner I		
188	\$6,733,237	\$6,453,038
191	6,180,602	6,180,602 *
195	4,838,966	4,838,966 *
196	3,934,338	3,934,338 *
197	6,330,838	6,330,838 *
198	5,672,634	5,672,634 *
199	4,236,305	4,236,305 *
200	2,839,515	2,839,515 *
201	5,067,816	5,067,816 *
202	5,363,349	5,363,349 *
203	4,296,014	4,296,014 *
204	906,653	908,947 *
213	1,217,932	1,220,798 *
Subtotal	\$57,618,199	\$57,343,160
Lawndale		
178	2,936,600	2,936,601 *
Subtotal	\$2,936,600	\$2,936,601
Gautreaux Set Aside		
190	\$14,793,877	\$98,023
Subtotal	\$14,793,877	\$98,023
Washington Park Lakefront		
180	\$3,875,534	\$2,827,448
184	4,040,536	4,040,536 *
193	17,681,060	5,553,263 *
194	5,882,353	5,882,353 *
205	858,123	290,845
206	2,509,553	2,509,553 *
207	3,255,568	1,054,885
208	1,151,694	1,152,607 *
209	592,350	91,426
210	301,883	999
211	4,465,714	1,113,781
Subtotal	\$44,614,368	\$24,517,696
Cabrini		
177	2,223,356	210,099
182	\$12,887,144	\$7,364,501
192	9,137,750	8,277,678
HOPE VI	39,337,684	7,872,116
Subtotal	\$63,585,934	\$23,724,394
ABLA 1		
HOPE VI	\$20,668,250	3,582,581
ABLA 2		
HOPE VI	\$28,273,000	517,397
Subtotal	\$48,941,250	\$4,099,978
Horner 2		
HOPE VI	\$18,039,000	9,853,629
Subtotal	\$18,039,000	\$9,853,629
Taylor B		
HOPE VI	\$19,092,948	4,208,429
Subtotal	\$19,092,948	\$4,208,429
Madden/Wells		
HOPE VI	\$33,000,000	2,739,708
Subtotal	\$33,000,000	\$2,739,708
Rockwell		
HOPE VI	\$33,500,000	\$1,623,182
Subtotal	\$33,500,000	\$1,623,182
Taylor A		
HOPE VI	\$33,250,000	\$1,092,950
Subtotal	\$33,250,000	\$1,092,950
TOTALS	\$369,372,176	\$132,237,750

* Program has been final audited.