



THE HABITAT COMPANY

MEMORANDUM

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

FROM: Daniel E. Levin and
The Habitat Company LLC

DATE: October 20, 2004

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



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

Summary of Units and Financial Status

As of September 30, 2004, the Receiver has completed and transferred a total of 2,764 public housing units to the Chicago Housing Authority ("CHA"), including 65 units completed and transferred during the 3rd Quarter of 2004. 1,813 of the completed units are from scattered site and demonstration programs, and 951 of the completed units are from replacement housing programs (see Table 1a).

323 public housing units are under construction and 3,275 public housing units are in other development phases (see Table 1b).

Since the beginning of 2004 there have been closings on the financing for five (5) new construction projects – Oakwood Shores ("Madden Park-Ida B. Wells") Phase 1A, Legends South ("Robert Taylor") Phase C1, Jazz on the Boulevard ("Drexel"), Roosevelt Square ("ABLA") Phase 1, and One S. Leavitt. These five projects include 902 total units -- 274 CHA units, 279 affordable units, and 349 market rate units.

In the scattered site and demonstration programs, a total of \$188,308,433 has been budgeted and \$187,325,399 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 \$155,149,306 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 closing on the financing for Phase 1 occurred on September 3, 2004. Ground was broken on Phase 1 on September 16th, with delivery of the first rental units expected in the 3rd Quarter of 2005. Phase 1 consists of 414 total units, including 125 CHA units, 130 affordable units, and 159 market rate units. There are 181 rental units and 233 homeownership units.

The Roosevelt Square sales center is scheduled to open on October 25th, with construction of the homeownership units to start in early 2005. To date, LR Development, the master developer for Roosevelt Square, has received over 1,200 inquiries for homeownership units. The Chicago City Council approved the TIF subsidy for the homeownership portion of Phase 1 on September 28, 2004.

Cabrini Replacement Housing

Of the 700 CHA units to be developed, 199 units have been completed and 73 units are under construction. In addition, 428 units are in various planning phases, including 215 units at Village North, which is the main site for the Cabrini HOPE VI Grant.

Village North --- The developers have submitted a revised site plan and budget to the Receiver, CHA, and the City of Chicago, and these documents are currently under review. The development agreement is still in draft form and comments are being circulated between the developers, the Receiver, and CHA.

Old Town Village East --- 12 of the 28 CHA units have been completed and transferred to CHA. The remaining units are scheduled to be completed in 2004.

Old Town Village West --- 24 of the 38 CHA units have been completed and transferred to CHA. The remaining units are scheduled 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.

River Village North -- This 170-unit project includes 25 CHA units and is under construction. The TIF ordinance was introduced to City Council in September and is expected to be passed in November. The closing for these units is expected to occur before the end of the year. Several units are immediately available, with the balance of units expected to be completed by the end of 2005.

River Village South -- This 119-unit project includes 18 CHA units and is under construction. The closing for these units is expected to occur before the end of the

year. Units will begin to be available during the first quarter of 2005.

Pointe Tower at River Village -- This 7-story, 102-unit mid-rise will include 12 CHA units. Construction is expected to begin in late 2005 and the first units are expected to be completed in 2007. The completion of these units will also complete Centrum's commitment with a total of 71 public housing units.

The Larrabee -- Construction of this 72-unit, 7-story mid-rise at 865 N. Larrabee is expected to begin in early 2005. It will include four (4) CHA units. The building is expected to be completed in late 2006.

William Green Homes and Cabrini Extension South Planning Study - The study has been substantially completed and the planning team presented a series of planning concepts to the Working Group on October 12th. The planning team will incorporate comments from the Working Group and present the final version at the November Working Group meeting.

Horner Replacement Housing ("Westhaven Park")

Phase 2a1 -- Construction of these units was completed in September 2004. Phase 2a1 consists of 155 rental units, including 87 CHA units, 31 affordable units, and 37 market rate units.

Phase 2a2 -- This sub-phase consists of 173 total units, including 34 CHA units, 19 affordable homeownership units, and 120 market rate homeownership units. The developers, Brinshore-Michaels, are having good success with pre-sales. Operating from the on-site sales trailer, 60 contracts for the homeownership units have been taken since September 2003. The 113-unit mid-rise condominium building will contain 34 CHA units, and there will also be 60 low-rise homeownership units. The developers plan to close on the financing for both the low-rise homeownership units and the mid-rise condominium building by the end of 2004, and construction will begin immediately thereafter.

Lakefront Properties Replacement Housing

121 CHA units have been completed, including 83 units in North Kenwood-Oakland and 38 units outside of North Kenwood-Oakland. 95 units are under construction in North Kenwood-Oakland.

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

The Phase 1 homeownership project consists of 140 total units, including 13 CHA units. Progress on the Phase 1 homeownership project has been unsatisfactory. Start of construction of the Phase 1 homeownership units has now lagged behind the start of construction of the Phase 1 rental units by more than a year. However, Draper & Kramer, the developer, has begun to make progress. Most significantly, Draper & Kramer

submitted an application for TIF funds to the City of Chicago and applied for building permits in September 2004 and will open the sales center in October 2004. Draper & Kramer has been advised that it must continue to make substantial progress or the Receiver and CHA will exercise the remedies available to them.

Jazz on the Boulevard ("Drexel Site") --- The long-awaited closing on the financing for this project occurred on August 12, 2004. 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. Construction began immediately, and the first units are expected to be completed in August 2005.

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. Two of the remaining units are expected to be completed in November 2004 and the other three units are expected to be completed during the 2nd Quarter of 2005.

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 will include 38 CHA units. The developer is Brinshore Development Company, which submitted an application for Low Income Housing Tax Credits to the City of Chicago in October 2004. Brinshore expects to begin construction in 2005.

Madden Park - Ida B. Wells Replacement Housing ("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, including 126 CHA units, and the homeownership sub-phase will consist of 129 total units.

Phase 1A Rental --- Construction began on the Phase 1A rental component of the project 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. Construction is on schedule and the first units are expected to be completed in November 2004. The remaining units are scheduled to be completed by August 2005.

Phase 1B Rental -- The developers are in the process of arranging the 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. Phase 1B is expected to close in the 1st Quarter of 2005.

Phase 1 Homeownership -- 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 129 total units, including 102 market rate units, 15 affordable units, and 12 units for homeownership opportunities for current Madden-Wells residents. On September 11, 2004, Granite Partners held a special preview for prospective buyers. The preview resulted in reservations for 24 of the market rate units. Granite is scheduled to open its sales center in November. Construction is expected to begin in the 1st Quarter of 2005.

Robert Taylor Replacement Housing ("Legends South")

Phase C1 (Off Site) --- Phase C1 consists of 150 total units, including 110 rental units and 40 homeownership units. Of the rental units, 54 are CHA units, 44 are affordable units, and 12 are market rate units. Construction of the rental units began in April 2004, and the first units are scheduled to be completed in April 2005.

The marketing of the homeownership units was scheduled to begin this Fall but has been delayed while the developers attempt to balance their budget. This may delay marketing of the homeownership units until the 1st Quarter of 2005.

Phase A1 (On Site) --- Brinshore-Michaels expects to close on the financing for Phase A1 during the 1st Quarter of 2005. Phase A1 consists of 253 total units, including 190 rental units and 63 homeownership units. Of the 190 rental units, 83 will be CHA units, 74 will be affordable units, and 33 will be market rate units. The site plan had to be modified due to an existing fire station that required additional space for the fire trucks to access the station and the street. The number of public housing units in this phase was not affected as a result of this modification.

Because it is in a limited area, Phase A1 requires an appropriate order to proceed. You granted a motion in March 2004 to allow Phase C1 to proceed. The requisite motion will be submitted to you prior to the finance closing for Phase A1 in order for it to proceed.

Rockwell Gardens Replacement Housing

Phase 1A (Off Site) --- All of the Phase 1A units have been completed and transferred. Phase 1A consists of 42 rental units, including 14 CHA units, 18 affordable units, and 10 market rate units. Seven (7) of the CHA units were completed and transferred on September 24, 2004 and are counted as completed in this 3rd Quarter Report. The remaining seven (7) CHA units were completed and transferred on October 1, 2004 and will be counted as completed in the 4th Quarter Report. The developer, East Lake Management and Development Corporation ("East Lake") began moving in market rate and affordable families before the Receiver accepted the public housing units and many of those units are already occupied.

Phase 1B (On Site) --- Phase 1B consists of 210 total units, including 92 rental units and approximately 118 homeownership units. Of the 92 rental units, there will be 57 CHA units

and 35 affordable units. In October 2004, in order to assure that they comply with all timing requirements for Low Income Housing Tax Credits, East Lake chose to return previously awarded 2003 tax credits and re-apply to the Chicago Department of Housing for 2004 tax credits. The closing on the financing for Phase 1B is now scheduled to occur during the 1st Quarter of 2005.

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 redevelopment site. On August 27, 2004, CHA issued a Request For Proposals for the redevelopment of Maplewood Courts. Proposals are due on October 27, 2004.

One S. Leavitt --- This is a 34-unit, 4-story condominium building. The Receiver acquired two (2) of the units for CHA on August 31, 2004. These units will be for Rockwell families.

Stateway Gardens Replacement Housing ("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. There will be 439 CHA units, 436 affordable units, and 441 market rate units. 679 of the total units will be homeownership and 637 units will be rental.

The Pershing (Phase 1A) -- The first project is The Pershing, an 80-unit rental building being 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 on December 22, 2003. The building is expected to be completed in June 2005.

Phase 1B (On Site) -- Phase 1B consists of 311 total units, of which there will be 211 homeownership units and 100 CHA rental units. The developers plan to close on the financing and begin construction by the end of the year.

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 Phase 1B in order for it to proceed.

INDEX OF TABLES

Summary of Units	Tables 1a and 1b
Program Activity and Status	Tables 2a, 2b, 2c, 2d and 2e
Financial Summary by Program	Tables 3a, 3b and 3c

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TABLE 1a
Summary of Units Completed & Transferred
and Units In Development
as of September 30, 2004

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
2004	0	13	79	0	0	9	0	0	0	101
Subtotal	0	154	87	15	0	9	0	23	0	288
Total -- All Years	0	199	87	121	0	9	0	56	0	

TOTAL UNITS COMPLETED & TRANSFERRED

2,764

TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of September 30, 2004

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 Sept 30, 2004	0	73	0	95	63	11	27	54	0	323

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	225	210	240	412	141	297	3,275
Subtotal	1,138	428	184	225	210	240	412	141	297	3,275

TOTAL UNITS IN DEVELOPMENT	3,598
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GRAND TOTAL ALL UNITS	6,362
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TABLE 2a
Program Activity and Status
as of September 30, 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
IL06-URD-002-I596			Completed/Transferred
IL06-URD-002-I298	Phase 1 On Site	125	Under Construction
	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
	TOTALS	0	Completed/Transferred
		125	Under Construction
		1,013	Planning Phase
		1,138	TOTAL UNITS

Cabrini --- 700 CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I294	Domain Lofts	16	Completed/Transferred
IL06-P002-182	Mohawk Partners	5	Completed/Transferred
IL06-P002-182	Mohawk North	16	Completed/Transferred
IL06-P002-192	North Town Village	79	Completed/Transferred
IL06-P002-182	Old Town Square	16	Completed/Transferred
IL06-URD-002-I294	Old Town Village East	12	Completed/Transferred
IL06-URD-002-I294	Old Town Village West	24	Completed/Transferred
IL06-URD-002-I294	Orchard Park	13	Completed/Transferred
IL06-P002-182	Renaissance North	18	Completed/Transferred
IL06-URD-002-I294	Old Town Village East	16	Under Construction
IL06-URD-002-I294	Old Town Village West	14	Under Construction
IL06-URD-002-I294	River Village North	25	Under Construction
IL06-URD-002-I294	River Village South	18	Under Construction
	Pointe Tower at River Village	12	Planning Phase
	The Larrabee	4	Planning Phase
	Village North	215	Planning Phase
	Sites Undetermined	197	Planning Phase
	TOTALS	199	Completed/Transferred
		73	Under Construction
		0	RFP / RFQ Phase
		428	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of September 30, 2004

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

Westhaven Park (Horner 2) --- 271 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-696	Westhaven Park Phase 2a1	87	Completed/Transferred
	Westhaven Park Phase 2a2	34	Planning Phase
	Westhaven Park Phase 2b	65	Planning Phase
	Westhaven Park Phase 2c	85	Planning Phase
	TOTALS	87	Completed/Transferred
		0	Under Construction
		184	Planning Phase
		271	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of September 30, 2004

Lakefront Properties -- 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	Under Construction
	Drexel Site	30	SUBTOTAL
IL06-P002-209	North Kenwood/Oakland	3	Planning Phase
	Scattered	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
		95	Under Construction
		101	Planning Phase
		124	Planning Phase - Unfunded
		441	TOTAL UNITS

TABLE 2d
Program Activity and Status
as of September 30, 2004

Oakwood Shores (Madden Park / Ida B. Wells) --- 273 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I200			Completed/Transferred
	Phase 1A	63	Under Construction
	Phase 1B	63	Planning Phase
	Phase 2	147	Planning Phase
	TOTALS	0	Completed/Transferred
		63	Under Construction
		210	Planning Phase
		273	TOTAL UNITS

Legends South (Robert Taylor B 1996 HOPE VI Grant) -- 251 Total CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I496	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
	TOTALS	56	Completed/Transferred
		54	Under Construction
		141	Planning Phase
		251	TOTAL UNITS

Legends South (Robert Taylor A & B 2001 HOPE VI Grant)-- 297 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I301			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 September 30, 2004

Rockwell Gardens -- 260 Total CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I401	Phase 1A (Off Site)	7	Completed/Transferred
	Phase 1A (Off Site)	7	Under Construction
	Phase 1B (On Site)	57	Planning Phase
	Phase 2	92	Planning Phase
	Phase 3	91	Planning Phase
	Archer Courts	4	Under Construction
	One S. Leavitt	2	Completed/Transferred
	TOTALS	9	Completed/Transferred
		11	Under Construction
		240	Planning Phase
		260	TOTAL UNITS

Park Boulevard (Stateway Gardens) -- 439 Total CHA Units			
Program No.	Name	# of Units	Status
	The Pershing (Phase 1A)	0	Completed/Transferred
	The Pershing (Phase 1A)	27	Under Construction
	Phase 1B (On Site)	100	Planning Phase
	Phase 2	84	Planning Phase
	Phase 3	228	Planning Phase
	TOTALS	0	Completed/Transferred
		27	Under Construction
		412	Planning Phase
		439	TOTAL UNITS

TABLE 3a
Financial Summary by Program
as of September 30, 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 *
TOTALS	\$153,522,878	\$153,522,878

* Program has been final audited.

TABLE 3c
Financial Summary by Program
as of September 30, 2004

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
Horner I		
188	\$6,733,237	\$6,432,797
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	\$57,322,919
Lawndale		
178	2,936,600	2,936,601 *
Subtotal	\$2,936,600	\$2,936,601
Gautreaux Set Aside		
190	\$14,793,877	\$203,755
Subtotal	\$14,793,877	\$203,755
Washington Park Lakefront		
180	\$3,875,534	\$2,763,749
184	4,040,536	4,040,536 *
193	17,681,060	9,145,475
194	5,882,353	5,882,353 *
205	858,123	256,257
206	2,509,553	2,509,553 *
207	3,255,568	1,174,502
208	1,151,694	1,152,607 *
209	592,350	130,536
210	301,883	2,038
211	4,465,714	898,607
177	2,223,356	160,531
Subtotal	\$46,837,724	\$28,116,744
Cabrini		
182	\$12,887,144	\$7,506,589
192	9,137,750	8,396,524
HOPE VI	39,337,684	9,961,477
Subtotal	\$61,362,578	\$25,864,590
Stateway **		
223	\$55,950,000	\$3,921,260
ABLA 1		
HOPE VI	\$20,668,250	4,568,125
ABLA 2		
HOPE VI	\$28,273,000	518,436
Subtotal	\$48,941,250	\$5,086,561
Horner 2		
HOPE VI	\$18,039,000	16,346,899
Subtotal	\$18,039,000	\$16,346,899
Taylor B		
HOPE VI	\$19,092,948	4,660,142
Subtotal	\$19,092,948	\$4,660,142
Madden/Wells		
HOPE VI	\$33,000,000	4,390,465
Subtotal	\$33,000,000	\$4,390,465
Rockwell		
HOPE VI	\$33,500,000	\$4,413,332
Subtotal	\$33,500,000	\$4,413,332
Taylor A		
HOPE VI	\$33,250,000	\$1,886,038
Subtotal	\$33,250,000	\$1,886,038
TOTALS	\$369,372,176	\$155,149,306

* Program has been final audited.

** CHA Capital Funds