



THE HABITAT COMPANY


**MEMORANDUM**

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

**FROM:** Daniel E. Levin and  
The Habitat Company LLC

**DATE:** April 20, 2004

**SUBJECT:** CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS  
Quarterly Report: First Quarter, 2004



We are pleased to submit the Quarterly Report for the First Quarter of 2004 for the CHA Scattered Site and Replacement Housing Programs.

***Summary of Units and Financial Status***

As of March 31, 2003, the Receiver has completed and transferred a total of 2,672 public housing units to the Chicago Housing Authority ("CHA"). 1,813 of the completed units are from scattered site and demonstration programs, and 859 of the completed units are from replacement housing programs (see Table 1a).

379 public housing units are under construction and 3,815 public housing units are in other development phases (see Table 1b).

Since the beginning of 2004 there have been closings on the financing for two (2) new construction projects – Oakwood Shores (formerly Madden Park-Ida B. Wells) Phase 1A and Robert Taylor Phase C1. These two projects include 313 total units -- 117 CHA units, 106 affordable units, and 90 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 \$144,958,073 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 ("Roosevelt Square")**

The ABLA redevelopment has been renamed "Roosevelt Square". LR Development Company ("LR"), the master developer, has established a phasing plan that breaks the redevelopment 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 re-submitted a Planned Development application to the City in October 2003, and it was approved in January 2004.

Financing for Phase 1 includes 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 late Spring 2004. A Mixed Finance Proposal was submitted to HUD in December 2003 with approval expected in time for a Spring 2004 closing.

### **Cabrini Replacement Housing**

Of the 700 CHA units to be developed, 190 units have been completed and 82 units are under construction. In addition, 428 units are in various planning phases, including 204 units at North Town Park, which is the main site for the Cabrini HOPE VI Grant.

North Town Park (Cabrini Extension North) --- In February the Cabrini LAC and the developer reached an agreement on unresolved partnership issues, particularly regarding the community and social services ("CSS") funds. The Cabrini Consent Decree was modified to reflect the agreement made between the two parties. The developer, Holsten Development Corporation and Kimball Hill Homes, is revising the schedule, site plan, and budgets.

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

Old Town Village West --- 16 of the 38 CHA units have been completed and transferred to CHA. The remaining units are expected to be completed in 2004.

Centrum Properties --- Centrum Properties ("Centrum"), which is overseeing the



redevelopment of the former Montgomery Ward's site, has committed to a minimum of 70 CHA 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 -- The closing for all 16 CHA units occurred on December 31, 2003.

River Village -- This 170-unit project includes 25 CHA units and is under construction. Because the funding for this project includes TIF ("Tax Increment Financing") funds, it cannot close until after the TIF ordinance is passed by the Chicago City Council, which is expected to occur during the 3<sup>rd</sup> Quarter of 2004.

River Village South -- This 119-unit project includes 18 CHA units and is under construction. This project will also utilize TIF funds and cannot close until after the TIF ordinance passes the Chicago City Council, which is expected to occur during the 3<sup>rd</sup> Quarter of 2004.

### **Horner Replacement Housing ("Westhaven Park")**

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, and another five (5) CHA units were turned over in the 1<sup>st</sup> Quarter of 2004. The balance of the units will be completed in 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 the remaining buildings can be demolished.

Brinshore-Michaels has started marketing the homeownership units and is having good success with pre-sales. Operating from the on-site sales trailer, more than 50 contracts have been taken since September 2003. The mid-rise condominium building planned for the homeownership component will contain 34 CHA units. Construction of the low-rise homeownership units is expected to start in Summer 2004 and construction of the mid-rise will begin in Fall 2004.

### **Lakefront Properties Replacement Housing**

121 CHA units have been completed, 83 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 5 units at Hutchinson's Row.

Lake Park Crescent ("Lakefront Site") --- Construction of the Phase 1 rental project continues and the first units are scheduled to be completed in May 2004. The Phase 1 rental project consists of 148 total units, including 60 CHA units, 52 affordable units, and 36 market rate units.

Progress is being made on the Phase 1 homeownership project. The Phase 1 homeownership project consists of 140 total units, including 13 CHA units. Draper & Kramer, the developer has revised the budget and plans to submit an application for TIF funding to the City of Chicago in April 2004. Also, Draper & Kramer has redesigned the for sale mid-rise and will present the redesigned building to the North Kenwood-Oakland Conservation Community Council at its meeting on May 6, 2004.

*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 issues delaying the closing have now been resolved and revised budgets and closing documents will be submitted to HUD for approval. The closing is now expected to occur by the end of May 2004.

*Scattered North Kenwood-Oakland Units* --- Of the 91 scattered CHA units to be developed in North Kenwood-Oakland, 83 units have been completed. Another 5 units are under construction. New England Builders and Genesis Homes began construction of Hutchinson's Row, a 20-unit turnkey project, in March 2003, and 15 units have been completed.

*Units Scattered Outside of North Kenwood-Oakland* --- Of the 200 CHA units to be scattered outside of North Kenwood-Oakland, 38 units have been completed. Alderman Arenda Troutman has approved a mixed income project in Woodlawn that would include 38 CHA units. The developer is Brinshore Development Company, which expects to begin construction in 2005.

#### **Madden Park - Ida B. Wells Replacement Housing ("Oakwood Shores")**

Phase 1 of the Madden Park-Ida B. Wells redevelopment has been renamed "Oakwood Shores". The developers are The Community Builders ("TCB") and Granite Development Company ("Granite"). Phase 1 of Oakwood Shores 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 CHA units.

On March 30, 2004, we closed on the financing for the Phase 1A rental component of the project and construction began in April 2004. The Phase 1A rental component consists of 163 total units, including 63 CHA units, 52 affordable units, and 48 market rate units. The developers are arranging financing for the Phase 1B rental component, which will also consist of 163 total units, including 63 CHA units, 52 affordable units, and 48 market rate units.

Granite Partners for Oakwood Development ("Granite Partners") were selected on March 17, 2004 to be the developer for the Phase 1 homeownership component. The members of Granite Partners are Granite Development Company, MB Real Estate, and UJIMA, Inc.



The Phase 1 homeownership component consists of 135 total units, including 108 market rate units, 15 affordable units, and 12 units for homeownership opportunities for current Madden-Wells residents. Granite Partners expects to begin their marketing campaign in Fall 2004.

### **Robert Taylor Replacement Housing**

Phase C1 (Off Site) --- On April 2, 2004, we closed on the financing for the Phase C1 rental component of the project and construction began in April 2004. Brinshore-Michaels is the developer. The Phase C1 rental component consists of 110 total units, including 54 CHA units, 44 affordable units, and 12 market rate units. Phase C1 will also include 40 homeownership units. Brinshore-Michaels expects to begin marketing the homeownership units in Summer 2004.

Prior to the closing the Gautreaux plaintiffs and CHA submitted a joint motion to you requesting an agreed order to allow Phase C1 to proceed. The Receiver supported the motion. Following a meeting of the parties with you in chambers, you granted the motion and issued the requested order on March 30, 2004

Phase A1 (On Site) --- Phase A1 will consist of 253 total units, of which 190 will be rental units and 63 will be homeownership units. Of the 190 rental units, there will be 83 CHA units, 74 affordable units, and 33 market rate units. Brinshore-Michaels submitted an application for Low Income Housing Tax Credits to IHDA on April 19<sup>th</sup> and expects to close on the financing in the 4<sup>th</sup> Quarter of 2004.

### **Rockwell Gardens Replacement Housing**

Phase 1A --- Construction continues on Phase 1A. 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. All units are expected to be completed in Summer 2004.

Phase 1B --- Phase 1B is an on site phase that consists of 192 total units, including 92 rental units and approximately 100 homeownership units. Of the 92 rental units, there will be 57 CHA units and 35 affordable units. DOH 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 3<sup>rd</sup> Quarter of 2004.

The Park District's plan for a campus park around Grant Elementary School has been completed. 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 to begin construction in 2004.

Because it is in a limited area, Rockwell's redevelopment requires an appropriate order to proceed. You granted a motion in August 2003 to allow Phase 1A to proceed. The requisite motion will be submitted to you prior to the finance closing for Phase 1B in order to allow it to proceed. CHA, the Gautreaux plaintiffs, and the Receiver have met to follow-up on the Gautreaux plaintiffs' December 10, 2003 letter to CHA in which they expressed,

among other things, that a viable plan for the redevelopment of Maplewood Courts is essential. Maplewood Courts is a 130-unit, very low income, City-State development owned by CHA that is located on the Rockwell Gardens redevelopment site. CHA has committed to the Gautreaux plaintiffs that it will issue a request for proposals for the redevelopment of Maplewood Courts in April 2004.

### **Stateway Gardens Replacement Housing ("Park Boulevard")**

The Stateway Gardens redevelopment has been renamed "Park Boulevard". The developer is Stateway Associates, which is a partnership of Mesa Development, the Davis Group, Walsh Construction, and Kimball Hill Homes. The entire redevelopment will have a total of 1,316 units, both on- and off site. 439 will be CHA units, 436 will be affordable units, and 441 will be market rate units. 679 of the total units will be homeownership and 637 units will be rental.

Pershing Courts (Phase 1A) -- The first project is Pershing Courts, an 80-unit rental building being constructed off site on the northeast corner of State Street and 39<sup>th</sup> Street. Twenty-seven (27) of the units will be CHA units and 53 will be affordable units. The finance closing for Pershing Courts occurred on December 22, 2003. 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 3rd Quarter of 2004.

Because it is in a limited area, this redevelopment requires an appropriate order to proceed. You granted a motion 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 in order for it to proceed.

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**TABLE 1a**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of March 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
<b>Subtotal</b>	<b>1,602</b>	<b>211</b>	<b>18</b>	<b>461</b>	<b>106</b>	<b>45</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>2,476</b>

**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
2004	0	4	5	0	0	0	0	0	0	9
<b>Subtotal</b>	<b>0</b>	<b>145</b>	<b>13</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>196</b>
<b>Total -- All Years</b>	<b>0</b>	<b>190</b>	<b>13</b>	<b>121</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>0</b>	

**TOTAL UNITS COMPLETED & TRANSFERRED**

**2,672**



**TABLE 1b**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of March 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 March 31, 2003	0	82	74	65	63	14	27	54	0	379

**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	335	246	412	141	297	3,436
<b>Subtotal</b>	<b>1,138</b>	<b>428</b>	<b>184</b>	<b>255</b>	<b>335</b>	<b>246</b>	<b>412</b>	<b>141</b>	<b>297</b>	<b>3,436</b>

<b>TOTAL UNITS IN DEVELOPMENT</b>	<b>3,815</b>
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<b>GRAND TOTAL ALL UNITS</b>	<b>6,487</b>
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**TABLE 2a**  
**Program Activity and Status**  
**as of March 31, 2004**

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

Roosevelt Square (ABLA) --- 1,138 Total CHA Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
			Under Construction
	Phase 1 On Site	125	Planning Phase
	Phase 2 On Site	145	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

Cabrinini --- 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	16	Completed/Transferred
	Old Town Village East	17	Under Construction
	Old Town Village West	22	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	190	Completed/Transferred
		82	Under Construction
		0	RFP / RFQ Phase
		428	Planning Phase
		700	TOTAL UNITS



**TABLE 2b**  
**Program Activity and Status**  
**as of March 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
	<b>TOTALS</b>	<b>461</b>	<b>Completed/Transferred</b>
		<b>461</b>	<b>TOTAL UNITS</b>

Westhaven Park --- 271 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-696	Westhaven Park Phase 1A	13	Completed/Transferred
	Westhaven Park Phase 1A	74	Under Construction
	Westhaven Park Phase 1B	34	Planning Phase
	HOPE VI Funds	29	Planning Phase
	"1-for-1" and Other Funds	121	Planning Phase
	<b>TOTALS</b>	<b>13</b>	<b>Completed/Transferred</b>
		<b>74</b>	<b>Under Construction</b>
		<b>184</b>	<b>Planning Phase</b>
		<b>271</b>	<b>TOTAL UNITS</b>



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

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



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

Oakwood Shores (Madden Park / Ida B. Wells) --- 398 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
	Phase 1A	63	Under Construction
	Phase 1B	63	Planning Phase
	Phase 2	147	Planning Phase
	Elderly	75	Planning Phase
	For-Sale	50	Planning Phase
	<b>TOTALS</b>	<b>0</b>	<b>Completed/Transferred</b>
		<b>63</b>	<b>Under Construction</b>
		<b>335</b>	<b>Planning Phase</b>
		<b>398</b>	<b>TOTAL UNITS</b>

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	Under Construction
	Phase C2	47	Planning Phase
	Phase C3	47	Planning Phase
	Phase C4	47	Planning Phase
	<b>TOTALS</b>	<b>56</b>	<b>Completed/Transferred</b>
		<b>54</b>	<b>Under Construction</b>
		<b>141</b>	<b>Planning Phase</b>
		<b>251</b>	<b>TOTAL UNITS</b>

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
		<b>297</b>	<b>TOTAL UNITS</b>



**TABLE 2e**  
**Program Activity and Status**  
**as of March 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
	<b>TOTALS</b>	<b>0</b>	<b>Completed/Transferred</b>
		<b>14</b>	<b>Under Construction</b>
		<b>246</b>	<b>Planning Phase</b>
		<b>260</b>	<b>TOTAL UNITS</b>

Park Boulevard (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)	100	Planning Phase
	Phase 2	84	Planning Phase
	Phase 3	228	Planning Phase
	<b>TOTALS</b>	<b>0</b>	<b>Completed/Transferred</b>
		<b>27</b>	<b>Under Construction</b>
		<b>412</b>	<b>Planning Phase</b>
		<b>439</b>	<b>TOTAL UNITS</b>



**TABLE 3a**  
**Financial Summary by Program**  
**as of March 31, 2004**

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 *
<b>TOTALS</b>	<b>\$153,522,878</b>	<b>\$153,522,878</b>

\* Program has been final audited.

**TABLE 3b**  
**Financial Summary by Program**  
**as of March 31, 2004**

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 *
<b>TOTALS</b>	<b>\$34,785,555</b>	<b>\$33,799,400</b>

\* Program has been final audited.



**TABLE 3c**  
**Financial Summary by Program**  
**as of March 31, 2004**

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
<b>Horner I</b>		
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 *
<b>Subtotal</b>	<b>\$57,618,199</b>	<b>\$57,343,160</b>
<b>Lawndale</b>		
178	2,936,600	2,936,601 *
<b>Subtotal</b>	<b>\$2,936,600</b>	<b>\$2,936,601</b>
<b>Gautreaux Set Aside</b>		
190	\$14,793,877	\$98,023
<b>Subtotal</b>	<b>\$14,793,877</b>	<b>\$98,023</b>
<b>Washington Park Lakefront</b>		
180	\$3,875,534	\$2,831,189
184	4,040,536	4,040,536 *
193	17,681,060	7,447,768
194	5,882,353	5,882,353 *
205	858,123	294,173
206	2,509,553	2,509,553 *
207	3,255,568	1,132,567
208	1,151,694	1,152,607 *
209	592,350	91,426
210	301,883	999
211	4,465,714	1,151,375
177	2,223,356	205,211
<b>Subtotal</b>	<b>\$46,837,724</b>	<b>\$26,739,757</b>
<b>Cabrini</b>		
182	\$12,887,144	\$7,371,329
192	9,137,750	8,289,691
HOPE VI	39,337,684	8,557,877
<b>Subtotal</b>	<b>\$61,362,578</b>	<b>\$24,218,897</b>
<b>Stateway **</b>		
223	\$55,950,000	\$1,907,377
<b>ABLA 1</b>		
HOPE VI	\$20,668,250	4,095,205
<b>ABLA 2</b>		
HOPE VI	\$28,273,000	517,397
<b>Subtotal</b>	<b>\$48,941,250</b>	<b>\$4,612,602</b>
<b>Horner 2</b>		
HOPE VI	\$18,039,000	15,154,351
<b>Subtotal</b>	<b>\$18,039,000</b>	<b>\$15,154,351</b>
<b>Taylor B</b>		
HOPE VI	\$19,092,948	4,403,124
<b>Subtotal</b>	<b>\$19,092,948</b>	<b>\$4,403,124</b>
<b>Madden/Wells</b>		
HOPE VI	\$33,000,000	2,898,582
<b>Subtotal</b>	<b>\$33,000,000</b>	<b>\$2,898,582</b>
<b>Rockwell</b>		
HOPE VI	\$33,500,000	\$3,198,426
<b>Subtotal</b>	<b>\$33,500,000</b>	<b>\$3,198,426</b>
<b>Taylor A</b>		
HOPE VI	\$33,250,000	\$1,447,173
<b>Subtotal</b>	<b>\$33,250,000</b>	<b>\$1,447,173</b>
<b>TOTALS</b>	<b>\$369,372,176</b>	<b>\$144,958,073</b>

\* Program has been final audited.

\*\* CHA Capital Funds