



THE HABITAT COMPANY

FILED

OCT 22 2008
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MICHAEL W. DOBBINS
CLERK, U.S. DISTRICT COURT

MEMORANDUM

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

FROM: Daniel E. Levin and
The Habitat Company LLC

DATE: October 20, 2008

SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS
Quarterly Report: Third Quarter, 2008

66cv1459
Daniel Levin

We are pleased to submit the Quarterly Report for the Third Quarter of 2008 for the CHA Scattered Site and Replacement Housing Programs.

Summary of Units and Financial Status

As of September 30, 2008, the Receiver had completed and transferred a total of 3,735 public housing units to the Chicago Housing Authority ("CHA"). Sixty-seven (67) units were completed and transferred during the 3rd Quarter of 2008, and a total of 188 units have been completed and transferred in 2008. Of the total completed units, 1,813 units were from scattered site and demonstration programs, and 1,922 units were from replacement housing programs (see Table 1a of the Appendix).

As of September 30, 2008, 268 public housing units were under construction and 2,293 public housing units were in other development phases (see Table 1b of the Appendix).

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 \$469,636,859 has been budgeted and \$308,913,500 has been expended (see Table 3c of the Appendix).

ABLA Replacement Housing ("Roosevelt Square")

Developer Related Midwest

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 Rental	Completed	93	46	0	139	0	0	0	139
Phase 2 Rental	Under Construction	35	9	2	46	0	0	0	46
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
TOTALS	Completed	218	102	0	320	74	159	233	553
	Under Construction	35	9	2	46	0	0	0	46
	Planning Phase	502	224	0	726	211	807	1,118	1,844
	TOTAL UNITS	755	335	2	1,092	385	966	1,351	2,443

Phase 2

Rental -- The closing on the financing for Phase 2 Rental occurred on July 20, 2007. As of September 30, 2008, 93 units had been completed and transferred, and the final units are scheduled to be completed in December 2008.

For Sale -- Pre-sales have been adversely affected by the current trends in the housing market. Related Midwest expects to have sufficient pre-sales to begin construction of the Phase 2 for sale units in Spring 2009.

Demolition

All of the buildings in Jane Addams have been demolished except for the one that may become a public housing museum. The row houses south of Roosevelt along Ashland are scheduled to be demolished in late 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	288	51	67	406	43	1,178	1,221	1,627
825 N. Hudson	Under Construction	2	0	0	2	1	16	17	19
Parkside 1 Condo	Completed	10	0	0	10	2	18	20	30
Parkside 1 Condo	Under Construction	62	0	0	62	12	175	187	249
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
TOTALS	Completed	298	51	67	416	45	1,196	1,241	1,657
	Under Construction	99	48	28	175	13	191	204	379
	Planning Phase	303	69	47	419	15	132	147	566
	TOTAL UNITS	700	168	142	1,010	73	1,519	1,592	2,602

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 10 CHA units were completed in December 2007, and the final units are scheduled to be completed in mid-2009. As of September 30, 2008, all 14 affordable for sale units were either sold or under contract. Of the market rate for sale units, 127 of the 192 units were either sold or under contract. This is fewer than the 2nd Quarter as several buyers were unable to close on their units. Parkside is participating in the "Find Your Place in Chicago" marketing program, which is a joint effort of the Chicago Department of Housing and the Partnership for New Communities.

Phase 1 Rental – The closing on the financing occurred on August 15, 2007. The first CHA units are scheduled to be completed in December 2008, with the remainder following in the 1st Quarter of 2009.

Phase 2 Rental – The developers submitted an application for low income housing tax credits to the Chicago Department of Housing ("DOH"). If the tax credits are awarded, they expect to close on the financing for Phase 2 Rental in Summer 2009.

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.

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 Rental	Completed	70	30	27	127	0	0	0	127
Westhaven Park 2b Sale	Planning Phase	0	0	0	0	18	68	86	86
Westhaven Park 2c	Planning Phase	67	29	17	113	7	83	90	203
TOTALS	Completed	191	61	64	316	19	120	139	455
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	67	29	17	113	25	161	176	289
	TOTAL UNITS	258	90	81	429	44	271	315	744

Phase 2b

Rental -- The closing on the financing for Phase 2b occurred on October 31, 2006. The first CHA units were completed in November 2007, and the final units were completed in July 2008.

For Sale -- Pre-sales have been adversely affected by the current trends in the housing market. Brinshore-Michaels expects to have sufficient pre-sales to begin construction of the Phase 2b for sale units in Spring 2009. Westhaven Park is participating in the "Find Your Place in Chicago" marketing program, which is a joint effort of the Chicago Department of Housing and the Partnership for New Communities.

Phase 2c

The Illinois Housing Development Authority awarded Low Income Housing Tax Credits to Brinshore-Michaels for Phase 2c Rental in March 2008. Brinshore-Michaels expects to close on the financing in late 2008.

The 258 total CHA units are fewer than 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. To address the balance, we expect to utilize a small CHA parcel nearby, and are in discussions with the City about other options that may be available, including the potential of using vacant land that the City owns 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
Jazz on the Boulevard	Completed	30	9	0	39	34	64	98	137
Keystone Place	Completed	38	24	7	69	0	0	0	69
Lake Park Crescent 1	Completed	60	52	36	148	0	0	0	148
Lake Park Crescent 1A	Completed	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
TOTALS	Completed	267	95	43	395	68	179	247	642
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	47	19	15	81	36	152	188	269
	TOTAL UNITS	314	104	58	476	104	331	435	911

Lake Park Crescent

Phase 1A For Sale – Draper and Kramer, Inc. closed on the financing for Phase 1A For Sale on April 6, 2007. The first 9 CHA units were completed during the 2nd Quarter of 2008, and the final 4 units were completed in August 2008.

As of October 2008, Draper and Kramer had sold or had contracts on 31 of the 55 for sale units, including 23 market rate units and 8 affordable units. This is an increase from the 2nd Quarter. Lake Park Crescent is participating in the "Find Your Place in Chicago" marketing program, which is a joint effort of the Chicago Department of Housing and the Partnership for New Communities.

Phase 2 – The Davis Group is refining their building designs. They plan to close on the financing for the first sub-phase in the 2nd Quarter of 2009.

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	18	42	60	60
Phase 1 For Sale	Under Construction	0	0	0	0	9	55	64	64
Phase 2A Rental	Completed	3	2	2	7	0	0	0	7
Phase 2A Rental	Under Construction	78	59	55	192	0	0	0	192
Phase 2B-1 Rental	Planning Phase	29	26	20	75	0	0	0	75
Phase 2B-2 Rental	Planning Phase	29	33	29	91	0	0	0	91
Phase 2 For Sale	Planning Phase	8	0	0	8	78	181	259	267
TOTALS	Completed	129	106	97	332	18	42	60	392
	Under Construction	78	59	55	192	9	55	64	256
	Planning Phase	86	59	49	174	78	181	259	433
	TOTAL UNITS	273	224	201	698	105	278	383	1,081

Phase 1 For Sale As of September 2008, 60 units had closed and 14 more units were under contract. The developer is working with the CHAC Homeownership Program to sell 12 units to Housing Choice Voucher families. Eight families have closed on these units, including three families in 2008. Oakwood Shores is participating in the "Find Your Place in Chicago" marketing program, which is a joint effort of the Chicago Department of Housing and the Partnership for New Communities.

Phase 2A Rental The financing for Phase 2A Rental closed on December 20, 2007. The first 12 CHA units were completed in the 3rd Quarter of 2008, and the final units are scheduled to be completed by June 2009.

Phase 2B Rental Phase 2B has been split into two sub-phases to facilitate financing. The developers were awarded Low Income Housing Tax Credits from the Illinois Housing Development Authority ("IHDA") for sub-Phase 2B-1. They expect to close on the financing in December 2008 or the 1st Quarter of 2009.

Phase 2A For Sale Pre-sales have been adversely affected by the current trends in the housing market. Granite expects to have sufficient pre-sales to begin construction of the Phase 2 for sale units in Spring 2009.

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 C2 Rental	Completed	12	12	5	29	0	0	0	29
Phase C2 Rental	Under Construction	40	31	17	88	0	0	0	88
Phase A1 Rental	Completed	83	68	30	181	0	0	0	181
Phase A1 For Sale	Planning Phase	0	0	0	0	0	57	57	57
TOTALS	Completed	205	228	110	543	0	0	0	543
	Under Construction	40	31	17	88	0	0	0	88
	Planning Phase	0	0	0	0	0	57	57	57
	TOTAL UNITS	245	259	127	631	0	57	57	688

Phase C2 Rental The closing on the financing for Phase C2, which is off-site, occurred on December 10, 2007. Construction is ahead of schedule. The first 12 CHA units were completed in the 3rd Quarter of 2008, and the final units are scheduled to be completed in Spring 2009.

For Sale Brinshore-Michaels has revised its building types and pricing to better target the local market. They will begin marketing both the Phase A1 and Phase A2 sites, and plan to begin the construction of both a single-family and a 2-flat model in the 1st Quarter of 2009.

Phase A2 Rental Brinshore-Michaels plans to apply to the Illinois Housing Development Authority ("IHDA") for low income housing tax credits in December 2008. If the tax credits are awarded, they expect to close on the financing for Phase A2 Rental in Summer 2009.

Rockwell Gardens Replacement Housing ("West End")

Developer

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

For Sale Units		
Affordable	Market	Total
0	0	0
26	58	84
1	27	28
45	54	99
0	0	0
40	177	217
129	122	251
26	58	84
1	27	28
45	54	99
169	299	468
241	438	679

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	Completed	57	35	0	92	0	0	0	92
Phase 1B For Sale	Completed	0	0	0	0	0	31	31	31
Phase 1B For Sale	Awaiting Pre-Sales	0	0	0	0	0	35	35	35
Phase 2	Planning Phase	67	31	14	112	24	47	71	183
Remaining Phases	Planning Phase	116	106	26	248	36	118	154	402
TOTALS	Completed	77	53	10	140	0	102	102	242
	Under Construction	0	0	0	0	0	0	0	0
	Awaiting Pre-Sales	0	0	0	0	0	35	35	35
	Planning Phase	183	137	40	360	60	165	225	585
	TOTAL UNITS	260	190	50	500	60	302	362	862

Phase 1B

For Sale -- In response to the slow sales market and in order to not have units sitting empty, East Lake plans to rent eleven of the unsold units until the market improves. West End is participating in the "Find Your Place in Chicago" marketing program, which is a joint effort of the Chicago Department of Housing and the Partnership for New Communities.

Phase 2

East Lake has submitted an application for low income housing tax credits to the Chicago Department of Housing ("DOH"), and in December 2008 it plans to submit an application for tax credits to the Illinois Housing Development Authority ("IHDA"). If the tax credits are awarded, East Lake expects to close on the financing for Phase 2 Rental in Summer 2009.

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	31	0	0	31	26	58	84	115
Phase 1B	Under Construction	16	0	0	16	1	27	28	44
Phase 1B	Awaiting Pre-Sales	53	0	0	53	45	54	99	152
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
TOTALS	Completed	58	53	0	111	26	58	84	195
	Under Construction	16	0	0	16	1	27	28	44
	Awaiting Pre-Sales	53	0	0	53	45	54	99	152
	Planning Phase	312	140	5	457	169	299	468	925
	TOTAL UNITS	439	193	5	637	241	438	679	1,316

Phase 1B 31 of the 100 CHA units have been completed and transferred, and another 16 CHA units are scheduled to be completed in October 2008. In response to the current trends in the housing market, the developers are planning revisions to Phase 1B designed to resume construction of the remaining units in 2009.

Phase 2 In September 2008, HUD awarded a \$20 million HOPE VI Grant to CHA and the Receiver for Park Boulevard Phase 2. Phase 2A will be an all-rental phase, and the developers plan to close on the financing and begin construction in early 2010.

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, 2008

Units Completed & Transferred

Year	Seaboard Site	Demonstration	Lawndale	ABLA	Csbint	Homer 1	Homer 2	Lincolnton Properties	William Wells	Taylor 1990 Grant	Taylor 2001 Grant	Rockwell Gardens	Sunway Gardens	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		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	22		12	40	0	0	83	25	22	204
2008				93	0		58	13	3	12	0	0	9	188
TOTALS	1,602	211	18	218	298	461	191	267	129	122	83	77	58	3,735

TOTAL UNITS COMPLETED & TRANSFERRED	3,735
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TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of September 30, 2008

Units Under Construction

# of Units Under Construction	# of Units Under Construction									Total All Units
	ABLA	Cabrini	Homer 2	Lakefront Properties	Madden/Wells	Robert Taylor 1990 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
As of Sept 30, 2008	35	99	0	0	78	40	0	0	16	268

Units in Other Development Phases

# of Units in Other Development Phases	# of Units in Other Development Phases									Total All Units
	ABLA	Cabrini	Homer 2	Lakefront Properties	Madden/Wells	Robert Taylor 1990 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	
Planning Phase	885	303	67	174	66	89	214	183	312	2,293

TOTAL UNITS IN DEVELOPMENT	2,561
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GRAND TOTAL ALL UNITS	6,296
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TABLE 2a
Program Activity and Status
as of September 30, 2008

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	125	Completed/Transferred
IL06-URD-002-I298	Phase 2	93	Completed/Transferred
	Phase 2	35	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
	TOTALS	218	Completed/Transferred
		35	Under Construction
		885	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	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	Completed/Transferred
IL06-URD-002-I294	The Larrabee	4	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	10	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	62	Under Construction
IL06-URD-002-I294	Parkside of Old Town Rental	35	Under Construction
IL06-URD-002-I294	825 N. Hudson	2	Under Construction
IL06-URD-002-I294	Parkside of Old Town 2	126	Planning Phase
	Sites Undetermined	177	Planning Phase
	TOTALS	298	Completed/Transferred
		99	Under Construction
		303	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of September 30, 2008

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") — 258 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-696	Westhaven Park Phase 2a1	87	Completed/Transferred
IL06-P802-228	Westhaven Park Phase 2a2	34	Completed/Transferred
IL06-P802-229	Westhaven Park Phase 2b	70	Completed/Transferred
	Westhaven Park Phase 2c	67	Planning Phase
	TOTALS	191	Completed/Transferred
		0	Under Construction
		67	Planning Phase
		258	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of September 30, 2008

Lakefront 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	SUBTOTAL
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-P802-193	North Kenwood/Oakland	60	Completed/Transferred
IL06-P802-235	Lake Park Crescent	13	Completed/Transferred
IL06-P802-237		47	Planning Phase
		120	SUBTOTAL
IL06-P002-211	North Kenwood/Oakland	30	Completed/Transferred
	Jazz on the Boulevard	30	SUBTOTAL
IL06-P002-207	Keystone Place	38	Completed/Transferred
	(Woodlawn)	38	SUBTOTAL
IL06-P002-209	North Kenwood/Oakland	3	Planning Phase
	Scattered	3	SUBTOTAL
	Outside N. Kenwood/Oakland	124	Planning Phase
	Scattered	124	SUBTOTAL
	TOTALS	267	Completed/Transferred
		0	Under Construction
		174	Planning Phase
		441	TOTAL UNITS

TABLE 2d
Program Activity and Status
as of September 30, 2008

Madden Park / Ida B. Wells ("Oakwood Shores") --- 273 HOPE VI CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I200	Phase 1A	63	Completed/Transferred
	Phase 1B	63	Completed/Transferred
	Phase 2A Rental	3	Completed/Transferred
	Phase 2A Rental	78	Under Construction
	Phase 2A For Sale	8	Planning Phase
	Phase 2B	58	Planning Phase
	TOTALS	129	Completed/Transferred
		78	Under Construction
		66	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	Completed/Transferred
	Phase C2	12	Completed/Transferred
	Phase C2	40	Under Construction
	Phase C3	45	Planning Phase
	Phase C4	44	Planning Phase
	TOTALS	122	Completed/Transferred
		40	Under Construction
		89	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	Phase A1	83	Completed/Transferred
	Phase A2	127	Planning Phase
	Phase A3	87	Planning Phase
	TOTALS	83	Completed/Transferred
		0	Under Construction
		214	Planning Phase
		297	TOTAL UNITS

TABLE 2e
Program Activity and Status
as of September 30, 2008

Rockwell Gardens ("West End") - 260 Total CHA Units			
Program No.	Name	# of Units	Status
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
	TOTALS	77	Completed/Transferred
		0	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	31	Completed/Transferred
	Phase 1B	16	Under Construction
	Phase 1B	53	Awaiting Pre-Sales
	Phase 2A	32	Planning Phase
	Phase 2B	106	Planning Phase
	Phase 3	174	Planning Phase
	TOTALS	58	Completed/Transferred
		16	Under Construction
		83	Awaiting Pre-Sales
		312	Planning Phase
		439	TOTAL UNITS

TABLE 3a
Financial Summary by Program
as of September 30, 2008

Scattered Sites		
Program No.	Approved Budget	Cost (Income) To Date
115	\$8,885,442	\$8,885,442 *
116	7,448,320	7,448,320 *
117(a)	(28,113)	(28,113) *
118	8,978,987	8,978,987 *
119	2,485,483	2,485,483 *
120	6,956,047	6,956,047 *
121	2,265,118	2,265,118 *
122	4,731,809	4,731,809 *
123	7,441,791	7,441,791 *
124	8,135,811	8,135,811 *
125	2,039,484	2,039,484 *
126 TK	2,062,780	2,062,780 *
127	2,386,667	2,386,667 *
128 TK	2,982,418	2,982,418 *
129 TK	2,271,403	2,271,403 *
130 TK	2,843,690	2,843,690 *
131 TK	2,556,421	2,556,421 *
132	2,533,420	2,533,420 *
133	2,075,167	2,075,167 *
134	2,055,051	2,055,051 *
135 TK	2,636,875	2,636,875 *
136	2,336,466	2,336,466 *
137 TK	2,715,178	2,715,178 *
138 TK	2,568,613	2,568,613 *
139 TK	2,452,559	2,452,559 *
140	2,493,589	2,493,589 *
141 TK	2,666,667	2,666,667 *
142 TK	2,375,087	2,375,087 *
143 TK	3,151,383	3,151,383 *
147 TK	2,646,881	2,646,881 *
149 TK	2,642,708	2,642,708 *
150 TK	2,517,645	2,517,645 *
151 TK	2,703,906	2,703,906 *
152 TK	2,960,227	2,960,227 *
153	2,555,275	2,555,275 *
154 TK	3,981,667	3,981,667 *
155 TK	2,533,941	2,533,941 *
156 TK	2,612,865	2,612,865 *
157 TK	2,658,317	2,658,317 *
158 TK	2,658,317	2,658,317 *
159 TK	2,627,636	2,627,636 *
160 TK	2,870,258	2,870,258 *
161 TK	5,038,300	5,038,300 *
175 TK	4,421,432	4,421,432 *
176 TK	3,589,890	3,589,890 *
TOTALS	\$153,522,878	\$153,522,878

* Program has been final audited.

TABLE 3b
Financial Summary by Program
as of September 30, 2008

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	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 *
TOTALS	\$34,277,933	\$33,631,352

* Program has been final audited.

TABLE 3c
Financial Summary by Program
as of September 30, 2008

Repayment Housing		Cost (Income)
Program No.	Approved Budget	To Date
Horner I		
188	\$6,314,229	\$6,314,229 *
191	6,180,602	6,180,602 *
195	4,838,866	4,838,866 *
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	5,087,816	5,087,818 *
202	5,363,349	5,363,349 *
203	4,296,014	4,296,014 *
204	908,653	908,947 *
213	1,217,932	1,220,798 *
Subtotal	\$67,129,191	\$67,204,361
Lawndale		
178	2,936,600	2,936,601 *
Subtotal	\$2,936,600	\$2,936,601
Gautreaux Set Aside		
190	\$3,431,377	\$3,362,010 *
227	\$219,129	\$220,007 *
228	\$2,296,129	\$2,198,542 *
229	\$9,701,871	\$9,280,366 *
Subtotal	\$15,650,606	\$16,060,925
Washington Park Lakefront		
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	2,127,801 *
237	5,334,242	217,153 *
194	5,882,353	5,882,353 *
205	0	0 *
206	2,509,553	2,509,553 *
207	6,638,930	6,634,810 *
208	1,151,694	1,152,607 *
209	592,350	157,065 *
210	0	0 *
211	4,465,714	4,461,473 *
177	0	0 *
Subtotal	\$47,256,732	\$41,193,987
Cabrini		
182	\$8,190,669	\$8,190,669 *
192	8,343,276	8,342,275 *
236	5,490,960	4,742,811 *
305	46,158,600	192,083 *
306	52,646,340	31,607 *
HOPE VI	40,000,000	28,667,040 *
Subtotal	\$160,829,838	\$60,066,498
Stateway		
223	\$58,751,903	\$11,964,293 *
ABLA 1		
HOPE VI	\$20,609,047	20,609,047 *
ABLA 2		
HOPE VI	\$28,273,000	19,984,681 *
Subtotal	\$48,882,047	\$40,593,728
Horner 2		
230	\$11,996,689	\$568,384 *
HOPE VI	\$18,039,000	18,038,244 *
Subtotal	\$18,039,000	\$18,038,244
Taylor B		
HOPE VI	\$19,092,948	18,333,576 *
Subtotal	\$18,092,948	\$18,333,576
Madden/Wells		
HOPE VI	\$33,000,000	24,269,901 *
Subtotal	\$33,000,000	\$24,269,901
Rockwell		
HOPE VI	\$33,500,000	\$14,300,874 *
Subtotal	\$33,500,000	\$14,300,874
Taylor A		
HOPE VI	\$33,250,000	\$14,950,526 *
Subtotal	\$33,250,000	\$14,950,526
TOTALS	\$489,838,869	\$368,913,800

* Program has been final audited.