



THE HABITAT COMPANY

FILED

APR 20, 2005

MICHAEL W. DOBBINS
CLERK, U.S. DISTRICT COURT

MEMORANDUM

66C1459

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

FROM: Daniel E. Levin and
The Habitat Company LLC

DATE: April 20, 2005

SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS
Quarterly Report: First Quarter, 2005

A handwritten signature in cursive script, appearing to read 'Daniel Levin'.

We are pleased to submit the Quarterly Report for the First Quarter of 2005 for the CHA Scattered Site and Replacement Housing Programs.

Summary of Units and Financial Status

As of March 31, 2005, the Receiver has completed and transferred a total of 2,882 public housing units to the Chicago Housing Authority ("CHA"), including 31 units completed and transferred during the 1st Quarter of 2005. Of the total completed units, 1,813 units are from scattered site and demonstration programs, and 1,069 units are from replacement housing programs (see Table 1a).

364 public housing units are under construction and 3,116 public housing units are in other development phases (see Table 1b).

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 \$369,369,176 has been budgeted and \$175,081,912 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 master developer is LR Development. A total of 2,441 new units are planned, all on site, including 755 new CHA units, 720 affordable units, and 966 market rate units. Of the total units, 1,090 units will be rental and 1,351 units will be homeownership.

Phase 1 – Construction is on schedule, and the first units are scheduled to be completed in July 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.

Construction of the homeownership units is expected to start in spring of 2005. LR Development has signed or is processing 83 contracts and has almost 40 additional reservations. Of the 83 contracts, 65 are market rate and 18 are affordable.

Phase 2 – Predevelopment work for Phase 2 continues. LR Development submitted an application for Low Income Housing Tax Credits to the Illinois Housing Development Authority ("IHDA") on April 4, 2005. The financial closing for Phase 2 is expected to occur in early 2006.

Cabrini Replacement Housing

Of the 700 CHA units to be developed, 221 units have been completed, 51 units are under construction, and 428 units are in various planning phases, including 215 units at Parkside of Old Town, the new name for the Cabrini Extension North site, which is the main site for the Cabrini HOPE VI Grant.

Parkside of Old Town – While the site plan has been conditionally accepted by The Receiver, CHA and the City, the developer is still faced with the challenge of presenting a budget that is acceptable. This issue is being addressed through a series of meetings with the developer and resolution is expected soon. The City has begun the infrastructure work at the site and is coordinating the installation of the private utilities.

Old Town Village East -- 26 of the 28 CHA units have been completed and transferred to CHA. The remaining 2 units are scheduled to be completed by the end of April 2005.

Old Town Village West -- 32 of the 38 CHA units have been completed and transferred to CHA. The remaining 6 units are scheduled to be completed by the end of June 2005.

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. The first 16 of these units were acquired in Domain Lofts in December 2003.

River Village North -- This 170-unit project is to include 25 CHA units and is under construction. All of the CHA units are scheduled to be completed by the end of April 2005.

River Village South -- This 119-unit project is to include 18 CHA units and is under construction. All of the CHA units are scheduled to be completed by the end of June 2005.

Pointe Tower at River Village -- This 7-story, 102-unit mid-rise is to include 12 CHA units. Construction is scheduled to begin in late 2005 and the first units are scheduled 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 began in early 2005. It is to include four (4) CHA units. The building is expected to be completed in late 2006.

Clybourn & Larrabee Site -- The Department of Planning & Development ("DPD") issued a Request for Qualifications ("RFQ") on November 23, 2004 for this triangular-shaped site. Three responses were received on January 31, 2005. The Near North Working Group is reviewing the responses. A selection should occur during the 2nd quarter of 2005.

William Green Homes and Cabrini Extension South Planning Study -- The JJR planning team made the final modifications to the planning study based on the comments it received from the Working Group. The final version was distributed to the Working Group at its meeting on April 12, 2005.

Horner Replacement Housing ("Westhaven Park")

The master developers are Brinshore Development Company and Michaels Development Company ("Brinshore-Michaels"). A total of 764 units are planned, all on site, including 271 CHA units, 132 affordable units, and 361 market rate units. Of the total units, 465 units will be rental and 299 units will be homeownership.

Phase 2a1 -- Construction 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 -- The closing on the financing for this sub-phase occurred on December 30, 2004 and construction began immediately. Phase 2a2 consists of 173 total units, including 34 CHA units, 19 affordable homeownership units, and 120 market rate homeownership units. There is a 113-unit mid-rise condominium building that will contain the 34 CHA units, and there will also be 60 low-rise homeownership units. The first units are expected to be completed in May 2006. Brinshore-Michaels is having good success with sales and have met their pre-sale requirements for the entire sub-phase. They have a total of 70 contracts for the homeownership units.

Phase 2b -- Predevelopment is progressing for this next phase. The Phase 2b site plan has been introduced to City Council for zoning approval. Brinshore-Michaels submitted an application for Low Income Housing Tax Credits to IHDA on April 4, 2005. The financial closing for Phase 2b is expected to occur in early 2006.

Lakefront Properties Replacement Housing

183 CHA units have been completed, including 145 units in North Kenwood-Oakland and 38 units outside of North Kenwood-Oakland. 33 units are under construction in North Kenwood-Oakland.

Lake Park Crescent ("Lakefront Site") -- All 60 CHA units in the Phase 1 rental project were completed and transferred during the 4th Quarter of 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. Draper & Kramer, the developer, plans to begin construction of the first 10 units in August 2005. The Sales Center is now open and Draper & Kramer had taken 26 reservations as of March 31st.

Jazz on the Boulevard ("Drexel Site") -- The 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. The project is ahead of schedule, and the first CHA units are expected to be completed in June 2005.

Scattered North Kenwood-Oakland Units -- Of the 91 scattered CHA units to be developed in North Kenwood-Oakland, 85 units have been completed. Another 3 units are under construction and they are expected to be completed during the 3rd 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. Keystone Place, a 136-unit mixed income project in Woodlawn, is to include 38 CHA units. The developer, Brinshore Development Company, submitted an application for Low Income Housing Tax Credits to IHDA on April 4, 2005. Brinshore expects to close on the financing for the project in October 2005.

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

The master developers are The Community Builders and Granite Development Company ("TCB-Granite"). A total of 3,000 units are planned, all on site, including 1,000 units for CHA families, 700 affordable units, and 1,300 market rate units. Of the total units, 2,200 units will be rental and 800 units will be homeownership.

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 public

housing units, 52 affordable units, and 48 market rate units. Twenty-three (23) public housing units have been completed and transferred. Construction is on schedule and the remaining units are scheduled to be completed by August 2005.

Phase 1B Rental – TCB-Granite are finalizing 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. The closing on the financing for Phase 1B should occur in May 2005, and construction should begin immediately.

Phase 1 Homeownership – The developers are Granite Partners, consisting of Granite Development Company, MB Real Estate, and UJIMA, Inc. The Phase 1 homeownership component consists of 130 total units, including 103 market rate units, 15 affordable units, and 12 units for homeownership opportunities for current Madden-Wells residents. The City Council approved TIF ("Tax Increment Financing") funding on March 9, 2005. Granite Partners is finalizing additional financing for the project and has opened its sales center to begin marketing and selling units. To date, there are 29 homes under contract and 7 other contracts are pending. Construction is expected to begin during the 2nd Quarter of 2005.

Robert Taylor Replacement Housing ("Legends South")

The master developers are Brinshore Development Company and Michaels Development Company ("Brinshore-Michaels"). A total of 2,590 units are planned, both on site and off site, including 845 CHA units, 930 affordable units, and 815 market rate units. Of the total units, 2,036 units will be rental and 554 units will be homeownership.

Phase C1 -- Construction of the rental units began in April 2004. The first units are scheduled to be completed in late April 2005, several months behind schedule. Phase C1 is off site and 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.

The marketing of the homeownership units continues to be delayed while Brinshore-Michaels attempt to balance the budget. They have now scheduled marketing to begin during the 3rd Quarter of 2005.

Phase A1 -- A closing on the financing for Phase A1 is expected to occur during the 3rd Quarter of 2005. However, significant budget issues still need to be resolved. Phase A1 is on site and 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.

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. CHA, the Gautreaux plaintiffs, and the Recelver continue to discuss the revitalization issues in the area that were raised with you previously.

Rockwell Gardens Replacement Housing ("West End")

The Rockwell Gardens redevelopment project has been renamed "West End". The master developer is East Lake Management and Development Corporation ("East Lake"). A total of 851 units are planned, both on site and off site, including 260 CHA units, 260 affordable units, and 331 market rate units. Of the total units, 520 units will be rental and 331 units will be homeownership.

Phase 1A – All of the Phase 1A units were completed and transferred during the 3rd and 4th Quarters of 2005. Phase 1A is off site and consists of 42 rental units, including 14 CHA units, 18 affordable units, and 10 market rate units.

Phase 1B – Phase 1B is on site and 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. The closing on the financing for Phase 1B is expected to occur during the 2nd Quarter of 2005.

Because it is in a limited area, Phase 1B requires an appropriate order to proceed. You granted a motion in August 2003 to allow Phase 1A to proceed. CHA, the Gautreaux plaintiffs, and the Receiver have met to follow-up on the Gautreaux plaintiff's December 10, 2003 and December 9, 2004 letters to CHA. Among other things, the letters expressed 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. After CHA did not receive any responses to a Request For Proposals ("RFP") to redevelop Maplewood Courts, CHA chose to demolish the two buildings. CHA, with assistance from the City, plans to demolish the buildings this year.

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

Archer Courts – This is a 43-unit townhouse development in the Chinatown area. On January 11, 2005, the Receiver acquired four (4) units for CHA in the development in exchange for CHA's donation of the land for the development. These units are for Rockwell families.

Stateway Gardens Replacement Housing ("Park Boulevard")

The master developer is Stateway Associates, which is a partnership of Mesa Development, the Davis Group, Walsh Construction, and Kimball Hill Homes. A total of 1,316 units are planned, both on site and off site, including 439 CHA units, 436 affordable units, and 441 market rate units. Of the total units, 637 units will be rental and 679 units will be homeownership.

The Pershing (Phase 1A) – The Pershing is 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. Construction began in December 2003,

and the building is scheduled to be completed in summer of 2005.

Phase 1B – Phase 1B is on site and consists of 311 total units, of which there will be 211 homeownership units and 100 CHA rental units. The closing of the financing for Phase 1B is behind schedule due to several financing issues. The closing may not occur until the 3rd Quarter of 2005.

Because it is in a limited area, this redevelopment requires an appropriate order to proceed. You granted a motion in December 2003 to allow The Pershing 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

cc: Counsel of Record in Gautreaux
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TABLE 1a
Summary of Units Completed & Transferred
and Units In Development
as of March 31, 2005

Units Completed & Transferred (1989 - 2001)

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		16	150	23			313
1999	11	31	10		0	114	14			180
2000	21	0	4		2	62	12		29	130
2001	Completed	Completed	Completed	0	27	Completed	12	0	4	43

Units Completed & Transferred (2002 and Beyond)

2002	0	84	0	0	0	23	0	0	0	107
2003	0	57	8	15	0	0	0	0	0	80
2004	0	20	79	62	11	0	0	16	0	188
2005	0	15	0	0	12	0	0	4	0	31
Total -- All Years	0	221	87	183	23	56	0	20	0	

TOTAL UNITS COMPLETED & TRANSFERRED

2,882

TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of March 31, 2005

Units Under Construction

As of March 31, 2005	125	51	34	33	40	54	0	0	27	364
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Units in Other Development Phases

RFP / RFQ Phase	0	0	0	0	0	0	0	0	0	0
Planning Phase	1,013	428	150	225	210	141	297	240	412	3,116

TOTAL UNITS IN DEVELOPMENT	3,480
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GRAND TOTAL ALL UNITS	6,362
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TABLE 2a
Program Activity and Status
as of March 31, 2005

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 ("Roosevelt Square") — 1,138 Total CHA Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
IL06-URD-002-I596	Phase 1 On Site	125	Under Construction
IL06-URD-002-I298	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 North	16	Completed/Transferred
IL06-P002-182	Mohawk Partners	5	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	26	Completed/Transferred
IL06-URD-002-I294	Old Town Village West	32	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	2	Under Construction
IL06-URD-002-I294	Old Town Village West	6	Under Construction
IL06-URD-002-I294	River Village North	25	Under Construction
IL06-P002-182	River Village South	18	Under Construction
IL06-URD-002-I294	Parkside of Old Town	215	Planning Phase
IL06-P002-182	Pointe Tower at River Village	12	Planning Phase
IL06-P002-192	The Larrabee	4	Planning Phase
	Sites Undetermined	197	Planning Phase
	TOTALS	221	Completed/Transferred
		51	Under Construction
		0	RFP / RFQ Phase
		428	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of March 31, 2005

Horner 1 -- 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 ("Westhaven Park") -- 271 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-696	Westhaven Park Phase 2a1	87	Completed/Transferred
	Westhaven Park Phase 2a2	34	Under Construction
	Westhaven Park Phase 2b	65	Planning Phase
	Westhaven Park Phase 2c	85	Planning Phase
	TOTALS	271	Completed/Transferred
		34	Under Construction
		150	Planning Phase
		271	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of March 31, 2005

Lakewood 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	19	Completed/Transferred
	Hutchinson's Row	3	Under Construction
		22	SUBTOTAL
IL06-P802-193	North Kenwood/Oakland	60	Completed/Transferred
	Lake Park Crescent	0	Under Construction
		60	Planning Phase
		120	SUBTOTAL
IL06-P002-211	North Kenwood/Oakland	30	Under Construction
	Jazz on the Boulevard	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	183	Completed/Transferred
		33	Under Construction
		101	Planning Phase
		124	Planning Phase - Unfunded
		441	TOTAL UNITS

TABLE 2d
Program Activity and Status
as of March 31, 2005

Madden Park / Ida B. Wells ("Oakwood Shores") — 273 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I200	Phase 1A	23	Completed/Transferred
	Phase 1A	40	Under Construction
	Phase 1B	63	Planning Phase
	Phase 2	147	Planning Phase
	TOTALS	23	Completed/Transferred
		40	Under Construction
		210	Planning Phase
		273	TOTAL UNITS

Robert Taylor ("Legends South") 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	55	Completed/Transferred
		54	Under Construction
		141	Planning Phase
		251	TOTAL UNITS

Robert Taylor ("Legends South") 2001 HOPE VI Grant — 297 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 March 31, 2005

Rockwall Gardens ("West End") - 260 Total CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I401	Phase 1A (Off Site)	14	Completed/Transferred
	One S. Leavitt	2	Completed/Transferred
	Archer Courts	4	Completed/Transferred
	Phase 1B (On Site)	57	Planning Phase
	Phase 2	92	Planning Phase
	Phase 3	91	Planning Phase
	TOTALS	20	Completed/Transferred
		0	Under Construction
		240	Planning Phase
		260	TOTAL UNITS

Stateway Gardens ("Park Boulevard") - 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 March 31, 2005

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 *

* Program has been final audited.

TABLE 3b
Financial Summary by Program
as of March 31, 2005

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	2,362,637	
166	3,537,059	3,537,059	*
167	1,960,003	2,072,701	
168	1,743,552	1,743,552	*
169	1,680,003	2,454,745	
170	1,720,130	1,992,816	
171	1,820,003	327,041	
172	1,635,073	1,635,073	*
173	4,177,803	4,177,803	*

* Program has been final audited.

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

Horner I		
186	\$6,733,237	\$6,432,797
191	6,180,802	6,180,802
195	4,838,968	4,838,968
196	3,934,338	3,934,338
197	6,330,838	6,330,838
198	5,672,634	5,672,634
199	4,238,306	4,238,306
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	908,663	908,947
213	1,217,932	1,220,798
Subtotal	\$57,818,199	\$57,322,919
Lawndale		
178	2,936,600	2,936,601
Subtotal	\$2,936,600	\$2,936,601
Gautreaux Set Aside		
190	\$2,674,748	\$0
227	\$216,129	\$216,351
228	\$2,298,129	\$151,320
229	\$9,701,871	\$484,248
Subtotal	\$14,790,877	\$851,919
Washington Park Lakefront		
180	\$3,875,534	\$3,319,882
184	4,040,538	4,040,538
193	17,681,060	9,637,347
194	5,882,353	5,882,353
206	858,123	202,972
206	2,509,553	2,509,553
207	3,255,568	(182,413)
208	1,161,694	1,162,607
209	592,350	134,037
210	301,883	2,038
211	4,465,714	1,001,984
177	2,223,356	181,263
Subtotal	\$48,837,724	\$27,882,159
Cabrini		
182	\$12,887,144	\$7,900,657
182	9,137,750	8,403,173
HOPE VI	39,337,684	12,637,989
Subtotal	\$61,362,578	\$28,941,819
Stateway **		
223	\$55,950,000	\$4,216,286
ABLA 1		
HOPE VI	\$20,668,250	11,987,798
ABLA 2		
HOPE VI	\$28,273,000	878,810
Subtotal	\$48,941,250	\$12,866,608
Horner 2		
HOPE VI	\$18,039,000	18,591,091
Subtotal	\$18,039,000	\$18,591,091
Taylor B		
HOPE VI	\$19,092,948	8,947,379
Subtotal	\$19,092,948	\$8,947,379
Madden/Wells		
HOPE VI	\$33,000,000	7,494,143
Subtotal	\$33,000,000	\$7,494,143
Rockwall		
HOPE VI	\$33,500,000	\$4,892,072
Subtotal	\$33,500,000	\$4,892,072
Taylor A		
HOPE VI	\$33,250,000	\$2,178,918
Subtotal	\$33,250,000	\$2,178,918

* Program has been final audited.

** CHA Capital Funds