



THE HABITAT COMPANY

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APR 28 2006

**MEMORANDUM**

66C1459

UNITED STATES DISTRICT COURT

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

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

**DATE: April 28, 2006**

**SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS  
Quarterly Report: First Quarter, 2006**

We are pleased to submit the Quarterly Report for the First Quarter of 2006 for the CHA Scattered Site and Replacement Housing Programs.

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

As of March 31, 2006, the Receiver has completed and transferred a total of 3,214 public housing units to the Chicago Housing Authority ("CHA"). Of the total completed units, 1,813 units are from scattered site and demonstration programs, and 1,401 units are from replacement housing programs (see Table 1a of the Appendix).

The units under construction include the 83 CHA units of Legends South ("Robert Taylor") Phase A1. The finance closing for that project occurred on April 25<sup>th</sup>. As of April 28, 2006, 351 public housing units are under construction and 2,797 public housing units are in other development phases (see Table 1b of the Appendix).

In the scattered site and demonstration programs, a total of \$187,688,082 has been budgeted and \$187,154,199 has been expended (see Tables 3a and 3b of the Appendix). We are completing final audits on the remaining programs. In the replacement housing programs, a total of \$369,369,176 has been budgeted and \$210,878,067 has been expended (see Table 3c of the Appendix).

**ABLA Replacement Housing ("Roosevelt Square")**

**Developer** LR Development Company

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Phase 1	Completed	125	56	0	181	74	159	233	414
Phase 2	Planning Phase	138	60	2	200	68	177	245	445
Remaining Phases	Planning Phase	492	219	0	711	243	630	873	1,584
<b>TOTALS</b>	<b>Completed</b>	<b>125</b>	<b>56</b>	<b>0</b>	<b>181</b>	<b>74</b>	<b>159</b>	<b>233</b>	<b>414</b>
	<b>Planning Phase</b>	<b>630</b>	<b>279</b>	<b>2</b>	<b>911</b>	<b>311</b>	<b>807</b>	<b>1,118</b>	<b>2,029</b>
	<b>TOTAL UNITS</b>	<b>755</b>	<b>335</b>	<b>2</b>	<b>1,092</b>	<b>385</b>	<b>966</b>	<b>1,351</b>	<b>2,443</b>

**Phase 1** Rental -- Construction was completed in January 2006. As of March 31st, 157 of the 181 total rental units were occupied, including 111 of the 125 CHA units.

For Sale -- There are contracts for 193 of the 233 for sale units, of which 126 are market rate and 67 are affordable sales.

**Phase 2** Predevelopment work for Phase 2 continues. A community Town Hall presentation of the Phase 2 site plan was held in January 2006. LR Development received approval for Low Income Housing Tax Credits ("Tax Credits") from the Illinois Housing Development Authority ("IHDA") in March 2006. The financial closing for Phase 2 is expected to occur in the 4th Quarter of 2006.

**Demolition** Of the two remaining walk-up buildings in Jane Addams, one is to be demolished in 2006, and the other is being contemplated for a public housing museum. Eight make-ready reconditioned row houses in Jane Addams are being used for relocation and currently house 29 families. They will be demolished at a future date. The central heating plant is being phased out of commission and will be demolished. Of the two remaining high-rises, located in Grace Abbott, one is being used as a relocation building and the other is currently being demolished. Demolition of the relocation high-rise has not been scheduled yet.



## Cabrini Replacement Housing

**Developers** Multiple Developers

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Completed Projects	Completed	272	51	67	390	37	1,026	1,063	1,453
ParkSide 1 Condo	Planning Phase	72	0	0	72	14	194	208	280
ParkSide 1 Rental	Planning Phase	37	47	28	112	0	0	0	112
ParkSide 2	Planning Phase	122	69	47	238	15	132	147	385
The Larrabee	Under Construction	4	0	0	4	6	62	68	72
River Village Pointe	Under Construction	12	0	0	12	0	90	90	102
Sites Undetermined	Planning Phase	181	0	0	181	0	0	0	181
<b>TOTALS</b>	<b>Completed</b>	<b>272</b>	<b>51</b>	<b>67</b>	<b>390</b>	<b>37</b>	<b>1,026</b>	<b>1,063</b>	<b>1,453</b>
	<b>Under Construction</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>6</b>	<b>152</b>	<b>158</b>	<b>174</b>
	<b>Planning Phase</b>	<b>412</b>	<b>116</b>	<b>75</b>	<b>603</b>	<b>29</b>	<b>326</b>	<b>355</b>	<b>958</b>
	<b>TOTAL UNITS</b>	<b>700</b>	<b>167</b>	<b>142</b>	<b>1,009</b>	<b>72</b>	<b>1,504</b>	<b>1,576</b>	<b>2,585</b>

### ***ParkSide Of Olde Town***

The developers are Holsten Development Company and Kimball Hill Homes. The financial closing for the Phase 1 Condo project is expected to occur in July or August 2006. Once construction begins, the Cabrini Consent Decree allows the remaining Cabrini buildings on the site to be demolished. The sales trailer opened on April 22nd, and reservations were taken on all 110 units released for marketing on that first

### ***The Larrabee***

The developer is SMB Development. This is a 7-story, 72-unit condominium mid-rise at 865 N. Larrabee. The Receiver and CHA are negotiating with the developer to acquire four (4) units. The building is scheduled to be completed in July 2006.

### ***River Village Pointe***

The developer is The Enterprise Companies. This is a 7-story, 102-unit condominium mid-rise. The Receiver and CHA are negotiating with the developer to acquire twelve (12) units. The building is scheduled to be completed in Fall 2007.

### ***Clybourn & Larrabee Site***

In January 2006, LR Development was conditionally selected as developer for the site. DPD has allowed LR Development additional time to negotiate with Murphy-Jahn, an architectural firm, and Mercy Housing Lakefront, a non-profit developer. Both of these parties are also involved with the development of this site.

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

**Developers** Brinshore Development Company and Michaels Development Company ("Brinshore-Michaels")

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Westhaven Park 2a1	Completed	87	31	37	155	0	0	0	155
Westhaven Park 2a2	Under Construction	34	0	0	34	19	120	139	173
Westhaven Park 2b	Planning Phase	70	27	30	127	18	68	86	213
Westhaven Park 2c	Planning Phase	80	22	47	149	15	59	74	223
TOTALS	Completed	87	31	37	155	0	0	0	155
	Under Construction	34	0	0	34	19	120	139	173
	Planning Phase	150	49	77	276	33	127	160	436
	TOTAL UNITS	271	80	114	465	52	247	299	764

**Phase 2a2** 113 of the 173 total units in Phase 2a2 are in a 9-story condominium mid-rise building which includes 34 CHA units. Construction of the mid-rise is on schedule. The first of the CHA units in the mid-rise are scheduled to be completed in May 2006, and the entire mid-rise is scheduled to be completed in July 2006. Brinshore-Michaels is having good success with sales for the entire sub-phase. As of March 31st, there were contracts for 113 of the 139 for sale units.

**Phase 2b** Brinshore-Michaels received a commitment for Tax Credits from IHDA in March 2006 for Phase 2b. The financial closing for Phase 2b is expected to occur in Summer 2006.



## Lakefront Properties Replacement Housing

**Developers** Multiple Developers

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Completed Projects	Completed	126	0	0	126	14	80	94	220
Lake Park Crescent 1	Completed	60	52	36	148	0	0	0	148
Lake Park Crescent 1A	Planning Phase	13	0	0	13	20	35	55	68
Lake Park Crescent 2	Planning Phase	47	19	15	81	22	96	118	199
Jazz on the Boulevard	Completed	19	9	0	28	20	44	64	92
Jazz on the Boulevard	Under Construction	11	0	0	11	14	20	34	45
Keystone Place	Planning Phase	38	23	21	82	16	38	54	136
<b>TOTALS</b>	<b>Completed</b>	<b>205</b>	<b>61</b>	<b>36</b>	<b>302</b>	<b>34</b>	<b>124</b>	<b>158</b>	<b>460</b>
	<b>Under Construction</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>14</b>	<b>20</b>	<b>34</b>	<b>45</b>
	<b>Planning Phase</b>	<b>98</b>	<b>42</b>	<b>36</b>	<b>176</b>	<b>58</b>	<b>169</b>	<b>227</b>	<b>403</b>
	<b>TOTAL UNITS</b>	<b>314</b>	<b>103</b>	<b>72</b>	<b>489</b>	<b>106</b>	<b>313</b>	<b>419</b>	<b>908</b>

### **Lake Park Crescent**

Draper and Kramer, Inc. completed Phase 1 Rental and is developing Phase 1A For Sale, subject to its diligent pursuit of such development. The Receiver and CHA issued a Request For Proposals ("RFP") on February 17th for a developer to complete the remainder of the site. Responses are due on May 1st.

We reported previously (4th Quarter 2005) that all of the Phase 1 Rental CHA tenants came from CHA's waiting list or other CHA housing, and there was no need to draw from the general community as permitted by the Court's second order of July 14, 2005. We subsequently discovered that was inaccurate. We are now informed that four (4) of the tenants were CHA-eligible families from the general community.

### **Jazz on the Boulevard**

The developers are The Thrush Companies, Granite Development, and Century Place Development. Construction is ahead of schedule. As of March 31st, 19 of the 30 CHA units had been completed and transferred. The last units are scheduled to be completed in February 2007.

### **Keystone Place**

The developer is Brinshore Development Company. Keystone Place is a mixed-income project located in the Woodlawn community. Brinshore expects to close on the financing for the project and begin construction during the 2nd Quarter of 2006.

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

**Developers** The Community Builders ("TCB"), Granite Development Company, Ujima, Inc., and MB Real Estate Company (for sale only)

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Phase 1A Rental	Completed	63	52	48	163	0	0	0	163
Phase 1B Rental	Completed	13	14	12	39	0	0	0	39
Phase 1B Rental	Under Construction	50	38	35	123	0	0	0	123
Phase 1 For Sale	Under Construction	0	0	0	0	27	103	130	130
Phase 2	Planning Phase	147	120	106	373	78	175	253	626
<b>TOTALS</b>	<b>Completed</b>	<b>76</b>	<b>66</b>	<b>60</b>	<b>202</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>202</b>
	<b>Under Construction</b>	<b>50</b>	<b>38</b>	<b>35</b>	<b>123</b>	<b>27</b>	<b>103</b>	<b>130</b>	<b>253</b>
	<b>Planning Phase</b>	<b>147</b>	<b>120</b>	<b>106</b>	<b>373</b>	<b>78</b>	<b>175</b>	<b>253</b>	<b>626</b>
	<b>TOTAL UNITS</b>	<b>273</b>	<b>224</b>	<b>201</b>	<b>698</b>	<b>105</b>	<b>278</b>	<b>383</b>	<b>1,081</b>

**Phase 1B Rental** The first units were completed and transferred in January 2006. The final units are scheduled to be completed in November 2006.

**Phase 1 For Sale** Construction is underway and the first units are expected to be completed this summer.

**Phase 2** Planning for Phase 2 is underway. A very preliminary expectation is that the finance closing for the rental portion could occur in late 2007.



**Robert Taylor Replacement Housing ("Legends South")**

**Developers** Brinshore Development Company and Michaels Development Company ("Brinshore-Michaels")

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Hearts United	Completed	56	104	63	223	0	0	0	223
Phase C1 Rental	Completed	54	44	12	110	0	0	0	110
Phase A1 Rental	Under Construction	83	68	30	181	0	0	0	181
Phase A1 For Sale	Planning Phase	0	0	0	0	10	63	73	73
<b>TOTALS</b>	<b>Completed</b>	<b>110</b>	<b>148</b>	<b>75</b>	<b>333</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>333</b>
	<b>Under Construction</b>	<b>83</b>	<b>68</b>	<b>30</b>	<b>181</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>181</b>
	<b>Planning Phase</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>63</b>	<b>73</b>	<b>73</b>
	<b>TOTAL UNITS</b>	<b>193</b>	<b>216</b>	<b>105</b>	<b>514</b>	<b>10</b>	<b>63</b>	<b>73</b>	<b>587</b>

**Phase A1** Rental -- The finance closing for Phase A1 Rental occurred on April 25th, and construction will begin immediately.

For Sale -- Brinshore-Michaels plan to begin marketing the for sale units this Spring. Construction will begin once they reach their pre-sale requirements.

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

**Developer** East Lake Management and Development Corporation ("East Lake")

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
One S. Leavitt	Completed	2	0	0	2	0	32	32	34
Archer Courts	Completed	4	0	0	4	0	39	39	43
Phase 1A	Completed	14	18	10	42	0	0	0	42
Phase 1B Rental	Under Construction	57	35	0	92	0	0	0	92
Phase 1B For Sale	Planning Phase	0	0	0	0	10	56	66	66
Remaining Phases	Planning Phase	183	147	50	380	50	144	194	574
<b>TOTALS</b>	<b>Completed</b>	<b>20</b>	<b>18</b>	<b>10</b>	<b>48</b>	<b>0</b>	<b>71</b>	<b>71</b>	<b>119</b>
	<b>Under Construction</b>	<b>57</b>	<b>35</b>	<b>0</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>92</b>
	<b>Planning Phase</b>	<b>183</b>	<b>147</b>	<b>50</b>	<b>380</b>	<b>60</b>	<b>200</b>	<b>260</b>	<b>640</b>
	<b>TOTAL UNITS</b>	<b>260</b>	<b>200</b>	<b>60</b>	<b>520</b>	<b>60</b>	<b>271</b>	<b>331</b>	<b>851</b>

**Phase 1B**

Rental -- The first units are scheduled to be completed and transferred in June 2006. The final units are scheduled to be completed in November 2006.

For Sale -- The closing on the financing for the for-sale sub-phase is expected to occur in May 2006.



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

**Developers** Stateway Associates, a partnership of Mesa Development, The Davis Group, Walsh Construction, and Kimball Hill Homes

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
The Pershing	Completed	27	53	0	80	0	0	0	80
Phase 1B	Under Construction	100	0	0	100	72	139	211	311
Remaining Phases	Planning Phase	312	145	0	457	164	304	468	925
<b>TOTALS</b>	<b>Completed</b>	<b>27</b>	<b>53</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80</b>
	<b>Under Construction</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>72</b>	<b>139</b>	<b>211</b>	<b>311</b>
	<b>Planning Phase</b>	<b>312</b>	<b>145</b>	<b>0</b>	<b>457</b>	<b>164</b>	<b>304</b>	<b>468</b>	<b>925</b>
	<b>TOTAL UNITS</b>	<b>439</b>	<b>198</b>	<b>0</b>	<b>637</b>	<b>236</b>	<b>443</b>	<b>679</b>	<b>1,316</b>

**Phase 1B** Construction began in January 2006. The first CHA units are scheduled to be completed and transferred in January 2007, and the final units are scheduled to be completed and transferred in May 2008.

cc: Counsel of Record in Gautreaux  
Counsel of Record in Horner  
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## **Appendix**

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

**TABLE 1a**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of March 31, 2006**

**Units Completed & Transferred**

Year	# of Units Completed & Transferred													Total All Units
	Scattered Site	Demonstration	Lawndale	ABLA	Cabrini	Homer 1	Homer 2	Lakefront Properties	Madden/Wells	Taylor 1996 Grant	Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
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		27	Completed		12		4				43
2002					84			0		23				107
2003					57		8	15		0				80
2004					20		79	62	11	0		16		188
2005				117	66		0	16	52	54		4	27	336
2006				8	0		0	6	13	0		0	0	27
<b>TOTALS</b>	<b>1,602</b>	<b>211</b>	<b>18</b>	<b>125</b>	<b>272</b>	<b>461</b>	<b>87</b>	<b>205</b>	<b>76</b>	<b>110</b>	<b>0</b>	<b>20</b>	<b>27</b>	<b>3,214</b>

<b>TOTAL UNITS COMPLETED &amp; TRANSFERRED</b>	<b>3,214</b>
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**TABLE 1b**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of April 28, 2006**

**Units Under Construction**

# of Units Under Construction	# of Units Under Construction									
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	Total All Units
As of April 28, 2006	0	16	34	11	50	0	83	57	100	351

**Units in Other Development Phases**

# of Units Development Phases	# of Units in Other Development Phases									
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	Total All Units
Planning Phase	1,013	412	150	225	147	141	214	183	312	2,797

TOTAL UNITS IN DEVELOPMENT	3,148
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GRAND TOTAL ALL UNITS	6,362
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**TABLE 2a**  
**Program Activity and Status**  
**as of March 31, 2006**

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
IL06-URD-002-I596	Phase 1 On Site	125	Completed/Transferred
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	125	Completed/Transferred
		0	Under Construction
		1,013	Planning Phase
		1,138	TOTAL UNITS

Cabrinl --- 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-URD-002-I294	River Village South	18	Completed/Transferred
IL06-URD-002-I294	River Village Pointe	12	Under Construction
IL06-URD-002-I294	The Larrabee	4	Under Construction
IL06-URD-002-I294	ParkSide of Olde Town	215	Planning Phase
	Sites Undetermined	197	Planning Phase
	TOTALS	272	Completed/Transferred
		16	Under Construction
		412	Planning Phase
		700	TOTAL UNITS



**TABLE 2b**  
**Program Activity and Status**  
**as of March 31, 2006**

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 March 31, 2006**

<b>Lakefront Properties -- 441 CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
IL06-P002-180	North Kenwood/Oakland		
	Scattered	2	Completed/Transferred
	Hutchinson's Row	20	Completed/Transferred
		22	<b>SUBTOTAL</b>
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-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	19	Completed/Transferred
	Jazz on the Boulevard	11	Under Construction
		30	<b>SUBTOTAL</b>
IL06-P002-207	Keystone Place	38	Planning Phase
	(Woodlawn)	38	<b>SUBTOTAL</b>
IL06-P002-209	North Kenwood/Oakland	3	Planning Phase
	Scattered	3	<b>SUBTOTAL</b>
	Outside N. Kenwood/Oakland	124	Planning Phase - Unfunded
	Scattered	124	<b>SUBTOTAL</b>
	<b>TOTALS</b>	205	Completed/Transferred
		11	Under Construction
		101	Planning Phase
		124	Planning Phase - Unfunded
		441	<b>TOTAL UNITS</b>



**TABLE 2d**  
**Program Activity and Status**  
**as of March 31, 2006**

<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	63	Completed/Transferred
	Phase 1B	13	Completed/Transferred
	Phase 1B	50	Under Construction
	Phase 2	147	Planning Phase
	<b>TOTALS</b>	<b>76</b>	<b>Completed/Transferred</b>
		<b>50</b>	<b>Under Construction</b>
		<b>147</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	54	Completed/Transferred
	Phase C2	47	Planning Phase
	Phase C3	47	Planning Phase
	Phase C4	47	Planning Phase
	<b>TOTALS</b>	<b>110</b>	<b>Completed/Transferred</b>
		<b>0</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	Phase A1	0	Completed/Transferred
	Phase A1 *	83	Under Construction
	Phase A2	127	Planning Phase
	Phase A3	87	Planning Phase
	<b>TOTALS</b>	<b>0</b>	<b>Completed/Transferred</b>
		<b>83</b>	<b>Under Construction</b>
		<b>214</b>	<b>Planning Phase</b>
		<b>297</b>	<b>TOTAL UNITS</b>

\* The closing on the financing for Phase A1 occurred on April 25, 2006.



**TABLE 2e**  
**Program Activity and Status**  
**as of March 31, 2006**

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	Under Construction
	Phase 2	92	Planning Phase
	Phase 3	91	Planning Phase
	TOTALS	20	Completed/Transferred
		57	Under Construction
		183	Planning Phase
		260	TOTAL UNITS

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	Under Construction
	Phase 2	84	Planning Phase
	Phase 3	228	Planning Phase
	TOTALS	27	Completed/Transferred
		100	Under Construction
		312	Planning Phase
		439	TOTAL UNITS



**TABLE 3a**  
**Financial Summary by Program**  
**as of March 31, 2006**

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, 2006**

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	2,579,623 *
170	2,023,245	2,023,779 *
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>\$33,631,421</b>

\* Program has been final audited.



**TABLE 3c**  
**Financial Summary by Program**  
**as of March 31, 2006**

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
<b>Horner I</b>		
188	\$6,314,229	\$6,314,229
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>\$57,199,191</b>	<b>\$57,204,351</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	\$2,113,900
229	\$9,701,871	\$1,175,525
<b>Subtotal</b>	<b>\$14,790,877</b>	<b>\$3,507,875</b>
<b>Washington Park Lakefront</b>		
180	\$4,294,542	\$3,783,193
184	4,040,536	4,040,536
193	17,681,060	10,192,839
194	5,882,353	5,882,353
205	858,123	199,788
206	2,509,553	2,509,553
207	3,255,568	(98,195)
208	1,151,694	1,152,607
209	592,350	139,781
210	301,883	3,605
211	4,465,714	3,562,850
177	2,223,356	182,312
<b>Subtotal</b>	<b>\$47,256,732</b>	<b>\$31,551,222</b>
<b>Cabrini</b>		
182	\$12,887,144	\$8,189,672
192	9,137,750	8,342,278
HOPE VI	39,337,684	20,968,775
<b>Subtotal</b>	<b>\$61,362,578</b>	<b>\$37,500,725</b>
<b>Stateway **</b>		
223	\$59,751,903	\$5,088,856
<b>ABLA 1</b>		
HOPE VI	\$20,668,250	19,667,142
<b>ABLA 2</b>		
HOPE VI	\$28,273,000	1,037,531
<b>Subtotal</b>	<b>\$48,941,250</b>	<b>\$20,704,673</b>
<b>Horner 2</b>		
HOPE VI	\$18,039,000	17,601,389
<b>Subtotal</b>	<b>\$18,039,000</b>	<b>\$17,601,389</b>
<b>Taylor B</b>		
HOPE VI	\$19,092,948	13,099,521
<b>Subtotal</b>	<b>\$19,092,948</b>	<b>\$13,099,521</b>
<b>Madden/Wells</b>		
HOPE VI	\$33,000,000	14,188,896
<b>Subtotal</b>	<b>\$33,000,000</b>	<b>\$14,188,896</b>
<b>Rockwell</b>		
HOPE VI	\$33,500,000	\$5,372,653
<b>Subtotal</b>	<b>\$33,500,000</b>	<b>\$5,372,653</b>
<b>Taylor A</b>		
HOPE VI	\$33,250,000	\$2,121,305
<b>Subtotal</b>	<b>\$33,250,000</b>	<b>\$2,121,305</b>
<b>TOTALS</b>	<b>\$369,369,376</b>	<b>\$210,878,067</b>

\* Program has been final audited.

\*\* CHA Capital Funds