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THE HABITAT COMPANY

**FILED**

OCT 20 2007

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: October 20, 2007**

**SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS  
Quarterly Report: Third Quarter, 2007**



We are pleased to submit the Quarterly Report for the Third Quarter of 2007 for the CHA Scattered Site and Replacement Housing Programs.

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

As of September 30, 2007, the Receiver has completed and transferred a total of 3,486 public housing units to the Chicago Housing Authority ("CHA"). A total of 143 units have been completed and transferred during 2007. Of the total completed units, 1,813 units were from scattered site and demonstration programs, and 1,673 units were from replacement housing programs (see Table 1a of the Appendix).

As of September 30, 2007, 435 public housing units were under construction and 2,441 public housing units were in other development phases (see Table 1b of the Appendix). During the Third Quarter, the closing on the financing for Roosevelt Square ("ABLA") Phase 2 Rental occurred on July 20<sup>th</sup>, and the closing on the financing for Parkside of Old Town ("Cabrini") Phase 1 Rental occurred on August 15<sup>th</sup>.

In the scattered site and demonstration programs, a total of \$187,800,811 has been budgeted and \$187,154,230 has been expended (see Tables 3a and 3b of the Appendix). We have submitted final audits on the remaining programs to HUD. In the replacement housing programs, a total of \$468,839,433 has been budgeted and \$264,707,810 has been expended (see Table 3c of the Appendix).

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

**Developer**      Related Midwest

Phase 1	Completed	125	56	0	181	74	159	233	414
Phase 2 Rental	Under Construction	128	55	2	185	0	0	0	185
Phase 2 For Sale	Planning Phase	0	0	0	0	68	177	245	245
Remaining Phases	Planning Phase	502	224	0	726	243	630	873	1,599

**Phase 1**      Rental – Construction was completed in January 2006.

For Sale – 220 of the 233 for sale units have closed, and 3 more are under contract. There have been 149 market rate sales and 74 affordable sales. The affordable sales include two contracts for ownership units set aside for CHA residents.

**Phase 2**      The closing on the financing for Phase 2 Rental occurred on July 20, 2007. Construction began immediately. The first units are scheduled to be completed in June 2008. The closing on the financing for Phase 2 For Sale is expected to occur in the 4th Quarter 2007.

**Demolition**      All of the buildings in Jane Addams have been demolished except for the one that is being contemplated for a public housing museum. CHA and the LAC have agreed that it will not be demolished before December 2007, giving the LAC time to arrange plans and financing for the museum. The demolition of the final high-rise building in Grace Abbott has been completed. The two Loomis Courts high-rise buildings will remain and are being renovated. The rowhouses south of Roosevelt along Ashland will be demolished in 2008.

## 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	276	51	67	394	43	1,088	1,131	1,525
River Village Pointe	Under Construction	12	0	0	12	0	90	90	102
825 N. Hudson	Under Construction	2	0	0	2	1	16	17	19
Parkside 1 Condo	Under Construction	72	0	0	72	14	194	208	280
Parkside 1 Rental	Under Construction	35	48	28	111	0	0	0	111
Parkside 2	Planning Phase	126	69	47	242	15	132	147	389
Sites Undetermined	Planning Phase	177	0	0	177	0	0	0	177
<b>TOTALS</b>	<b>Completed</b>	<b>276</b>	<b>51</b>	<b>67</b>	<b>394</b>	<b>43</b>	<b>1,088</b>	<b>1,131</b>	<b>1,525</b>
	<b>Under Construction</b>	<b>121</b>	<b>48</b>	<b>28</b>	<b>197</b>	<b>15</b>	<b>300</b>	<b>315</b>	<b>512</b>
	<b>Planning Phase</b>	<b>305</b>	<b>69</b>	<b>47</b>	<b>419</b>	<b>15</b>	<b>132</b>	<b>147</b>	<b>566</b>
	<b>TOTAL UNITS</b>	<b>700</b>	<b>168</b>	<b>142</b>	<b>1,010</b>	<b>73</b>	<b>1,520</b>	<b>1,593</b>	<b>2,603</b>

### ***Parkside Of Old Town***

Phase 1 Condo -- The developers are Holsten Development Company and Kimball Hill Homes. The closing on the financing for the Phase 1 Condo project occurred on October 13, 2006. The first CHA units are scheduled to be completed in November 2007, and the final units are scheduled to be completed in December 2008. As of September 2007, all 14 affordable for sale units and 140 of the 192 market rate for sale units were under contract, and 2 additional units were reserved.

Phase 1 Rental -- The closing on the financing occurred on August 15, 2007, and construction began immediately. The first units are scheduled to be completed in December 2008.

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

The developer is The Enterprise Companies. This is a 7-story, 102-unit condominium mid-rise. The Receiver and CHA have negotiated with the developer to acquire twelve (12) units, and HUD has approved acquisition of the units. The closing on the units is scheduled to occur in late October 2007.

### ***825 N. Hudson***

This is a 4-story, 19-unit condominium mid-rise. The Receiver and CHA are negotiating with the developer to acquire two (2) units. The building is expected to be completed in early 2008.

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

Related Midwest was selected as the developer for the site. However, they have not been able to design a building program that conforms to the requirements of the Cabrini Consent Decree and is financially feasible. It is possible that the City will put this site back out to bid.

# Horner Replacement Housing ("Westhaven Park")

**Developers** Brinshore Development LLC 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	Completed	34	0	0	34	19	120	139	173
Westhaven Park 2b	Under Construction	70	27	30	127	18	68	86	213
Westhaven Park 2c	Planning Phase	71	28	14	113	7	83	90	203
<b>TOTALS</b>	<b>Completed</b>	<b>121</b>	<b>31</b>	<b>37</b>	<b>189</b>	<b>19</b>	<b>120</b>	<b>139</b>	<b>328</b>
	<b>Under Construction</b>	<b>70</b>	<b>27</b>	<b>30</b>	<b>127</b>	<b>18</b>	<b>68</b>	<b>86</b>	<b>213</b>
	<b>Planning Phase</b>	<b>71</b>	<b>28</b>	<b>14</b>	<b>113</b>	<b>7</b>	<b>83</b>	<b>90</b>	<b>203</b>
	<b>TOTAL UNITS</b>	<b>262</b>	<b>86</b>	<b>81</b>	<b>429</b>	<b>44</b>	<b>271</b>	<b>315</b>	<b>744</b>

**Phase 2a2** The 34 CHA units were completed in July 2006. Brinshore-Michaels has contracts for 127 of the 139 for sale units.

**Phase 2b** The closing on the financing for Phase 2b occurred on October 31, 2006. The first CHA units are scheduled to be completed in November 2007, and the final units are scheduled to be completed in May 2008.

**Phase 2c** The 262 CHA units shown for Phase 2c are below the 271 units that have been reported previously. The original Westhaven Park site plan contemplated the acquisition of a parcel of land on Lake Street that cannot be acquired. To partially compensate for the smaller site, Phase 2c includes two higher density buildings, which allows the unit totals to remain close to the original plan. Discussions are ongoing with the City on the possibility of building additional units on vacant City-owned land on the west side of Damen Avenue. The Horner Consent Decree required that 220 replacement CHA units be built on the former Henry Horner Homes site, now known as Westhaven Park.

## 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	Under Construction	13	0	0	13	20	35	55	68
Lake Park Crescent 2A	Planning Phase	31	13	10	54	26	103	129	183
Lake Park Crescent 2B	Planning Phase	16	6	5	27	10	49	59	86
Jazz on the Boulevard	Completed	30	9	0	39	34	64	98	137
Keystone Place	Completed	38	24	7	69	0	0	0	69
<b>TOTALS</b>	<b>Completed</b>	<b>254</b>	<b>86</b>	<b>43</b>	<b>383</b>	<b>48</b>	<b>144</b>	<b>192</b>	<b>574</b>
	<b>Under Construction</b>	<b>51</b>	<b>24</b>	<b>7</b>	<b>82</b>	<b>26</b>	<b>35</b>	<b>61</b>	<b>137</b>
	<b>Planning Phase</b>	<b>47</b>	<b>19</b>	<b>15</b>	<b>81</b>	<b>36</b>	<b>162</b>	<b>198</b>	<b>269</b>
	<b>TOTAL UNITS</b>	<b>352</b>	<b>129</b>	<b>65</b>	<b>546</b>	<b>104</b>	<b>331</b>	<b>435</b>	<b>981</b>

### **Lake Park Crescent**

Phase 1A For Sale – Draper and Kramer, Inc. closed on the financing for Phase 1A For Sale on April 6, 2007. Construction began immediately. The first CHA units are scheduled to be completed in April 2008, and the final units are scheduled to be completed in June 2008. As of September 2007, they had contracts on 27 of the 55 for sale units, including 21 market rate units and 6 affordable units..

Phase 2 – The Davis Group is refining their building designs and expects to close on the financing for the first sub-phase in the 3rd Quarter of 2008.

### **Jazz on the Boulevard**

The developers are The Thrush Companies, Granite Development, and Century Place Development. The final two CHA units were completed and transferred in June 2007, which completes the project.

### **Keystone Place**

The developer is Brinshore Development Company. Keystone Place is a mixed-income project located in the Woodlawn community. The closing on the financing occurred on June 9, 2006. The first CHA units were completed in January 2007, and the final units were completed in July 2007. Brinshore plans to start marketing the for sale units in Fall 2007.

# 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	63	52	47	162	0	0	0	162
Phase 1 For Sale	Completed	0	0	0	0	10	28	38	38
Phase 1 For Sale	Under Construction	0	0	0	0	17	75	92	92
Phase 2A Rental	Planning Phase	81	61	57	199	0	0	0	199
Phase 2A For Sale	Planning Phase	8	0	0	8	25	127	152	160
Phase 2B	Planning Phase	58	59	49	166	53	48	101	267
<b>TOTALS</b>	<b>Completed</b>	<b>126</b>	<b>104</b>	<b>95</b>	<b>325</b>	<b>10</b>	<b>28</b>	<b>38</b>	<b>363</b>
	<b>Under Construction</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>75</b>	<b>92</b>	<b>92</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 1 For Sale** Construction continues and homeowners are moving in. As of September 2007, of the 130 for sale units, 42 families had closed on units and 36 more families were under contract. Included among the 130 for sale units are 12 units that the developer hopes to sell to Housing Choice Voucher families through the CHAC Homeownership Program. Four families have closed on units, and 8 more families are under contract.

**Phase 2** Planning for Phase 2 continues. The closing on the financing for Phase 2A Rental is expected to occur in the 4th Quarter of 2007. The total number of units for Phase 2, including the CHA units, may slightly exceed the HOPE VI Grant required units as the developers refine the site plan and financing for the entire phase.

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

**Developers** Brinshore Development LLC 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	Completed	66	53	23	142	0	0	0	142
Phase A1 Rental	Under Construction	17	15	7	39	0	0	0	39
Phase A1 For Sale	Planning Phase	0	0	0	0	0	57	57	57
Phase C2 Rental	Planning Phase	52	43	22	117	0	0	0	117
<b>TOTALS</b>	<b>Completed</b>	<b>176</b>	<b>201</b>	<b>98</b>	<b>475</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>475</b>
	<b>Under Construction</b>	<b>17</b>	<b>15</b>	<b>7</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39</b>
	<b>Planning Phase</b>	<b>52</b>	<b>43</b>	<b>22</b>	<b>117</b>	<b>0</b>	<b>57</b>	<b>57</b>	<b>174</b>
	<b>TOTAL UNITS</b>	<b>245</b>	<b>259</b>	<b>127</b>	<b>631</b>	<b>0</b>	<b>57</b>	<b>57</b>	<b>688</b>

## ***Phase A1***

Rental – The finance closing for Phase A1 Rental occurred on April 25, 2006. The first CHA units were completed in April 2007, and the final units are scheduled to be completed in November 2007.

For Sale – Brinshore-Michaels began marketing the for sale units in May 2006. They have 11 units under contract, but that number has not increased in several months as sales have come to a standstill. The developers still expect to meet their pre-sale requirement of 15 contracts and begin construction by the end of 2007.

## ***Phase C2 Rental***

Brinshore-Michaels was awarded tax credits by IHDA in the April 2007 round. A closing on the financing is expected to occur during the 4th Quarter of 2007.

# Rockwell Gardens Replacement Housing ("West End")

**Developer** East Lake Management & Development Corp. ("East Lake")

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	Completed	57	35	0	92	0	0	0	92
Phase 1B For Sale	Under Construction	0	0	0	0	0	66	66	66
Remaining Phases	Planning Phase	183	137	40	360	60	134	194	554

**Phase 1B** Rental -- The final CHA units were completed and transferred in February 2007, four months later than the original schedule. The exterior punchlist work has been completed.

For Sale -- The closing on the financing occurred on June 9, 2006. The first homeowners moved in during September 2007.

**Phase 2** Planning for Phase 2 is underway. The developer hopes to close this phase in the 4th Quarter of 2008.

# 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	Completed	12	0	0	12	8	23	31	43
Phase 1B	Under Construction	88	0	0	88	64	116	180	268
Phase 2A	Planning Phase	32	43	5	80	0	0	0	80
Phase 2B	Planning Phase	106	0	0	106	40	177	217	323
Remaining Phases	Planning Phase	174	97	0	271	129	122	251	522
<b>TOTALS</b>	<b>Completed</b>	<b>39</b>	<b>53</b>	<b>0</b>	<b>92</b>	<b>8</b>	<b>23</b>	<b>31</b>	<b>123</b>
	<b>Under Construction</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>64</b>	<b>116</b>	<b>180</b>	<b>268</b>
	<b>Planning Phase</b>	<b>312</b>	<b>140</b>	<b>5</b>	<b>457</b>	<b>169</b>	<b>299</b>	<b>468</b>	<b>925</b>
	<b>TOTAL UNITS</b>	<b>439</b>	<b>193</b>	<b>5</b>	<b>637</b>	<b>241</b>	<b>438</b>	<b>679</b>	<b>1,316</b>

**Phase 1B** The closing on the financing occurred on November 30, 2005. Construction began in January 2006 and is 5 months behind schedule. The first CHA units were completed in June 2007, and the final units are scheduled to be completed in December 2008.

**Phase 2** Planning continues for Phase 2. The developers expect to close Phase 2A in late 2008 and Phase 2B in 2009.

cc: Counsel of Record in Gautreaux  
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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 September 30, 2007**

**Units Completed & Transferred**

Year	# of Units Completed & Transferred													Total All Units
	Scattered Site	Demonstration	Lawndale	ABLA	Cabrini	Horner 1	Horner 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	4		34	15	63	0		32	0	156
2007				0	0		0	40	0	0	66	25	12	143
<b>TOTALS</b>	<b>1,602</b>	<b>211</b>	<b>18</b>	<b>125</b>	<b>276</b>	<b>461</b>	<b>121</b>	<b>254</b>	<b>126</b>	<b>110</b>	<b>66</b>	<b>77</b>	<b>39</b>	<b>3,486</b>

**TOTAL UNITS COMPLETED & TRANSFERRED**

**3,486**

**TABLE 1b**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
**as of September 30, 2007**

**Units Under Construction**

# of Units Under Construction	# of Units Under Construction									Total All Units
	ABLA	Cabrini	Homer 2	Lakefront Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
As of Sept 30, 2007	128	119	70	13	0	0	17	0	88	435

**Units In Other Development Phases**

Development Phases	ABLA	Cabrini	Homer 2	Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	All Units
Planning Phase	885	305	80	174	147	141	214	183	312	2,441

**TOTAL UNITS IN DEVELOPMENT**

**2,876**

**GRAND TOTAL ALL UNITS**

**6,362**

**TABLE 2a**  
**Program Activity and Status**  
**as of September 30, 2007**

<b>Scattered Site, Demonstration, Lawndale — 1,831 CHA Units</b>			
<b>Program No.</b>	<b>AREA</b>	<b># of Units</b>	<b>Status</b>
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
		<b>1,831</b>	<b>TOTAL UNITS</b>

<b>ABLA ("Roosevelt Square") — 1,138 Total CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
IL06-URD-002-I596	Phase 1	125	Completed/Transferred
IL06-URD-002-I298	Phase 2	128	Under Construction
	Phase 3	140	Planning Phase
	Phase 4	110	Planning Phase
	Phase 5	142	Planning Phase
	Phase 6	110	Planning Phase
	Off Site	383	Planning Phase
	<b>TOTALS</b>	<b>1,138</b>	<b>Completed/Transferred</b>
		<b>128</b>	<b>Under Construction</b>
		<b>685</b>	<b>Planning Phase</b>
		<b>1,138</b>	<b>TOTAL UNITS</b>

<b>Cabrini — 700 CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
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	The Larrabee	4	Completed/Transferred
IL06-URD-002-I294	River Village Pointe	12	Under Construction
IL06-URD-002-I294	Parkside of Old Town Condo	72	Under Construction
IL06-URD-002-I294	Parkside of Old Town Rental	35	Under Construction
IL06-URD-002-I294	Parkside of Old Town 2	126	Planning Phase
	Sites Undetermined	179	Planning Phase
	<b>TOTALS</b>	<b>700</b>	<b>Completed/Transferred</b>
		<b>119</b>	<b>Under Construction</b>
		<b>305</b>	<b>Planning Phase</b>
		<b>700</b>	<b>TOTAL UNITS</b>

**TABLE 2b**  
**Program Activity and Status**  
**as of September 30, 2007**

Homer 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>

Homer 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	Completed/Transferred
	Westhaven Park Phase 2b	70	Under Construction
	Westhaven Park Phase 2c	80	Planning Phase
	<b>TOTALS</b>	<b>121</b>	<b>Completed/Transferred</b>
		<b>70</b>	<b>Under Construction</b>
		<b>80</b>	<b>Planning Phase</b>
		<b>271</b>	<b>TOTAL UNITS</b>

**TABLE 2c**  
**Program Activity and Status**  
**as of September 30, 2007**

Lakeland Properties - 441 CHA Units			
Program No.	Name	# of Units	Status
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	13	Under Construction
		47	Planning Phase
		120	<b>SUBTOTAL</b>
IL06-P002-211	North Kenwood/Oakland	30	Completed/Transferred
	Jazz on the Boulevard	30	<b>SUBTOTAL</b>
IL06-P002-207	Keystone Place	38	Completed/Transferred
	(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>	254	Completed/Transferred
		13	Under Construction
		50	Planning Phase
		124	Planning Phase - Unfunded
		441	<b>TOTAL UNITS</b>

**TABLE 2d**  
**Program Activity and Status**  
**as of September 30, 2007**

<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	63	Completed/Transferred
	Phase 2A	89	Planning Phase
	Phase 2B	58	Planning Phase
	<b>TOTALS</b>	<b>126</b>	<b>Completed/Transferred</b>
		<b>0</b>	<b>Under Construction</b>
		<b>147</b>	<b>Planning Phase</b>
		<b>273</b>	<b>TOTAL UNITS</b>

<b>Robert Taylor ("Legends South") 1496 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	52	Planning Phase
	Phase C3	45	Planning Phase
	Phase C4	44	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	66	Completed/Transferred
	Phase A1	17	Under Construction
	Phase A2	127	Planning Phase
	Phase A3	87	Planning Phase
	<b>TOTALS</b>	<b>66</b>	<b>Completed/Transferred</b>
		<b>17</b>	<b>Under Construction</b>
		<b>214</b>	<b>Planning Phase</b>
		<b>297</b>	<b>TOTAL UNITS</b>

**TABLE 2e**  
**Program Activity and Status**  
**as of September 30, 2007**

<b>Rockwell Gardens ("West End") -- 260 Total CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
IL06-URD-002-I401	One S. Leavitt	2	Completed/Transferred
	Archer Courts	4	Completed/Transferred
	Phase 1A	14	Completed/Transferred
	Phase 1B	57	Completed/Transferred
	Phase 2	92	Planning Phase
	Phase 3	91	Planning Phase
	<b>TOTALS</b>	<b>77</b>	<b>Completed/Transferred</b>
		<b>8</b>	<b>Under Construction</b>
		<b>183</b>	<b>Planning Phase</b>
		<b>260</b>	<b>TOTAL UNITS</b>

<b>Gateway Gardens ("Park Boulevard") -- 439 Total CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
	The Pershing (Phase 1A)	27	Completed/Transferred
	Phase 1B	12	Completed/Transferred
	Phase 1B	88	Under Construction
	Phase 2A	32	Planning Phase
	Phase 2B	106	Planning Phase
	Phase 3	174	Planning Phase
	<b>TOTALS</b>	<b>39</b>	<b>Completed/Transferred</b>
		<b>88</b>	<b>Under Construction</b>
		<b>312</b>	<b>Planning Phase</b>
		<b>439</b>	<b>TOTAL UNITS</b>

**TABLE 3a**  
**Financial Summary by Program**  
**as of September 30, 2007**

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 September 30, 2007**

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	2,072,732	2,072,732 *
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 *

\* Program has been final audited.

**TABLE 3c**  
**Financial Summary by Program**  
**as of September 30, 2007**

<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	5,872,634	5,872,634 *
199	4,236,305	4,236,305 *
200	2,839,515	2,839,515 *
201	5,067,816	5,067,816 *
202	5,383,349	5,383,349 *
203	4,296,014	4,296,014 *
204	906,653	906,653 *
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	\$2,504,199 *
227	\$219,129	\$220,007 *
228	\$2,298,129	\$2,197,284 *
229	\$9,701,871	\$8,913,127 *
<b>Subtotal</b>	<b>\$14,793,877</b>	<b>\$13,834,617</b>
<b>Washington Park Lakefront</b>		
180	\$4,294,542	\$3,797,797 *
184	4,040,536	4,040,536 *
193	10,193,838	10,192,839 *
235	2,152,980	183,446 *
237	5,334,242	105,765 *
194	5,882,353	5,882,353 *
205	0	0 *
206	2,509,553	2,509,553 *
207	6,638,930	6,555,553 *
208	1,151,894	1,152,607 *
209	592,350	147,487 *
210	0	0 *
211	4,465,714	4,415,133 *
177	0	0 *
<b>Subtotal</b>	<b>\$47,256,732</b>	<b>\$38,983,069</b>
<b>Cabrini</b>		
182	\$8,190,669	\$8,190,669 *
192	8,343,276	8,342,275 *
236	5,490,950	2,808,916 *
305	48,158,600	84,519 *
306	52,646,340	7,841 *
HOPE VI	40,000,000	20,888,865 *
<b>Subtotal</b>	<b>\$160,829,835</b>	<b>\$40,103,085</b>
<b>Stateway</b>		
223	\$59,751,903	\$8,056,612 *
<b>ABLA 1</b>		
HOPE VI	\$20,668,250	20,434,435 *
<b>ABLA 2</b>		
HOPE VI	\$28,273,000	5,941,081 *
<b>Subtotal</b>	<b>\$48,941,250</b>	<b>\$26,375,516</b>
<b>Horner 2</b>		
230	\$11,996,689	\$16,468 *
HOPE VI	\$18,039,000	18,038,244 *
<b>Subtotal</b>	<b>\$18,039,000</b>	<b>\$18,038,244</b>
<b>Taylor B</b>		
HOPE VI	\$19,092,948	13,316,186 *
<b>Subtotal</b>	<b>\$19,092,948</b>	<b>\$13,316,186</b>
<b>Madden/Walla</b>		
HOPE VI	\$33,000,000	18,396,410 *
<b>Subtotal</b>	<b>\$33,000,000</b>	<b>\$18,396,410</b>
<b>Rockwell</b>		
HOPE VI	\$33,500,000	\$13,326,633 *
<b>Subtotal</b>	<b>\$33,500,000</b>	<b>\$13,326,633</b>
<b>Taylor A</b>		
HOPE VI	\$33,250,000	\$14,136,486 *
<b>Subtotal</b>	<b>\$33,250,000</b>	<b>\$14,136,486</b>

\* Program has been final audited.