



THE HABITAT COMPANY

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**MEMORANDUM**

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

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

**DATE:** October 20, 2005

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



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

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

As of September 30, 2005, the Receiver has completed and transferred a total of 3,096 public housing units to the Chicago Housing Authority ("CHA"), including 245 units completed and transferred during the first three quarters of 2005. Of the total completed units, 1,813 units are from scattered site and demonstration programs, and 1,283 units are from replacement housing programs (see Table 1a).

154 public housing units are under construction and 3,112 public housing units are in other development phases (see Table 1b).

In the scattered site and demonstration programs, a total of \$187,688,082 has been budgeted and \$186,997,278 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 \$369,369,176 has been budgeted and \$197,358,456 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** -- 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 is on schedule, and the first units were completed in July 2005. As of September 30<sup>th</sup>, 64 units had been completed and transferred.

Construction of the homeownership units commenced on May 16, 2005. Of the 233 ownership units, LR Development has signed 159 hard contracts, of which 94 are market rate sales and 65 are affordable sales.

**Phase 2** -- Predevelopment work for Phase 2 continues. A community Town Hall presentation with the Alderman of the Phase 2 site plan is scheduled for November 2005. LR Development will re-submit an application for Low Income Housing Tax Credits to the Illinois Housing Development Authority ("IHDA") in December 2005. The financial closing for Phase 2 is expected to occur in late 2006.

### **Cabrini Replacement Housing**

Of the 700 CHA units to be developed, 272 units have been completed, 4 units are under construction, and 424 units are in various planning phases, including 215 units at ParkSide of Olde Town, which is the main site for the Cabrini HOPE VI Grant.

**ParkSide of Olde Town** -- The developers, Holsten Development Company and Kimball Hill Homes, are close to submitting a budget that is acceptable to the Receiver, CHA, and the City. Infrastructure work at the site is continuing. The closing on the financing for Phase 1 is expected to occur either late in the 1<sup>st</sup> Quarter or early in the 2<sup>nd</sup> Quarter of 2006.

**Old Town Village East** -- The last of the twenty-eight (28) CHA units were completed and transferred in April 2005.

**Old Town Village West** -- The last of the thirty-eight (38) CHA units were completed and transferred in July 2005.

**Centrum Properties** -- Centrum Properties ("Centrum"), which is overseeing the redevelopment of the former Montgomery Ward's site, has committed to a minimum of seventy (70) CHA units or 10% of the total number of units to be developed at the site. The first sixteen (16) CHA units were acquired in Domain Lofts in December 2003. Domain Lofts plus the other Centrum projects total 71 CHA units.



River Village North - Twenty-five (25) units in this 170-unit condominium project were acquired for CHA on May 31, 2005.

River Village South -- Eighteen (18) units in this 119-unit condominium project were acquired for CHA on September 30, 2005.

River Village Pointe -- This 7-story, 102-unit condominium mid-rise is to include twelve (12) CHA units. Construction started on this development in August 2005. We will be seeking a waiver of the prohibition on new CHA units in elevator buildings for this project.

The Larrabee -- This 72-unit, 7-story condominium mid-rise at 865 N. Larrabee is to include four (4) CHA units. Construction began in early 2005 and is scheduled to be completed in late 2006. We will be seeking a waiver of the prohibition on new CHA units in elevator buildings for this project.

Clybourn & Larrabee Site -- The Chicago Department of Planning & Development ("DPD") issued a Request for Qualifications ("RFQ") on November 23, 2004 for this triangular-shaped site. Of the three responses, only two respondents have decided to proceed to the interview round of the selection process. The third respondent retracted its proposal due to capacity issues. The Cabrini Working Group interviewed the two remaining respondents on October 18, 2005. If a developer is selected, the project is expected to have approximately 60 total units, including 18 CHA units.

#### **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 -- 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. Brinshore-Michaels is having good success with sales and have met their pre-sale requirements for the entire sub-phase. To date, there are contracts for 95 of the 139 homeownership units.

The closing on the financing for the mid-rise sub-phase occurred on December 30, 2004. Construction began immediately and is on schedule. The first units are scheduled to be completed in July 2006. The closing on the financing for the low-rise sub-phase is expected to occur in late October or early November 2005, with construction to begin immediately.

Phase 2b -- The Phase 2b site plan received zoning approval from the City Council on March 9, 2005. Construction permits were applied for on September 15, 2005. Brinshore-Michaels will re-submit an application for Low Income Housing Tax Credits to IHDA in December 2005. The financial closing for Phase 2b is expected to occur in late 2006.

### **Lakefront Properties Replacement Housing**

One hundred and eighty-three (183) CHA units have been completed, including 145 units in North Kenwood-Oakland and 38 units outside of North Kenwood-Oakland. Thirty-three (33) units are under construction in North Kenwood-Oakland.

Lake Park Crescent ("Lakefront Site") -- Draper and Kramer, Inc. ("D&K") was the master developer for Lake Park Crescent. All 60 CHA units in the Phase 1 Rental Project were completed and transferred during the 4<sup>th</sup> 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. D&K has made progress filling the CHA units designated for families earning between 50%-80% of area median income, which was the subject of recent litigation before the Court and on which you issued a ruling on July 14, 2005. As of October 14, 2005, twenty-six (26) of those units had been occupied, and the remaining four (4) units had been assigned to prospective families.

On August 8, 2005, the Receiver and CHA terminated the Contract for Redevelopment of Lakefront Properties with D&K due to D&K's serious and material defaults of its obligations thereunder, and its failure to cure the defaults after being given more than ample opportunity to do so. The Receiver and CHA plan to issue a Request For Proposals ("RFP") in early November for a developer to complete the site.

Jazz on the Boulevard ("Drexel Site") -- The closing on the financing for this project occurred on August 12, 2004. The developers 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 is ahead of schedule, and the first units were substantially complete in July 2005. However, these units have not yet been transferred because Century Place Development, which will own the rental units, has not yet completed the paperwork needed to take ownership of the units. Although the transfer of the units is expected to occur in the near future, an exact date has not been determined.

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 scheduled to be completed in November 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 and begin construction in early 2006.



### **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 Project in April 2004. It consists of 163 total units, including 63 CHA units, 52 affordable units, and 48 market rate units. As of September 30<sup>th</sup>, sixty-two (62) CHA units had been completed and transferred, and the remaining unit is scheduled to be completed in November 2005.

*Phase 1B Rental* - The finance closing for the Phase 1B Rental Project occurred on July 8, 2005, and construction began immediately. The Phase 1B Rental Project consists of 163 total units, including 63 CHA units, 52 affordable units, and 48 market rate units. The first units are scheduled to be completed in December 2005.

*Phase 1 Homeownership* - The developers are Granite Partners, consisting of Granite Development Company, MB Real Estate, and UJIMA, Inc. The Phase 1 Homeownership Project 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, and Granite Partners is awaiting approval of documents submitted to the TIF lenders. The sales center has been open for several months, and 48 homes are under contract, including 32 market rate units, 10 affordable units, and 6 units reserved for homeownership opportunities for CHA families. The finance closing is scheduled to occur in late October or early November 2005, and construction is expected to begin immediately.

### **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. 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. Construction is behind schedule. As of September 30<sup>th</sup>, thirty-three (33) CHA units had been completed and transferred. The remaining twenty-one (21) CHA units are scheduled to be completed by the end of 2005.

The developer is still faced with budget issues with regard to the homeownership component of this phase. Marketing has not started yet. The developer is in the process of preparing marketing material.

*Phase A1* - 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. The finance closing and start of construction is significantly behind schedule. The original bid from the general contractor was substantially over budget. Brinshore-Michaels solicited additional bids, and the one they have selected is within acceptable limits. However, the delay has caused problems with the timing of several of the financing sources for the project. The Receiver, CHA, and the City are working with the developer to solve these problems. If they are resolved by the end of the month, a closing on the financing and subsequent start of construction could occur in early 2006.

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 Receiver continue to discuss the revitalization issues in the area that were raised with you previously.

### **Rockwell Gardens Replacement Housing ("West End")**

The master developer is East Lake Management and Development Corporation ("East Lake"). A total of 780 units are planned, both on site and off site, including 260 CHA units, 260 affordable units, and 260 market rate units. Of the total units, 520 units will be rental and 260 units will be homeownership.

Phase 1A -- All of the Phase 1A units were completed and transferred during the 3<sup>rd</sup> and 4<sup>th</sup> Quarters of 2004. 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 -- The finance closing for the Phase 1B rental project is now scheduled to occur in late October or early November 2005, and construction is expected to commence immediately. Phase 1B is primarily on site and consists of 208 total units, including 92 rental units and approximately 116 homeownership units. Of the 92 rental units, there will be 57 CHA units and 35 affordable units. Fifty (50) of the homeownership units are planned for land that has not yet been acquired. In the 2<sup>nd</sup> Quarter Report, we reported that these homeownership units would be moved to a later phase. Instead, they are now counted in this phase, but will not be constructed on the same timeline as the rental units.

Because it is in a limited area, Phase 1B required an appropriate order to proceed. You granted a motion on August 22, 2005 to allow Phase 1B to proceed.

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, 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. 637 units will be rental and 679 units will be homeownership.

The Pershing (Phase 1A) -- The Pershing is an 80-unit rental building off site on the northeast corner of State Street and 39<sup>th</sup> Street. Twenty-seven (27) of the units are CHA units and 53 are affordable units. Construction began in December 2003 and was completed in August 2005. The last of the CHA units were completed and transferred in August 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. All parties are now striving to close on the financing and begin construction in November 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.

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**TABLE 1a**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of September 30, 2005**

**Units Completed & Transferred (1989 - 2001)**

Year	# of Units Completed & Transferred									
	Scattered Site	Demonstration	Lawndale	ABLA	Cabrini	Horner 1	Lakefront Properties	Madden/ Wells	Robert Taylor	Total All Units
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
<b>Subtotal</b>	<b>1,602</b>	<b>211</b>	<b>18</b>	<b>0</b>	<b>45</b>	<b>461</b>	<b>106</b>	<b>0</b>	<b>33</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	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
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	64	66	0	0	51	33	0	4	27	245
<b>Subtotal</b>	<b>64</b>	<b>227</b>	<b>87</b>	<b>77</b>	<b>62</b>	<b>56</b>	<b>0</b>	<b>20</b>	<b>27</b>	<b>620</b>
<b>Total -- All Years</b>	<b>64</b>	<b>272</b>	<b>87</b>	<b>183</b>	<b>62</b>	<b>89</b>	<b>0</b>	<b>20</b>	<b>27</b>	

**TOTAL UNITS COMPLETED & TRANSFERRED**

**3,096**

**TABLE 1b**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of September 30, 2005**

**Units Under Construction**

# of Units Under Construction	# of Units Under Construction									Total All Units
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
As of Sept. 30, 2005	61	4	34	33	1	21	0	0	0	154

**Units in Other Development Phases**

# of Units Development Phases	# of Units in Other Development Phases									Total All Units
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
Planning Phase	1,013	424	150	225	210	141	297	240	412	3,112

<b>TOTAL UNITS IN DEVELOPMENT</b>	<b>3,266</b>
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<b>GRAND TOTAL ALL UNITS</b>	<b>6,362</b>
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**TABLE 2a**  
**Program Activity and Status**  
**as of September 30, 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
	Phase 1 On Site	64	Completed/Transferred
IL06-URD-002-I596	Phase 1 On Site	61	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	64	Completed/Transferred
		61	Under Construction
		1,013	Planning Phase
		1,074	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	28	Completed/Transferred
IL06-URD-002-I294	Old Town Village West	38	Completed/Transferred
IL06-URD-002-I294	Orchard Park	13	Completed/Transferred
IL06-P002-182	Renaissance North	18	Completed/Transferred
IL06-URD-002-I294	River Village North	25	Completed/Transferred
IL06-P002-182	River Village South	18	Completed/Transferred
IL06-P002-192	The Larrabee	4	Under Construction
IL06-URD-002-I294	ParkSide of Olde Town	215	Planning Phase
IL06-P002-182	River Village Pointe	12	Planning Phase
	Sites Undetermined	197	Planning Phase
	TOTALS	272	Completed/Transferred
		4	Under Construction
		424	Planning Phase
		700	TOTAL UNITS



**TABLE 2b**  
**Program Activity and Status**  
**as of September 30, 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
	<b>TOTALS</b>	<b>461</b>	<b>Completed/Transferred</b>
		<b>461</b>	<b>TOTAL UNITS</b>

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
	<b>TOTALS</b>	<b>87</b>	<b>Completed/Transferred</b>
		<b>34</b>	<b>Under Construction</b>
		<b>150</b>	<b>Planning Phase</b>
		<b>271</b>	<b>TOTAL UNITS</b>



**TABLE 2c**  
**Program Activity and Status**  
**as of September 30, 2005**

Lakefront Properties -- 441 CHA Units			
Program No.	Name	# of Units	Status
IL06-P002-184	North Kenwood/Oakland	33	Completed/Transferred
	Scattered	33	<b>SUBTOTAL</b>
IL06-P002-206	North Kenwood/Oakland	21	Completed/Transferred
	Scattered	21	<b>SUBTOTAL</b>
IL06-P002-208	North Kenwood/Oakland	12	Completed/Transferred
	Scattered (Shakespeare)	12	<b>SUBTOTAL</b>
IL06-P002-194	West Ridge/Rogers Park	38	Completed/Transferred
	Scattered	38	<b>SUBTOTAL</b>
IL06-P002-180	North Kenwood/Oakland		
	Scattered	19	Completed/Transferred
	Hutchinson's Row	3	Under Construction
		22	<b>SUBTOTAL</b>
IL06-P802-193	North Kenwood/Oakland	60	Completed/Transferred
	Lake Park Crescent	0	Under Construction
		60	Planning Phase
		120	<b>SUBTOTAL</b>
IL06-P002-211	North Kenwood/Oakland	30	Under Construction
	Jazz on the Boulevard	30	<b>SUBTOTAL</b>
IL06-P002-209	North Kenwood/Oakland	3	Planning Phase
	Scattered	3	<b>SUBTOTAL</b>
IL06-P002-205	Woodlawn	8	Planning Phase
	Scattered	8	<b>SUBTOTAL</b>
IL06-P002-207	Woodlawn	27	Planning Phase
	Scattered	27	<b>SUBTOTAL</b>
IL06-P002-210	Woodlawn	3	Planning Phase
	Scattered	3	<b>SUBTOTAL</b>
	Outside N. Kenwood/Oakland	124	Planning Phase - Unfunded
	Scattered	124	<b>SUBTOTAL</b>
	<b>TOTALS</b>	183	Completed/Transferred
		33	Under Construction
		101	Planning Phase
		124	Planning Phase - Unfunded
		441	<b>TOTAL UNITS</b>



**TABLE 2d**  
**Program Activity and Status**  
**as of September 30, 2005**

<b>Madden Park / Ida B. Wells ("Oakwood Shores") -- 273 HOPE VI CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
IL06-URD-002-I200	Phase 1A	62	Completed/Transferred
	Phase 1A	1	Under Construction
	Phase 1B	63	Planning Phase
	Phase 2	147	Planning Phase
	<b>TOTALS</b>	<b>62</b>	<b>Completed/Transferred</b>
		<b>1</b>	<b>Under Construction</b>
		<b>210</b>	<b>Planning Phase</b>
		<b>273</b>	<b>TOTAL UNITS</b>

<b>Robert Taylor ("Legends South") 1996 HOPE VI Grant -- 251 Total CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
IL06-URD-002-I496	Hearts United 1	29	Completed/Transferred
	Hearts United 2	27	Completed/Transferred
	Phase C1	33	Completed/Transferred
	Phase C1	21	Under Construction
	Phase C2	47	Planning Phase
	Phase C3	47	Planning Phase
	Phase C4	47	Planning Phase
	<b>TOTALS</b>	<b>89</b>	<b>Completed/Transferred</b>
		<b>21</b>	<b>Under Construction</b>
		<b>141</b>	<b>Planning Phase</b>
		<b>251</b>	<b>TOTAL UNITS</b>

<b>Robert Taylor ("Legends South") 2001 HOPE VI Grant -- 297 CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
IL06-URD-002-I301			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 September 30, 2005**

Rockwell 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
	<b>TOTALS</b>	<b>20</b>	<b>Completed/Transferred</b>
		<b>0</b>	<b>Under Construction</b>
		<b>240</b>	<b>Planning Phase</b>
		<b>260</b>	<b>TOTAL UNITS</b>

Stateway Gardens ("Park Boulevard") -- 439 Total CHA Units			
Program No.	Name	# of Units	Status
	The Pershing (Phase 1A)	27	Completed/Transferred
	Phase 1B (On Site)	100	Planning Phase
	Phase 2	84	Planning Phase
	Phase 3	228	Planning Phase
	<b>TOTALS</b>	<b>27</b>	<b>Completed/Transferred</b>
		<b>0</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 September 30, 2005**

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 September 30, 2005**

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	2,362,637
166	3,537,059	3,537,059 *
167	1,960,003	2,072,701
168	1,743,552	1,743,552 *
169	2,576,540	2,455,263
170	2,023,245	1,991,218
171	0	0
172	1,635,073	1,635,073 *
173	4,177,803	4,177,803 *
<b>TOTALS</b>	<b>\$34,165,204</b>	<b>\$33,474,400</b>

\* Program has been final audited.

**TABLE 3c**  
**Financial Summary by Program**  
**as of September 30, 2005**

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
<b>Horner I</b>		
188	\$6,733,237	\$6,439,229
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>\$57,329,351</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	\$2,574,748	\$1,049
227	\$216,129	\$217,401
228	\$2,298,129	\$185,477
229	\$9,701,871	\$945,761
<b>Subtotal</b>	<b>\$14,790,877</b>	<b>\$1,349,688</b>
<b>Washington Park Lakefront</b>		
180	\$3,875,534	\$3,323,560
184	4,040,536	4,040,536 *
193	17,681,060	10,172,882
194	5,882,353	5,882,353 *
205	858,123	204,187
206	2,509,553	2,509,553 *
207	3,255,568	(163,510)
208	1,151,694	1,152,607 *
209	592,350	135,087
210	301,883	3,088
211	4,465,714	1,987,804
177	2,223,356	162,190
<b>Subtotal</b>	<b>\$46,837,724</b>	<b>\$29,410,337</b>
<b>Cabrini</b>		
182	\$12,887,144	\$8,034,917
192	9,137,750	8,410,013
HOPE VI	39,337,684	17,861,796
<b>Subtotal</b>	<b>\$61,362,578</b>	<b>\$34,306,726</b>
<b>Stateway **</b>		
223	\$59,751,903	\$4,625,982
<b>ABLA 1</b>		
HOPE VI	\$20,668,250	19,024,882
<b>ABLA 2</b>		
HOPE VI	\$28,273,000	932,276
<b>Subtotal</b>	<b>\$48,941,250</b>	<b>\$19,957,158</b>
<b>Horner 2</b>		
HOPE VI	\$18,039,000	17,686,973
<b>Subtotal</b>	<b>\$18,039,000</b>	<b>\$17,686,973</b>
<b>Taylor B</b>		
HOPE VI	\$19,092,948	12,456,466
<b>Subtotal</b>	<b>\$19,092,948</b>	<b>\$12,456,466</b>
<b>Madden/Wells</b>		
HOPE VI	\$33,000,000	9,827,632
<b>Subtotal</b>	<b>\$33,000,000</b>	<b>\$9,827,632</b>
<b>Rockwell</b>		
HOPE VI	\$33,500,000	\$5,191,893
<b>Subtotal</b>	<b>\$33,500,000</b>	<b>\$5,191,893</b>
<b>Taylor A</b>		
HOPE VI	\$33,250,000	\$2,279,649
<b>Subtotal</b>	<b>\$33,250,000</b>	<b>\$2,279,649</b>
<b>TOTALS</b>	<b>\$369,369,176</b>	<b>\$197,358,456</b>

\* Program has been final audited.

\*\* CHA Capital Funds